

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 2-B-18-UR  
**Application Filed:** 12/22/2017  
**Applicant:** STUART ANDERSON

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side Boardwalk Blvd, west side Town Center Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 098.12 **Jurisdiction:** City  
**Size of Tract:** 3 acres  
**Accessibility:** Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Town Center Blvd., a local boulevard street with center median within 88' of right-of-way

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical office **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** MU-CC (Community Mixed Use Commercial)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses. Northshore Elementary School is located one block to the west.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1830 Thunderhead Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC-1(k) (Retail and Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoned from TC-1 to PC-1 with conditions related to meeting intent of TC-1 standards (10-G-10-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variations Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

APPROVE the Development Plan for a medical office building of approximately 33,000 square feet and the proposed sign plan, subject to 15 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
- 2) Implementing the improvements that are directly associated with the GI for Kids medical office development as recommended by the Northshore Town Center/GI for Kids Medical Office and Resubdivision Traffic Impact Study, as prepared by CDM Smith Inc., dated March 2018, and as amended and approved by the City of Knoxville Department of Engineering.
- 3) Approval of the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C), or subsequent concept plan, that proposes the lot and road system (access easements) that the western driveway will connect into. This road system is to be designed in accordance with the adopted development standards for Northshore Town Center, including sidewalks, planting strip with trees, and lighting, and on-street parking as determined feasible.
- 4) Obtaining final plat approval for the proposed lot and the portion of the road system (access easement) that is necessary for the medical office building.
- 5) All driveway construction to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy.
- 6) Installing the turn lane striping and signage on the northern terminus of Town Center Blvd. that was required as part of the approval for the Target store and associated outparcels (3-C-11-UR).
- 7) Installing a sidewalk connection from the sidewalk along the new road (access easement) along on the western lot line, to be reviewed and approved by the City of Knoxville Department of Engineering during design plan review. The preferred location of this sidewalk connection is at the driveway access but can be installed anywhere along the western lot line that allows for ADA compliance.
- 8) Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
- 9) Installing all streetscape landscaping along Boardwalk Blvd. that was deferred until the adjacent property was developed, as approved in file 3-C-11-UR (sheet L1.0, Site Permitting Plan). The applicable frontage is on the north side of Boardwalk Blvd. between Town Center Blvd. and the temporary curb cut at the southwest corner of the proposed medical office lot (approximately half of this block).
- 10) Installing all landscaping as shown on the landscape plan (sheet L1.0), and adjacent streetscape landscaping, within six months of issuance of occupancy permit for the development.
- 11) Revising one of the two proposed monument signs to meet requirements for an incidental sign in Article 8, Section 8.4 of the sign ordinance.
- 12) Revising the bicycle parking location to meet the requirements of the City of Knoxville Zoning Ordinance and the City of Knoxville Department of Engineering.
- 13) Meeting all applicable requirements of the City of Knoxville Urban Forester.
- 14) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 15) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District as well the general criteria for approval of a use on review.

Comments:

The applicant has submitted a development plan for 3 acres of a 14.8 acre parcel, in the Northshore Town Center Development. The plan proposes the development of a medical office facility that will contain approximately 33,000 square feet of floor space. The area subject to this use on review request and approximately 62 adjoining acres were rezoned to PC-1 (Retail and Office Park) District in 2010 and is conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was adopted in 2011 (3-C-11-UR).

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered, and has been subsequently updated as new developments have been proposed, including this development. All street improvements within the development and to S. Northshore Dr. that have been required to date have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, staff is recommending this applicant construct a sidewalk connection to the proposed road system (access drive) and sidewalk along western boundary of this site.

This project is contingent upon the future approval of the concept plan that includes this site as a proposed lot and the road system (access easement) that this project will tie into (1-SE-18-C). This is necessary because this proposal does not have the streetscape improvement information that the concept plan does and cannot be installed as shown. The concept plan will also address other improvements that are necessary around the subject site such as the turn lane striping and signage needed at the northern terminus of Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011. This sign plan allowed one monument sign per property and provided standards for detached and attached signs. This proposal has two monument signs. Staff is recommending that one of those two monument signs be revised to meet the incidental sign requirements of the City of Knoxville Zoning Ordinance, which allows a monument sign to be 16 square feet and 6 feet tall. However, only 20 percent of this sign can be dedicated to a name or logo of the business.

**Action:** Approved **Meeting Date:** 4/12/2018

- Details of Action:**
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  - 14) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
  - 15) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

**Summary of Action:** APPROVE the Development Plan for a medical office building of approximately 33,000 square feet and the proposed sign plan, subject to 15 conditions.

**Date of Approval:** 4/12/2018 **Date of Denial:** **Postponements:** 2/8/2018 - 3/8/2018

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**