

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

▶ **FILE #:** 2-B-18-UR **AGENDA ITEM #:** 27
 POSTPONEMENT(S): 2/8/2018 **AGENDA DATE:** 3/8/2018
 ▶ **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 April 12, 2018 MPC meeting as requested by the applicant.**

COMMENTS:

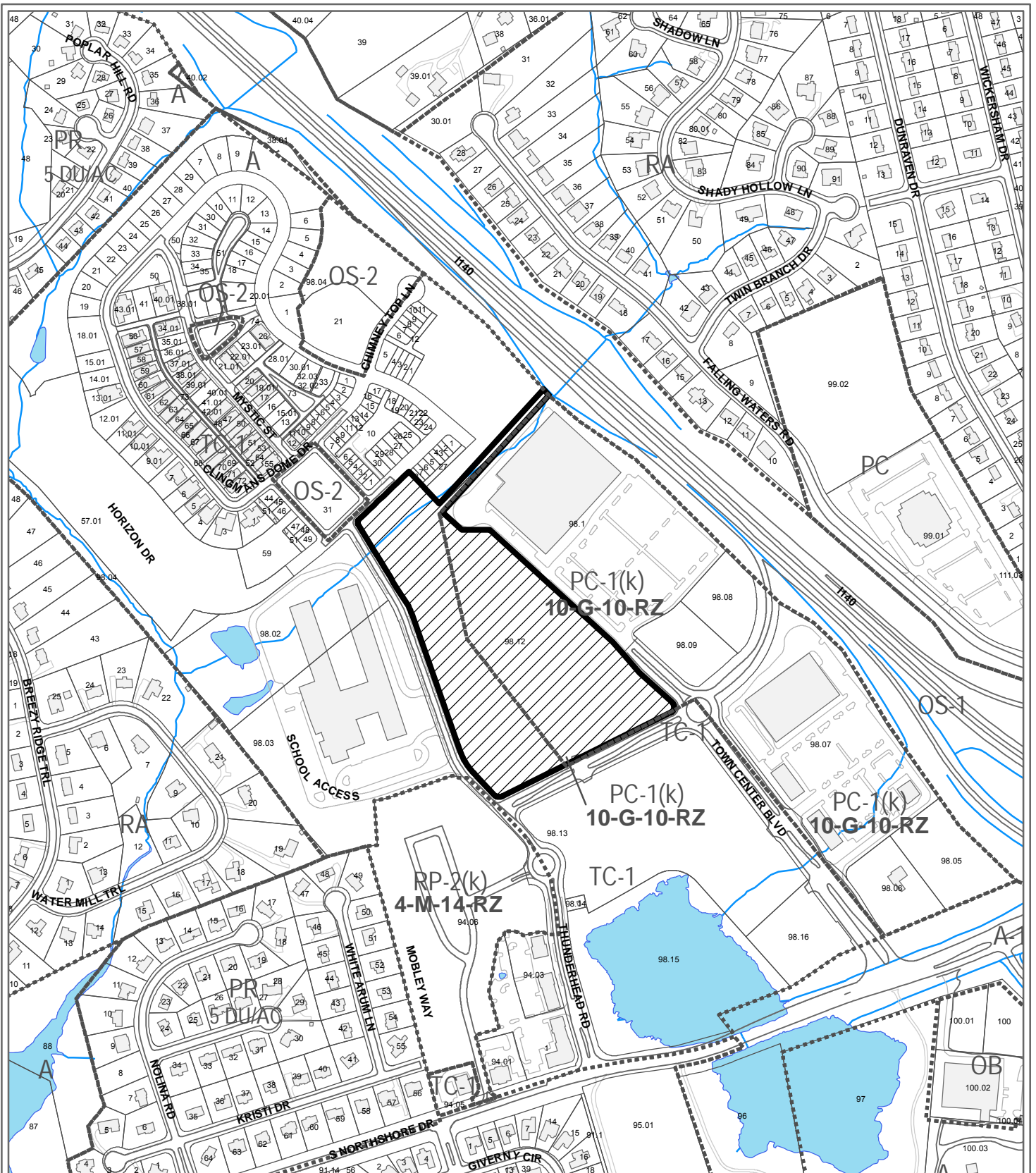
This request is for a medical office building in the northwest quadrant of the Town Center Blvd. and Boardwalk Blvd. intersection.

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**

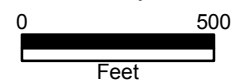


Medical office in PC-1(k) (Retail and Office Park)

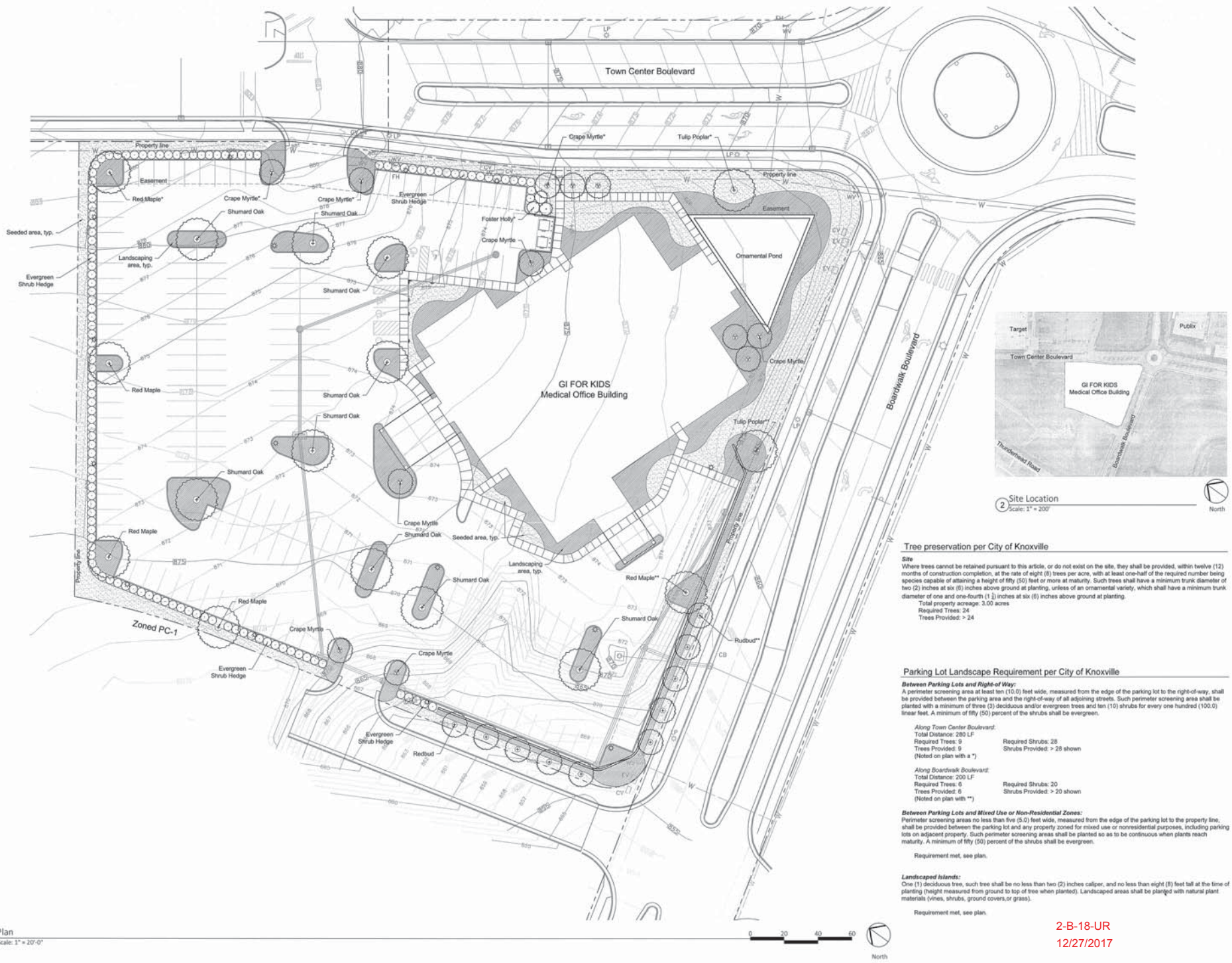
Petitioner: Anderson, Stuart

Map No: 154

Jurisdiction: City



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



1 Plan
 Scale: 1" = 20'-0"



2 Site Location
 Scale: 1" = 200'

Tree preservation per City of Knoxville
 Site
 Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acre, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity. Such trees shall have a minimum trunk diameter of two (2) inches at six (6) inches above ground at planting, unless of an ornamental variety, which shall have a minimum trunk diameter of one and one-fourth (1 1/4) inches at six (6) inches above ground at planting.
 Total property acreage: 3.00 acres
 Required Trees: 24
 Trees Provided: > 24

Parking Lot Landscape Requirement per City of Knoxville
Between Parking Lots and Right-of-Way:
 A perimeter screening area at least ten (10.0) feet wide, measured from the edge of the parking lot to the right-of-way, shall be provided between the parking area and the right-of-way of all adjoining streets. Such perimeter screening area shall be planted with a minimum of three (3) deciduous and/or evergreen trees and ten (10) shrubs for every one hundred (100.0) linear feet. A minimum of fifty (50) percent of the shrubs shall be evergreen.

Along Town Center Boulevard:
 Total Distance: 280 LF
 Required Trees: 9
 Trees Provided: 9
 (Noted on plan with a *)
 Required Shrubs: 28
 Shrubs Provided: > 28 shown

Along Boardwalk Boulevard:
 Total Distance: 200 LF
 Required Trees: 6
 Trees Provided: 6
 (Noted on plan with **)
 Required Shrubs: 20
 Shrubs Provided: > 20 shown

Between Parking Lots and Mixed Use or Non-Residential Zones:
 Perimeter screening areas no less than five (5.0) feet wide, measured from the edge of the parking lot to the property line, shall be provided between the parking lot and any property zoned for mixed use or non-residential purposes, including parking lots on adjacent property. Such perimeter screening areas shall be planted so as to be continuous when plants reach maturity. A minimum of fifty (50) percent of the shrubs shall be evergreen.
 Requirement met, see plan.

Landscaped Islands:
 One (1) deciduous tree, such tree shall be no less than two (2) inches caliper, and no less than eight (8) feet tall at the time of planting (height measured from ground to top of tree when planted). Landscaped areas shall be planted with natural plant materials (trees, shrubs, ground covers, or grass).
 Requirement met, see plan.

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

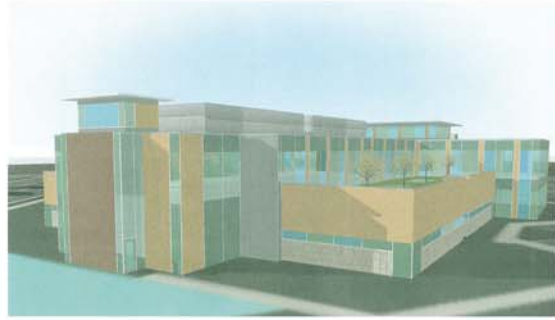


**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



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

Use on Review Development Plan

Name of Applicant: Stuart Anderson

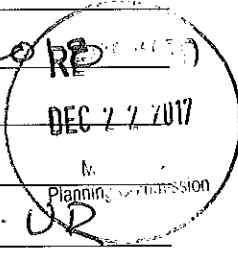
Date Filed: 12.22.17

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: sandersn@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: sandersn@georgeewart.com

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

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

Northshore Market Investors

James H. Harrison *5731 Lyons View Pike # 225*
James H. Harrison *Knoxville TN 37919* ✓
Manager.

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

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name Address • City • State • Zip Owner Option

Michael

1701 Alcott Manor Ln, Knoxville, TN 37922 ✓

Schultz

1701 Alcott Manor Ln, Knoxville TN 37922 ✓