

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-C-26-SU **Related File Number:**
Application Filed: 3/30/2026 **Date of Revision:**
Applicant: STUART ANDERSON, AIA

PROPERTY INFORMATION

General Location: East of Thunderhead Rd, north of Boardwalk Blvd, northwest of Town Center Blvd
Other Parcel Info.:
Tax ID Number: 154 09820 **Jurisdiction:** City
Size of Tract: 1.12 acres
Accessibility: Access is via unnamed cross access easements (driveways) with 24 ft of pavement width within 50 ft of easement width that connect to Thunderhead Road, Boardwalk Boulevard, and the Target driveway at the terminus of Town Center Boulevard.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Medical office building under the former PC-1(k) district standards **Density:**
Planning Sector: Southwest County **Plan Designation:** MU-CC (Mixed Use Community Center)
Growth Policy Plan: N/A (Within the City limits)
Neighborhood Context: The subject property is in an existing commercial and office node within Northshore Town Center that is 0.5 miles to the northwest of the S Northshore Drive and Pellissippi Parkway interchange. Northshore Elementary School lies 350 ft to the west, and there are a mix of residential uses to the north and southwest.

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

Street: 1925 TOWN CENTER BLVD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-R-2 (Regional Commercial), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2000 the property was assigned R-1 (Low Density Residential) after being annexed into the City (6-AA-00-RZ). In 2001 the property was rezoned from R-1 to TC-1 (Town Center) (4-Q-01-RZ). In 2010 the property was rezoned from TC-1 to PC-1(k) (Retail and Office Park, with conditions) (10-G-10-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-CC (Mixed Use Community Center)

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 medical office building of approximately 22,087 square feet and a reduction of the parking lot perimeter landscape yard from 10 ft to 7 ft along the northwest lot line, subject to 8 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. Maintaining all existing street trees located along the Target driveway, near the northeast property line, and protected from damage during construction or replaced per the requirements of the City of Knoxville Urban Forester.
 3. Providing the pedestrian sidewalk and driveway connection between the subject lot and the adjacent property to the southeast (parcel 154 09818), and meeting all parking lot design and landscaping standards where the parking lot on the adjacent property is modified.
 4. Obtaining approval of the shared parking arrangement with the adjacent property to the south (parcel 154 09818) from the City of Knoxville Plans Review and Inspections office during permitting.
 5. Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
 6. Meeting all applicable requirements of the City of Knoxville Zoning Code.
 7. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 8. Meeting all applicable requirements of the utility provider.

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 22,000 sqft, 2-story medical office building associated with the adjacent medical practice to the southeast and will have a similar exterior design. The two medical offices will share parking, but the uses will be on separate lots. A shared parking agreement may be required during permitting, with review and approval by the City of Knoxville's Plans Review and Inspections office. There will be internal pedestrian sidewalk and vehicle driveway connections between the sites.

The applicant is requesting a reduction of the parking lot perimeter landscape yard from 10 ft to 7 ft along the northwest lot line. When a property is designated as a formerly approved planned district, the Planning Commission has the authority to approve modifications to the zoning standards. Knoxville's Urban Forestry division did not have concerns with the landscape yard being adequate for the required landscaping.

This development is responsible for installing the streetscape improvements required by the Northshore Town Center design guidelines and the concept plan approval that created the private roads around this property. The applicant is proposing up to six parallel parking spaces in the private road on the northwest side of the lot, along with a sidewalk, lighting, and landscaping within the private right-of-way (easement) on the northwest and southwest sides of the lot.

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 medical office 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 medical office 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 2-story structure is consistent in design and character with the associated medical office structure to the southeast, and the other development in the former PC-1 zoned portion of the Northshore Town Center development.

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 medical office has regular daytime business hours and does not have emergency services. The use 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 site is located in the commercial and mixed-use portion of the development, and 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 pose a potential hazard or undesirable environment for the proposed use.

Action: Approved with Conditions **Meeting Date:** 5/14/2026

Details of Action:

Summary of Action: Approve the development plan for a medical office building of approximately 22,087 square feet and a reduction of the parking lot perimeter landscape yard from 10 ft to 7 ft along the northwest lot line, subject to 8 conditions.

Date of Approval: 5/14/2026 **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:**