



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 an office of approximately 4,000 square feet subject to 8 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Providing a landscape plan for Planning Commission Staff approval prior to obtaining a certificate of occupancy for the office space conversion. Evergreen shrubs shall be included along the parking bays and turnaround area on the west side of the drive aisle of a sufficient height to screen the headlights of vehicles facing the adjoining residential property.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of an occupancy permit for this project.
6. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Submitting the sign plans to the Knoxville Sign Administrator and Planning Commission Staff for approval. Only one business ground sign is permitted.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

Comments: The applicant is proposing to redevelop a former residence on an 0.805 acre site located on the south side of Kingston Pike, west of Moss Grove Blvd., into an office with approximately 4,000 square feet.

Access to the site will be from the internal driveway system for the Sherrill Hill commercial development that has access off of Moss Grove Blvd. and a right-in/right-out driveway off of Kingston Pike just east of the site. There is no direct access from the site to Kingston Pike. A rezoning application (8-J-12-RZ) approved by Knoxville City Council on January 22, 2013, amended one of the previous zoning conditions by allowing parking to extend into the 50 foot undisturbed buffer area along the western property line.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be minimal.

**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 PC-1 zoning as well

as the general criteria for approval of a use on review.

2. The proposed commercial 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 commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 5/8/2014

- Details of Action:**
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  - 3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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  - 5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of an occupancy permit for this project.
  - 6. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
  - 7. Meeting all applicable requirements of the Knoxville Department of Engineering.
  - 8. Submitting the sign plans to the Knoxville Sign Administrator and Planning Commission Staff for approval. Only one business ground sign is permitted.

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**Summary of Action:** APPROVE the development plan for an office of approximately 4,000 square feet subject to 8 conditions.

**Date of Approval:** 5/8/2014 **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:**