

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SH-21-C Related File Number: 4-E-21-SU
Application Filed: 2/22/2021 Date of Revision:
Applicant: SITE, INC.

PROPERTY INFORMATION

General Location: East side of Thunderhead Rd., north side of Boardwalk Blvd.
Other Parcel Info.:
Tax ID Number: 154 09817 (PART OF) **Jurisdiction:** City
Size of Tract: 10.3 acres
Accessibility: Access is via Thunderhead Rd, a local street with 20 ft of pavement within 55 ft of right-of-way, and Boardwalk Blvd, a minor collector with two lanes and a landscaped median within 80 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land & Medical clinic
Surrounding Land Use: North: Residential neighborhood - RN-3 (General residential) (C) and HP (Hillside Protection Overlay)
South: Vacant land - C-R-2 (Regional commercial) (C)
East: Target - C-R-2 (Regional commercial)
West: School - INST (Institutional) ©
Proposed Use: Commercial subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: N/A
Neighborhood Context:

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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Resubdivision of lot 8B - Northshore Town Center

No. of Lots Proposed: 6 No. of Lots Approved: 0

Variances Requested: None

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 Concept Plan subject to 9 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Installation of parallel parking to the maximum extent possible with review and approval by the Knoxville Department of Engineering and Planning staff. The parallel parking should be designed similarly to the on-street parking on Thunderhead Road.
 5. Installation of a crosswalk on Thunderhead Road to provide pedestrian access to the west side of the street. The location of the crosswalk is to be determined during the design plan review with review and approval by the Knoxville Department of Engineering. The location of the crosswalk should generally be located south of the proposed driveway and north of the northern school driveway.
 6. Street trees within the 5' planting strip and street lighting are to be in conformance with the recommendations for Secondary Streetscape Plantings and Site Lighting in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR) and consistent with those installed that were associated with the GI for Kids Medical Office located on Lot 8A of the concept plan.
 7. Paving material at pedestrian crosswalks and intersections in the access easements are to be in conformance with the Hardscape and Paving recommendations in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR). All pedestrian crosswalks must meet ADA standards.
 8. Providing a note on the plat that no additional curb cuts shall be provided to Thunderhead Rd, Boardwalk Blvd, and Town Center Blvd.
 9. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

Comments: This proposal is to create 5 new lots and includes 1 existing lot where the GI For Kids medical office is located (Lot-8A) and a driveway system (access easement) that will look similar to a road. The proposed driveways (access easements) will make an east/west connection between the school and Target and a north/south connection through the middle of the site that extends the existing segment installed when the GI For Kids medical office was constructed. The driveway system is proposed to have a 24' pavement width (curb to curb), 7' planting strip, and 5' sidewalk on both sides of the roadway. Parallel parking shall be provided where feasible along these driveways.

The Northshore Town Center guidelines were developed by the property owner when the Target and Publix stores were approved in 2011. This includes guidelines for public gathering spaces, hardscapes and paving, primary and secondary streetscapes, site lighting, site amenities, buffers and screening, building design, and signage. This concept plan does not specify the required streetscape improvements; however, they should be consistent with those installed for the GI For Kids development plan on Lot-8A.

Action: Approved

Meeting Date: 4/8/2021

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 4/8/2021

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: