

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 2-B-18-UR

AGENDA ITEM #: 36

AGENDA DATE: 2/8/2018

▶ **APPLICANT:** **STUART ANDERSON**

OWNER(S): Northshore Market Investors

TAX ID NUMBER: 154 098.12

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd

▶ **LOCATION:** **North side Boardwalk Blvd, west side Town Center Blvd.**

▶ **APPX. SIZE OF TRACT:** **3 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 Town Center Blvd., a local boulevard street with center median within 88' of right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** **PC-1(k) (Retail and Office Park)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Medical office**

HISTORY OF ZONING: Rezoned from TC-1 to PC-1 with conditions related to meeting intent of TC-1 standards (10-G-10-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land, Target / PC-1(k) (Retail and Office Park)

South: Boardwalk Blvd, vacant land / TC-1 (Town Center)

East: Town Center Blvd., vacant land / PC-1(k) (Retail and Office Park)

West: Vacant land / TC-1 (Town Center) & PC-1(k) (Retail and Office Park)

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. Northshore Elementary School is located one block to the west.

STAFF RECOMMENDATION:

▶ **POSTPONE until the March 8, 2018 MPC meeting as requested by the applicant.**

COMMENTS:

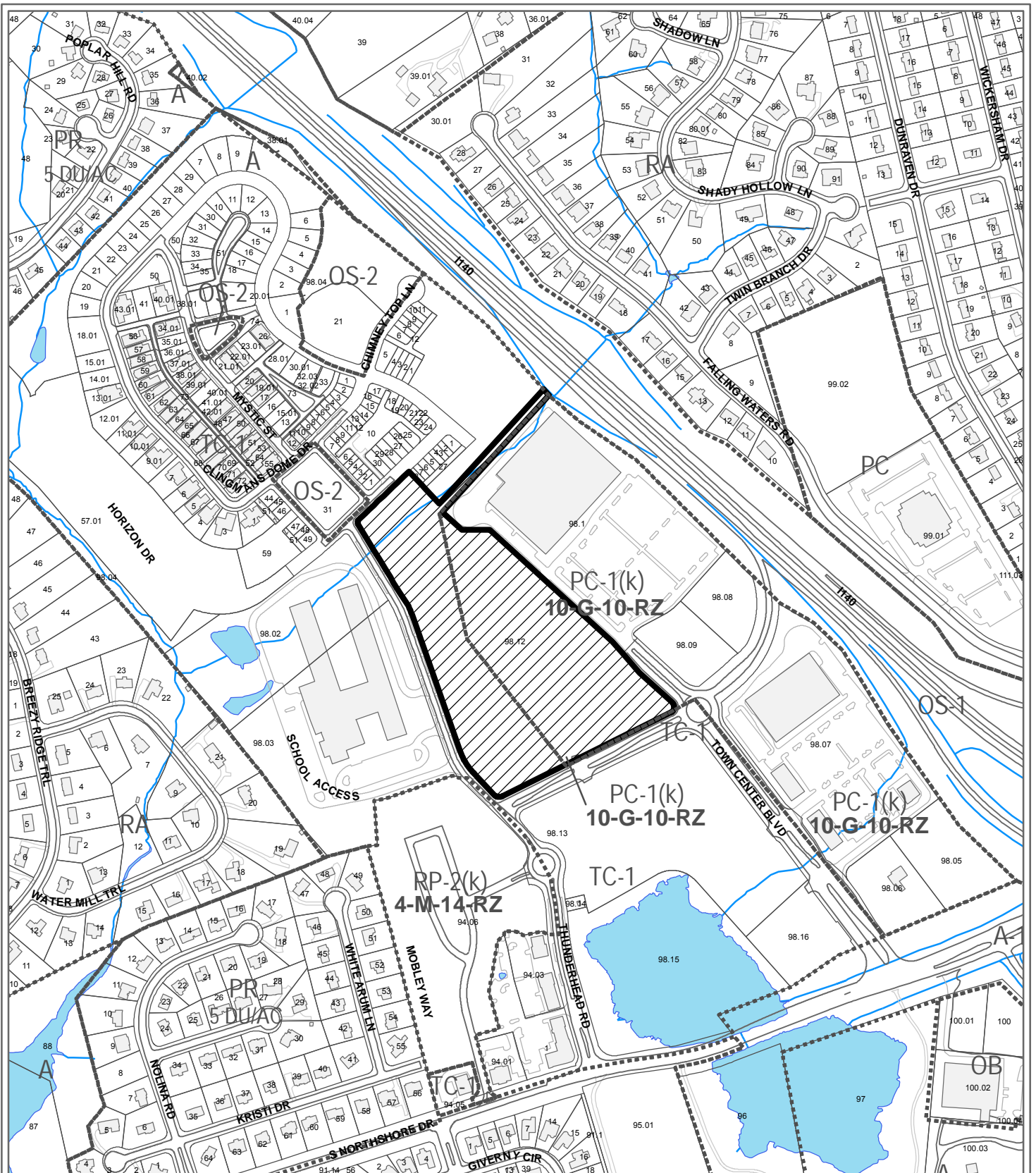
This request is for a medical office building in the northwest quadrant of the Town Center Blvd. and Boardwalk Blvd. intersection.

ESTIMATED TRAFFIC IMPACT: 1227 (average daily vehicle trips)

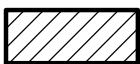
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 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.



**2-B-18-UR
USE ON REVIEW**

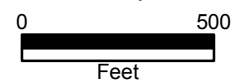


Medical office in PC-1(k) (Retail and Office Park)

Petitioner: Anderson, Stuart

Map No: 154

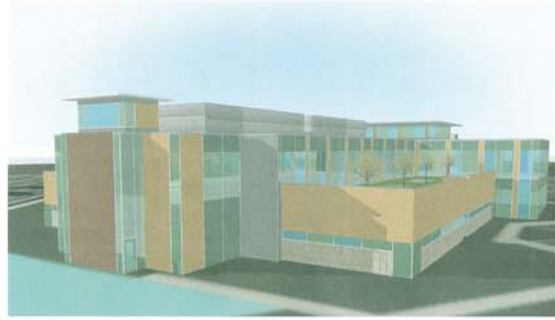
Jurisdiction: City



Original Print Date: 1/16/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



1
A4.1 NORTHWEST PERSPECTIVE
SCALE: 3/32" = 1'-0"



2
A4.1 NORTHEAST PERSPECTIVE
SCALE: 3/32" = 1'-0"



3
A4.1 SOUTHWEST PERSPECTIVE
SCALE: 3/32" = 1'-0"



4
A4.1 SOUTHEAST PERSPECTIVE
SCALE: 3/32" = 1'-0"

IGI FOR KIDS
MEDICAL OFFICE BUILDING
0000 BOARDWALK BLVD.
KNOXVILLE, TENNESSEE
for kids

PRELIMINARY -
NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

2-B-18-UR
12/27/2017

DATE: 08 DEC 2017
PROJECT NO.: 17009
PROJECT MGR.: SHA



2-B-18-UR_PP_2-8-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fwd: 2-B-18-UR / GI For Kids site review

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Wed, Jan 24, 2018 at 8:25 AM

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

Postponement request for 2-B-18-UR.

Michael Reynolds, AICP
Senior Planner



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

From: **Stuart Anderson** <sanderson@georgeewart.com>

Date: Wed, Jan 24, 2018 at 8:24 AM

Subject: 2-B-18-UR / GI For Kids site review

To: "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

Cc: "Oliver A. Smith IV" <oliversmith@oliversmithrealty.com>, William Norris Robinson <wrassociates@bellsouth.net>

Good morning, Mike –

As we discussed at our review meeting last week, it wasn't possible to make all the revisions to our drawings, especially in coordination with the surrounding development design, in time for the Feb.8 agenda meeting. At this time we request to postpone our hearing until the March 8 meeting. Please let us know the deadline by which we must submit the corrections/revisions that we have discussed.

Thanks for your help,

Stuart H. Anderson, AIA, LEED AP

GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle, Knoxville TN 37919

p:865.602.7771 c:865.567.1646 f:865.602.7742

George Armour Ewart Architect | Facebook

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Use on Review Development Plan

Name of Applicant: Stuart Anderson

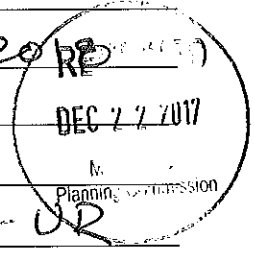
Date Filed: 12.22.17

Meeting Date: Feb. 8, 2018

Application Accepted by: M Payne

Fee Amount: # File Number: Development Plan #

Fee Amount: #1500 File Number: Use on Review 2-B-18-UR



PROPERTY INFORMATION

Address: none assigned ; TBD

General Location: NE corner of Boardwalk Blvd. and Town Center Blvd.

Tract Size: 3.00 AC No. of Units: 1

Zoning District: PC-1(K), TC-1

Existing Land Use: undeveloped

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: MU-CC

Growth Policy Plan Designation: Urban

Census Tract: 57.09

Traffic Zone: 233

Parcel ID Number(s): 98.11

Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: James H. Harrison

Company: Northshore Market Investors

Address: 5731 Lyons View Pike #225

City: Knoxville State: TN Zip: 37919

Telephone: 865.692.6733

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

Fax: 865.602.7742

E-mail: sanderson@georgeewart.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

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: Stuart Anderson

Company: George Ewart Architect

Address: 404 Bearden Park Circle

City: Knoxville State: TN Zip: 37919

Telephone: 865.602.7771

E-mail: sanderson@georgeewart.com

