

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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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www.knoxmpc.org

File Number: 11-F-07-UR **Related File Number:**
Application Filed: 10/1/2007 **Date of Revision:**
Applicant: CAMERON GENERAL CONTRACTORS - SHERRILL HILL

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: 11.3 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: Vacant land
Surrounding Land Use:
Proposed Use: Senior Living Center **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: O-1 (k) (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning to O-1 (k) (Office, Medical, and Related Services) was approved by Knoxville City Council on 9/25/07

PLAN INFORMATION (where applicable)

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 130 unit senior living center subject to 7 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit.
5. Revising the pedestrian access plan to provide a better connection between the internal sidewalks and the sidewalk that is located on the east side of the boulevard street subject to approval by Planning Commission Staff.
6. Meeting all applicable requirements of the Knoxville Engineering Division.
7. Clearly marking in the field the 50' undisturbed buffer area that adjoins the existing residential neighborhoods prior to any clearing or grading on the site. The dripline for specimen trees that are located within the buffer shall also be protected as outlined in the approved master plan (11-B-07-OB).

With the conditions noted, this plan meets the requirements for approval within an O-1 (k) (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 11.3 acre site located south of the proposed commercial development (11-E-07-UR) and north of the proposed multi-dwelling development (11-G-07-UR) in the Sherrill Hill development tract as a 130 unit senior living center. The site is designated as Lot 5 on the Sherrill Hill Concept Plan that is being considered by the Planning Commission at this meeting. Access to the site is being provided by a driveway extension from the cul-de-sac turnaround located at the southern end of the boulevard street (Joint Permanent Easement) that serves the development from Kingston Pike. The site is a portion of the 26 acre tract that was rezoned to O-1 (k) (Office, Medical, and Related Services) on September 25, 2007. The O-1 district allows consideration of a senior living center through the use-on-review process. The balance of the O-1 district is proposed as office development and is not subject to approval by the Planning Commission.

As identified in the Concept Plan report, a traffic impact study has been conducted for the entire development and recommended traffic improvements are identified in that report.

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. 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 buffer.

In addition to the required 50' undisturbed buffer a 100' building setback is required for any building over two stories which applies to this development.

A sidewalk system is being provided that will connect this development site with the sidewalk system that serves the rest of the Sherrill Hill development. A revision to the plan is needed to provide a better connection to the sidewalk that is located on the east side of the boulevard street.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that has been prepared for the entire development with the recommended improvements will address the traffic impacts of this development.
3. The conditions of the zoning approval regarding setbacks and buffers will help to reduce the impact of this facility on the adjoining low density residential homes.

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 O-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed senior living center 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing office and medium density residential uses for the site. The proposed development complies with the Sector Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for a 130 unit senior living center subject to 7 conditions:

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: Knoxville City Council

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: