

# 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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**File Number:** 8-G-15-UR                      **Related File Number:**  
**Application Filed:** 6/29/2015              **Date of Revision:**  
**Applicant:** HISTORIC SHERRILL HOUSE

## PROPERTY INFORMATION

**General Location:** South side of Kingston Pike, west of Moss Grove Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 02709 & 02710                      **Jurisdiction:** City  
**Size of Tract:** 3.3 acres  
**Accessibility:** Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to 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:** Office and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Changes to approved development plans                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Mixed use  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes 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 (Retail and Office Park) / H-1 (Historic Overlay) (k) & PC-1 (k)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Rezoning to PC-1 (k) (Retail and Office Park) 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 revised development plan for an office of approximately 4,000 square feet subject to 9 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. Obtaining any applicable variances for the proposed changes to the parking lot from the Knoxville Board of Zoning Appeals (BZA).
5. Providing a landscape plan for Planning Commission Staff approval prior to October 1, 2015. The landscape plan shall be prepared for the proposed Historic Sherrill House development site (1.47 acres) . The landscape plan shall include evergreen shrubs 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.
6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of an occupancy permit for this project.
7. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. 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 has submitted a revised development plan for the Historic Sherrill House site that is located on the south side of Kingston Pike, west of Moss Grove Blvd. The Planning Commission approved a use on review application for the conversion of the former residence into an office with approximately 4,000 square feet on May 8, 2014.

The revised development plan includes changes to the detention basin, site parking and lot configuration. The detention basin is being modified by shifting the majority of the basin onto the Historic Sherrill House property. This change in the detention basin has necessitated the relocation of some of the required parking to the south side of the house/office. The Historic Sherrill House property will also be enlarged by a resubdivision of the existing lot and the lot to the east.

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 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 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:** 8/13/2015

- Details of Action:**
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. Obtaining any applicable variances for the proposed changes to the parking lot from the Knoxville Board of Zoning Appeals (BZA).
  5. Providing a landscape plan for Planning Commission Staff approval prior to October 1, 2015. The landscape plan shall be prepared for the proposed Historic Sherrill House development site (1.47 acres) . The landscape plan shall include evergreen shrubs 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.
  6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of an occupancy permit for this project.
  7. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
  8. Meeting all applicable requirements of the Knoxville Department of Engineering.
  9. 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.

**Summary of Action:** APPROVE the revised development plan for an office of approximately 4,000 square feet subject to 9 conditions.

**Date of Approval:** 8/13/2015 **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":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**