

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 PLAN AMENDMENT REPORT**

▶ **FILE #:** 7-G-16-SP **AGENDA ITEM #:** 26  
 POSTPONEMENT(S): 7/14/2016-11/10/2016 **AGENDA DATE:** 12/8/2016  
 ▶ **APPLICANT:** VINTAGE NORTSHORE TOWN CENTER, LLC  
 OWNER(S): Vintage Northshore Town Center, LLC

TAX ID NUMBER: 154 PART OF 09812 MAP ON FILE AT MPC [View map on KGIS](#)  
 JURISDICTION: Council District 2  
 STREET ADDRESS: 1800 Thunderhead Rd  
 ▶ **LOCATION:** East side Thunderhead Rd., north side Boardwalk Blvd.  
 ▶ **APPX. SIZE OF TRACT:** 8.9 acres  
 SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 ACCESSIBILITY: Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.  
 UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
 WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MU (Mixed Use) / TC-1 (Town Center) and PC-1 (Retail and Office Park)  
 ▶ **PROPOSED PLAN DESIGNATION:** HDR (High Density Residential)  
 ▶ **EXISTING LAND USE:** Vacant land  
 ▶ **PROPOSED USE:** Upscale attached multi-dwelling residential (apartments)  
 EXTENSION OF PLAN DESIGNATION: No  
 HISTORY OF REQUESTS: TC-1 zoning and mixed use plan designations were established in 2001 (4-Q-01-RZ/4-J-01-PA/5-A-01-SP).  
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Vacant land / MU  
 South: Boardwalk Blvd. - Vacant land / MU  
 East: Target / MU  
 West: Thunderhead Rd. - Northshore Elementary School / MU  
 NEIGHBORHOOD CONTEXT This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, a school and various types of residential uses.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW, at the request of the applicant.**

The applicant submitted a written request for withdrawal on November 22, 2016.

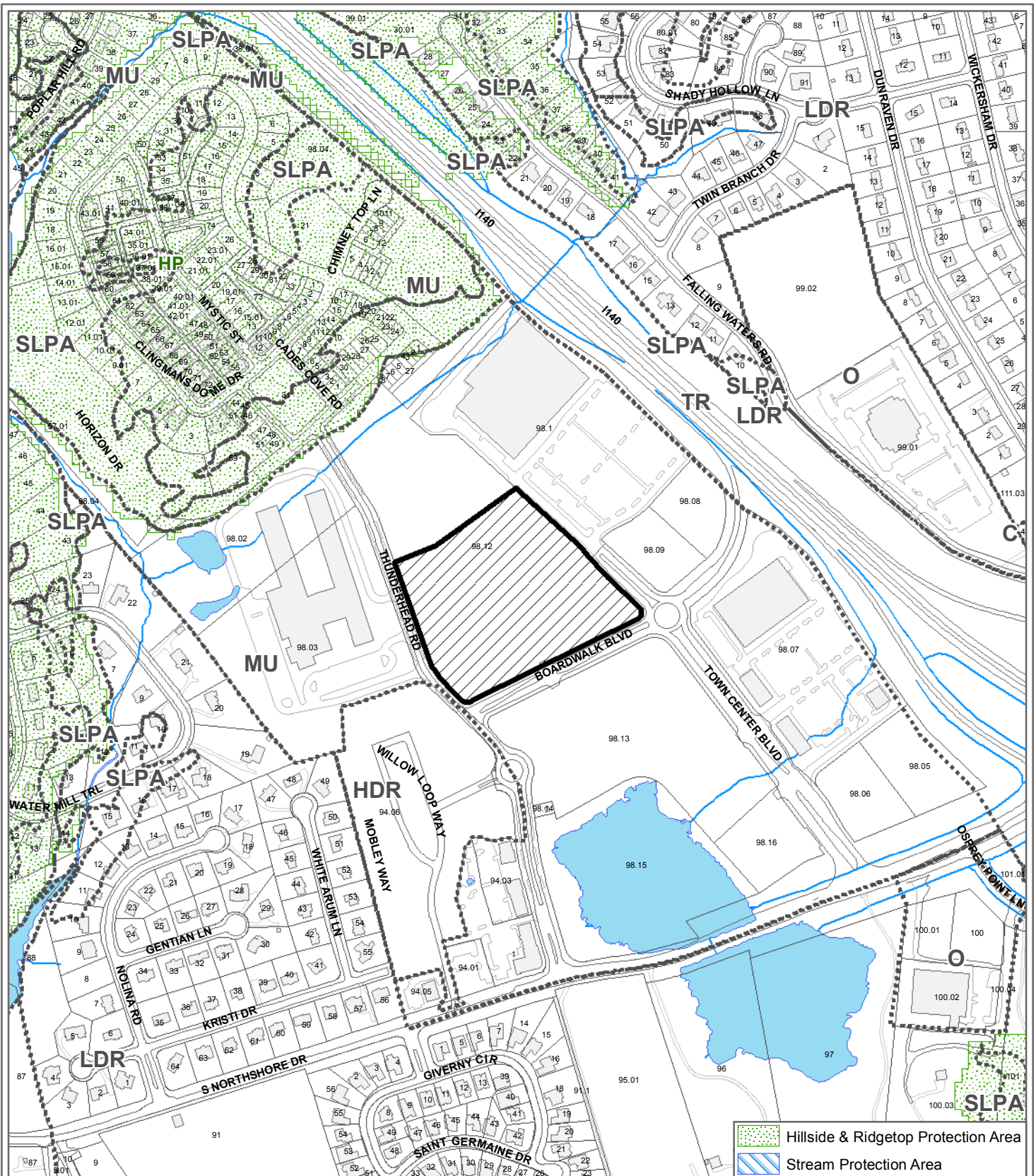
**COMMENTS:**



MPC staff had indicated that the Town Center master plan needs to be updated prior to consideration of these requests. Withdrawal will allow time for this to be accomplished and for other concerns to be addressed.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/17/2017 and 1/31/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



 Hillside & Ridgetop Protection Area  
 Stream Protection Area

**7-G-16-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

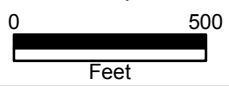


From: MU (Mixed Use)  
 To: HDR (High Density Residential)

Petitioner: Vintage Northshore Town Center, LLC

Map No: 154  
 Jurisdiction: City

Original Print Date: 6/15/2016      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



REZONING PLAN AMENDMENT

Name of Applicant: Vintage Northshore Town Center, LLC

Date Filed: 5-31-16 Meeting Date: July 14

Application Accepted by: Thomas Bradley

Fee Amount: File Number: Rezoning

Fee Amount: -0- File Number: Plan Amendment 7-G-16 SP



PROPERTY INFORMATION Address: 1800 Thunderhead Rd. General Location: N side of Boardwalk Blvd E side Thunderhead Rd, SW side of Town Center Blvd. Parcel ID Number(s): Part of 154 09812 Tract Size: 8.9 acres. Existing Land Use: vacant Planning Sector: Southwest Co. Growth Policy Plan: Urban Census Tract: 57.09 Traffic Zone: 233 Jurisdiction: [X] City Council 2 District [ ] County Commission District

PROPERTY OWNER OPTION HOLDER PLEASE PRINT Name: ROSS BRADLEY Company: VINTAGE NORTHSHORE TOWN CENTER, LLC Address: 1610 SOUTH CHURCH ST., SUITE C City: MURFREESBORO State: TN Zip: 37130 Telephone: 615-796-4514 Fax: E-mail: rbradley@talkconstruction.com

APPLICATION CORRESPONDENCE All correspondence relating to this application should be sent to: PLEASE PRINT Name: ROSS BRADLEY Company: VINTAGE NORTHSHORE TOWN CENTER, LLC Address: 1610 SOUTH CHURCH ST., SUITE C City: MURFREESBORO State: TN Zip: 37130 Telephone: 615-796-4514 Fax: E-mail: rbradley@talkconstruction.com

Requested Change REZONING FROM: TO: PLAN AMENDMENT [ ] One Year Plan [X] Southwest Sector Plan FROM: MU TO: HDR

APPLICATION AUTHORIZATION I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form. Signature: [Signature] PLEASE PRINT Name: ROSS BRADLEY Company: VINTAGE NORTHSHORE TOWN CENTER, LLC Address: 1610 SOUTH CHURCH ST., SUITE C City: MURFREESBORO State: TN Zip: 37130 Telephone: 615-796-4514 E-mail: rbradley@talkconstruction.com

PROPOSED USE OF PROPERTY Upscale Multifamily Density Proposed 31.7 Units/Acre Previous Rezoning Requests:

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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NORTHSHORE MARKET INC, LLC	6312 KINGSTON Pk	KNOXVILLE, TN			✓	
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<del>THE</del> VINTAGE NORTHSHORE	1010 SOUTH CHURCH ST.	SUITE C				
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TOWN CENTER, LLC	MANASSASBORO,	TN	37130			✓
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**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 7-L-16-RZ **AGENDA ITEM #:** 26  
 7-E-16-PA **AGENDA DATE:** 12/8/2016

POSTPONEMENT(S): 7/14/2016-11/10/2016

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**OWNER(S):** Vintage Northshore Town Center, LLC

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**JURISDICTION:** Council District 2

**STREET ADDRESS:** 1800 Thunderhead Rd

**LOCATION:** East side Thunderhead Rd., north side Boardwalk Blvd.

**TRACT INFORMATION:** 8.9 acres.

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

**ACCESSIBILITY:** Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way, or Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.

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**WATERSHED:** Tennessee River

**PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Use) / TC-1 (Town Center) and PC-1 (Retail & Office Park)

**PROPOSED PLAN DESIGNATION/ZONING:** HDR (High Density Residential) / RP-2 (Planned Residential)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Upscale attached multi-dwelling residential (apartments)

**DENSITY PROPOSED:** 31.7 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** TC-1 zoning and mixed use plan designations were established in 2001 (4-Q-01-RZ/4-J-01-PA/5-A-01-SP).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Vacant land / MU / TC-1 (Town Center)  
 South: Boardwalk Blvd. - Vacant land / MU / TC-1 (Town Center)  
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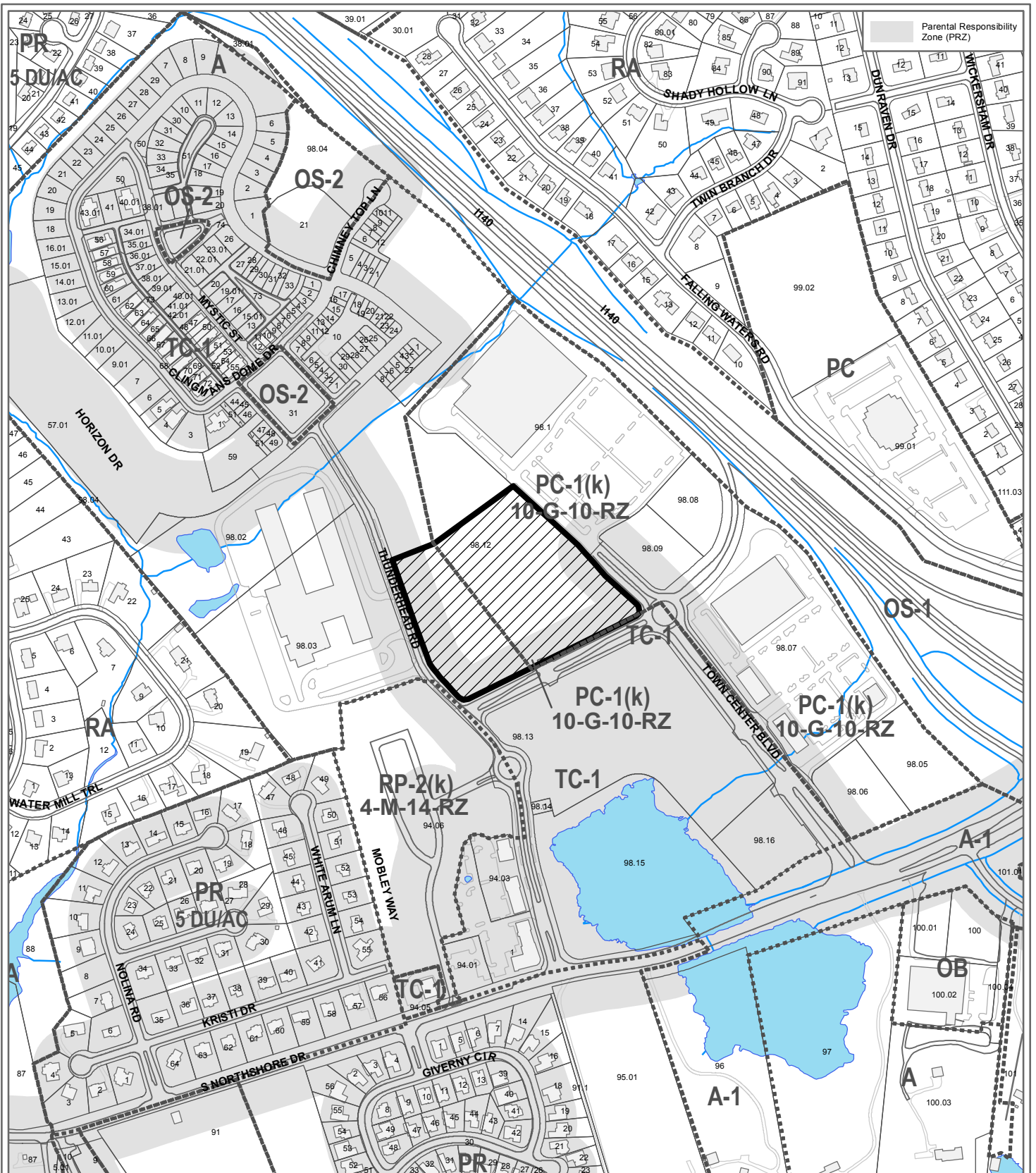
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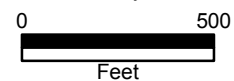
**7-L-16-RZ  
REZONING**

From: TC-1 (Town Center) and PC-1 (Retail & Office Park)  
To: RP-2 (Planned Residential)

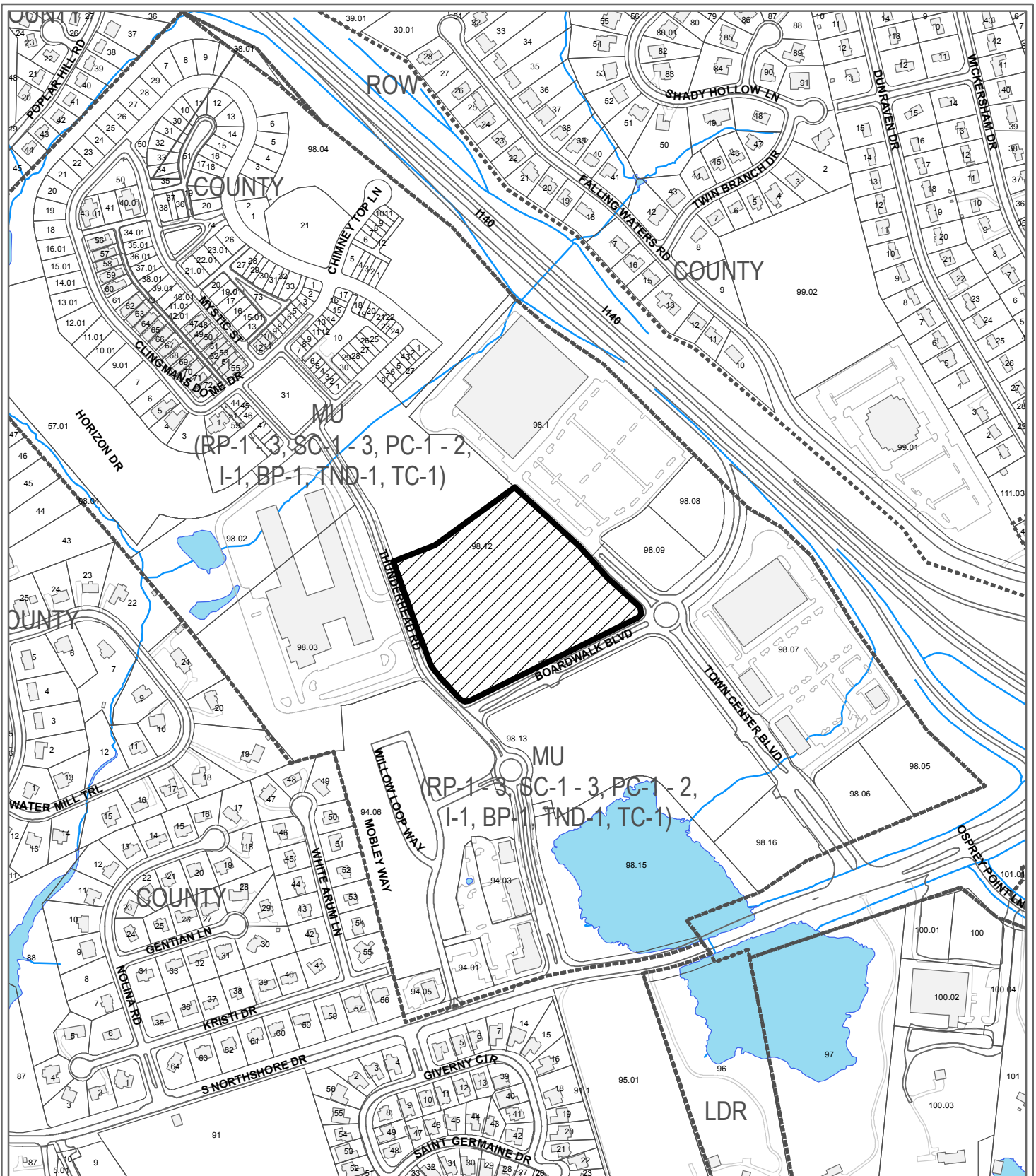


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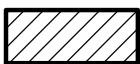


Original Print Date: 7/7/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**7-E-16-PA / 7-L-16-RZ  
PLAN AMENDMENT**

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