# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW

File Number: 11-E-07-UR Related File Number:

**Application Filed:** 10/1/2007 **Date of Revision:** 

Applicant: SHERRILL HILL COMMERCIAL



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### PROPERTY INFORMATION

**General Location:** South side of Kingston Pike at Market Place Blvd.

Other Parcel Info.:

Tax ID Number: 132 PART OF 27 Jurisdiction: City

Size of Tract: 35.6 acres

Accessibility: Access is via 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: Residence and vacant land

**Surrounding Land Use:** 

Proposed Use: Commercial Development Density:

Sector Plan: Southwest County Sector Plan Designation: MU

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

**Neighborhood Context:** This large, undeveloped site has residential development on three sides and commercial development

across Kingston Pike. Zonings in the area include SC and SC-3 Shopping Center, RAE, PR and RB

Residential.

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

Street: 9320 Kingston Pike

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (k) (Retail & Office Park), PC-1/H-1 (k) (Historic Overlay)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: Rezoning to PC-1 (k) (Retail & Office Park), PC-1/H-1 (k) (Historic Overlay) was approved by Knoxville

City Council on 9/25/07

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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.):** WITHDRAW as requested by the applicant's representative.

Staff Recomm. (Full): The applicant has requested that this item be tabled to allow additional time to address concerns from

Staff and to complete the required plans and documentation including protective covenants for the

development.

Comments: The applicant is proposing to develop this 35.6 acre site as a planned commercial mixed use

development. The site is designated as Lots 1 and 2 on the Sherrill Hill Concept Plan that was approved by the Planning Commission on November 8, 2007 meeting. The two lots which front along Kingston Pike are located on the east and west side of the proposed street that will serve the Sherrill Hill Development. As proposed on the Sherrill Hill Master Plan the commercial development will

include up to 334,235 square feet of building area.

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.

A traffic impact study has been conducted for the entire development and recommended traffic

improvements are identified in that report.

Action: Denied (Withdrawn) Meeting Date: 9/10/2009

**Details of Action:** 

**Summary of Action:** WITHDRAW as requested by the applicant's representative.

Date of Approval: Postponements: 11/8/2007-12/13/07-

2/14/8

Date of Withdrawal: 9/10/2009 Withdrawn prior to publication?: Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville City Council

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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