



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SC-14-C

AGENDA ITEM #: 16

AGENDA DATE: 4/10/2014

▶ **SUBDIVISION:** RESUBSUBDIVISION LOT 7 - NORTSHORE TOWN CENTER

▶ **APPLICANT/DEVELOPER:** NORTSHORE MARKET INVESTORS, LLC

OWNER(S): Miles Cullem

TAX IDENTIFICATION: 154 09811

JURISDICTION: City Council District 2

STREET ADDRESS:

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

SECTOR PLAN: Southwest County

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 19.57 acres

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Commercial development

SURROUNDING LAND USE AND ZONING: The area to the north, east and west of the site is being developed into a mix of uses under the TC-1 and PC-1 zoning districts. To the south is a lake and an indoor storage facility, zoned TC-1, A and OB.

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: John Anderson

ACCESSIBILITY: Access to the site is via Town Center Blvd. which is a 4 lane local street within right-of-way that varies in width from 115' to 130'. Additional access is via Boardwalk Blvd. which is a 2 lane road within a right-of-way that is 85' wide.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to permit lots to be accessed via a cross access easement rather than a public right-of-way or joint permanent easement

STAFF RECOMMENDATION:

▶ **APPROVE** variance1 because the proposed improvements are adequate to support the development and in keeping with the town center development concept

APPROVE the concept plan subject to 6 conditions

1. Meeting all applicable requirements of the City Engineering Dept.
2. Extension of the existing sidewalk along Thunderhead Rd. to tie in the existing sidewalk along Boardwalk Blvd.
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Provision of internal street names, if needed, which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Transportation, Tennessee Department of Environment and Conservation, Tennessee Valley Authority and the U.S. Army Corps of Engineers

6. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

COMMENTS:

The applicants have submitted this concept subdivision plan for this 19.57 acre site. The plan is to divide the property into 11 lots. Access from the surrounding public streets will be limited to locations at the existing curb cuts in Town Center and Boardwalk Blvds. Internal access will be via cross access easements.

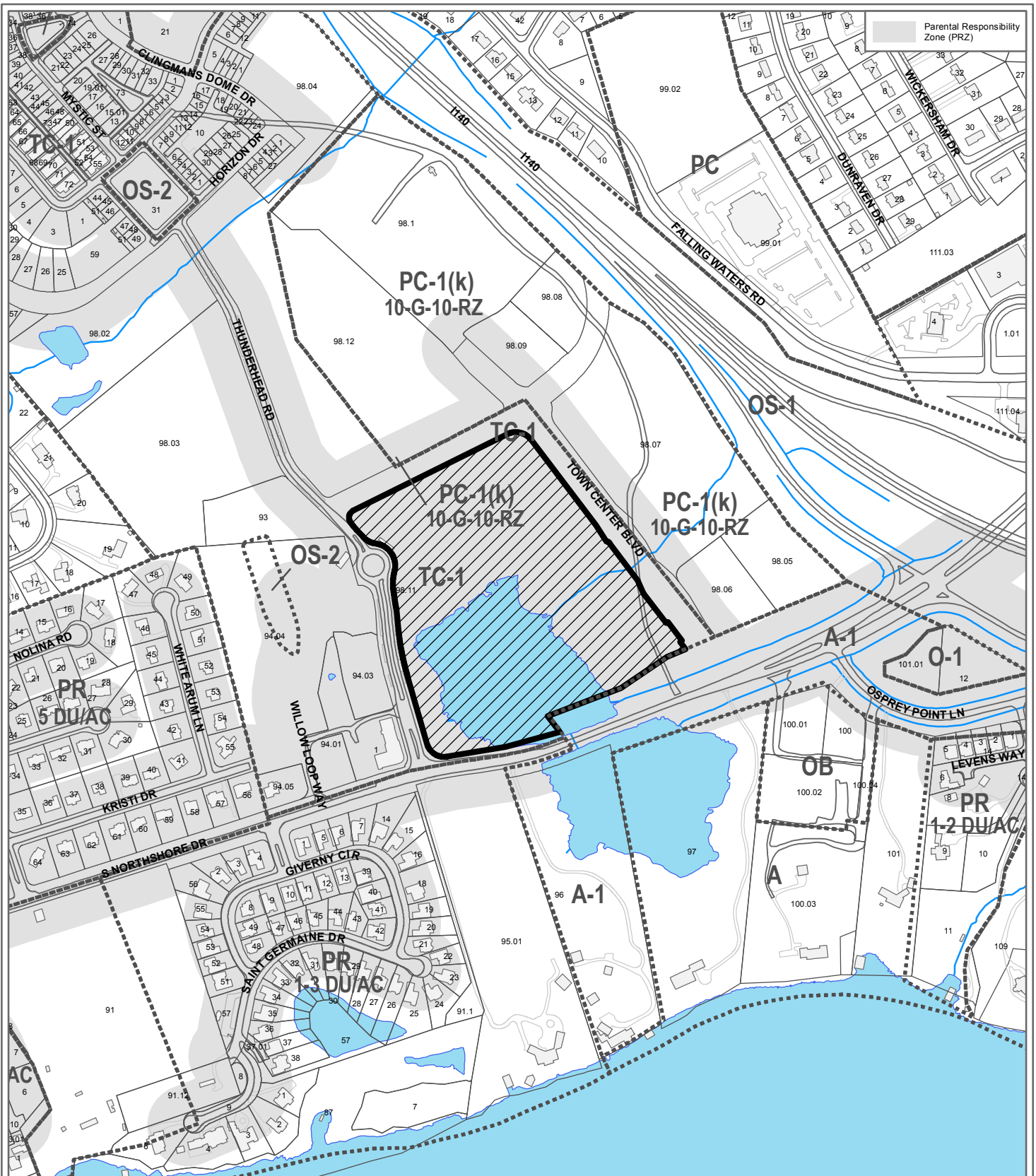
In 2010 a traffic impact study was prepared and submitted along with the concept plan for this site and additional 46 acres. The traffic study called for a number of roadway improvements. These improvements have been completed and the access points to these proposed lots have been established.

This site is still zoned TC-1. Development of each of these lots will require use-on-review approval. Future development of the property will be in keeping with town center concept. Pedestrian movement throughout a development is an important element of town center type development. The pedestrian crossing on Town Center Blvd. will tie this development with the existing Publix and other associated commercial uses to the east.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



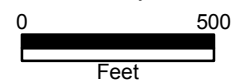
**4-SC-14-C
CONCEPT PLAN**



Approval of Concept Plan

Subdivision: Resubsubdivision lot 7 - Northshore Town Center

Map No: 154
Jurisdiction: City



Original Print Date: 3/25/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

