

▶ **FILE #:** 5-F-12-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 5/10/2012

▶ **APPLICANT:** PARKER KNOXVILLE, INC.

OWNER(S): Parker Knoxville, Inc.

TAX ID NUMBER: 154 K E 001 154-09402

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of S. Northshore Dr., west side of Thunderhead Rd.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Thunderhead Rd., a local boulevard type street with a right-of-way width of 88'. Addition access is via S. Northshore Dr., an arterial street with a pavement width of 21' within a 75' wide right-of-way at this location.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** TC-1

▶ **EXISTING LAND USE:** Commercial Building & parking lot

▶ **PROPOSED USE:** Amend approved plan to permit outdoor seating on an existing sidewalk

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING:  
 North: Vacant land / TC-1 commercial  
 South: Detached dwellings / RP-1 residential  
 East: Vacant land / TC-1 commercial  
 West: Vacant land / TC-1 commercial

NEIGHBORHOOD CONTEXT: The site is located in the Northshore Town Center development. At the present time two large retailers and a new elementary school are under construction in this development. Additional development within the immediate vicinity of this site is expected in the near future.

**STAFF RECOMMENDATION:**

▶ **DENY** the request to amend the approved development to permit outdoor seating on an existing sidewalk

**COMMENTS:**

At the corner of Thunderhead Rd. and S Northshore Dr. there is a three story building that is primarily occupiec with business and professional offices. A large portion of the first floor remains vacant. The applicant has the

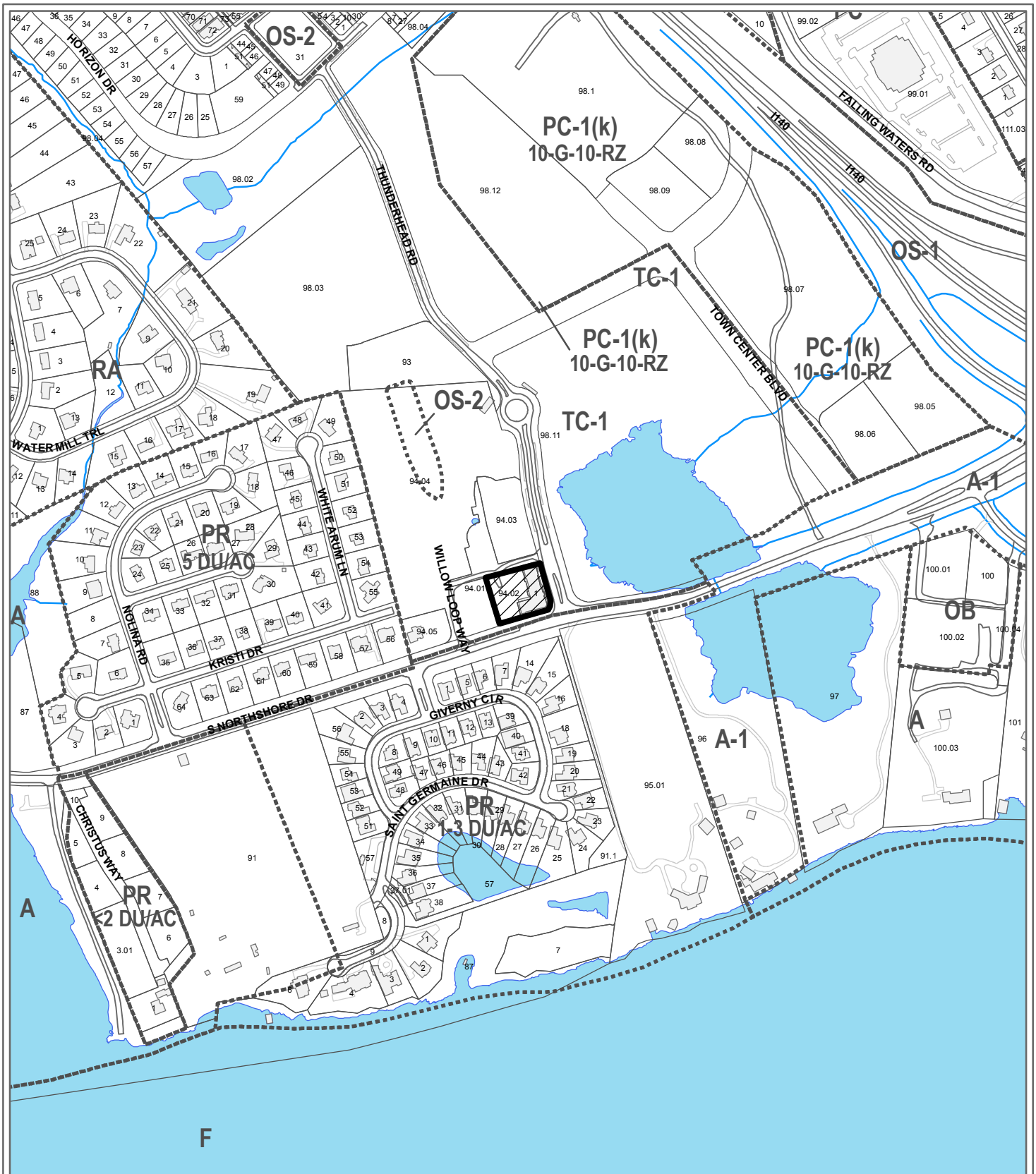
opportunity to lease a portion of the first floor for a restaurant. They have proposed to block the existing sidewalk along the frontage where the restaurant would be located in order to permit outdoor seating. Staff has recommended denial of their request to add the outdoor seating because it blocks the sidewalk. The applicant has proposed adding a sidewalk along the rear of the building to make up for the lost pedestrian access. Staff wants to maintain pedestrian access around the perimeter of the building. There is tenant space on either side of the proposed restaurant with access from the existing sidewalk, staff believes that pedestrian access should not be diminished. The first sentence in the TC-1 (Town Center) zoning regulations states that it is the purpose of the zone to "encourage the creation of pedestrian-oriented, mixed-use urban developments." Cutting off pedestrian access appears to be contrary to the stated intent of the zoning district.

Staff has told the applicant that we would support their request if they would agree to construct a five foot wide sidewalk outside of the proposed outdoor seating area which would maintain the pedestrian access around the building. A portion of the sidewalk would have to be located in the public right-of-way. The applicant and the City Engineering Dept. have been in discussions regarding this option. The City has no objection to the sidewalk being in the right-of-way. Other than the cost of constructing the new segment of sidewalk, there does not appear to be any real obstacle to it being done.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-F-12-UR  
USE ON REVIEW**



Amend approved plan to permit outdoor seating on an existing sidewalk in TC-1

Original Print Date: 4/17/2012

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Parker Knoxville, Inc.

Map No: 154

Jurisdiction: City





**RANDALL  
PAULSON**  
architects



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**REGISTERED PROFESSIONAL**

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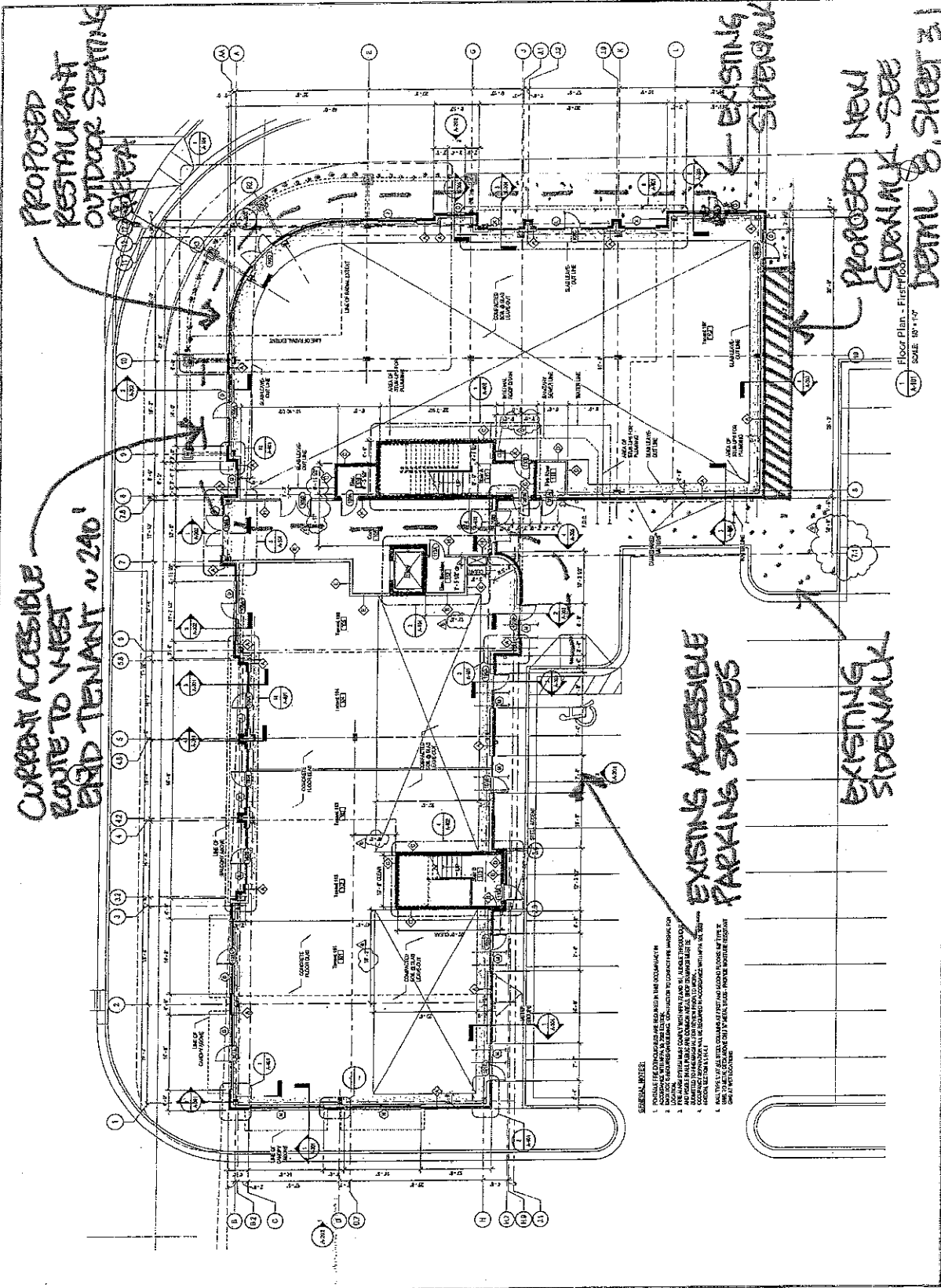
**NORTHSHORE  
OFFICE  
BUILDING**

MEMORANDUM  
DATE: 03/27/12  
PROJECT: NORTHSHORE OFFICE BUILDING  
2009 THUNDERBOLT ROAD  
BIRMINGHAM, TN

DATE	DESCRIPTION
03/27/12	ISSUED FOR CONSTRUCTION
03/27/12	ISSUED FOR CONSTRUCTION
03/27/12	ISSUED FOR CONSTRUCTION
03/27/12	ISSUED FOR CONSTRUCTION
03/27/12	ISSUED FOR CONSTRUCTION

Date: 03/27/12  
Project No.: A-101  
Sheet No.: 31  
Scale: 1/8" = 1'-0"

**A-101**  
Issued for Construction  
Issued for Construction



- GENERAL NOTES:**
1. PROVIDE THE ENTIRE ACCESSIBLE ROUTE IN THE OCCUPANCY PLAN.
  2. PROVIDE THE ENTIRE ACCESSIBLE ROUTE IN THE OCCUPANCY PLAN.
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  9. PROVIDE THE ENTIRE ACCESSIBLE ROUTE IN THE OCCUPANCY PLAN.
  10. PROVIDE THE ENTIRE ACCESSIBLE ROUTE IN THE OCCUPANCY PLAN.

PROPOSED NEW SIDEWALK - SEE DETAIL 8, SHEET 31  
(ACCESSIBLE ROUTE ~ 125')

EXISTING SIDEWALK

EXISTING ACCESSIBLE PARKING SPACES

CURRENT ACCESSIBLE ROUTE TO WEST BRID TENANT ~ 240'

PROPOSED RESTAURANT OUTDOOR SEATING AREA

← EXISTING SIDEWALK

S-F-12-UR  
3/27/12