

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 11-SC-07-C **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 27 **Jurisdiction:** City
Size of Tract: 104.9 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: North: Shopping center / SC-3 (Regional Shopping Center)
South: Residences / RA (Low Density Residential) & PR (Planned Residential)
East: Residences and shopping center / RB (General Residential) & SC (Shopping Center)
West: Residences / RAE (Exclusive Residential) & RB (General Residential)
Proposed Use: Mixed use subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street:
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), O-1 (k) (Office, Medical, and Related Services) & RP-1 (k) (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sherrill Hill

No. of Lots Proposed: 6 No. of Lots Approved: 6

Variances Requested: 1. Maximum street grade variance from STA 13+46.72 through STA 17+90, from 12% to 15%.
2. Vertical curve variance at STA 17+90, from 300' to 180'.

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 variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
 3. Installation of the street improvements recommended in the Traffic Impact Study prepared by Cannon & Cannon, Inc. At the design plan stage of the subdivision, the applicant shall work with the Knoxville Engineering Division on the design, timing and implementation of the recommended street improvements.
 4. Installation of the sidewalks as designated on the concept plan and in compliance with the requirements of the City of Knoxville.
 5. Installation of the landscape plan designated for the boulevard as required by the Sherrill Hill Master Plan. Landscape plantings shall not interfere with sight distance for vehicles traveling on or entering the street.
 6. Meeting all applicable requirements of the Knoxville Department of Engineering.
 7. Obtaining a street connection permit from the Tennessee Department of Transportation (TDOT).
 8. Placing a note on the final plat that all lots will have access only to the internal street system except for Lot 1 that will be allowed the right-in/right-out curb-cut identified on the concept and as approved by TDOT.
 9. Clearly marking in the field the 50' undisturbed buffer area that adjoins the existing residential neighborhoods prior to any clearing or grading beyond the clearing and grading required for the JPE. 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).
 10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments: The applicant is proposing to subdivide this 104.9 acre tract into 6 lots for mixed use development under the PC-1 (k) (Retail & Office Park), PC-1/H-1 (k) (Historic Overlay), O-1 (k) (Office, Medical, and Related Services) and RP-1 (k) (Planned Residential) zoning designations. The Planning Commission recommended approval of both a sector plan amendment (8-C-07-SP) and rezoning request (8-F-07-RZ) for this property on August 9, 2007. The Knoxville City Council approved the requests with conditions on September 25, 2007. As presented, the six lots are divided to serve the proposed commercial (2 lots), office (2 lots), senior living center (1 lot) and residential (1 lot) development.

Access to the proposed lots will be via a Joint Permanent Easement (JPE) off of Kingston Pike that will meet collector street design standards. This boulevard design street will be in alignment with Market Place Blvd. an existing street that intersects with Kingston Pike on the north side. The only other direct access to Kingston Pike will be a right-in/right-out curb-cut on Lot 1 that is to be located on the west side of the new street. Under the Sherrill Hill Master Plan and commercial development use-on-review application, 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. The Executive Summary from the traffic impact study is attached. The street improvements recommended by the study are reflected in the revised concept plan.

To get a better understanding of the grading that is needed to develop the site, Staff had requested that the applicant provide a preliminary site grading plan. This grading plan identifies the transitions needed between development sites and the grading that is proposed adjacent to the required 50' undisturbed buffer (condition of zoning approvals).

MPC Action:

Approved

MPC Meeting Date: 11/8/2007

Details of MPC action:

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Summary of MPC action:

APPROVE variances 1 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 11 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: