

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**ONE YEAR PLAN AMENDMENT**

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:** 7-E-16-PA                      **Related File Number:** 7-L-16-RZ  
**Application Filed:** 5/31/2016                      **Date of Revision:**  
**Applicant:** VINTAGE NORTHSORE TOWN CENTER, LLC

## PROPERTY INFORMATION

**General Location:** East side Thunderhead Rd., north side Boardwalk Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 PART OF 09812 OTHER: MAP ON FILE AT MPC                      **Jurisdiction:** City  
**Size of Tract:** 8.9 acres  
**Accessibility:** Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Upscale attached multi-dwelling residential (apartments)                      **Density:** 31.7 du/ac  
**Sector Plan:** Southwest County                      **Sector Plan Designation:** MU  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses.

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

**Street:** 1800 Thunderhead Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** TC-1 (Town Center) and PC-1 (Retail & Office Park)  
**Former Zoning:**  
**Requested Zoning:** RP-2 (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** TC-1 zoning and mixed use plan designations were established in 2001 (4-Q-01-RZ/4-J-01-PA/5-A-01-SP).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MU (Mixed Use)

