

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

▶ **FILE #:** 1-SE-18-C **AGENDA ITEM #:** 7

POSTPONEMENT(S): 1/11/2018 - 4/12/2018 **AGENDA DATE:** 5/10/2018

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

▶ **APPLICANT/DEVELOPER:** NORTHSORE 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:** 2

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 June 14, 2018 MPC meeting as recommended by the staff.**

As of the publishing of this staff report, staff is recommending postponement because additional information needs to be submitted.

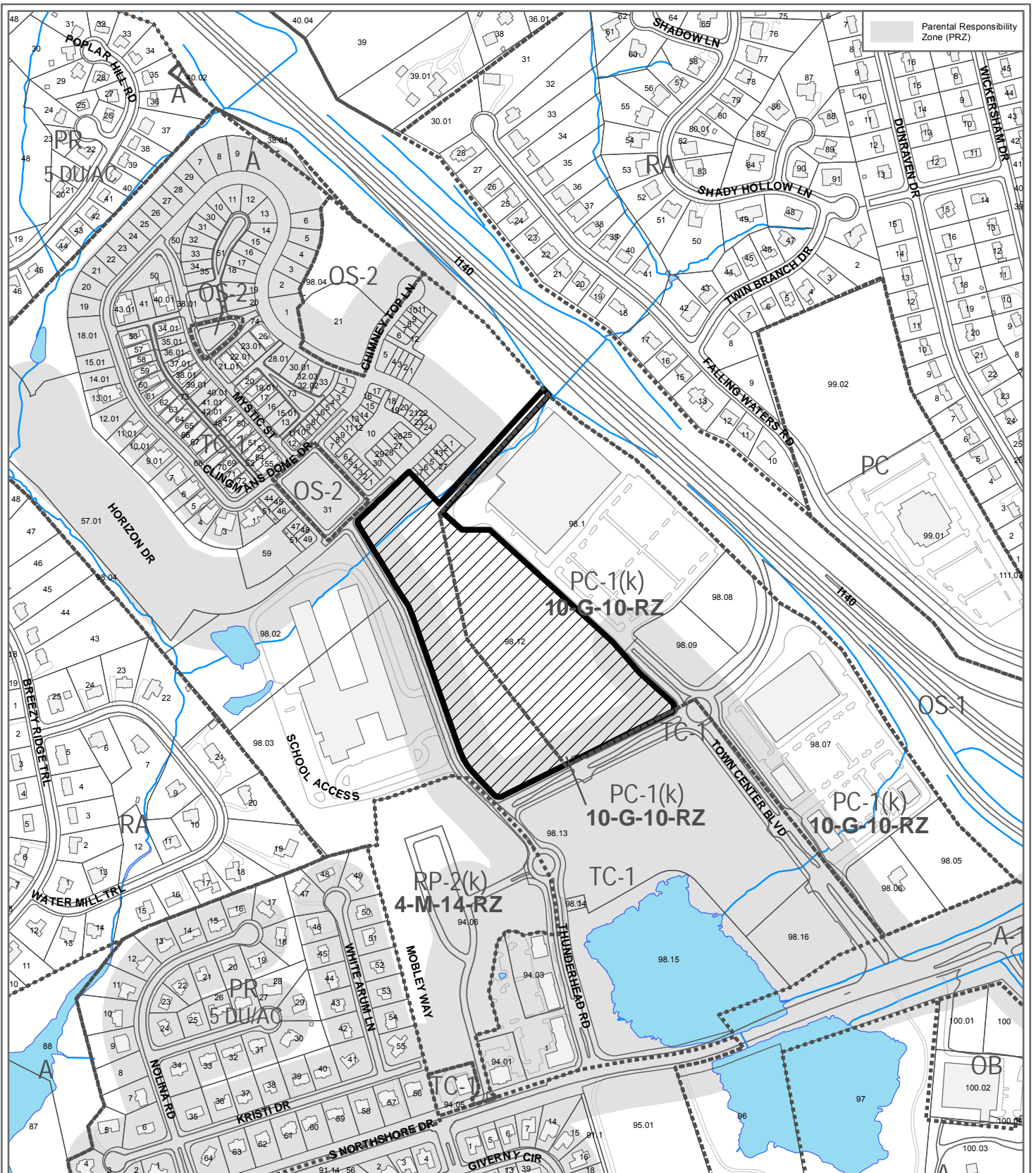
**COMMENTS:**

This proposal is to create 2 lots and a driveway system that make new east/west and north/south connections. The driveway system is proposed to have a 26' pavement width with a 5' planting strip and 5' sidewalk on both sides of the roadway.

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

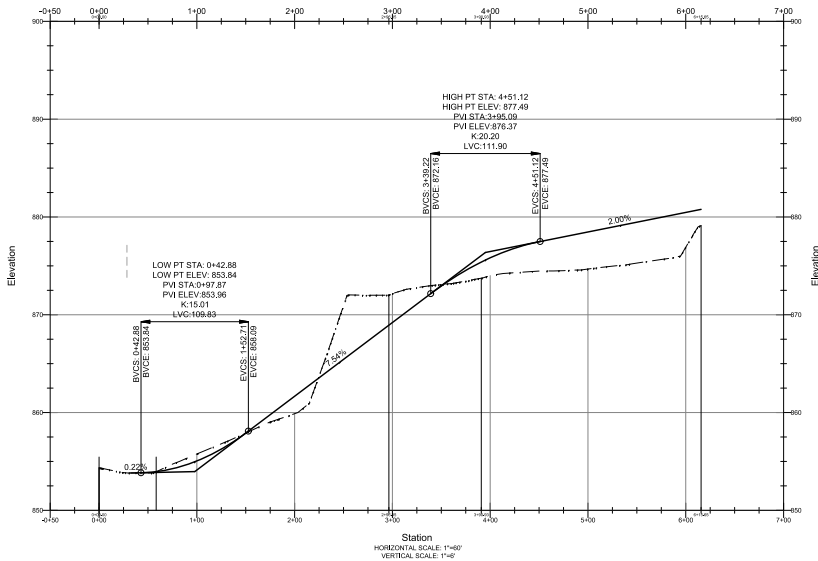
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Jurisdiction: City

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Feet

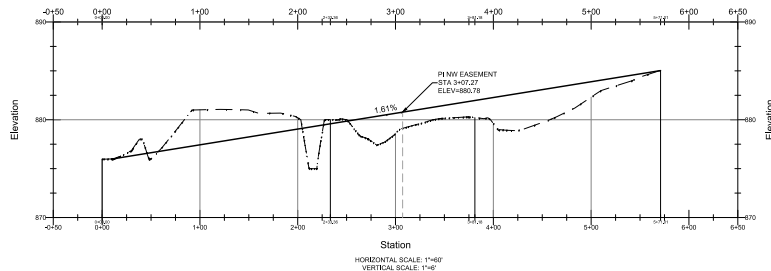




Profile View of NS-EASEMENT

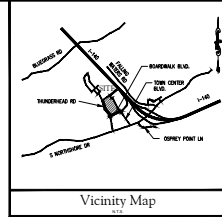
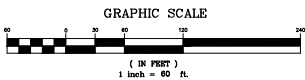


Profile View of EW-Easement



**SYMBOL LEGEND**

- ⊙ IRON ROD FOUND
- ⊙ IRON ROD SET
- ⊙ POWER POLE
- ⊙ SANITARY MANHOLE
- ⊙ DRAIN INLET
- ⊙ CURB INLET
- ⊙ DRAIN MANHOLE
- ⊙ GAS VALVE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ CONCRETE R.O. MONUMENT
- ⊙ ELECT BOX
- ⊙ CLEANOUT

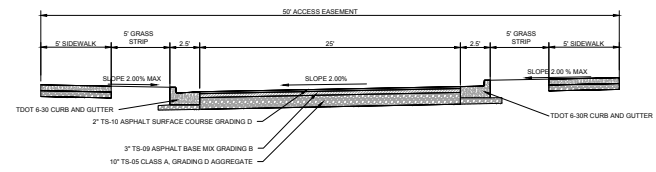
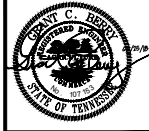


**SITE**  
 ENGINEERING & ARCHITECTURE  
 2033 Charles Lane, Suite 101  
 Knoxville, TN 37922  
 Phone: (865) 693-3010  
 Fax: (865) 693-5688

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 APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*[Signature]*  
 REGISTERED ENGINEER  
 TENNESSEE CERTIFICATION NO. 107153

OWNER  
 NORTSHORE MARKET INVESTORS, LLC  
 6312 KINGSTON PIKE, SUITE C  
 KNOXVILLE, TENNESSEE 37919  
 (865) 506-5171



ACCESS EASEMENT TYPICAL CROSS SECTION (N.T.S.)

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

1-SE-18-C  
 Revised: 4/26/2018

PKA WPN BY: geb DATE: 11/27/17  
 CHECKED BY: DHL FILE: 1286988-Concept

NO.	DATE	COMMENTS

**CP2**

# 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