

# 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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Knoxville, Tennessee 37902  
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**File Number:** 11-G-07-UR                      **Related File Number:**  
**Application Filed:** 10/1/2007              **Date of Revision:**  
**Applicant:** ANDREWS PROPERTIES, INC.

## 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:** 38.6 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:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Apartments                      **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:** RP-1 (k) (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoning to RP-1 (k) (Planned Residential) 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 up to 347 multi-dwelling units subject to 9 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. Submitting a revised landscape plan showing species specific landscaping for the areas away from the typical building landscaping for approval by Planning Commission Staff.
  5. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a building permit.
  6. Submitting a revised pedestrian access plan that provides connections between the buildings and amenity areas and the sidewalk system that will connect this development site with the rest of the Sherrill Hill development for approval by Planning Commission Staff.
  7. Meeting all applicable requirements of the Knoxville Engineering Division.
  8. 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 drip line for specimen trees that are located within the buffer shall also be protected as outlined in the approved master plan (11-B-07-OB).
  9. Obtaining approval from Plantation Pipe Line Company for the access drive crossing of the existing gas line.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

**Comments:**

The applicant is proposing to develop this 38.6 acre site located at the southern end of the Sherrill Hill development tract as a 347 multi-dwelling unit development. The site is designated as Lot 6 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 access drive will cross an existing gas line and is subject to approval by Plantation Pipe Line Company.

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 beyond the work required for the street serving the development. Staff is also recommending protection of the drip line 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 and 75' building setback, the applicant had agreed at the City Council meeting to apply a 125' building setback for this residential development.

Recreational amenities provided for the development include a clubhouse, pool and tennis court. Staff is requesting a revised pedestrian access plan that provides connections between the buildings and amenity areas and the sidewalk system that will connect this development site with the rest of the

Sherrill Hill development.

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 medium density development 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 PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed multi-dwelling 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 an 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 medium density residential uses for the site. At a proposed density of 8.99 du/ac, the development complies with the Sector Plan and the current zoning of the site (RP-1 at up to 9 du/ac).
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 up to 347 multi-dwelling units subject to 9 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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**