



SPECIAL USE REPORT

▶ **FILE #:** 4-D-22-SU

AGENDA ITEM #: 53

AGENDA DATE: 4/14/2022

▶ **APPLICANT:** MCS ENTERPRISES, LLC
OWNER(S): Northshore Market Investors, LLC

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

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd.

▶ **LOCATION:** East of Thunderhead Road, north of Boardwalk Boulevard

▶ **APPX. SIZE OF TRACT:** 1.12 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Boardwalk Blvd., a local boulevard street with center median within 85' of right-of-way; and Town Center Blvd., a local boulevard street with center median within 88' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-tenant retail building with a drive-through facility

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

South: Medical office -- C-R-2 (Regional Commercial) (C)

East: Parking lot -- C-R-2 (Regional Commercial) (C)

West: Vacant land -- C-R-2 (Regional Commercial) (C)

NEIGHBORHOOD CONTEXT: This property is situated with the Northshore Town Center development, which is developed with a mix of office and 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 retail building with approximately 8,200 sqft of floor area and a drive-through facility, subject to 3 conditions.**

1. Installing the on-street parking, sidewalk, landscaping, and lighting within the roadway (access easement) as shown on the development plan, with the final design finalized during permitting.

2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

With the conditions noted above, this request meets the former PC-1 (Planned Commercial) zone requirements, 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 for a multi-tenant retail building with a drive-through facility. The drive-through wraps around the rear of the building and is between the building and the internal driveway system which will look and function more like a road. The design guidelines for Northshore Town Center only allows structural brick, brick veneer, painted split-face CMU and integrally colored split-face CMU with EIFS accents, as primary exterior building materials. Brick was added to the rear façade, so the EIFS will not be the primary material.

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

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

- a. The One Year Plan and Sector Plan designations for this site are MU-CC (Community Mixed Use Center), which recommends a mix of residential, office, and commercial uses.
- b. The proposed retail building is consistent with the MU-CC land use designation because it is part of a larger mixed-use development.

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

- a. The proposed retail building is consistent with the former PC-1 zoning standards and the adopted Northshore Town Center design guidelines

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. The proposed one-story structure is consistent in design and character as the other developments in the former PC-1 zone.

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. The proposed retail building will not significantly injure the value of the adjacent property or detract from the immediate environment.

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

- a. The proposal will not draw additional traffic through residential streets.

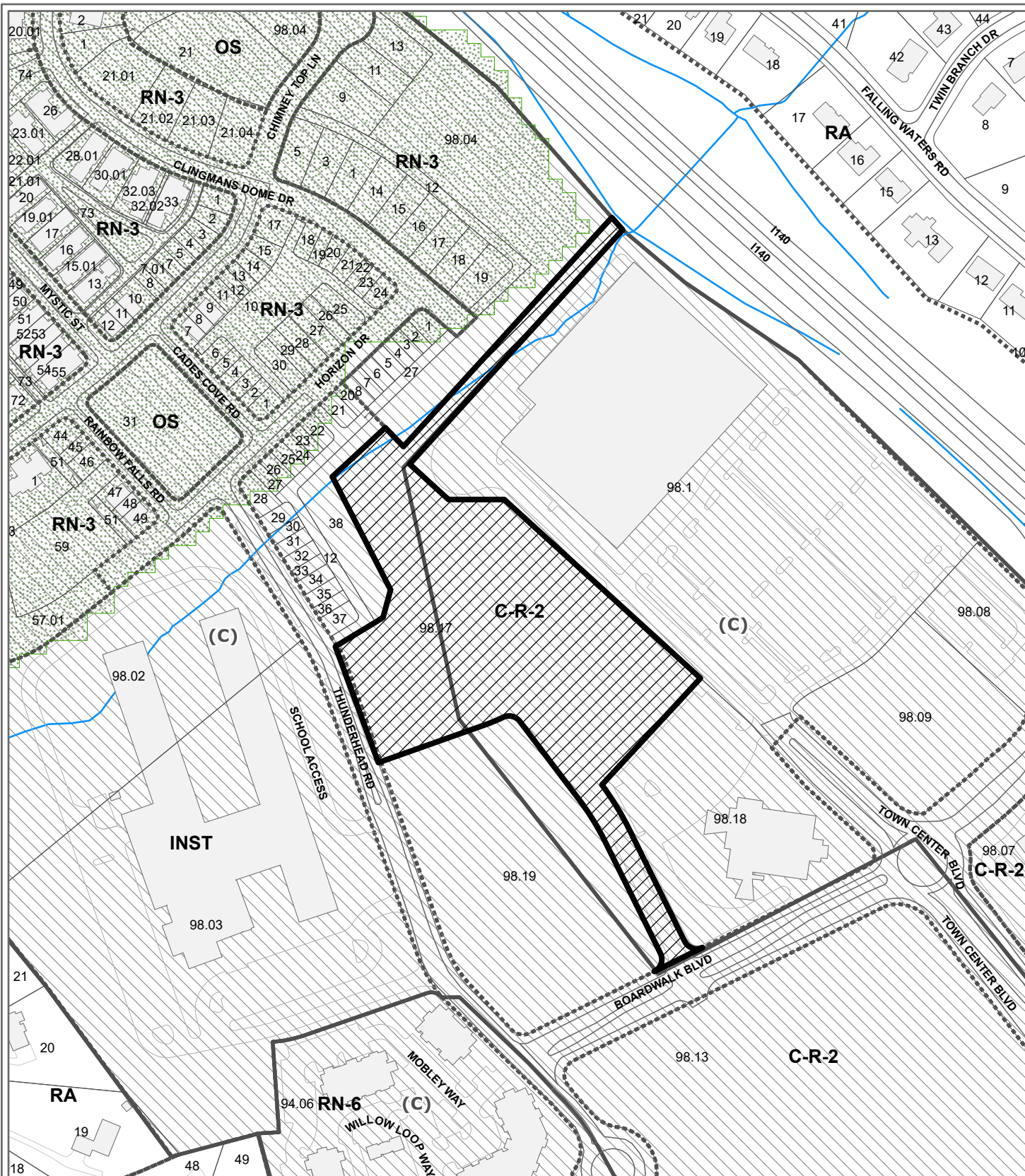
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

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.

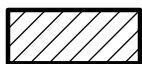
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the City.



**4-D-22-SU
SPECIAL USE**

Petitioner: MCS Enterprises, LLC

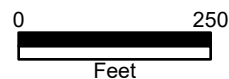


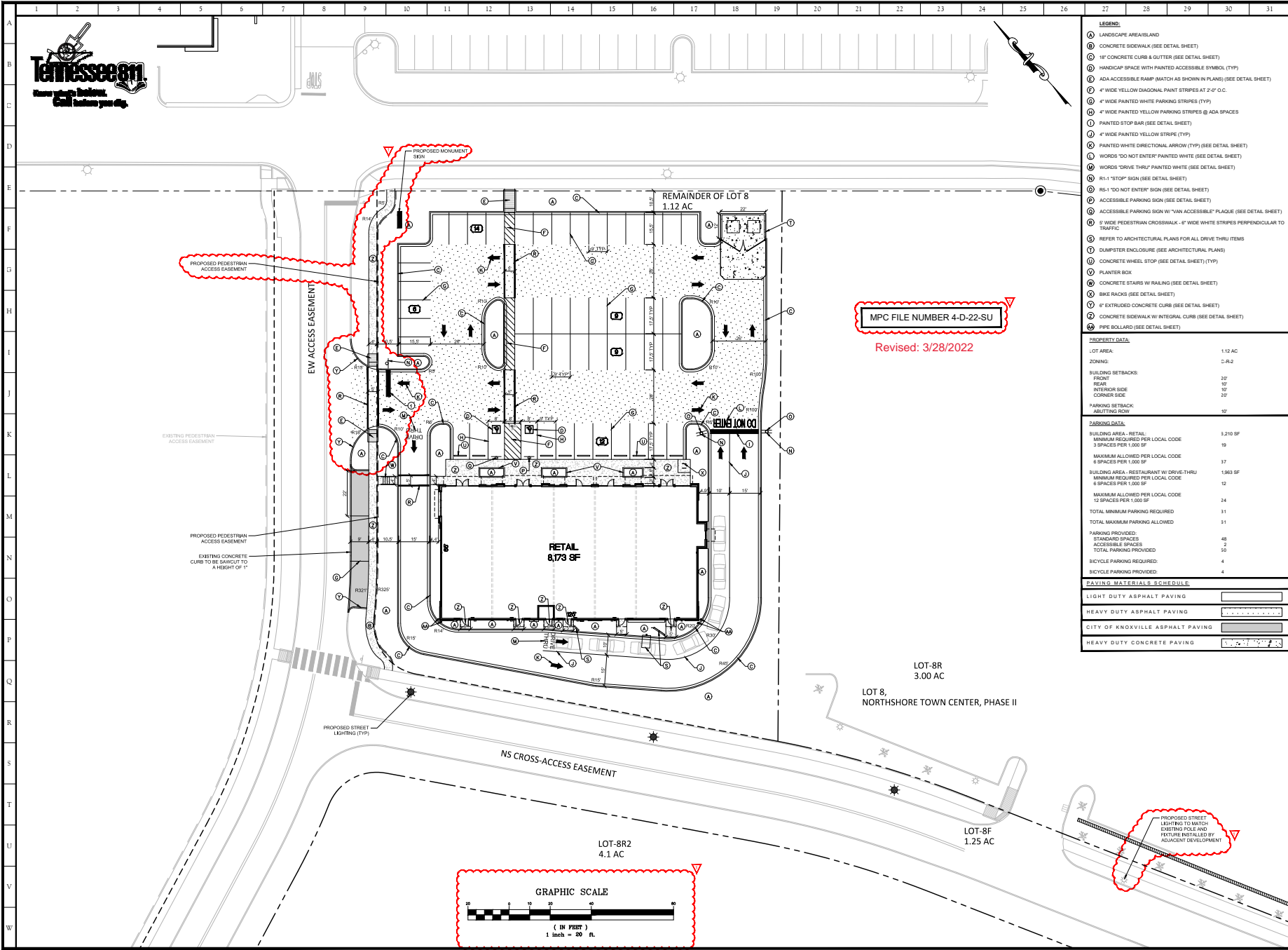
Retail shops & Restaurant with Drive-thru in C-R-2 (Regional Commercial) (C)

Original Print Date: 3/8/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 154

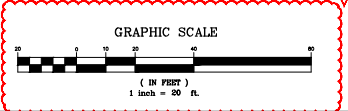
Jurisdiction: City





MPC FILE NUMBER 4-D-22-SU

Revised: 3/28/2022



- LEGEND:**
- (L) LANDSCAPE AREA/ISLAND
 - (C) CONCRETE SIDEWALK (SEE DETAIL SHEET)
 - (P) 1" CONCRETE CURB & GUTTER (SEE DETAIL SHEET)
 - (H) HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (TYP)
 - (A) ADA ACCESSIBLE RAMP (MATCH AS SHOWN IN PLANS) (SEE DETAIL SHEET)
 - (D) 4" WIDE YELLOW DIAGONAL PAINT STRIPES AT 2'-0" O.C.
 - (T) 4" WIDE PAINTED WHITE PARKING STRIPES (TYP)
 - (W) 4" WIDE PAINTED YELLOW PARKING STRIPES @ ADA SPACES
 - (S) PAINTED STOP BAR (SEE DETAIL SHEET)
 - (Y) 4" WIDE PAINTED YELLOW STRIPE (TYP)
 - (A) PAINTED WHITE DIRECTIONAL ARROW (TYP) (SEE DETAIL SHEET)
 - (L) WORDS "DO NOT ENTER" PAINTED WHITE (SEE DETAIL SHEET)
 - (W) WORDS "DRIVE THRU" PAINTED WHITE (SEE DETAIL SHEET)
 - (N) R-1 "STOP" SIGN (SEE DETAIL SHEET)
 - (N) R-5 "DO NOT ENTER" SIGN (SEE DETAIL SHEET)
 - (C) ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
 - (A) ACCESSIBLE PARKING SIGN W/ "VAN ACCESSIBLE" PLAQUE (SEE DETAIL SHEET)
 - (S) 5' WIDE PEDESTRIAN CROSSWALK - 6" WIDE WHITE STRIPES PERPENDICULAR TO TRAFFIC
 - (S) REFER TO ARCHITECTURAL PLANS FOR ALL DRIVE THRU ITEMS
 - (E) DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
 - (C) CONCRETE WHEEL STOP (SEE DETAIL SHEET) (TYP)
 - (P) PLANTER BOX
 - (C) CONCRETE STAIRS W/ RAILING (SEE DETAIL SHEET)
 - (B) BIKE RACKS (SEE DETAIL SHEET)
 - (C) 6" EXTRUDED CONCRETE CURB (SEE DETAIL SHEET)
 - (C) CONCRETE SIDEWALK W/ INTEGRAL CURB (SEE DETAIL SHEET)
 - (B) PIPE BOLLARD (SEE DETAIL SHEET)

PROPERTY DATA

LOT AREA	1.12 AC
ZONING	D-R-2
BUILDING SETBACKS:	
FRONT	20'
REAR	10'
INTERIOR SIDE	10'
CORNER SIDE	10'
PARKING SETBACK:	
ABUTTING ROW	10'

PARKING DATA

BUILDING AREA - RETAIL	5,210 SF
MINIMUM REQUIRED PER LOCAL CODE	3 SPACES PER 1,000 SF
MAXIMUM ALLOWED PER LOCAL CODE	19
MINIMUM REQUIRED PER LOCAL CODE	6 SPACES PER 1,000 SF
MAXIMUM ALLOWED PER LOCAL CODE	37
BUILDING AREA - RESTAURANT W/ DRIVE-THRU	1,963 SF
MINIMUM REQUIRED PER LOCAL CODE	6 SPACES PER 1,000 SF
MAXIMUM ALLOWED PER LOCAL CODE	12 SPACES PER 1,000 SF
TOTAL MINIMUM PARKING REQUIRED	31
TOTAL MAXIMUM PARKING ALLOWED	31
PARKING PROVIDED:	
STANDARD SPACES	48
ACCESSIBLE SPACES	2
TOTAL PARKING PROVIDED	50
BICYCLE PARKING REQUIRED:	4
BICYCLE PARKING PROVIDED:	4

PAVING MATERIALS SCHEDULE

LIGHT DUTY ASPHALT PAVING	[Symbol]
HEAVY DUTY ASPHALT PAVING	[Symbol]
CITY OF KNOXVILLE ASPHALT PAVING	[Symbol]
HEAVY DUTY CONCRETE PAVING	[Symbol]



Use on Review - Site Layout Plan

Town Center Shops

Town Center Boulevard
Knoxville, Tennessee 37922

Ward 51, CLT Map 154, City Block 51008, Parcel 98.17

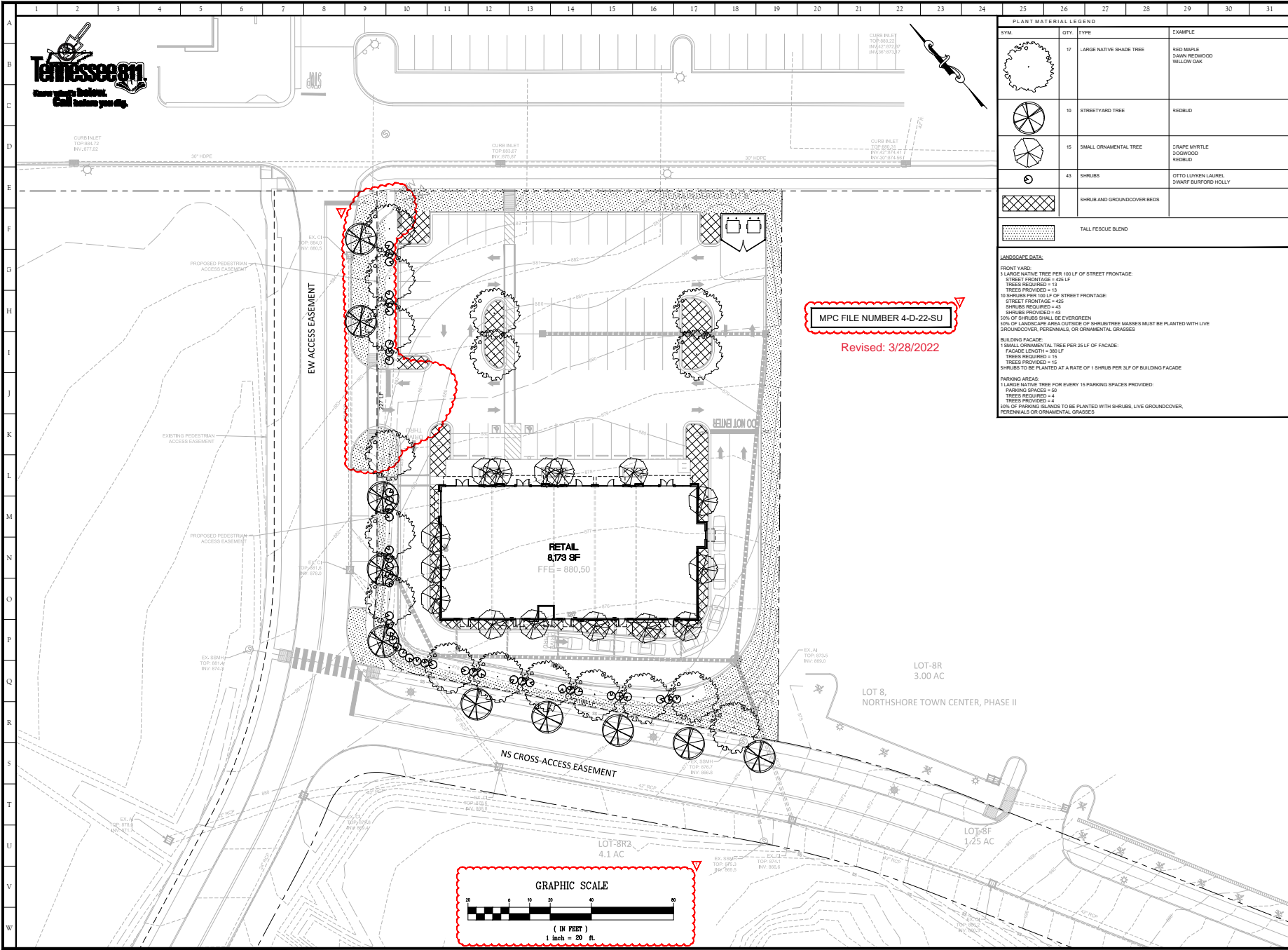
REVISIONS

NO.	DATE	COMMENTS
1	03/23/2022	Revised per MPC Comments

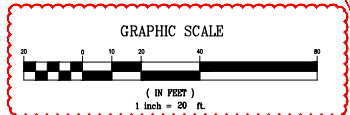
ORIGINAL ISSUE: 22/22/2022
SITE PROJECT #: 1738

FILE: MCS-Laynor

C4.0



MPC FILE NUMBER 4-D-22-SU
 Revised: 3/28/2022



PLANT MATERIAL LEGEND			
SYM.	QTY.	TYPE	EXAMPLE
	17	LARGE NATIVE SHADE TREE	RED MAPLE DAWN REDWOOD WILLOW OAK
	10	STREETYARD TREE	REDJUD
	15	SMALL ORNAMENTAL TREE	CRAPE MYRTLE DOGWOOD REDJUD
	43	SHRUBS	OTTO LUYKEN LAUREL SHAWEE BURFORD HOLLY
		SHRUB AND GROUNDCOVER BEDS	
		TALL FESCUE BLEND	

LANDSCAPE DATA

FRONT YARD:
 1 LARGE NATIVE TREE PER 100 LF OF STREET FRONTAGE
 STREET FRONTAGE = 425 LF
 TREES REQUIRED = 13
 TREES PROVIDED = 13
 10 SHRUBS PER 100 LF OF STREET FRONTAGE
 STREET FRONTAGE = 425
 SHRUBS REQUIRED = 42
 SHRUBS PROVIDED = 43
 50% OF SHRUBS SHALL BE EVERGREEN
 50% OF LANDSCAPE AREA OUTSIDE OF SHRUB/TREE MASSES MUST BE PLANTED WITH LIVE GROUNDCOVER, PERENNIALS, OR ORNAMENTAL GRASSES

BUILDING FACADE:
 1 SMALL ORNAMENTAL TREE PER 25 LF OF FACADE
 FACADE LENGTH = 381 LF
 TREES REQUIRED = 15
 TREES PROVIDED = 15
 SHRUBS TO BE PLANTED AT A RATE OF 1 SHRUB PER 3LF OF BUILDING FACADE

PARKING AREAS:
 1 LARGE NATIVE TREE FOR EVERY 15 PARKING SPACES PROVIDED
 PARKING SPACES = 50
 TREES REQUIRED = 4
 TREES PROVIDED = 4
 50% OF PARKING ISLANDS TO BE PLANTED WITH SHRUBS, LIVE GROUNDCOVER, PERENNIALS OR ORNAMENTAL GRASSES



10215 Technology Drive, Suite 304
 Knoxville, TN 37932
 (865) 777-4160
 www.site-incorporated.com

Use on Review - Landscape Plan

Town Center Shops
 Town Center Boulevard
 Knoxville, Tennessee 37922
 Ward 51, CLT Map 154, City Block 51008, Parcel 98.17

NO.	DATE	COMMENTS
1	03/23/2022	Revised per MPC Comments

ORIGINAL ISSUE: 2/22/2022
 SITE PROJECT #: 1758
 FILE: MCS-Landscape

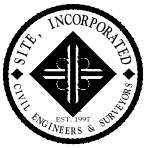
L1.0



LEGEND

- EXISTING CONTOUR LINE
- - - - - PROPOSED CONTOUR LINE
- - - - - 4" S&P
- - - - - EXISTING STORM SEWER PIPE
- - - - - PROPOSED STORM SEWER PIPE
- - - - - EXISTING CURB INLET/CATCH BASIN
- - - - - PROPOSED CURB INLET
- - - - - PROPOSED CURB INLET
- - - - - PROPOSED WATER QUALITY UNIT
- - - - - TOP OF CONCRETE
- - - - - TOP OF PAVEMENT

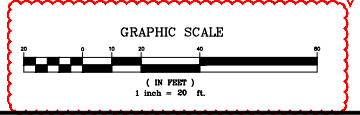
CB
 CI
 WQU
 TC
 TP



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MPC FILE NUMBER 4-D-22-SU
 Revised: 3/28/2022



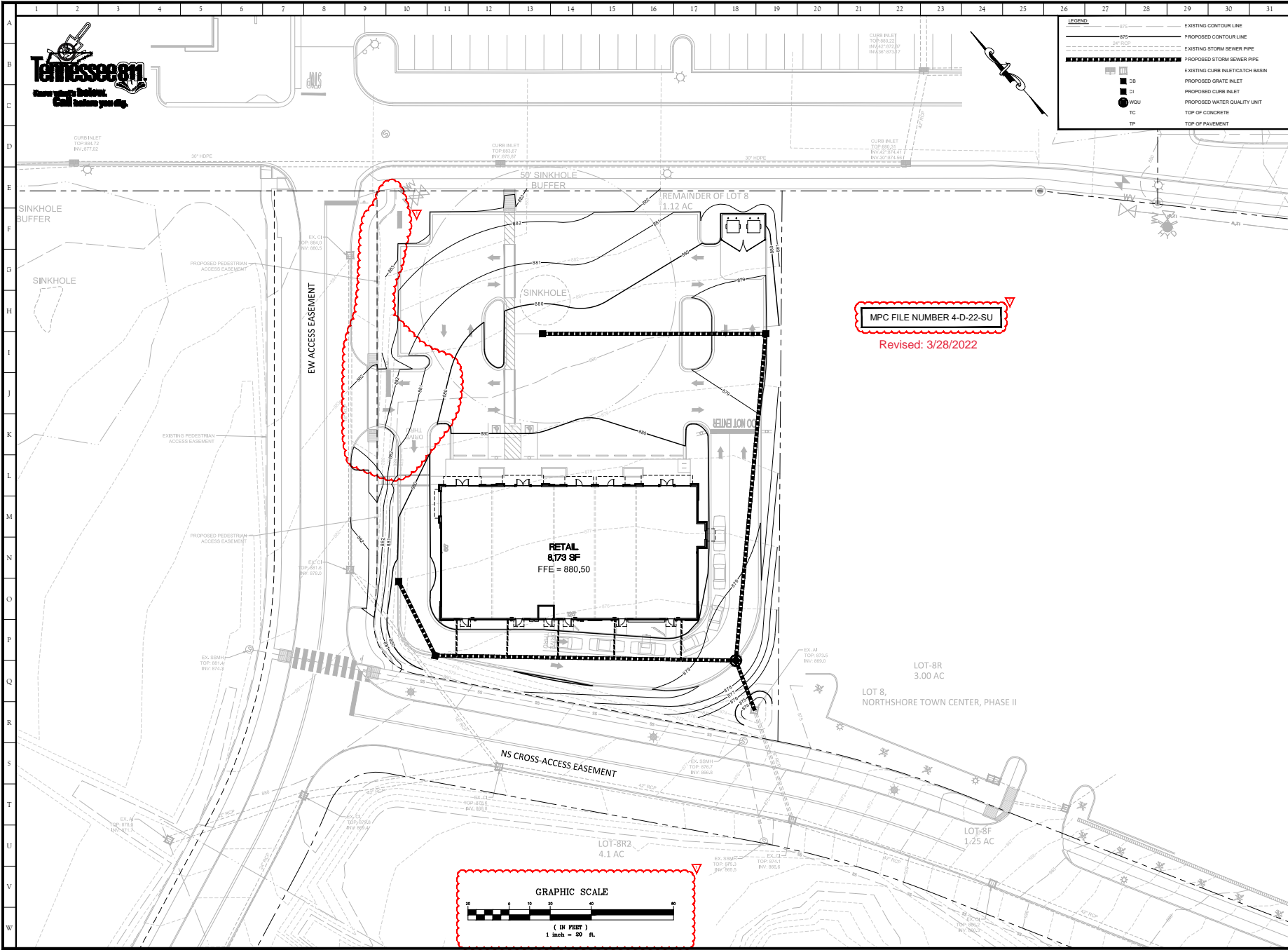
Use on Review - Site Grading and Drainage Plan

Town Center Shops
 Town Center Boulevard
 Knoxville, Tennessee 37922
 Ward 51, CLT Map 154, City Block 51008, Parcel 98.17

NO.	DATE	COMMENTS
1	03/23/2022	Revised per MPC Comments

ORIGINAL ISSUE: 22/22/2022
 SITE PROJECT #: 1738
 FILE: MCS/Grading

C3.0





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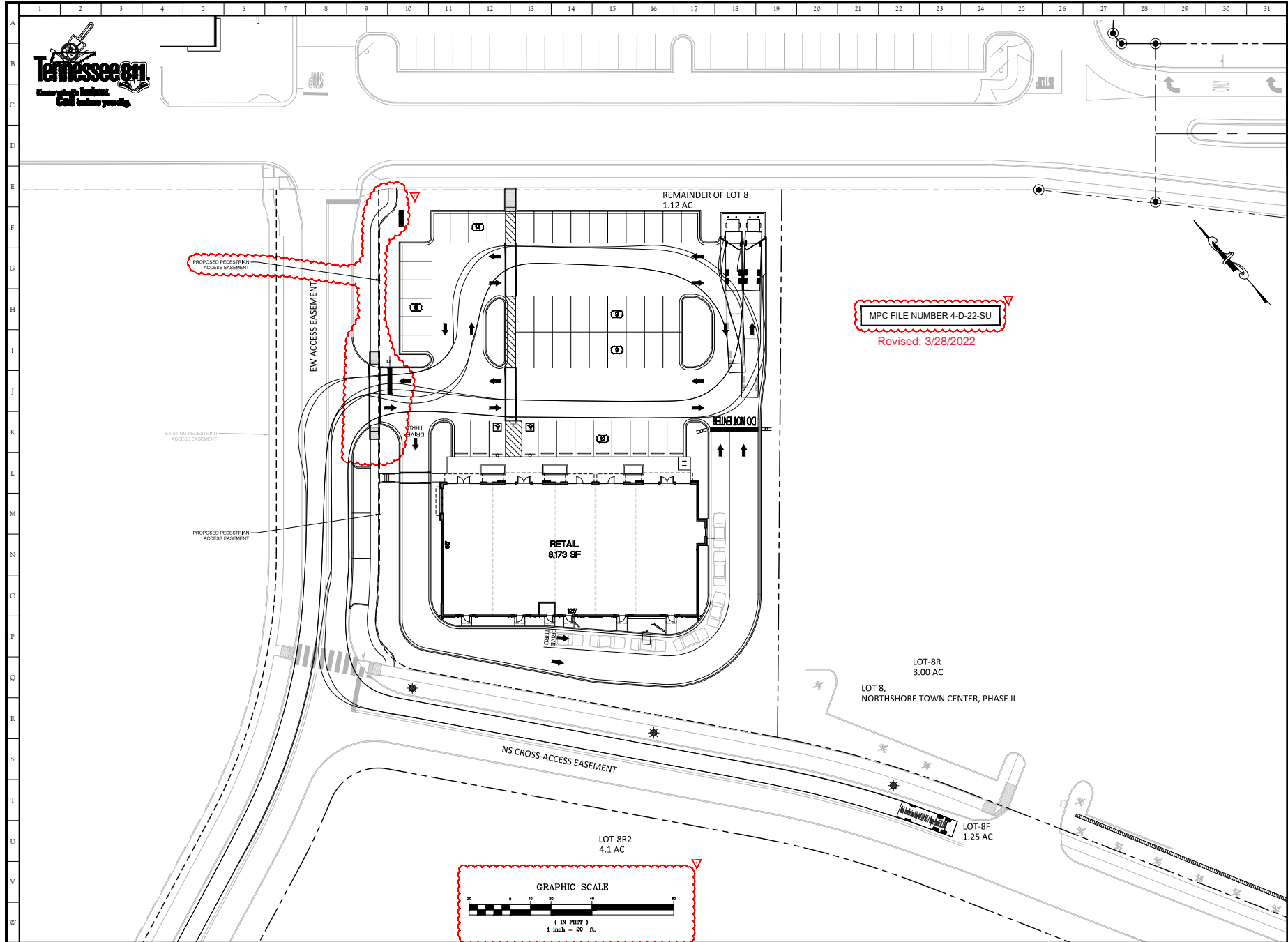
Use on Review - Truck Turn Plan

Town Center Shops
 Town Center Boulevard
 Knoxville, Tennessee 37922
 Ward 51, CLT Map 154, City Block 51008, Parcel 98.17

REVISIONS

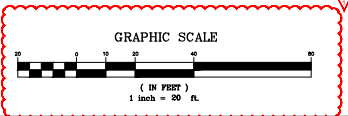
ORIGINAL ISSUE: 21/21/2022
 SITE PROJECT #: 1758
 FILE: MCS-Lanier

C4.1



MPC FILE NUMBER 4-D-22-SU

Revised: 3/28/2022



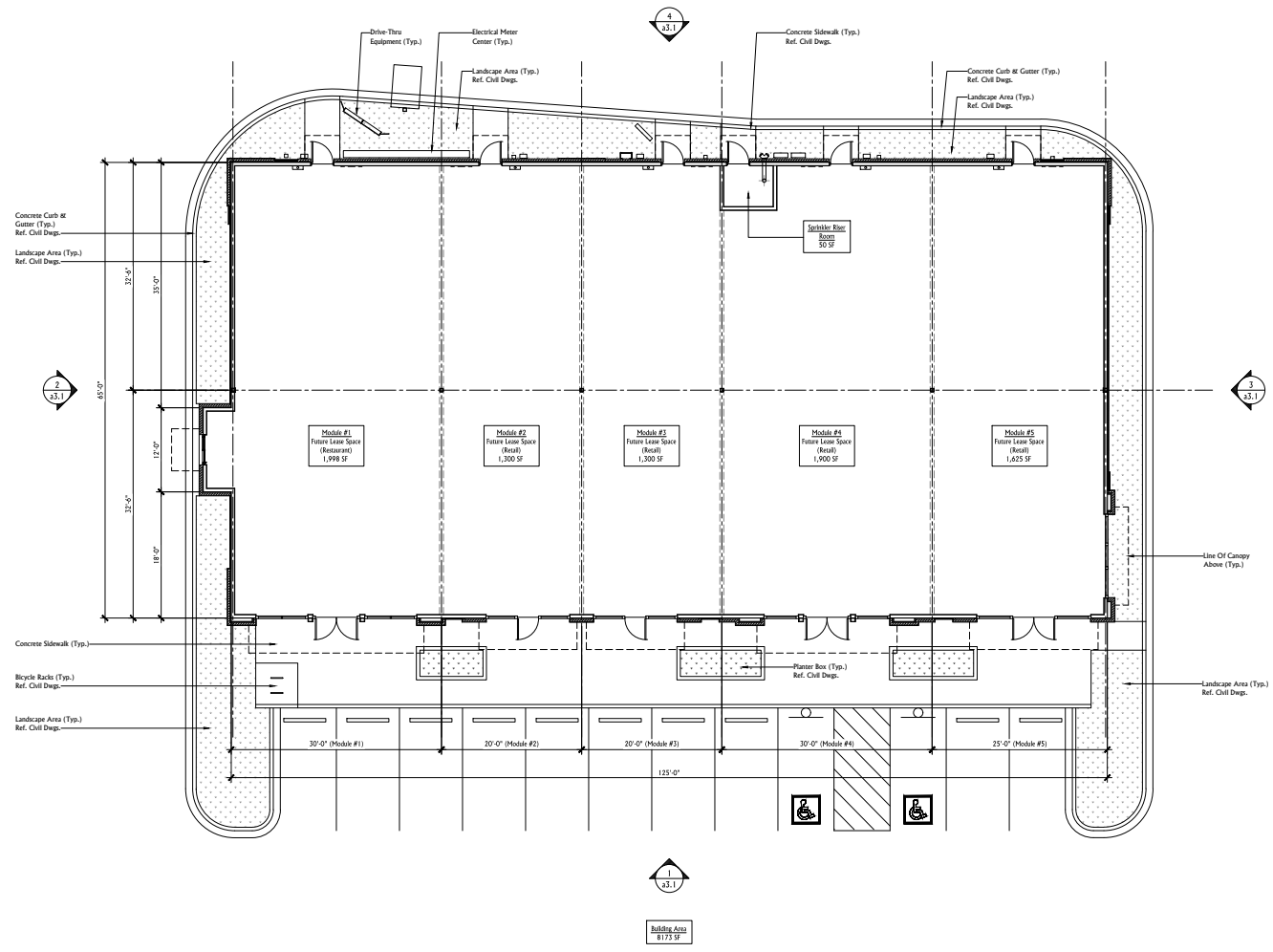


Date: February 22, 2022
File Name: NTC_UOR_a2.1
Project No: 2021-148
Drawing Title: Floor Plan

Revisions:

A New Commercial Development:
Town Center Shops
Town Center Boulevard
Knoxville, TN 37922

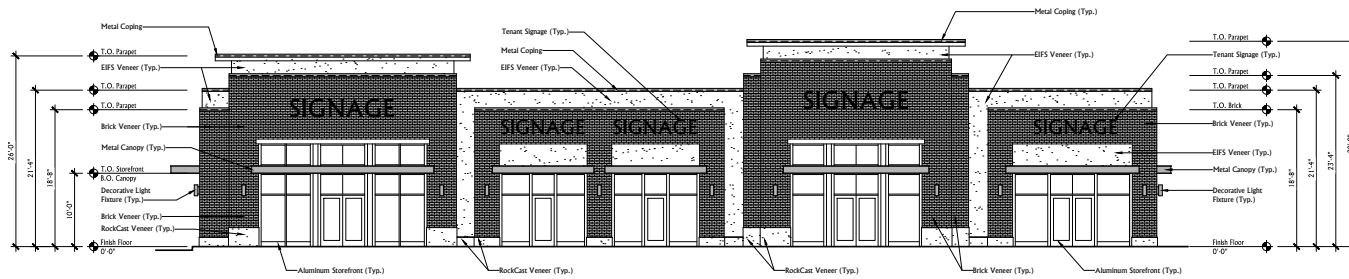
Sheet No.
a2.1



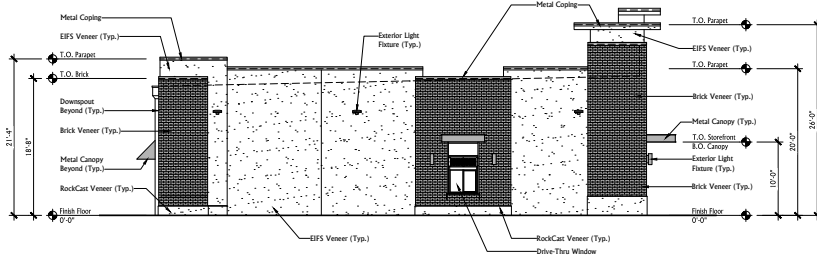
FLOOR PLAN
SCALE: 1/8" = 1'-0"

Revised: 3/28/2022

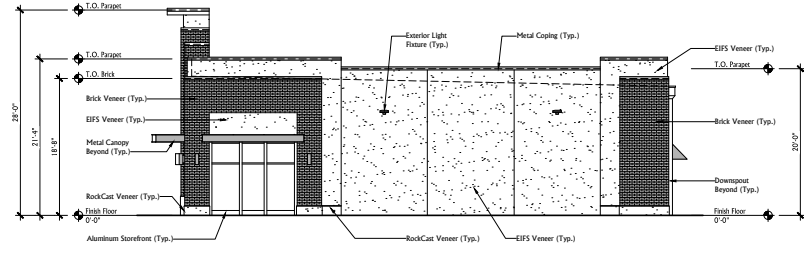
4-D-22-SU



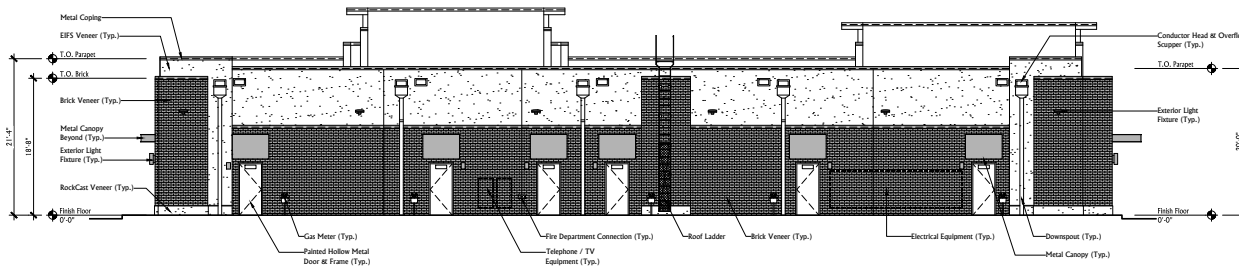
1 FRONT ELEVATION
 a3.1 SCALE: 1/8" = 1'-0"



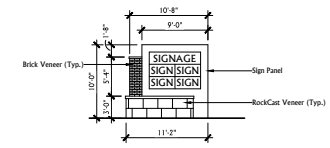
2 LEFT SIDE ELEVATION
 a3.1 SCALE: 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION
 a3.1 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
 a3.1 SCALE: 1/8" = 1'-0"



5 MONUMENT SIGN ELEVATION
 a3.1 SCALE: 1/8" = 1'-0"

Revised: 3/28/2022

4-D-22-SU

Revisions:



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

MCS Enterprises, LLC

Option Holder

Applicant Name

Affiliation

02/23/2022

04/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-D-22-SU

CORRESPONDENCE

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

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

John R. Anderson, P.E.

SITE, Inc.

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

ZIP

(865) 777-4175

janderson@site-incorporated.com

Phone

Email

CURRENT PROPERTY INFO

Northshore Market Investors, LLC

6312 Kingston Pike, Suite C

865-588-5171

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1830 Thunderhead Road

154 09817 (part of)

Property Address

Parcel ID

First Utility District of Knox County

First Utility District of Knox County

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Thunderhead Rd, north of Boardwalk Blvd

1.12 acres

General Location

Tract Size

City County 2nd District

C-R-2 (C)
Zoning District

Vacant land
Existing Land Use

Southwest County
Planning Sector

MU-CC
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Retail Shops & Restaurant w/ Drive-Thru

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel

Unit / Phase Number _____

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
401	Special Use	\$1,500
Fee 2		
Fee 3		

MR

AUTHORIZATION



Applicant Signature

MCS Enterprises, LLC

Please Print

02/22/2022

Date

865-637-3770

Phone Number

mshipe@holrob.com

Email

see attached

Property Owner Signature

Please Print

Date

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Retail Shops & Restaurant w/ Drive-Thru

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

- Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

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	1500.00	
Fee 2		
Fee 3		
		\$1500.00

MikeR

AUTHORIZATION



MCS Enterprises, LLC

02/22/2022

Applicant Signature

Please Print

Date

865-637-3770

mshipe@holrob.com

Phone Number

Email



JAMES H. HARRISON

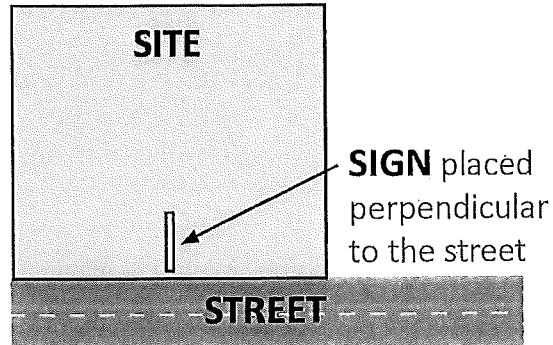
2/28/22

Property Owner Signature

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

March 30, 2022 and April 15, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: MCS Enterprises
 Date: 3/1/2022
 File Number: 4-D-22-SU

- Sign posted by Staff
- Sign posted by Applicant