

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

▶ **FILE #:** 6-J-18-UR

AGENDA ITEM #: 61

AGENDA DATE: 6/14/2018

▶ **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 of Boardwalk Blvd., west side of 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:

▶ **APPROVE the Development Plan for a medical office building of approximately 21,260 square feet and the proposed sign plan, subject to 15 conditions.**

1) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.

- 2) Implementing the roadway improvements that are directly associated with the GI for Kids medical office development as recommended by the Northshore Town Center/GI for Kids Medical Office and Resubdivision Traffic Impact Study, as prepared by CDM Smith Inc., dated March 2018, and as amended and approved by the City of Knoxville Department of Engineering.
- 3) Approval of the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C), or subsequent concept plan, that proposes the lot and road system (access easements) that the western driveway will make a connection.
- 4) Installing the sidewalks and planting strip, street trees, and street lighting, as shown in the Concept Site Plan (MPC01), Landscape Plan (L1.0), and Site Illumination Plan (SE1.1). The location of new street trees shall be revised based on comments provided by staff, and reviewed and approved by Planning Commission staff and the City of Knoxville Urban Forester and Department of Engineering.
- 5) All existing street trees planted along the northeast property line, located on the subject property and the Target driveway, must be maintained and protected from damage during construction, or replaced per the requirements of the City of Knoxville Urban Forester.
- 6) Installing all on-site and off-site (streetscape) landscaping as shown on the landscape plan (sheet L1.0) within six months of issuance of occupancy permit for the development.
- 7) Revising and installing the crosswalk at the intersection of the new driveway and Boardwalk Blvd. as required by City of Knoxville Engineering.
- 8) Obtaining final plat approval for the proposed lot and the portion of the road system (access easement) that is necessary for the medical office building.
- 9) All driveway construction is to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy.
- 10) Installing the turn lane striping and signage on the northern terminus of Town Center Blvd. that was required as part of the approval for the Target store and associated outparcels (3-C-11-UR), and as shown on the associated concept plat plan, Resubdivision of Lot 8, Northshore Town Center (1-SE-18-C).
- 11) Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
- 12) Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
- 13) Meeting all applicable requirements of the City of Knoxville Urban Forester.
- 14) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 15) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District as well the general criteria for approval of a use on review.

COMMENTS:

In April 2018, the Planning Commission approved a medical office for the same medical group on this site (2-B-18-UR). This revised plan removes the second story of the building that was for future tenants only, not part of the medical office. The current development plan does not include space for other tenants. The reduction in floor area has also resulted in the reduction of parking and the inclusion of additional landscaped yard space.

The subject property is 3 acres of a 14.8 acre parcel in the Northshore Town Center Development. The plan proposes the development of a medical office facility that will contain approximately 21,260 square feet of floor area. When this property was rezoned to PC-1 (Retail and Office Park) District in 2010, it was conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was adopted in 2011 (3-C-11-UR).

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered, and has been subsequently updated as new developments have been proposed, including this development. All street improvements within the development and to S. Northshore Dr. that have been required to date have been completed. The approval of this project will not necessitate any further road improvements.

This project is contingent upon the future approval of the concept plan that includes this site as a proposed lot and the road system (access easement) that this project will tie into (1-SE-18-C). The concept plan also addresses other improvements that are necessary around the subject site such as the turn lane striping and signage needed at the northern terminus of Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011. This sign plan allowed one monument sign per property and provided standards for detached and attached signs. This proposal has two monument signs, one along the Town Center Blvd. frontage and one along the new access driveway (western lot line). The monument sign along the western lot line will be smaller, meeting the incidental sign requirements of the City of Knoxville Zoning Ordinance which allows a monument sign to be 16 square feet and 6 feet tall.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. Any recommended road improvements by the traffic impact study that are the result of increased traffic by this proposal, may be required if deemed necessary by the City of Knoxville Department of Engineering.
3. The proposed development will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed medical office is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan and the City of Knoxville One Year Plan propose MU-CC (Community Mixed Use Commercial) uses for the site. The proposed facility is consistent with both plans.

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 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.