

▶ **FILE #:** 8-D-12-UR

AGENDA ITEM #: 35

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** 3G STUDIOS

OWNER(S): Brad Dressler

TAX ID NUMBER: 154 09403

JURISDICTION: City Council District 2

▶ **LOCATION:** West side of Thunderhead Rd., north of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 1.06 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: 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.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Partially developed mixed use development

▶ **PROPOSED USE:** Retail / office development

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

SURROUNDING LAND USE AND ZONING: North: Partially developed elementary school & vacant land / TC-1 town center

South: Mixed use office/commercial building / TC-1 town center

East: Partially developed mixed use development / TC-1 town center & PC-1 planned commercial

West: Partially developed mixed use office/commercial development / TC-1 town center

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.

STAFF RECOMMENDATION:

▶ **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

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 Dep
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.

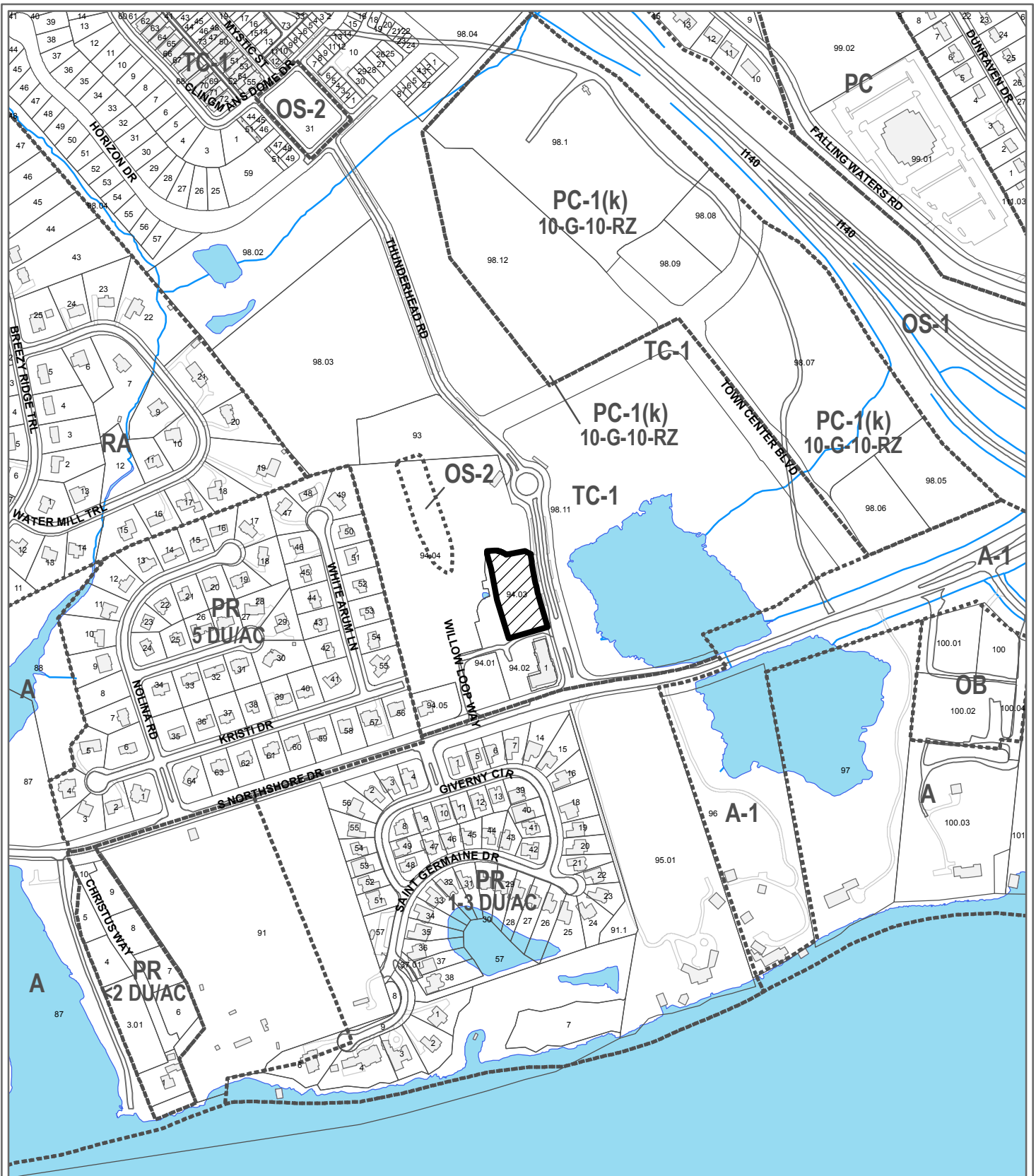
The site in question is part of an 11.9 acre site that was zoned TC-1 (Town Center) in 2005. As part of that rezoning process, a conceptual development plan was presented that showed this portion of the site as being located in the core area. The plan as presented shows this portion of the site for retail 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.

ESTIMATED TRAFFIC IMPACT 413 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the . The date of the hearing will depend on when the appeal application is filed. Appellants have to appeal an MPC decision in the City.



**8-D-12-UR
USE ON REVIEW**

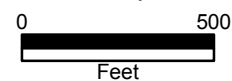


Retail / office development in TC-1 (Town Center)

Petitioner: 3G Studios

Map No: 154

Jurisdiction: City



Original Print Date: 7/17/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



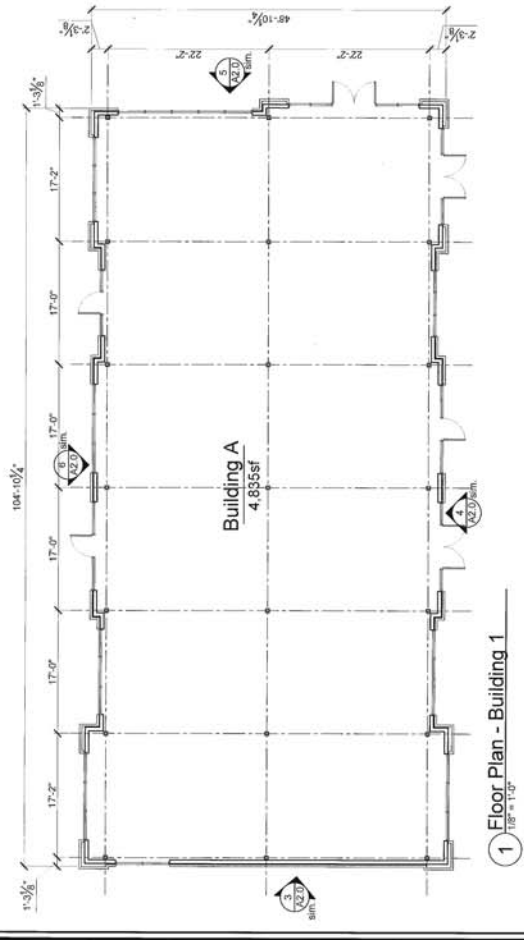
NO.	DATE	ISSUE FOR
1	06-25-12	Preliminary
2	07-24-12	For Permit / Bid
3		
4		
5		
6		
7		

PROJECT: SHELL BUILDINGS FOR
 NORTHSHORE TOWN CENTER
 2051 & 2061 THUNDERHEAD ROAD
 KNOXVILLE, TN 37922

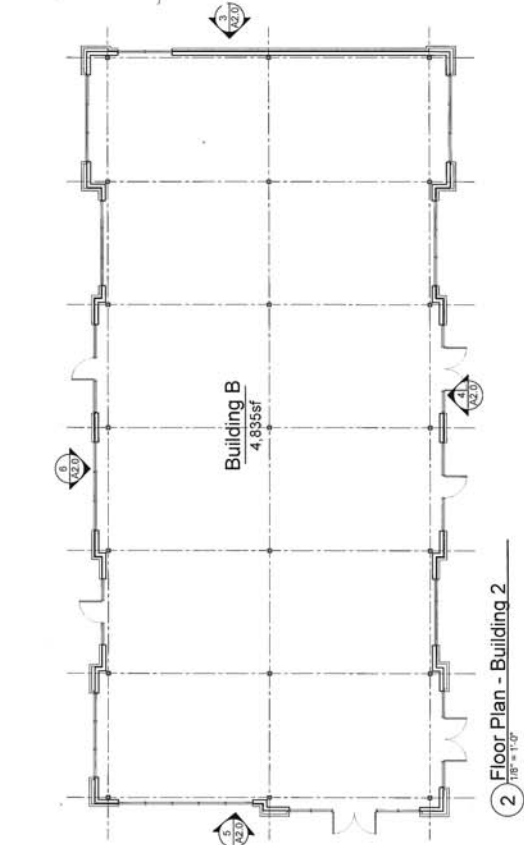
PLANS, ELEVATIONS AND SIGNAGE

DRAWN BY: JEH
 CHECKED BY: DBH

SHEET TITLE: 1212
 DATE: 07-24-12
 SHEET NUMBER: A2.0



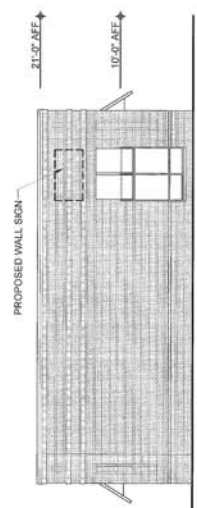
1 Floor Plan - Building 1
 1/8" = 1'-0"



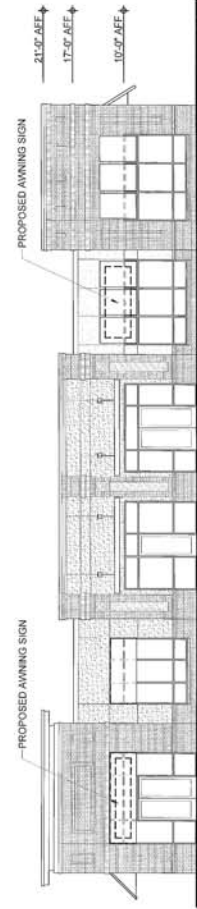
2 Floor Plan - Building 2
 1/8" = 1'-0"

ALLOWABLE SIGNAGE:

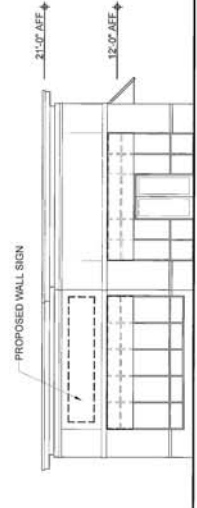
- THUNDERHEAD ROAD: 2 BUILDINGS, 105' FRONTAGE EACH, 210 SOFT, ALLOWABLE
 - ACCESS STREET FRONTAGE: 2 BUILDINGS, 48' FRONTAGE, 100 SOFT, ALLOWABLE*
 - PARKING LOT FRONTAGE: 2 BUILDINGS, 105' FRONTAGE EACH, 210 SOFT, ALLOWABLE
 - OVERALL ALLOWABLE: 470 SOFT, ALLOWABLE
- * ALL CALCULATIONS ARE IN ACCORDANCE WITH THE CITY OF KNOXVILLE SIGNAGE ORDINANCE. PLANNED COMMERCIAL SIGNAGE, WHICH STATES A MAX. DISPLAY AREA FOR SMALL ACCESSORY BUSINESS SIGNS IS ONE (1) SQUARE FOOT OF SIGN AREA PER ONE LINEAR FOOT OF BUILDING FRONTAGE FOR SAID BUSINESS, BUT IN NO CASE IS TO BE LESS THAN (25) SQUARE FEET.



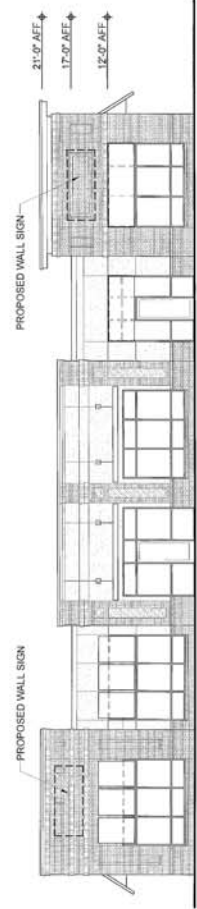
3 Elevation
 1/8" = 1'-0"



4 Elevation
 1/8" = 1'-0"



5 Elevation
 1/8" = 1'-0"



6 Elevation
 1/8" = 1'-0"

8-12-12-04
 REVISED
 7-25-12