

# CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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www.knoxmpc.org

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

## PROPERTY INFORMATION

General Location:  
Other Parcel Info.:  
Tax ID Number: 999 999                      Jurisdiction:  
Size of Tract:  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan:                                      Sector Plan Designation:  
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:



of the undisturbed buffer.

**MPC Action:**

Approved as Modified

**MPC Meeting Date:** 11/8/2007

**Details of MPC action:**

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.
4. 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:**