



AGENDA ITEM #: 11

MEMORANDUM

TO: Metropolitan Planning Commission
FROM: Thomas Brechko, Principal Planner
DATE: Thursday, November 01, 2007
SUBJECT: Sherrill Hill Development Master Plan for Commercial, Office, Senior Living Center and Apartments for Andrews Properties, Inc., as required by the plan amendment and rezoning for the property (8-C-07-SP/8-F-07-RZ)
11-B-07-OB

STAFF RECOMMENDATION:

APPROVE the Master Plan subject to the 3 conditions identified below.

BACKGROUND:

Recommended conditions of approval:

1. Pursuing a vehicular connection between Parcel 2: Commercial Tract and the existing shopping center located to the east of the site which will allow access to an existing curb-cut and median crossing on Kingston Pike.
2. Adding the following language to Note # 4 on the Master Plan in the second sentence following "case by case basis" : with a report and plan by a licensed landscape architect or professional arborist delineating which trees over 8' dbh will be preserved and the protection techniques to preserve the root zone. These documents shall be approved by MPC staff, following review by adjoining neighborhood interests.
3. Adding the following language to Note # 8 on the Master Plan: The pedestrian plan shall be presented to MPC staff for approval and shall include a sidewalk along Kingston Pike.

On August 9, 2007, the Planning Commission had considered requests for both a sector plan amendment (8-C-07-SP) and rezoning request (8-F-07-RZ) for a 104.9 acre tract located on the south side of Kingston Pike opposite Market Place Blvd. The Planning Commission had recommended approval of the sector plan amendment with the condition that the applicant submit a general master plan for the entire site for approval by the Planning Commission prior to approval of any specific development projects. The Planning Commission had also recommended approval of the rezoning of the property to PC-1 (Retail & Office Park), PC-1/H-1 (Historic Overlay), O-1 (Office, Medical, and Related Services) and RP-1 (Planned Residential). Knoxville City Council approved the requests on September 25, 2007 with conditions. A copy of City Ordinance No: O-216-07 which identifies the conditions of approval is attached.

The applicant has submitted the general master plan for consideration by the Planning Commission at this meeting. They have also submitted applications for approval of the concept plan (11-SC-07-C) and use-on-review development plans for the commercial (11-E-07-UR), senior living center (11-F-07-UR) and residential (11-G-07-UR) sites. With detailed plans being submitted for the site, Staff has approached the master plan as being a general layout of use areas with identification of the zoning conditions and general guidelines regarding



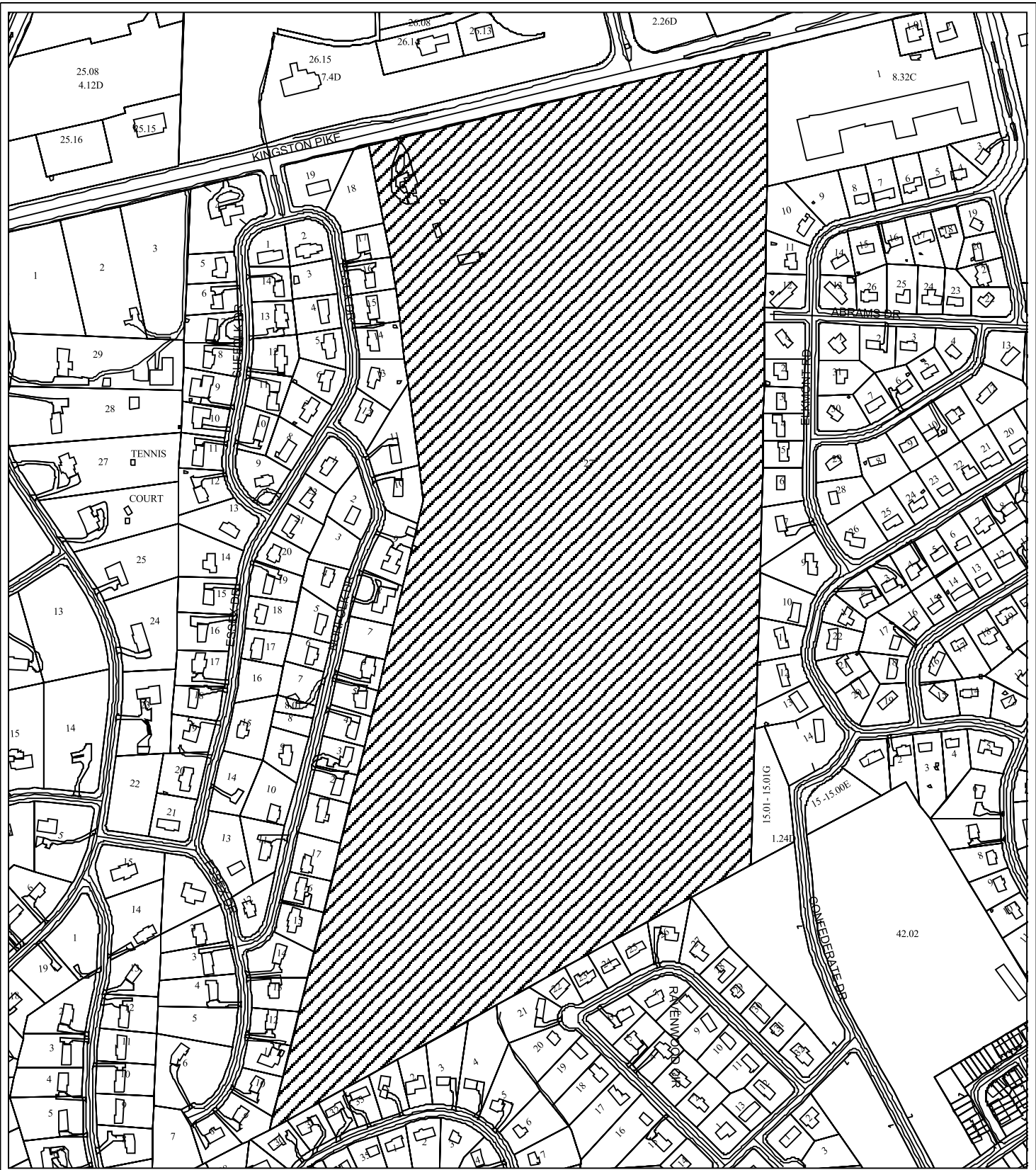
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vehicular and pedestrian connections and consistency in landscaping, site lighting and signage design throughout the development. The development of this master plan has helped in guiding revisions to the specific development plans and staff recommendations.

Access to the site will be provided by a new boulevard street that will be in alignment with Market Place Blvd. an existing street that intersects with Kingston Pike on the north side. A right-in/right-out curb-cut will also be provided to the site on the west side of the new street. 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.

To protect the 50' undisturbed buffer that adjoins the existing residential neighborhoods Staff has recommended conditions under the concept plan and use-on-review applications that will require that the buffer area be clearly marked in the field prior to any clearing or grading beyond the work required for the street serving the development. Staff is also recommending protection of the dripline for specimen trees that are located within the buffer. It is Staff's recommendation that the option of alternative screening in the buffer area, that is specified in the rezoning conditions, not be utilized until the clearing and grading for the development sites is completed in order to determine the effectiveness of the undisturbed buffer.



11-B-07-OB
MASTER PLAN



Master Plan

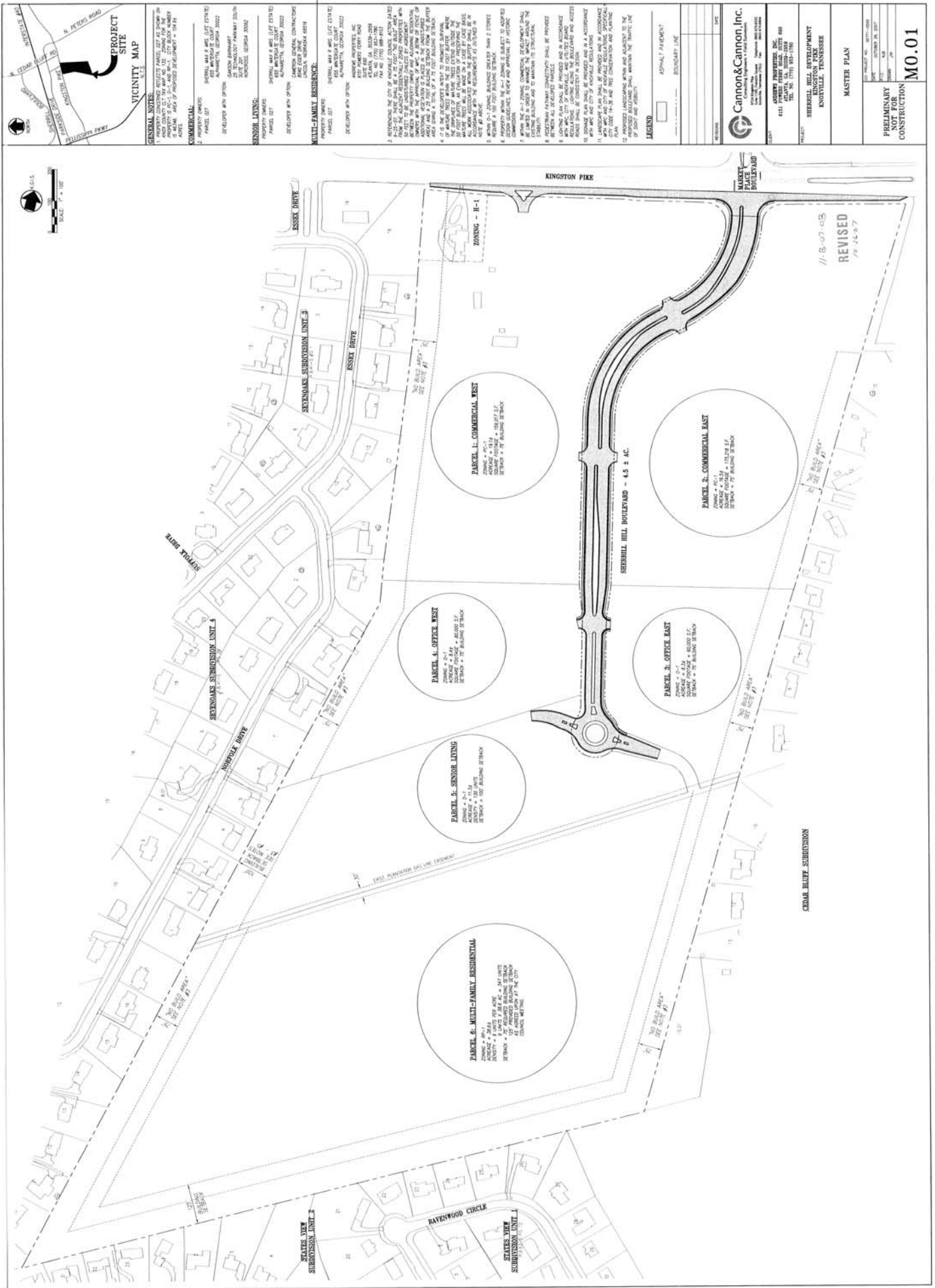
Original Print Date: 10/30/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Andrews Properties, Inc

Map No: 132

Jurisdiction: City





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AMENDED

ORDINANCE

ORDINANCE NO: 0-216-07

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AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND ORDINANCE NO. 3369, KNOWN AND CITED AS "THE ZONING ORDINANCE OF THE CITY OF KNOXVILLE, TENNESSEE," SO AS TO CHANGE THE ZONING CLASSIFICATION OF THE PROPERTY DESCRIBED HEREIN FROM A-1, GENERAL AGRICULTURAL DISTRICT TO PC-1, RETAIL AND OFFICE PARK DISTRICT (APPROXIMATELY 40 ACRES) WITH CONDITIONS, PC-1/H-1, RETAIL AND OFFICE PARK DISTRICT/HISTORIC OVERLAY INCLUDING THE DESIGN GUIDELINES, O-1, OFFICE, MEDICAL, AND RELATED SERVICES DISTRICT (26 ACRES) WITH CONDITIONS, AND RP-1, PLANNED RESIDENTIAL DISTRICT AT UP TO 9 DWELLING UNITS PER ACRE ON 39 ACRES SOUTH OF THE GAS EASEMENT, WITH CONDITIONS, PROPERTY LOCATED ON THE SOUTH SIDE OF KINGSTON PIKE, SOUTH OF MARKET PLACE BOULEVARD, WEST OF N. CEDAR BLUFF ROAD, ANDREWS PROPERTIES, INC., APPLICANT. (FILE NO. 8-F-07-RZ)

ORDINANCE NO: 0-216-07

REQUESTED BY: MFC

PREPARED BY: Law

APPROVED AS TO FORM AND

CORRECTNESS:

Director of Law

FINANCIAL IMPACT STATEMENT:

Director of Finance

APPROVED ON 1ST

READING: 9-11-2007

APPROVED ON 2ND

READING: 9-25-2007

APPROVED AS

AN EMERGENCY

MEASURE:

MINUTE BOOK 71 PAGE

WHEREAS, a request was presented to the Metropolitan Planning Commission by Andrews Properties, Inc. to have property located on the south side of Kingston Pike, south of Market Place Boulevard, west of N. Cedar Bluff Road, be rezoned from A-1, General Agricultural District to PC-1, Retail and Office Park District,

1 O-1, Office, Medical, and Related Services District, and RP-1, Planned Residential
2 District at up to 9 dwelling units per acre; and

3 **WHEREAS**, on August 9, 2007, the Metropolitan Planning Commission
4 approved the change in zoning classification to PC-1, Retail and Office Park
5 (approximately 40 acres), PC-1/H-1, Historic Overlay including design guidelines, O-1,
6 Office, Medical, and Related Services District (26 acres), and RP-1, Planned
7 Residential District at up to 8 dwelling units per acre on 39 acres south of the gas
8 easement; and

9
10 **WHEREAS**, a public notice on the hearing of this petition was published in
11 the Knoxville News Sentinel on July 27, 2007 and for the City Council meeting on
12 September 11, 2007, notice was published in the Knoxville News Sentinel on August
13 17, 2007.

14 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE**
15 **CITY OF KNOXVILLE:**

16 **SECTION 1:** "The Zoning Ordinance of the City of Knoxville, Tennessee,"
17 being Ordinance No. 3369, be and the same is hereby amended, so as to change the
18 classification of the following described property from A-1, General Agricultural District
19 to PC-1, Retail and Office Park (approximately 40 acres), with the condition that there
20 be a 75 foot "no build" area from the adjacent residentially zoned properties with 50 feet
21 to be an undisturbed area (unless by agreement between the property owner and
22 adjoining residential owners with the approval of the Metropolitan Planning Commission,
23 a berm or fence or additional vegetation is placed in the undisturbed area) giving a total
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1 of 75 foot building separation from the adjoining residentially zoned properties; PC-1/H-
2 1, Historic Overlay including design guidelines such that the H-1 Overlay covers that
3 portion of the Sherill House and surrounding property as recommended for H-1 Overlay
4 by the Knoxville Historic Zoning Commission, O-1, Office, Medical, and Related
5 Services District (26 acres) as recommended by the Metropolitan Planning Commission
6 with the condition that there will be a 50 foot undisturbed tree and landscape buffer
7 (unless by agreement between the applicant and adjoining residential owners and with
8 the approval of MPC, a berm or fence or additional landscaping is placed in the
9 undisturbed area) with a 25 foot building set-back from the undisturbed buffer along the
10 edge of the property giving a total building separation of 75 feet from the adjoining
11 residentially zoned properties. Furthermore that any buildings within 100 feet of the
12 adjoining residentially zoned property be no taller than two stories; and RP-1, Planned
13 Residential District at up to 9 dwelling units per acre on 39 acres south of the gas
14 easement with the condition that there be a 50 foot undisturbed tree and landscape
15 buffer (unless by agreement between the applicant and adjoining residential owners and
16 with the approval of MPC, a berm or fence or additional landscaping is placed in the
17 undisturbed area) with a 25 foot building set-back from the undisturbed buffer along the
18 edge of the property giving a total building separation of 75 feet from the adjoining
19 residentially zoned properties, which property is more properly described as follows:
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23 South side of Kingston Pike, south of Market Place Blvd,
24 west of N. Cedar Bluff Road. TAX ID 132 027 (map on file at
25 MPC). Second District. Southwest County Sector.
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