

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-H-05-UR **Related File Number:** 8-SF-05-C
Application Filed: 7/11/2005 **Date of Revision:**
Applicant: JAMES DORAN COMPANY DBA NTCL, LLC
Owner:

PROPERTY INFORMATION

General Location: North side of S. Northshore Dr., east of Nolina Rd.
Other Parcel Info.:
Tax ID Number: 154 92, 92.01, 93, 93.01 & 94 **Jurisdiction:** City
Size of Tract: 11.92 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Mixed use residential & commercial development **Density:** 10.66 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: TC-1 (Town Center) pending
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:

Surveyor:

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 the mixed use development as shown on the revised plan received by MPC staff on 8/3/05 and approve the amendments to the design guidelines as requested subject to 9 conditions.

Staff Recomm. (Full): 1. Establishment of a property owners association for the purpose of assessing fees for the maintenance of the commonly held assets of the community. 2. Add a note to the master plan that the architectural design, signage, lighting & operational standards for Unit 2 of the Northshore Town Center will be based on the Development Plan Standards, dated 2/9/2004 3. Provide a map depicting where the types of signs will be placed 4. Provide as an appendix to the development standards elevation drawings or photographs of the proposed townhouses that include both the front and rear of each unit type 5. Reduce the number of drive-through lanes at the proposed bank from 4 to 2 and depict drive up or other ATM location 6. Provide a pedestrian connection from Northshore Landing Subdivision to the project 7. Depict the open space adjoining Northshore Landing Subdivision as a landscaped buffer 8. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals 9. Installation of landscaping as shown on the development plan within six months of issuance of permits for this project.

With the conditions noted, this plan meets the requirements for approval in the TC-1 District and the other criteria for approval of a use on review.

Comments:

MPC Action: Approved

MPC Meeting Date: 8/11/2005

Details of MPC action: 1. Establishment of a property owners association for the purpose of assessing fees for the maintenance of the commonly held assets of the community. 2. Add a note to the master plan that the architectural design, signage, lighting & operational standards for Unit 2 of the Northshore Town Center will be based on the Development Plan Standards, dated 2/9/2004 3. Provide a map depicting where the types of signs will be placed 4. Provide as an appendix to the development standards elevation drawings or photographs of the proposed townhouses that include both the front and rear of each unit type 5. Reduce the number of drive-through lanes at the proposed bank from 4 to 2 and depict drive up or other ATM location 6. Provide a pedestrian connection from Northshore Landing Subdivision to the project 7. Depict the open space adjoining Northshore Landing Subdivision as a landscaped buffer 8. Obtaining the necessary variances from the Knoxville Board of Zoning Appeals 9. Installation of landscaping as shown on the development plan within six months of issuance of permits for this project.

With the conditions noted, this plan meets the requirements for approval in the TC-1 District and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for the mixed use development as shown on the revised plan received by MPC staff on 8/3/05 and approve the amendments to the design guidelines as requested subject to 9 conditions.

Date of MPC Approval: 8/11/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: