

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-D-22-SU **Related File Number:**
Application Filed: 2/23/2022 **Date of Revision:**
Applicant: MCS ENTERPRISES, LLC

PROPERTY INFORMATION

General Location: East of Thunderhead Road, north of Boardwalk Boulevard
Other Parcel Info.:
Tax ID Number: 154 09817 (PART OF) **Jurisdiction:** City
Size of Tract: 1.12 acres
Accessibility: Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way; and 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: Multi-tenant retail building with a drive-through facility **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU-CC (Community Mixed Use Center)
Growth Policy Plan: N/A
Neighborhood Context: This property is situated with the Northshore Town Center development, which is developed with a mix of office and 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: C-R-2 (Regional Commercial) (C)
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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for a retail building with approximately 8,200 sqft of floor area and a drive-through facility, subject to 3 conditions.

Staff Recomm. (Full):
1. Installing the on-street parking, sidewalk, landscaping, and lighting within the roadway (access easement) as shown on the development plan, with the final design finalized during permitting.
2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted above, this request meets the former PC-1 (Planned Commercial) zone requirements, the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments: This proposal is for a multi-tenant retail building with a drive-through facility. The drive-through wraps around the rear of the building and is between the building and the internal driveway system which will look and function more like a road. The design guidelines for Northshore Town Center only allows structural brick, brick veneer, painted split-face CMU and integrally colored split-face CMU with EIFS accents, as primary exterior building materials. Brick was added to the rear façade, so the EIFS will not be the primary material.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- a. The One Year Plan and Sector Plan designations for this site are MU-CC (Community Mixed Use Center), which recommends a mix of residential, office, and commercial uses.
- b. The proposed retail building is consistent with the MU-CC land use designation because it is part of a larger mixed-use development.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

- a. The proposed retail building is consistent with the former PC-1 zoning standards and the adopted Northshore Town Center design guidelines

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- a. The proposed one-story structure is consistent in design and character as the other developments in the former PC-1 zone.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The proposed retail building will not significantly injure the value of the adjacent property or detract from the immediate environment.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. The proposal will not draw additional traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

a. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 4/14/2022

Details of Action:

Summary of Action: Approve the development plan for a retail building with approximately 8,200 sqft of floor area and a drive-through facility, subject to 3 conditions.

Date of Approval: 4/14/2022 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**