

**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:

▶ **APPROVE the Concept Plan subject to 10 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within The City of Knoxville (City Ord. 0-280-90).
3. Approval is only for the portion of the North South access easement (driveway) that is necessary to provide access to Lot-8A from Boardwalk Blvd., approximately 300' in length from the centerline of Boardwalk Blvd., including all other required streetscape improvements such as sidewalks, street trees, and lighting. The driveway width shall be tapered to a maximum 24' from face of curb to face of curb, excluding other improvements such as parallel parking, as it extends into the site with review and approval by MPC and City of Knoxville Engineering staff. All future North South and East West access easement (driveway) extensions and installations, represented as dashed lines for curbing and sidewalks on the Concept Plan, shall require review

and approval by the Planning Commission.

4. Installation of sidewalks as identified on the concept plan and meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalk on the east side of the North South access easement shall be installed for the full length of constructed driveway.

5. Installation of future sidewalks along the east side of Thunderhead Road shall be parallel and in close proximity to the road, and make a continuous connection between Boardwalk Blvd. and Horizon Dr. The final location of these sidewalk segments will be determined during future development plan approvals of adjacent property.

6. Street trees within the 5' planting strip are to be in conformance with the recommendations for Secondary Streetscape Plantings in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR). These street trees are to be approved as part of either future concept plans for this site or use on review approvals for adjacent sites. The installation of street trees on the east side of the North South access easement shall be approved and installed as part of the development of Lot-8A.

7. Lighting along the access easement is to be in conformance with the Site Lighting recommendations in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR). The lighting is to be approved as part of either future concept plans for this site or use on review approvals this adjacent sites, and shall be consistent along the North South and East West access easements. The installation of lighting on the east side of the North South access easement shall be approved and installed as part of the development of Lot-8A.

8. Paving material at pedestrian crosswalks and intersections in the access easements are to be in conformance with the Hardscape and Paving recommendations in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR). The material is to be approved as part of either future concept plans for this site or use on review approvals this adjacent sites, and shall be consistent for all such installations in the North South and East West access easements. The crosswalk materials on the east side of the North South access easement shall be approved and installed as part of the development of Lot-8A.

9. Meeting all applicable requirements of the Knoxville Department of Engineering.

10. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by CDM Smith, dated April 2018 and as revised and approved by the Knoxville Department of Engineering and Planning Commission staff, specifically related to the development proposed on Lot-8A (GI For Kids). Any change of use of Lot-8A to that identified in the TIS and any other development the remaining portion of Lot-8B may require the TIS be revised and additional road improvements may be necessary.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PC-1 (Planned Commercial) & TC-1 (Town Center) Districts.

COMMENTS:

This proposal is to create one new 3 acre lot (Lot-8A) and a driveway system (access easement) on the remaining 11.85 acres. The new driveways will make east/west and north/south connections. The driveway system is proposed to have a 25' pavement width and a 2.5' curb and gutter, 5' planting strip and 5' sidewalk on both sides of the roadway. The full width between face of curbs 29' which matches the width of the existing curb cut at Boardwalk Blvd. This width is larger than typically recommended for a pedestrian oriented development. Staff recommends that this driveway width be tapered down to 20-24' as it extends back into the site. All future driveways proposed in this Concept Plan should have similar driveway widths. Parallel parking shall be provide where feasible along these driveways. Staff is in agreement with the applicant that parallel parking between Boardwalk Blvd. and the proposed GI For Kids driveway is not practical because of the grade and the recommended tapering of the driveway.

The Northshore Town Center guidelines were developed by the property owner when the Target and Publix stores were approved in 2011. This includes guidelines for public gathering spaces, hardscapes and paving, primary and secondary streetscapes, site lighting, site amenities, buffers and screening, building design, and signage. The Concept Plan being considered is for the driveway network through the 14 acre lot and the creation of one lot for the recently approved GI For Kids medical office. The property owner would like approval only for approximately the first 300' of this driveway, starting from Boardwalk Blvd. and extending north to just past the GI For Kids driveway. All other portions of the proposed access easements will require review and approval by the Planning Commission. Because this concept plan does not specify the required streetscape improvements, the GI For Kids development plan on Lot-8A (6-J-18-UR) must propose these improvements along their frontage.

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.