

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

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

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: Access is via S. Northshore Dr., a major arterial street with a pavement width of 22' within a 50' right-of-way at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwellings and vacant land
Surrounding Land Use: The subject property, is an addition to the Northshore Town Center which will be located on the northwest side of the I-140/S. Northshore Dr. interchange. The entire area has been experiencing significant residential, commercial and office development in recent years. Specifically, several office buildings and major retail and highway serving businesses have been developed on the east side of the interstate. Newer residential development has occurred throughout the area. This site is bounded on the west side by a single family subdivision.
Proposed Use: Mixed use development consisting of an attached single family subdivision, residential condominiums, retail and office development **Density:** 10.70 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: Northshore Town Center

Surveyor: Cannon & Cannon

No. of Lots Proposed: 127 No. of Lots Approved: 0

Variances Requested:

1. Reverse curve tangent from 50' to 6.31' at sta 5+40 of Road Z
2. Horizontal curve radius from 250' to 29.0' at sta 10+50 of Road Z
3. Horizontal curve radius from 250' to 29.0' at sta 11+75 of Road Z
4. Broken back curve variance from 150' to 67.5' at sta 11+25 of Road Z
5. Broken back curve variance from 150' to 96.76' at sta 15+25 of Road Z
6. Horizontal curve radius from 250' to 114' at sta 115+80 of Road Z
7. Variance of pavement cross sections width from 26' to as shown on the concept plan for the various streets

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 variances 1-7 because the proposed variances meet the requirements of the TC-1 district and AASHTO requirements and will not create a traffic hazard

APPROVE the concept plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Providing a right-of-way dedication along S. Northshore Dr. equal to or greater than 50' from the existing centerline or as needed to accomplish the required improvements whichever is greater.
3. Compliance with the City of Knoxville Stormwater and Street Ordinance except where specifically varied by the approval of this concept plan.
4. Construction of the proposed east bound left turn lane and west bound right turn lane at the proposed S. Northshore entrance prior to the issuance of any occupancy permits within this development.
5. Providing signalization at the intersection of S. Northshore Dr and the proposed entrance road when traffic warrants are met to the satisfaction of the Tenn. Dept. of Transportation.
6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation, Tennessee Valley Authority and the U.S. Army Corp of Engineers.
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation.
8. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
9. Meeting all requirements of the approved use on reviews for this site (3-C-04-UR and 12-J-04-UR).
10. A final plat base on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant has purchased an additional 11 acres and wishes to combine it with the remainder of the Northshore Town Center (NTC) site. The property is located on the north side of S. Northshore Dr., west of the remainder of the NTC site. The applicant is proposing a mixture of uses that will include office, commercial and residential. The residential development will consist of 123 attached single family dwellings and 30 condominiums. Retail and restaurant space will occupy 22,500 sq. ft. Offices and a bank are going to account for another 29,000 sq. ft..

The architectural design guidelines from the previously approved portion of Northshore Town Center will be adopted with a few minor amendments for this unit of the development. Staff has one issue that we have not been able to resolve with the developer. The Zoning Ordinance limits banks to two drive through lanes. The applicant has persisted in requesting that the proposed bank be allowed to have up to four drive through lanes. Besides being a requirement of the Zoning Ordinance, staff believes the space required for the additional drive through lanes would be better used for landscaping or parking. The newest branch bank built in the area has only two drive through lanes.

A meeting with the Northshore Landing Subdivision owners was conducted on 8/4/05. At that meeting the residents expressed a desire to have a pedestrian connection to the project. Staff has recommended this connection be constructed. Connecting to a stub street in the subdivision appears to be the most likely location for this pedestrian access.

Staff has been having a continuing dialog with the applicant regarding these plan. We will be able to complete our final review of the revised plans by Tuesday, 8/9/2005.

MPC Action:

Approved

MPC Meeting Date: 8/11/2005

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1-7 because the proposed variances meet the requirements of the TC-1 district and AASHTO requirements and will not create a traffic hazard
APPROVE the concept plan subject to 10 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: