

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-J-17-UR **Related File Number:**
Application Filed: 8/7/2017 **Date of Revision:**
Applicant: SHERRILL HILL II, LLC

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west of Moss Grove Blvd.
Other Parcel Info.:
Tax ID Number: 132 02722 **Jurisdiction:** City
Size of Tract: 1.72 acres
Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement and a right-in/right-out shared access driveway, 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: Commercial center
Surrounding Land Use:
Proposed Use: Commercial center **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Community commercial
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: 9314 Kingston Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park) (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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for an additional mixed commercial building of approximately 2400 square feet for a total building area on this site of approximately 10,850 square feet, subject to 7 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. Due to the visibility and turning radius problems for the driveway intersection at the northwest corner of the proposed building, the traffic flow will have to be one-way along both of the driveways (northbound on the west side of the building and eastbound along the north side of the building). This change will also impact the layout of the parking spaces along the south side of the existing 8,450 square foot building. Alternative solutions to this problem may be considered subject to review and approval by both the City of Knoxville Department of Engineering and Planning Commission staff.
5. Installation of the sidewalks as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Any proposed signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Planning Commission Staff and Knoxville Plans Review and Inspections Division.

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

Comments:

The Planning Commission has approved three separate use on review applications for the development of this 1.722 acre site since January 14, 2016. The last approval designated the southern portion of the site as a parking lot to serve potential restaurants in the existing 8,450 square foot building.

In this new application an additional building of approximately 2,400 square feet is proposed on the southern portion of the site for retail use. An earlier approval had identified this area as a future building site. Due to a view shed easement that was placed across the eastern portion of this lot for Academy Sports, building development is limited to the western half of the lot. As proposed, the building size and layout creates visibility and turning radius problems for the driveway intersection at the northwest corner of the proposed building. Staff has recommended a condition to address that issue.

Approval of this application will replace the previous approval.

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 included

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 since this project is not adjacent to those residential properties.

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 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:** 9/14/2017

- Details of Action:**
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Summary of Action: APPROVE the development plan for an additional mixed commercial building of approximately 2400 square feet for a total building area on this site of approximately 10,850 square feet, subject to 7 conditions.

Date of Approval: 9/14/2017 **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: