

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 4-E-21-SU

Related File Number: 4-SH-21-C

Application Filed: 2/26/2021

Date of Revision:

Applicant: SITE, INC.

PROPERTY INFORMATION

General Location: East side of Thunderhead Rd., north side of Boardwal Blvd. in Northshore Town Center

Other Parcel Info.:

Tax ID Number: 154 098

Jurisdiction: City

Size of Tract: 10.3 acres

Accessibility: Access is via Horizon Dr a local road with 28ft of concrete and 47ft of right-of-way, Thunderhead Rd a local road with 34ft of concrete and 50ft of right-of-way, and Town Center Blvd a local road with 60ft of concrete and 75ft of right-of-way, and Boardwalk Blvd a minor collector with 55ft of concrete with 78 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Southwest County

Sector Plan Designation: MU-CC

Growth Policy Plan: N/A

Neighborhood Context: The subject property is surrounded by a mix of uses including a residential neighborhood, a school, a Target, and an undeveloped commercially zoned property in the RN-2, INST, and C-R-2 zones.

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) ©

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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 request to amend the previously approved planned district for the creation of 5 lots and the proposed access easements, subject to 1 condition.

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the former TC-1 (Town Center) and PC-1 (Planned Commercial) zones (current zoning C-R-2), 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:

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

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

A. The One Year Plan and Southwest City Sector Plan designation for this site are MU-CC (Mixed Use Community Center) which recommends a mix of residential, office, and commercial uses at a moderate intensity.

B. Developments proposed on these lots will require Special Use approval by the Planning Commission.

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

A. The proposed lots and access easements are consistent with the zoning standards and the Northshore Town Center Development Plan and Standards adopted as part of the TC-1 and PC-1 zoning.

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. There are no uses proposed with this concept plan, however, any proposed developments will require Special Use approval by the Planning Commission.

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. This proposal is for the creation of lots and access easements (driveways). The lighting of the driveways should be similar to the existing street lighting in the development.

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

A. Additional traffic will not be drawn through residential streets because the residential area is north of this site and does not have external road connections that could draw traffic through the neighborhood to this site.

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 in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: APPROVE the request to amend the previously approved planned district for the creation of 5 lots and the proposed access easements, subject to 1 condition.

Date of Approval:

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: