

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTHWEST COUNTY SECTOR 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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Knoxville, Tennessee 37902  
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**File Number:** 7-G-16-SP                      **Related File Number:**  
**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 and Office Park)  
**Former Zoning:**  
**Requested Zoning:** RP-2 (Planned Residential)  
**Previous Requests:** None noted  
**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)

Requested Plan Category: HDR (High Density Residential)

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): WITHDRAW, at the request of the applicant.

Staff Recomm. (Full): The applicant submitted a written request for withdrawal on November 22, 2016.

Comments: MPC staff had indicated that the Town Center master plan needs to be updated prior to consideration of these requests. Withdrawal will allow time for this to be accomplished and for other concerns to be addressed.

Action: Denied (Withdrawn) Meeting Date: 12/8/2016

Details of Action:

Summary of Action: WITHDRAW, at the request of the applicant.

Date of Approval: Date of Denial: Postponements: 7/14/2016-11/10/2016

Date of Withdrawal: 12/8/2016 Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/17/2017 Date of Legislative Action, Second Reading: 1/31/2017

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: