CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 8-D-12-UR Related File Number:

Application Filed: 6/25/2012 **Date of Revision:**

Applicant: 3G STUDIOS



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: West side of Thunderhead Rd., north of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 154 09403 Jurisdiction: City

Size of Tract: 1.06 acres

Access ibility: Access is via right in- right out access from S. Northshore Dr. Additional access to the site is via

Thunderhead Dr. through the partially developed Northshore Town Center development.

GENERAL LAND USE INFORMATION

Existing Land Use: Partially developed mixed use development

Surrounding Land Use:

Proposed Use: Retail / office development Density:

Sector Plan: Southwest County Sector Plan Designation: Mixed Use

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located near the western edge of the proposed Northshore Town Center development. It is

located in the core area on the approved conceptual development plan for that project.

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

Street: 2031 Thunderhead Rd

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: A development plan was approved for this portion of the Northshore Town Center in 2005.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 10,162 sq. ft. of office/ retail space as shown because the proposed

uses are compatible with the general principles of the TC-1 zone and the approved development plan

(8-H-05-UR) subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance

2. Constructing a sidewalk between the front of the buildings and Thunderhead Rd. as depicted on the

approved conceptual development plan (8-H-05-UR)

3. Meeting all applicable requirements of the Knoxville Engineering Dept.

4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County

Health Dept

5. Installation of landscaping as shown on the site plan within six months of the issuance of occupancy

permits for this project

Comments: The creation of pedestrian oriented, mixed use urban developments that provide for shopping,

business and personal services and housing is a goal of the TC-1 zoning. Additionally, it is goal of the TC-1 zone to reduce the reliance on the use of the automobile by making the develop compact and to promote an efficient use of the land. As part of the process to change the zoning of a piece of property to TC-1 (Town Center) a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan indentifies the "core area" where the most intense development would be expected to take place. Secondly, the plan will identify the "peripheral area" which is the area surrounding the core where the type of uses and the intensity of development is expected to change. The intensity of use in the core and the peripheral areas may be limited based upon adopted plans, surrounding land use, transportation impacts and environmental

considerations or any other factor that the MPC finds to be relevant.

The site in question is part of an 11.9 acre site that was zoned TC-1 (Town Center) in 2005. As part of that rezoning process, a conceptual development plan was presented that showed this portion of the site as being located in the core area. The plan as presented shows this portion of the site for retail and office uses. In order to comply with the previously approved development plan, the applicant will need to add a sidewalk that will serve to link this site with the anticipated future development in the larger TC-1 zoned area. The approved plan anticipated a sidewalk that would extend from the front of buildings into the public right-of-way of Thunderhead Rd. It would be constructed to serve the immediate needs of the customers of this project and to serve as a public sidewalk which will link this project with the existing and proposed surrounding development. By constructing the sidewalk as requested, future tenants may be able to use the sidewalk for business purposes while still meeting the need pedestrian circulation. As previously noted the purpose of the TC-1 zoning district is to promote the efficient use of land and to reduce the reliance on the use of the automobile. To do so retail shops are to be concentrated in the core area on the site in order to promote pedestrian access and to provide relief from the need to get in the car to go from one shop to another.

Action: Approved Meeting Date: 8/9/2012

Details of Action:

Summary of Action: APPROVE the request for up to 10,162 sq. ft. of office/ retail space as shown because the proposed

uses are compatible with the general principles of the TC-1 zone and the approved development plan

(8-H-05-UR) subject to 5 conditions

Date of Approval: 8/9/2012 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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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:

Effective Date of Ordinance:

Date of Legislative Appeal:

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