



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 8-F-07-RZ  
8-C-07-SP

**AGENDA ITEM #:** 56  
**AGENDA DATE:** 8/9/2007

▶ **APPLICANT:** ANDREWS PROPERTIES, INC.  
**OWNER(S):** SHERRILL MAX R MRS (LIFE ESTATE)

**TAX ID NUMBER:** 132 027 MAP ON FILE AT MPC  
**JURISDICTION:** Council District 2

▶ **LOCATION:** South side Kingston Pike, south of Market Place Blvd., west of N. Cedar Bluff Rd.

▶ **TRACT INFORMATION:** 104.93 acres.  
**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via Kingston Pike, a four to five lane, major arterial street.  
**UTILITIES:** Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District  
**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (Commercial, Office, Medium Density Residential, Low Density Residential) and SLPA (Slope Protection) / A-1 (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU (Mixed Uses) (Commercial, Office, Medium Density Residential) and SLPA (Slope Protection) / PC-1 (Retail and Office Park), O-1 (Office, Medical & Related Services) & RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Mixed uses - Commercial (40 acres), offices, attached dwellings (apartments) and assisted living facility

**DENSITY PROPOSED:** up to 9 du/ac.

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Kingston Pike and Market Place Center / C/GC/SC-3 Commercial  
South: Single family and townhouse residences / LDR & MDR / RA and PR Residential  
East: Single family residences & Shopping Center / C/LDR / SC and RB Residential  
West: Single family residences /LDR/ RAE Residential

**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.

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE Mixed Use (C/O/MDR), subject to MPC approval of any construction on the site including a comprehensive development plan for the entire 105 acres showing compliance with any conditions included as part of the rezoning approved for the property .**

A mixed use combination of retail, office and residential uses was discussed for this site by MPC staff in the public review process of the Southwest County Sector Plan's readoption. The applicant is proposing a more traditional layering of these land use activities as the property moves away from Kingston Pike, although no single family residential units are proposed.

- ▶ **APPROVE PC-1 (Retail and Office Park) & H-1 zone (40 acres+-), O-1 (Office Medical and Related Services) (26 acres) and RP-1 (Planned Residential) at up to 8 du/ac on 39 acres south of the gas easement, subject to the following conditions:**

The PC-1 is subject to: 1) a transitional office area a minimum of 100' wide, including 20' of undisturbed area, adjacent to the residentially zoned project boundary, as depicted on the attached Land Conservation and Development Diagram, 2) providing at least 2 points of access to Kingston Pike; 3) preserving the Sherrill House under an H-1 (Historic Overlay) District, and 4) providing a pedestrian and bicycle access to surrounding development, and vehicle access to the adjacent SC zone.

The O-1 zoning is subject to: 1) two-story height limitation within 100 feet of the adjacent residential property, 2) screening of any parking area within 100 feet of adjacent residential lots, and 3) leaving a 50 foot undisturbed tree and landscape buffer plus a 25 foot building setback from the undisturbed buffer along the edge of the property.

The RP-1 zoning at up to 8 du/ac. (The applicant requested up to 9 du/ac.) with a 75 foot undisturbed tree and landscape buffer around the east, west, and south boundary of the site, and three story height limitation.

Both the PC-1 and RP-1 zones require MPC approval of a development plan prior to construction, and the O-1 zone requires MPC site plan approval for multi-family and other more intensive uses such as hotels and motels, assisted living facilities, colleges and churches. Additionally, a condition of the sector plan approval was the requirement for a comprehensive development plan for the entire site which would be expected to show a master development plan for the overall development that integrates and encourages easy vehicular and pedestrian-oriented access between the major land use activities of the site, including:

- a. A street profile and circulation plan (including sidewalks and greenways) with at least two connections to Kingston Pike;
- b. lighting plan;
- c. signage plan; and
- d. landscape and tree conservation plan (including slopes and buffers that are to be protected.)

**COMMENTS:****NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The Mixed Use (Commercial, Office and Medium Density Residential) designation with PC-1, O-1 and RP-1 rezoning for development as shown on the attached site plan for this site can be done in manner that is compatible with the scale and intensity of adjacent land uses and zoning pattern, if proper land use transitions and buffering is done as a part of the construction process.
2. The designated PC-1, O-1 and RP-1 zoned areas can be developed in a manner that is compatible with the surrounding development and zoning pattern with the development proposal under consideration for this site.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. Approval of the proposed clarification of the Sector Plan Mixed use classification would allow PC-1, O-1 and RP-1 (> 8 du/ac) rezoning and development of these properties as proposed on this 105 acre tract.
3. MU with PC-1, O-1 and RP-1 zoning of this tract would allow more intense, but compatible development of the site at similar scale and intensity of the adjoining residential and commercial development and zoning found in the area.
4. The site is currently largely vacant with a historic single family dwelling on it. Any development of this 105 acres will warrant a traffic impact study for the development and proposed street system to assess the

project's impact on the transportation network.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The applicant's proposed MU designation is similar in intensity to the currently proposed site development pattern shown on the Sector Plan and One Year Plan, except that low density residential would be omitted and replaced by open space and screening along the east west and southern boundaries.
2. The site is located within the Urban Growth (Inside the City limits) Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

#### ESTIMATED TRAFFIC IMPACT 20742 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

#### ESTIMATED STUDENT YIELD: 54 (public and private school children, ages 5-18 years)

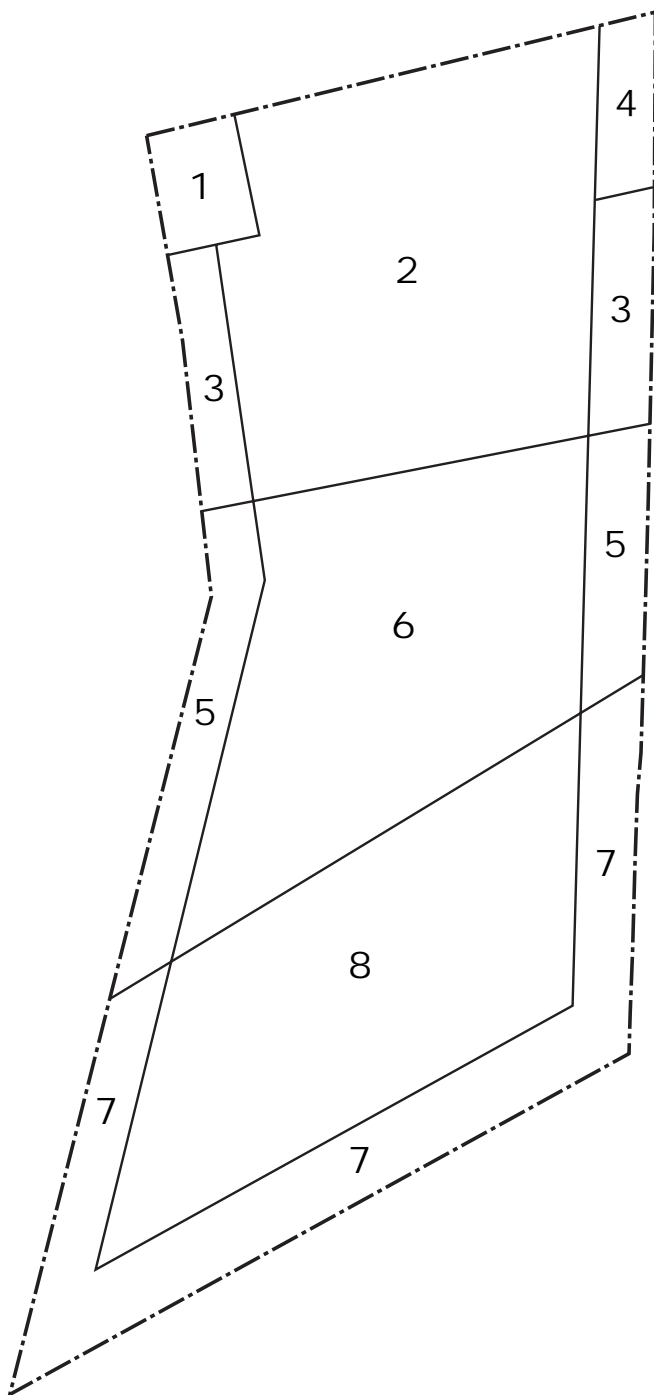
Schools affected by this proposal: Cedar Bluff Primary/Intermediate, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2007 and 9/25/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

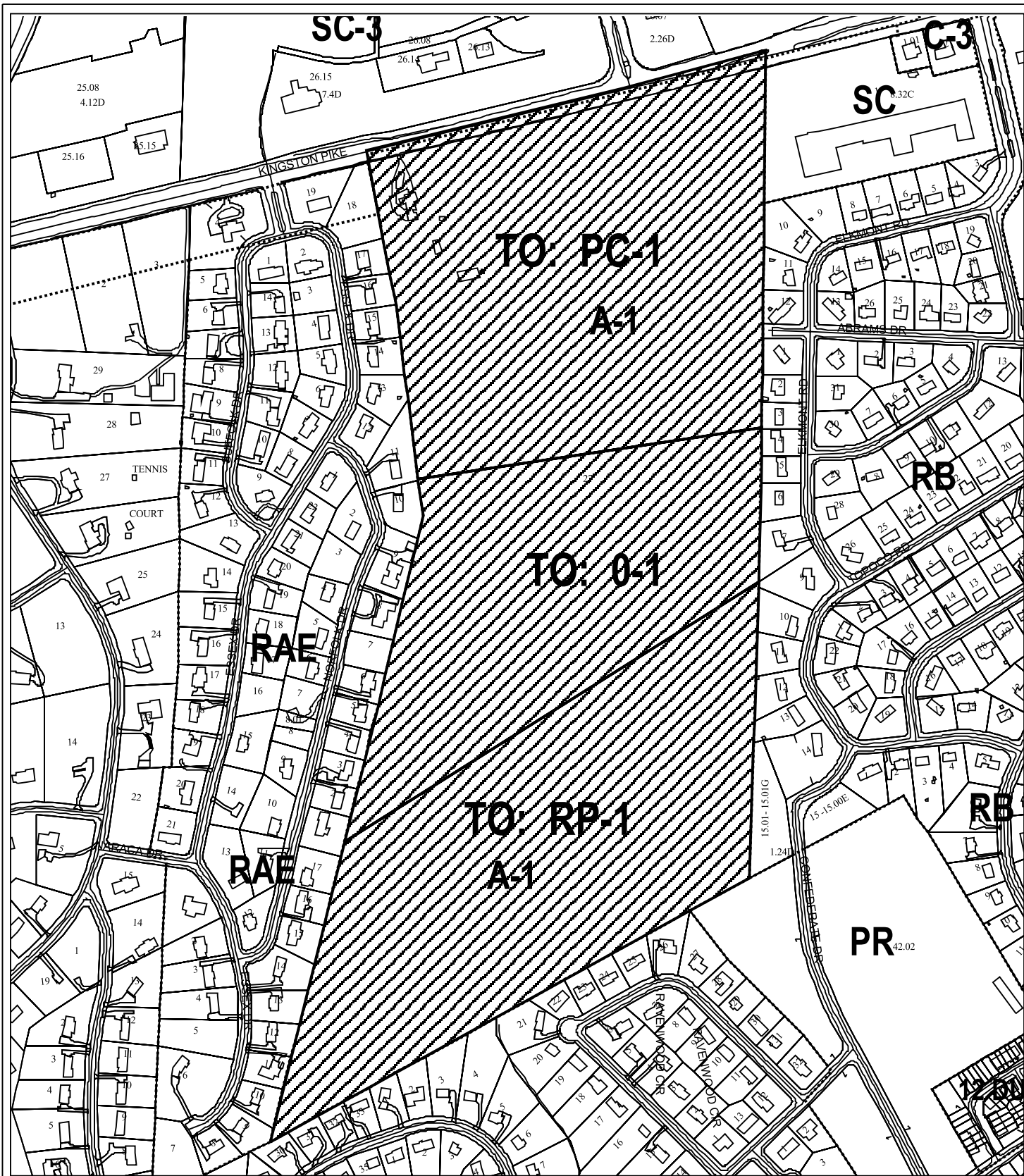
LAND CONSERVATION AND DEVELOPMENT DIAGRAM

**Conditions for Rezoning and Mixed Use Sector Plan Amendment**




1. Sherrill House preservation with office or commercial use
2. Retail commercial core area
3. Office transition from commercial to the neighborhood (100 feet in depth minimum), including a minimum 20-foot undisturbed area from the perimeter
4. Office or retail commercial
5. Low-intensity office transition from senior living or other interior O-1 development to neighborhood (minimum depth of 100 feet) and two-story height limitation with a minimum of 50-foot undisturbed area from the perimeters
6. Office and/or senior living apartments
7. Buffer area with a minimum 75-foot undisturbed conservation area
8. Medium density residential area with density not to exceed 8 dwelling units per acre, and height limitation of 3 stories

NOT TO SCALE



**8-F-07-RZ  
REZONING**

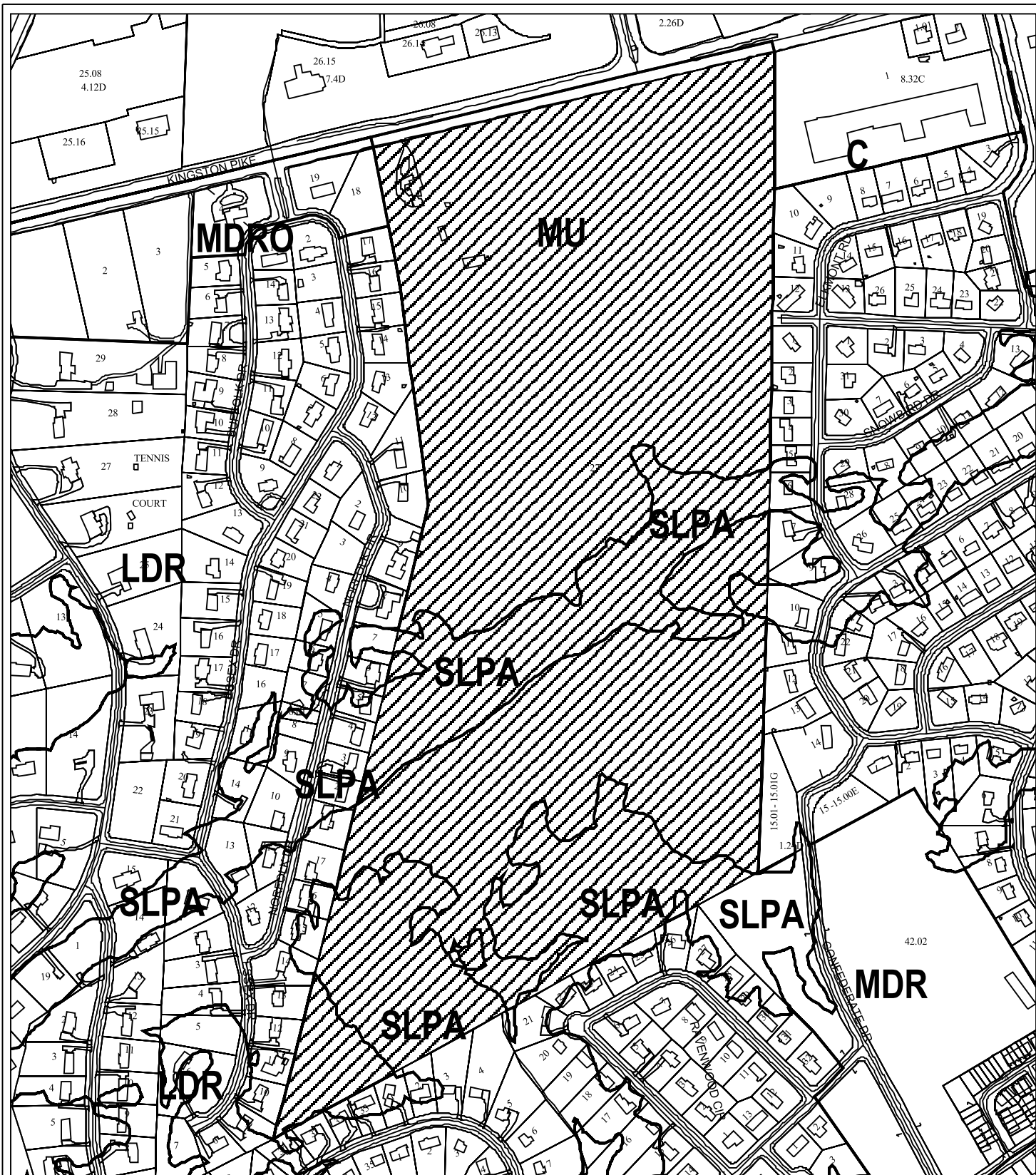

**From:** A-1 (General Agricultural)  
**To:** PC-1 (Retail and Office Park), O-1 (Office, Medical & Related Services) & RP-1 (Planned Residential)  
 Original Print Date: 07/26/07    Revised: 08/02/07  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Andrews Properties, Inc.

**Map No:** 132

**Jurisdiction:** City





**8-C-07-SP/8-F-07-RZ  
SECTOR PLAN AMENDMENT  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

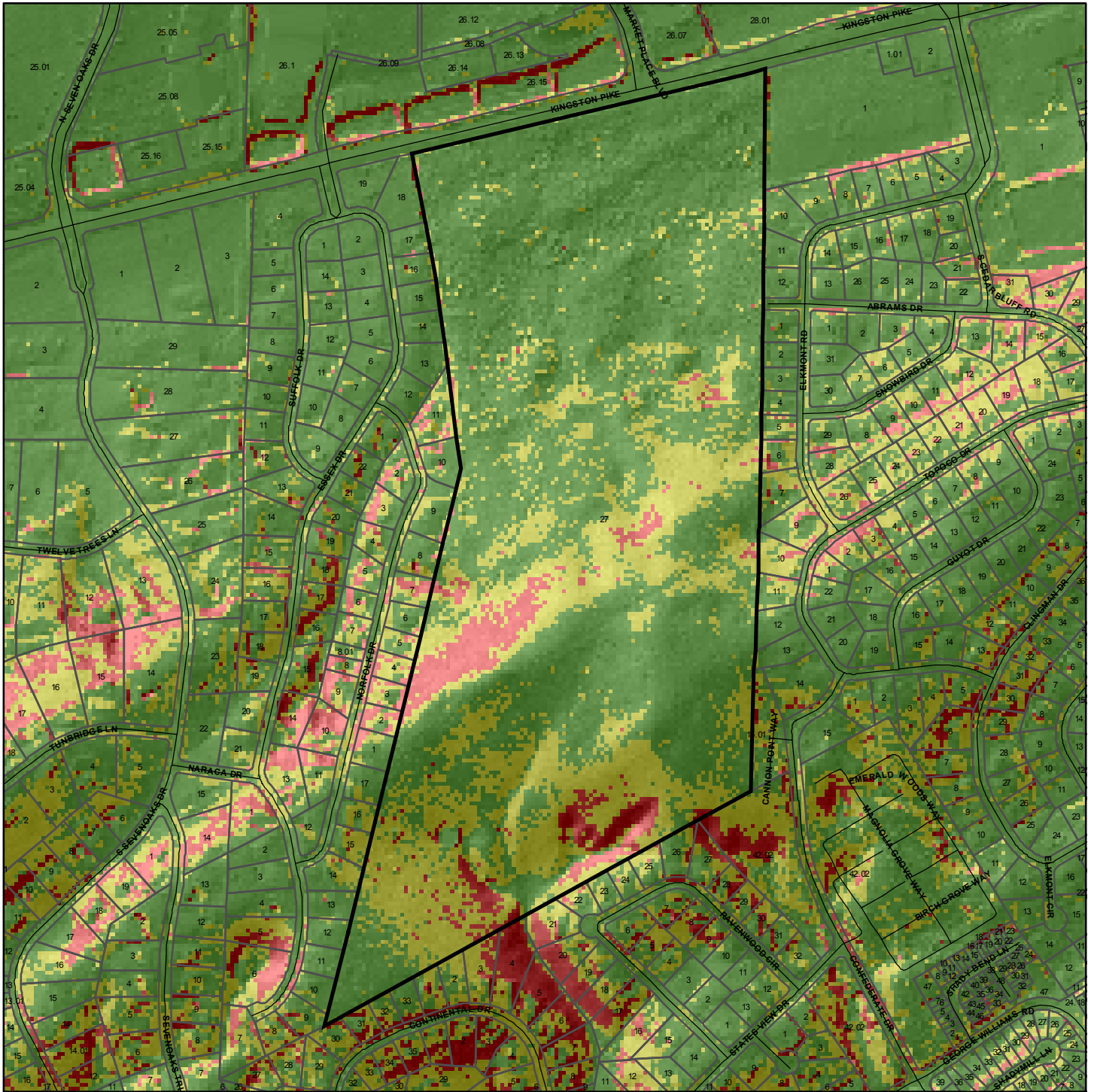
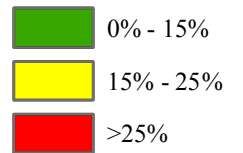
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 Original Print Date: 07/31/07 Revised:  
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# 8-F-07-RZ Slope Analysis

## Percent Slope



### 8-F-07-RZ REZONING

From: A-1 (Agricultural)  
To: PC-1 (Planned Commercial), O-1 (Office)  
and RP-1 (Planned Residential)

Original Print Date: 7/6/2007 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Andrews Properties, Inc.

Map No: 132

Jurisdiction: City



8-F-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	121624	69.8026	65.81%
15%-25%	2	52682	30.2353	28.51%
> 25%	3	10496	6.0239	5.68%
Total Acres			106.0618	100.00%

8-F-07-RZ Slope Analysis  
Portion south of powerline

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	34562	19.8359	51.78%
15%-25%	2	27450	15.7541	41.12%
> 25%	3	4738	2.7192	7.10%
Total Acres			38.3092	100.00%