

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

▶ **FILE #:** 1-SE-18-C **AGENDA ITEM #:** 8

POSTPONEMENT(S): 1/11/2018 - 3/8/2018 **AGENDA DATE:** 4/12/2018

▶ **SUBDIVISION:** RESUBDIVISION LOT 8, NORTHSHORE TOWN CENTER

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

OWNER(S): Northshore Market Investors, LLC

TAX IDENTIFICATION: 154 098.12 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd

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

SECTOR PLAN: Southwest County

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 14.86 acres

▶ **ZONING:** TC-1 (Town Center) & PC-1 (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** None stated

SURROUNDING LAND USE AND ZONING: 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.

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via Boardwalk Blvd., a local boulevard street with center median within 80' of right-of-way, and Thunderhead Rd., a local street with 20' of pavement width within 55' of right-of-way.

▶ **SUBDIVISION VARIANCES
 REQUIRED:**

STAFF RECOMMENDATION:

▶ **POSTPONE** until the May 10, 2018 MPC meeting as requested by the applicant.

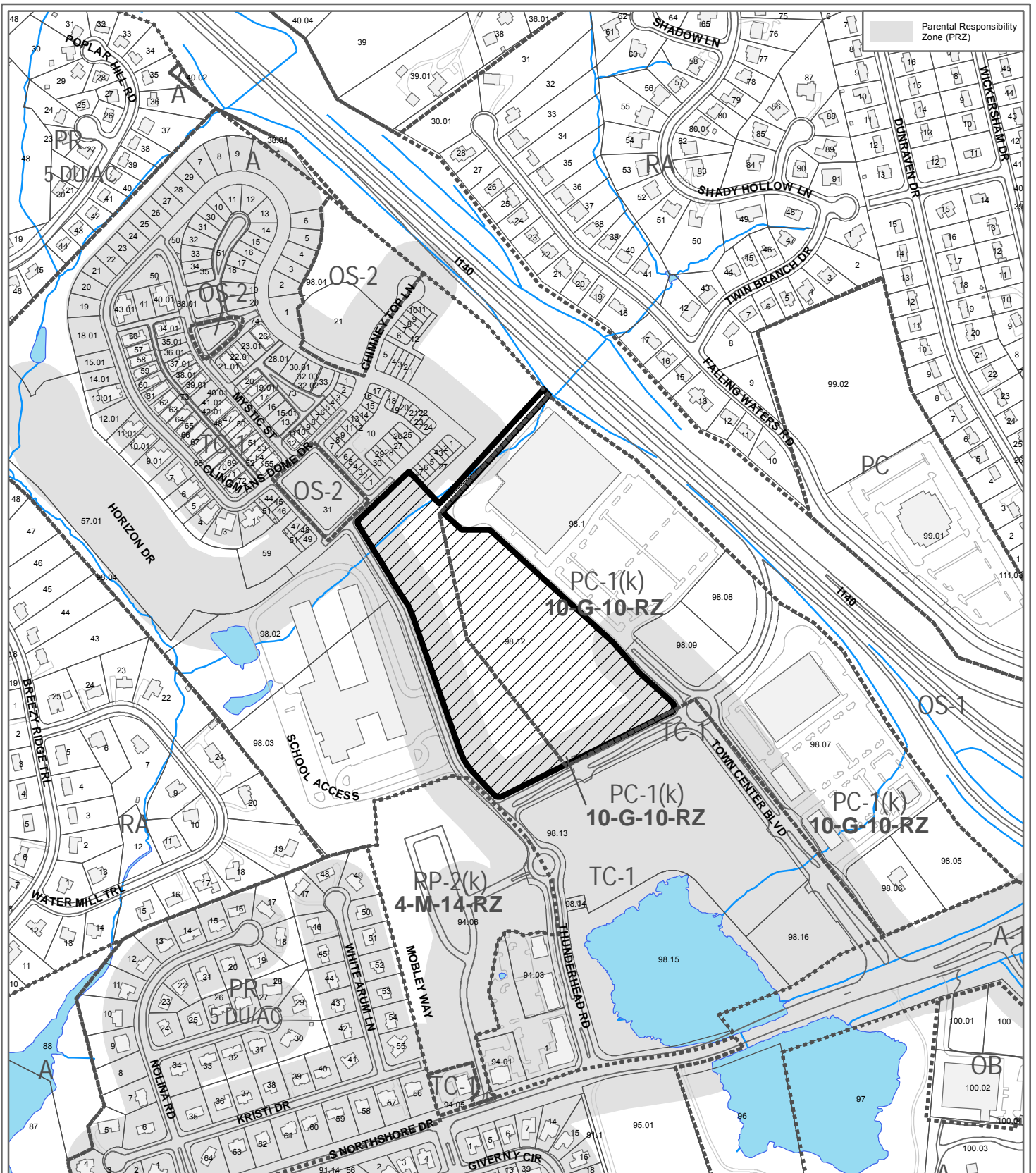
COMMENTS:

This proposal is to create 5 lots and a driveway system that make new east/west and north/south connections.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

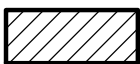
ESTIMATED STUDENT YIELD: Not applicable.

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



**1-SE-18-C
CONCEPT PLAN**

Subdivision: Resubdivision Lot 8, Northshore
Town Center

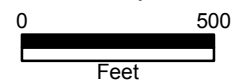


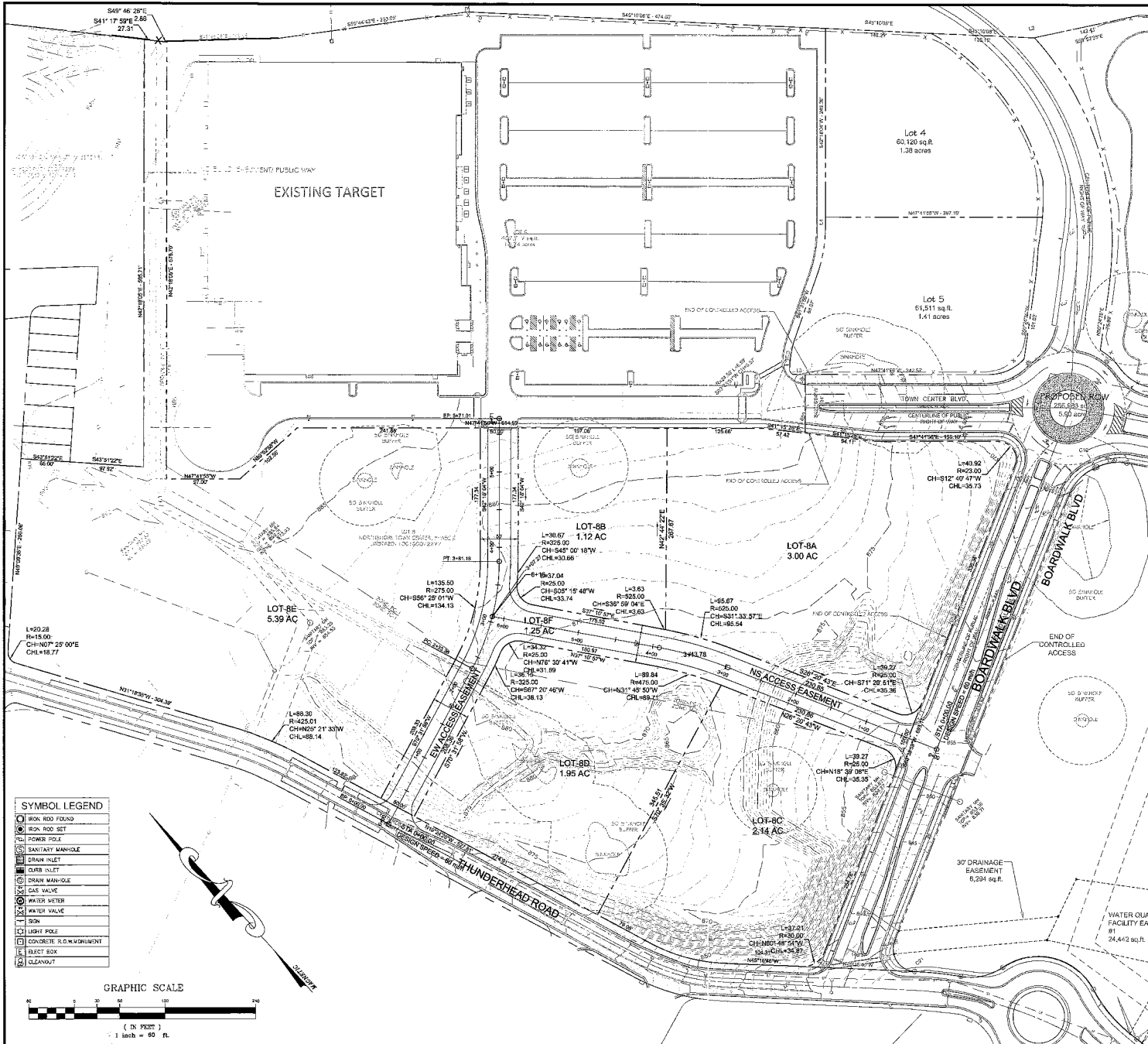
Approval of Concept Plan

Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 154

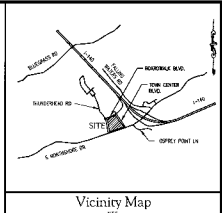
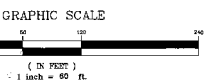
Jurisdiction: City





SYMBOL LEGEND

	IRON ROD FOUND
	IRON ROD SET
	POWER POLE
	SANITARY MANHOLE
	DRAIN INLET
	CURB INLET
	DRAIN MAN-HOLE
	GAS VALVE
	WATER METER
	WATER VALVE
	SIDWALK
	LIGHT POLE
	CONCRETE R.O.W. MONUMENT
	REBAR BOX
	CULVERT



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPROPRIATE PROVISIONS OF THE KNOWLES/ERNO COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND AGREED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

[Signature]
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATION NO. 107153

- NOTES:**
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE-CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. CLT MAP 154, PARCEL 98.11
 3. ZONING PG-1
 4. 51ST WARD, CITY BLOCK 51008
 5. OUTER BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM SURVEY BY SITE, INCORPORATED, DATED APRIL 27, 2011 FILE NUMBER 1738
 6. SUBDIVISION TO ALLOW 5 TOTAL LOTS WITHIN THE 14.86 ACRES COMPRISING THE EXISTING PARCEL.
 7. NO ADDITIONAL CURB CUTS SHALL BE PERMITTED TO: BOARDWALK BLVD, TOWN CENTER BLVD, AND NORTHSHORE DRIVE.

OWNER:
 NORTHSHORE MARKET INVESTORS, LLC
 6312 KINGSTON PIKE, SUITE C
 KNOXVILLE, TENNESSEE 37919
 (615) 506-5171

SITE INCORPORATED
 Site Infrastructure Transportation Engineers
 2033 Creative Lane, Suite 131
 Knoxville, TN 37932
 Phone: (615) 695-5010
 Fax: (615) 695-5868



Concept Plan for Resubdivision of Lot 8
Northshore Town Center
 Northshore Town Center and Interstate 140
 6th Civil District - Knox County, Tennessee
 51st Ward, City Block 51008, City of Knoxville

DRAWN BY: _____	DATE: 11/27/17	
CHECKED BY: _____	FILE: 175618-Concept	
REVISIONS		
NO.	DATE	COMMENTS

CP1

2/28/2018

Knox MPC Meeting - Fwd: Northshore Town Center 1-SE-18-C - Postponement

1-SE-18-C-PP-3-8-18



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Northshore Town Center 1-SE-18-C - Postponement

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Wed, Feb 28, 2018 at 2:43 PM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Postponement request for 1-SE-18-C to the April 12 MPC meeting.

----- Forwarded message -----

From: **Grant Berry** <gberry@site-incorporated.com>

Date: Wed, Feb 28, 2018 at 1:56 PM

Subject: RE: Northshore Town Center 1-SE-18-C - Postponement

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike,

Please postpone the referenced concept plan, from the March meeting till the April meeting.

Thank You

Grant C. Berry, PE

(Registered in GA, KY, SC, and TN)

SITE, Incorporated

10215 Technology Drive

Suite 304

Knoxville, TN 37932

DIRECT: 865-777-4166

PHONE: 865-777-4160

FAX: 865-777-4189

From: Mike Reynolds [mailto:mike.reynolds@knoxmpc.org]

Sent: Wednesday, February 28, 2018 12:29 PM

To: Grant Berry <gberry@site-incorporated.com>

Subject: Re: Northshore Town Center 1-SE-18-C - Postponement



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Northshore Town Center 1-SE-18-C - Postponement

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Tue, Jan 30, 2018 at 11:10 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

----- Forwarded message -----

From: **Grant Berry** <gberry@site-incorporated.com>
Date: Tue, Jan 30, 2018 at 11:06 AM
Subject: Northshore Town Center 1-SE-18-C - Postponement
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike,

At this time, we would like to postpone this application till March 8th.

Thanks

Grant C. Berry, PE

(Registered in GA, KY, SC, and TN)

SITE, Incorporated

10215 Technology Drive

Suite 304

Knoxville, TN 37932

DIRECT: 865-777-4166

PHONE: 865-777-4160

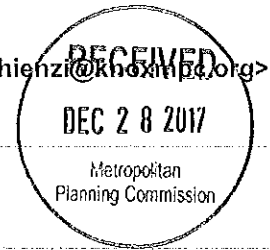
FAX: 865-777-4189

gberry@site-incorporated.com



1-SE-18-C_PP_1-11-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Northshore Town Center

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Thu, Dec 28, 2017 at 8:50 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Postponement request for 1-SE-18-C.

Michael Reynolds, AICP
Senior Planner

Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827
f 865-215-2068

mike.reynolds@knoxmpc.org
www.knoxmpc.org

----- Forwarded message -----

From: Grant Berry <gberry@site-incorporated.com>
Date: Thu, Dec 21, 2017 at 6:19 PM
Subject: Northshore Town Center
To: "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

Mike,

Per the requirement for traffic study, we request postponement to the February meeting.

I assume the sign won't need to be put out in advance of the January meeting. When does it need to be out for the February meeting?

Thanks

Grant C. Berry, PE

(Registered in GA, KY, SC, and TN)



SITE
INCORPORATED
Civil Engineers & Surveyors



10215 Technology Drive

Suite 304

SUBDIVISION - CONCEPT



Name of Applicant: Northshore Market Investors, LLC
 Date Filed: 11/27/17 Meeting Date: 01/11/18
 Application Accepted by: Mike Reynolds
 Fee Amount: \$1680.00 File Number: Subdivision - Concept 1-5E-18-C
 Fee Amount: _____ Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Resubdivision Lot 8 - Northshore Town Center

Unit/Phase Number: -

General Location: NW Quadrant of S Northshore Dr and Town Center Blvd

Tract Size: 14.86 Acres No. of Lots: 6

Zoning District: PC-ITC-1

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan Designation: Inside C-7g

Census Tract: 57.09

Traffic Zone: 233 (2000)

Parcel ID Number(s): 154 09812

Jurisdiction: City Council 51 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Budd Cullom

Company: Northshore Market Investors, LLC

Address: 6312 Kingston Pike, Suite C

City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

Fax: (865) 588-6051

E-mail: budd@cullomproperties.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Grant C. Berry, P.E.

Company: SITE, Incorporated

Address: 10215 Technology Drive, Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4160

Fax: (865) 777-4189

E-mail: gberry@site-incorporated.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity LCUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Grant C. Berry, P.E.

Company: SITE, Incorporated

Address: 10215 Technology Drive, Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4166

Fax: (865) 777-4189

E-mail: gberry@site-incorporated.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Grant C. Berry - Northshore Market Investors, LLC

Address: 10215 Technology Drive Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4160

Signature: 

Fax: (865) 777-4189

Date: 11-27-17

E-mail: gberry@site-incorporated.com



REQUIRED SIGN POSTING AGREEMENT FORM


For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before December 27, 2017, consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 

Printed name: GRANT C. BERRY

MPC/BZA File #: 1-56-18-C

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
B 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org