CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

File Number: 11-B-07-OB **Related File Number:** 10/24/2007 Date of Revision: **Application Filed:** ANDREWS PROPERTIES, INC. Applicant:

PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Sector Plan:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

Sherrill Hill Development Master Plan for Commercial, Office, Senior Living Center and Apartments for Andrews Properties, Inc., as required by the plan amendment and rezoning for the property (8-C-07-SP/8-F-07-RZ)

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:





KNOXVILLE·KNOX COUNTY

Sector Plan Designation:

Jurisdiction:

Density:

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.:

Sherrill Hill Development Master Plan for Commercial, Office, Senior Living Center and Apartments for Andrews Properties, Inc., as required by the plan amendment and rezoning for the property (8-C-07-SP/8-F-07-RZ)

MPC ACTION AND DISPOSITION

Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the Master Plan subject to the 3 conditions identified below.		
Staff Recomm. (Full):	 Recommended conditions of approval: 1. Pursuing a vehicular connection between Parcel 2: Commercial Tract and the existing shopping center located to the east of the site which will allow access to an existing curb-cut and median crossing on Kingston Pike. 2. Adding the following language to Note # 4 on the Master Plan in the second sentence following "case by case basis": with a report and plan by a licensed landscape architect or professional arborist delineating which trees over 8' dbh will be preserved and the protection techniques to preserve the root zone. These documents shall be approved by MPC staff, following review by adjoining neighborhood interests. 3. Adding the following language to Note # 8 on the Master Plan: The pedestrian plan shall be presented to MPC staff for approval and shall include a sidewalk along Kingston Pike. 		
Comments:	On August 9, 2007, the Planning Commission had considered requests for both a sector plan amendment (8-C-07-SP) and rezoning request (8-F-07-RZ) for a 104.9 acre tract located on the south side of Kingston Pike opposite Market Place Blvd. The Planning Commission had recommended approval of the sector plan amendment with the condition that the applicant submit a general master plan for the entire site for approval by the Planning Commission prior to approval of any specific development projects. The Planning Commission had also recommended approval of the rezoning of the property to PC-1 (Retail & Office Park), PC-1/H-1 (Historic Overlay), O-1 (Office, Medical, and Related Services) and RP-1 (Planned Residential). Knoxville City Council approved the requests on September 25, 2007 with conditions. A copy of City Ordinance No: O-216-07 which identifies the conditions of approval is attached.		
	The applicant has submitted the general master plan for consideration by the Planning Commission at this meeting. They have also submitted applications for approval of the concept plan (11-SC-07-C) and use-on-review development plans for the commercial (11-E-07-UR), senior living center (11-F-07-UR) and residential (11-G-07-UR) sites. With detailed plans being submitted for the site, Staff has approached the master plan as being a general layout of use areas with identification of the zoning conditions and general guidelines regarding vehicular and pedestrian connections and consistency in landscaping, site lighting and signage design throughout the development. The development of this master plan has helped in guiding revisions to the specific development plans and staff recommendations.		
	Access to the site will be provided by a new boulevard street that will be in alignment with Market Place Blvd. an existing street that intersects with Kingston Pike on the north side. A right-in/right-out curb-cut will also be provided to the site on the west side of the new street. Staff is recommending that a connection be made to the existing shopping center to the east which will allow access to an existing curb-cut and median crossing on Kingston Pike.		
	To protect the 50' undisturbed buffer that adjoins the existing residential neighborhoods Staff has recommended conditions under the concept plan and use-on-review applications that will require that the buffer area be clearly marked in the field prior to any clearing or grading beyond the work required for the street serving the development. Staff is also recommending protection of the dripline for specimen trees that are located within the buffer. It is Staff's recommendation that the option of alternative screening in the buffer area, that is specified in the rezoning conditions, not be utilized until the clearing and grading for the development sites is completed in order to determine the effectiveness		

	of the undisturbed	l buffer.			
MPC Action:	Approved as Mod	ified	MPC Meeting Date: 11/8/2007		
Details of MPC action:	 Recommended conditions of approval: Pursuing a vehicular connection between Parcel 2: Commercial Tract and the existing shopping center located to the east of the site which will allow access to an existing curb-cut and median crossing on Kingston Pike. Adding the following language to Note # 4 on the Master Plan in the second sentence following "case by case basis" : with a report and plan by a licensed landscape architect or professional arborist delineating which trees over 8' dbh will be preserved and the protection techniques to preserve the root zone. These documents shall be approved by MPC staff, following review by adjoining neighborhood interests. Adding the following language to Note # 8 on the Master Plan: The pedestrian plan shall be presented to MPC staff for approval and shall include a sidewalk along Kingston Pike. Add Note # 13 to the Master Plan as follows: All berming, fencing and/or additional landscaping installed by the developer or developers will be maintained, repaired and/or replaced, as needed, by the owner or future owners of the property involved. 				
Summary of MPC action:	Approve the Master Plan subject to the 4 conditons below:				
Date of MPC Approval:	11/8/2007	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	MPC	
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	:	Effective Date of Ordinance: