

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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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File Number: 4-SC-14-C **Related File Number:**
Application Filed: 2/24/2014 **Date of Revision:**
Applicant: NORTSHORE MARKET INVESTORS, LLC

PROPERTY INFORMATION

General Location: North side of S. Northshore Dr. east side of Thunderhead Rd.
Other Parcel Info.:
Tax ID Number: 154 09811 **Jurisdiction:** City
Size of Tract: 19.57 acres
Accessibility: Access to the site is via Town Center Blvd. which is a 4 lane local street within right-of-way that varies in width from 115' to 130'. Additional access is via Boardwalk Blvd. which is a 2 lane road within a right-of-way that is 85' wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use: The area to the north, east and west of the site is being developed into a mix of uses under the TC-1 and PC-1 zoning districts. To the south is a lake and an indoor storage facility, zoned TC-1, A and OB.
Proposed Use: Commercial development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center)
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: Resubsubdivision lot 7 - Northshore Town Center

No. of Lots Proposed: 11 No. of Lots Approved: 0

Variances Requested: 1. Variance to permit lots to be accessed via a cross access easement rather than a public right-of-way or joint permanent easement

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variance1 because the proposed improvements are adequate to support the development and in keeping with the town center development concept

APPROVE the concept plan subject to 6 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City Engineering Dept.
2. Extension of the existing sidewalk along Thunderhead Rd. to tie in the existing sidewalk along Boardwalk Blvd.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of internal street names, if needed, which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Transportation, Tennessee Department of Environment and Conservation, Tennessee Valley Authority and the U.S. Army Corps of Engineers
6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicants have submitted this concept subdivision plan for this 19.57 acre site. The plan is to divide the property into 11 lots. Access from the surrounding public streets will be limited to locations at the existing curb cuts in Town Center and Boardwalk Blvds. Internal access will be via cross access easements.

In 2010 a traffic impact study was prepared and submitted along with the concept plan for this site and additional 46 acres.. The traffic study called for a number of roadway improvements. These improvements have been completed and the access points to these proposed lots have been established.

This site is still zoned TC-1. Development of each of these lots will require use-on-review approval. Future development of the property will be in keeping with town center concept. Pedestrian movement throughout a development is an important element of town center type development. The pedestrian crossing on Town Center Blvd. will tie this development with the existing Publix and other associated commercial uses to the east.

Action: Approved

Meeting Date: 4/10/2014

Details of Action:

Summary of Action: APPROVE variance1 because the proposed improvements are adequate to support the development and in keeping with the town center development concept

APPROVE the concept plan subject to 6 conditions

Date of Approval: 4/10/2014

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: