CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-G-16-UR Related File Number:

Application Filed: 8/29/2016 Date of Revision:

Applicant: JAKE THOMAS



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west of Moss Grove Blvd.

Other Parcel Info.:

Tax ID Number: 132 02722 Jurisdiction: City

Size of Tract: 1.722 acres

Access is via Moss Grove Blvd., a private Joint Permanent Easement and a right-in/right-out shared

access driveway, with access out to Kingston Pike, a major arterial street with a four and five lane

cross section within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use: Parking lot expansion Density:

Sector Plan: Southwest County Sector Plan Designation: Mixed Use

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The Sherrill Hill mixed use development has residential development on three sides and commercial

development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping

Center, RAE, PR and RB Residential.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9314 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) (k)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a mixed use commercial building of approximately 8,450 square feet with the possibility of the entire space being used as restaurant space, subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.

2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07- PA).

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

4. Installation of the sidewalks as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.

5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.

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

7. Working with the First Utility District of Knox County in establishing any required sanitary sewer easements across this property to serve the future development area south of the Sherrill House.

8. Any proposed signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Planning Commission Staff and Knoxville Plans Review and Inspections Division.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Comments:

The Planning Commission had approved a use on review request (1-M-16-UR) for this 1.722 acre site on January 14, 2016 for a mixed use commercial building with approximately 8,000 square feet. The Planning Commission approved a revised use on review request (7-D-16-UR) for the site on July 14, 2016 to increase the size of the mixed use commercial building from 8,000 square feet to 8,450 square feet. The revised development plan included approximately 5,250 square feet for restaurant use. An area south of the building was designated as a future building site.

The applicant has now submitted a plan that is replacing the future building site with parking for the 8,450 square foot building. The additional parking will allow the removal of the previous restriction on the area of the building that could be used for restaurants. The revised development plan has added a sidewalk connection to the Historic Sherrill House and is connecting this site to the overall sidewalk network for the Sherrill Hill development.

Approval of this application will replace the previous approval.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

- 1. All public utilities are available to serve the site.
- 2. The traffic impact study that had been prepared for the entire Sherrill Hill development included improvements that will address the traffic impacts of this development.
- 3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be minimal since this project is not adjacent to those residential properties.

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CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
- 2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

Effective Date of Ordinance:

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

	 The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 					
Action:	Approved			Meeting Date:	10/13/2016	
Details of Action:						
Summary of Action:	APPROVE the development plan for a mixed use commercial building of approximately 8,450 square feet with the possibility of the entire space being used as restaurant space, subject to 8 conditions.					
Date of Approval:	10/13/2016	Date of Denial:		Postponements:	ostponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:					
LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knoxville City Coun	cil				
Date of Legislative Action:			Date of Legislative Action, Second Reading:			
Ordinance Number:			Other Ordinance Number References:			
Disposition of Case:			Disposition of Case, Second Reading:			
If "Other":			If "Other":			
Amendments:			Amendments:			

Date of Legislative Appeal:

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