



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 4-SH-21-C **AGENDA ITEM #:** 32
4-E-21-SU **AGENDA DATE:** 4/8/2021

▶ **SUBDIVISION:** RESUBDIVISION OF LOT 8B - NORTSHORE TOWN CENTER

▶ **APPLICANT/DEVELOPER:** SITE, INC. (ENGINEER)

OWNER(S): NMI Residential Investments LLC

TAX IDENTIFICATION: 154 09817 (PART OF) [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd.

▶ **LOCATION:** East side of Thunderhead Rd., north side of Boardwalk Blvd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: N/A

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 10.3 acres

▶ **ZONING:** C-R-2 (Regional Commercial) (C)

▶ **EXISTING LAND USE:** Vacant land & Medical clinic

▶ **PROPOSED USE:** Commercial subdivision

SURROUNDING LAND USE AND ZONING: North: Residential neighborhood - RN-3 (General residential) (C) and HP (Hillside Protection Overlay)
South: Vacant land - C-R-2 (Regional commercial) (C)
East: Target - C-R-2 (Regional commercial)
West: School - INST (Institutional) ©

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via Thunderhead Rd, a local street with 20 ft of pavement within 55 ft of right-of-way, and Boardwalk Blvd, a minor collector with two lanes and a landscaped median within 80 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of parallel parking to the maximum extent possible with review and approval by the Knoxville

Department of Engineering and Planning staff. The parallel parking should be designed similarly to the on-street parking on Thunderhead Road.

5. Installation of a crosswalk on Thunderhead Road to provide pedestrian access to the west side of the street. The location of the crosswalk is to be determined during the design plan review with review and approval by the Knoxville Department of Engineering. The location of the crosswalk should generally be located south of the proposed driveway and north of the northern school driveway.

6. Street trees within the 5' planting strip and street lighting are to be in conformance with the recommendations for Secondary Streetscape Plantings and Site Lighting in the Northshore Town Center guidelines approved by the Planning Commission in 2011 (3-C-11-UR) and consistent with those installed that were associated with the GI for Kids Medical Office located on Lot 8A of the concept plan.

7. 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). All pedestrian crosswalks must meet ADA standards.

8. Providing a note on the plat that no additional curb cuts shall be provided to Thunderhead Rd, Boardwalk Blvd, and Town Center Blvd.

9. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

► **APPROVE the request to amend the previously approved planned district for the creation of 5 lots and the proposed access easements, subject to 1 condition.**

1. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With conditions noted above, this request meets the requirements of the former TC-1 (Town Center) and PC-1 (Planned Commercial) zones (current zoning C-R-2), the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

COMMENTS:

This proposal is to create 5 new lots and includes 1 existing lot where the GI For Kids medical office is located (Lot-8A) and a driveway system (access easement) that will look similar to a road. The proposed driveways (access easements) will make an east/west connection between the school and Target and a north/south connection through the middle of the site that extends the existing segment installed when the GI For Kids medical office was constructed. The driveway system is proposed to have a 24' pavement width (curb to curb), 7' planting strip, and 5' sidewalk on both sides of the roadway. Parallel parking shall be provided where feasible along these driveways.

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. This concept plan does not specify the required streetscape improvements; however, they should be consistent with those installed for the GI For Kids development plan on Lot-8A.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Southwest City Sector Plan designation for this site are MU-CC (Mixed Use Community Center) which recommends a mix of residential, office, and commercial uses at a moderate intensity.

B. Developments proposed on these lots will require Special Use approval by the Planning Commission.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The proposed lots and access easements are consistent with the zoning standards and the Northshore Town Center Development Plan and Standards adopted as part of the TC-1 and PC-1 zoning.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. There are no uses proposed with this concept plan, however, any proposed developments will require Special Use approval by the Planning Commission.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM

THE IMMEDIATE ENVIRONMENT.

A. This proposal is for the creation of lots and access easements (driveways). The lighting of the driveways should be similar to the existing street lighting in the development.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Additional traffic will not be drawn through residential streets because the residential area is north of this site and does not have external road connections that could draw traffic through the neighborhood to this site.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

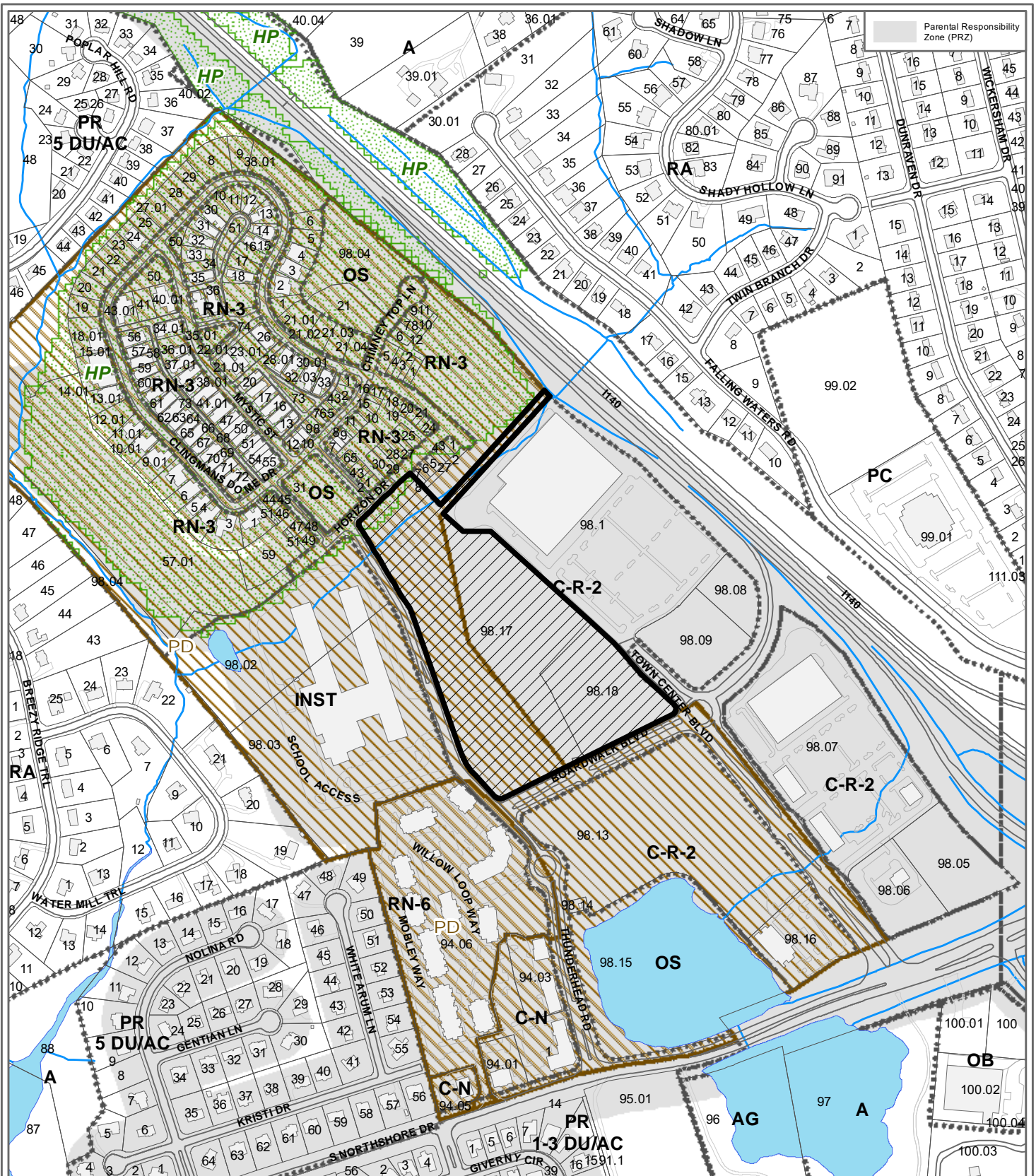
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this special use 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.



**4-SH-21-C / 4-E-21-SU
CONCEPT PLAN/SPECIAL USE**

Petitioner: SITE, Inc.
resubdivision of lot 88 -
Northshore Town Center



Commercial subdivision in C-R-2 (Regional Commercial) (C)

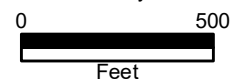
Map No: 154

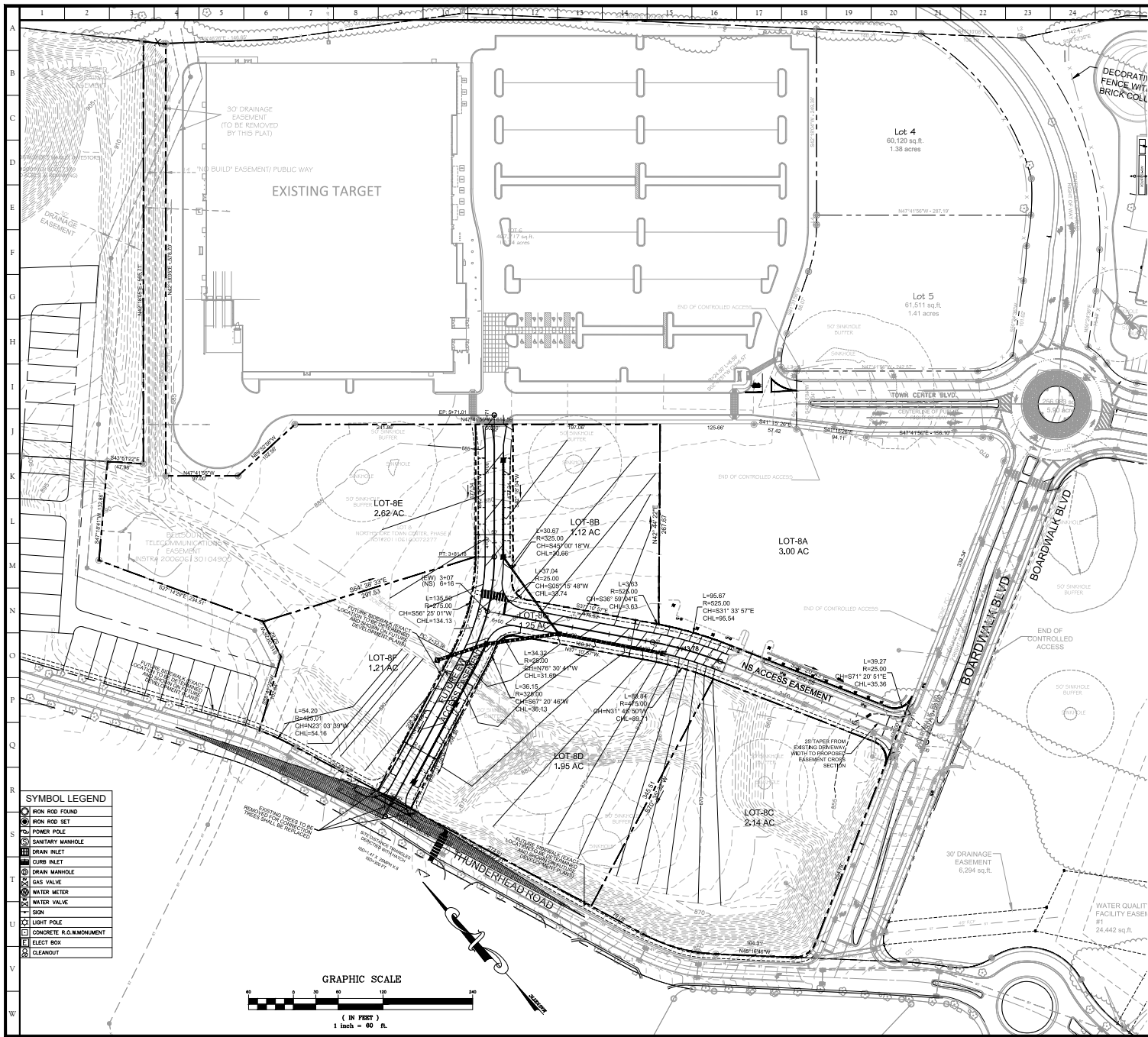
Jurisdiction: City

Original Print Date: 3/10/2021

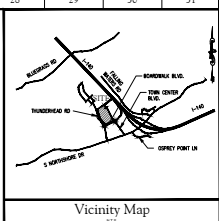
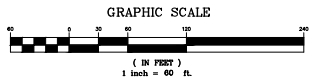
Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





SYMBOL LEGEND	
(Symbol)	IRON ROD FOUND
(Symbol)	IRON ROD SET
(Symbol)	POWER POLE
(Symbol)	SANITARY MANHOLE
(Symbol)	DRAIN INLET
(Symbol)	CURB INLET
(Symbol)	DRAIN MANHOLE
(Symbol)	GAS VALVE
(Symbol)	WATER METER
(Symbol)	WATER VALVE
(Symbol)	SOAK
(Symbol)	LIGHT POLE
(Symbol)	CONCRETE R.O.W. MONUMENT
(Symbol)	ELECT BOX
(Symbol)	CLEANOUT



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEER BOARD REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
Gregory C. DeBoy
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATION NO. 107153

- NOTES:
1. NOTIFY TENNESSEE ONE-CALL SYSTEM AT 1-800-351-1111 AND/OR ANY INDIVIDUAL UTILITY AUTHORITIES BEFORE ANY EXCAVATION FOR EXACT LOCATION OF ALL UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY THE TENNESSEE ONE CALL SYSTEM. WE DO NOT GUARANTEE THE ACCURACY OF THE LOCATIONS. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. CLT MAP 154, PARCEL 98.17
 3. ZONING: C-R2 (C) (FORMALLY TC-1 AND PC-1(K))
 4. 51ST WARD, CITY BLOCK 51009
 5. OUTER BOUNDARY AND PLANIMETRIC INFORMATION TAKEN FROM SURVEY BY SITE, INCORPORATED, DATED APRIL 27, 2011 FILE NUMBER 1758
 6. SUBDIVISION TO ALLOW 6 TOTAL LOTS WITHIN THE 10.30 ACRES COMPRISING THE EXISTING PARCEL.
 7. NO ADDITIONAL CURB CUTS SHALL BE PERMITTED TO: BOARDWALK BLVD, TOWN CENTER BLVD, AND THUNDERHEAD DRIVE.
 8. ALL REQUIRED STREET TREE PLANTING SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOTS IN THEIR RESPECTIVE FRONTAGE, AS THEY ARE DEVELOPED. TREE PLANTINGS ALONG THE ACCESS EASEMENTS SHALL BE PER THE TREE PLANTING STANDARD FOR SECONDARY STREETS IN THE NORTHSHORE TOWN CENTER CENTER GUIDELINES (3-C-11-UR) OR THE STREET TREE PLANTINGS APPROVED FOR THE CI FOR KIDS MEDICAL OFFICE (6-4-18-UR) TREE PLANTINGS ALONG ALL OTHER FRONTAGES SHALL COMPLY WITH THE APPROVED SITE PERMITTING PLAN (SHEET L1.0, FILE # 3-5-11-UR), UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION.

OWNER
 NORTHSHORE MARKET INVESTORS, LLC
 6312 KINGSTON PIKE, SUITE C
 KNOXVILLE, TENNESSEE 37919
 (615) 588-5171

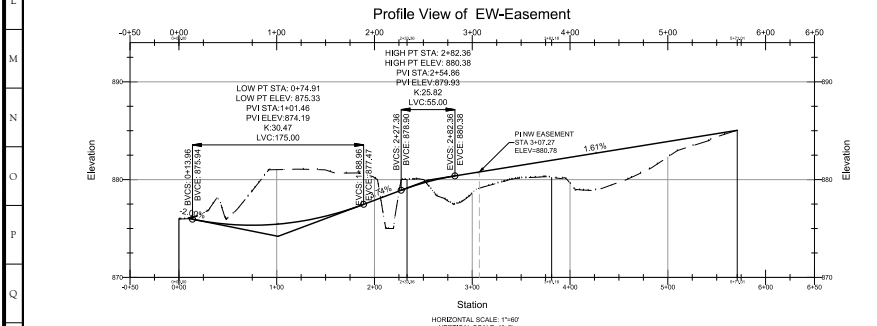
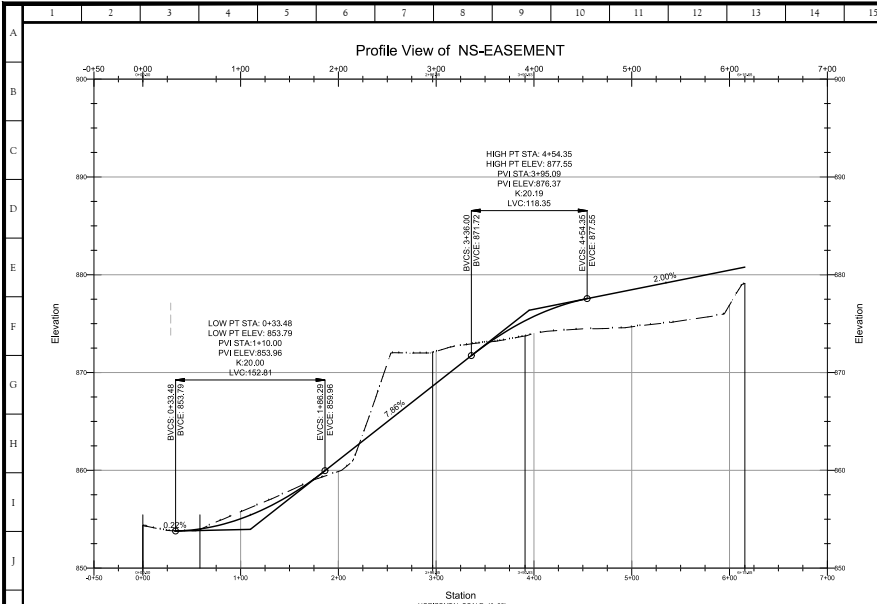
4-SH-21-C / 4-E-21-UR
 3/22/2021

Concept Plan for Resubdivision of Lot 8B
Northshore Town Center
 Northshore Town Center and Interstate 140
 6th Civil District - Knox County - Tennessee
 51st Ward, City Block 51009, City of Knoxville

NO.	DATE	COMMENTS	BY	CHECKED BY	APPROVED BY

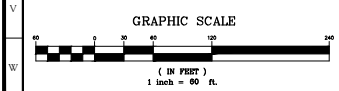
ORIGINAL ISSUE: 02/23/21
 SITE PROJECT #: 1758
 FILE: GeorgePlan (3-17-21)

4-SH-21-C / 4-E-21-SU
CP1

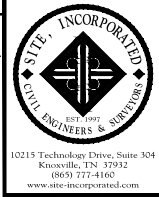


SYMBOL LEGEND

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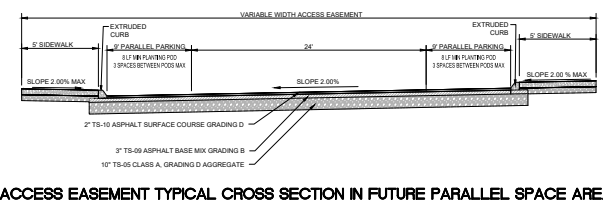
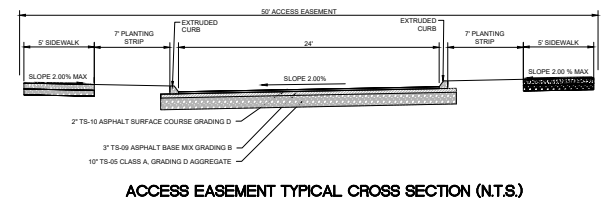
Vicinity Map



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Grant C. DeBoer
 REGISTERED ENGINEER
 TENNESSEE CERT. REG. NO. 107153

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



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

REVISIONS

NO.	DATE	COMMENTS
1	02/22/21	REVISION FOR PUBLIC COMMENTS

4-SH-21-C / 4-E-21-UR
 3/22/2021

ORIGINAL ISSUE: 02/22/21
 SITE PROJECT #: 1758
 FILE: ConceptPlan (3-17-21)

4-SH-21-C / 4-E-21-SU
CP1



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

SITE, Incorporated

Applicant Name

Engineer

Affiliation

2/22/2021

Date Filed

4/8/2021

Meeting Date (if applicable)

File Number(s)

**4-SH-21-C
4-E-21-SU**

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Grant C. Berry

Name

SITE, Incorporated

Company

10215 Technology Drive, Suite 304

Address

Knoxville

City

TN

State

37932

ZIP

865-777-4166

Phone

gberry@site-incorporated.com

Email

CURRENT PROPERTY INFO

NMI Investors, LLC

Owner Name (if different)

6312 Kingston Pike, Suite C, Knoxville TN 37 865-588-5171

Owner Address

Owner Phone

1830 Thunderhead Rd

Property Address

154 098

Parcel ID

FUD

Sewer Provider

FUD

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

East side of Thunderhead Road, north side of Boardwalk Blvd, northwest of Town Center Blvd.

~~Thunderhead Road and Boardwalk Boulevard, Northshore Town Center~~

10.30

General Location

Tract Size

City County

2nd
District

C-R-2 (C)

Zoning District

Vacant

Existing Land Use

Southwest County

Planning Sector

MU-CC

Sector Plan Land Use Classification

N/A

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify) Modification of a previously approved planned district.

SUBDIVISION REQUEST

Resubdivision of Lot 8B - Northshore Town Center

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel **6** Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	Special Use	
Fee 2		\$1,500
Fee 3		

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

Grant C Berry

Please Print

2/22/21


Date

865-777-4166

Phone Number

gberry@site-incorporated.com

Email


Staff Signature

Mike Reynolds

Please Print

2/23/2021

Date