



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 11-F-07-UR

AGENDA ITEM #: 14

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** CAMERON GENERAL CONTRACTORS - SHERRILL HILL

OWNER(S): JERRY KAVAN CAMERON GENERAL CONTRACTORS

TAX ID NUMBER: 132 PART OF 27

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Kingston Pike at Market Place Blvd.

▶ **APPX. SIZE OF TRACT:** 11.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek and Ten Mile Creek

▶ **ZONING:** O-1 (k) (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Senior Living Center

HISTORY OF ZONING: Rezoning to O-1 (k) (Office, Medical, and Related Services) was approved by Knoxville City Council on 9/25/07

SURROUNDING LAND USE AND ZONING: North: Vacant land / O-1 (k) (Office, Medical, and Related Services)

South: Vacant land / RP-1 (k) (Planned Residential)

East: Residences / RB (General Residential)

West: Residences / RAE (Exclusive 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.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 130 unit senior living center subject to 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit.
5. Revising the pedestrian access plan to provide a better connection between the internal sidewalks and the

sidewalk that is located on the east side of the boulevard street subject to approval by Planning Commission Staff.

6. Meeting all applicable requirements of the Knoxville Engineering Division.

7. Clearly marking in the field the 50' undisturbed buffer area that adjoins the existing residential neighborhoods prior to any clearing or grading on the site. The dripline for specimen trees that are located within the buffer shall also be protected as outlined in the approved master plan (11-B-07-OB).

With the conditions noted, this plan meets the requirements for approval within an O-1 (k) (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 11.3 acre site located south of the proposed commercial development (11-E-07-UR) and north of the proposed multi-dwelling development (11-G-07-UR) in the Sherrill Hill development tract as a 130 unit senior living center. The site is designated as Lot 5 on the Sherrill Hill Concept Plan that is being considered by the Planning Commission at this meeting. Access to the site is being provided by a driveway extension from the cul-de-sac turnaround located at the southern end of the boulevard street (Joint Permanent Easement) that serves the development from Kingston Pike. The site is a portion of the 26 acre tract that was rezoned to O-1 (k) (Office, Medical, and Related Services) on September 25, 2007. The O-1 district allows consideration of a senior living center through the use-on-review process. The balance of the O-1 district is proposed as office development and is not subject to approval by the Planning Commission.

As identified in the Concept Plan report, a traffic impact study has been conducted for the entire development and recommended traffic improvements are identified in that report.

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. 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.

In addition to the required 50' undisturbed buffer a 100' building setback is required for any building over two stories which applies to this development.

A sidewalk system is being provided that will connect this development site with the sidewalk system that serves the rest of the Sherrill Hill development. A revision to the plan is needed to provide a better connection to the sidewalk that is located on the east side of the boulevard street.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that has been prepared for the entire development with the recommended improvements will address the traffic impacts of this development.
3. The conditions of the zoning approval regarding setbacks and buffers will help to reduce the impact of this facility on the adjoining low density residential homes.

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 O-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed senior living center 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.

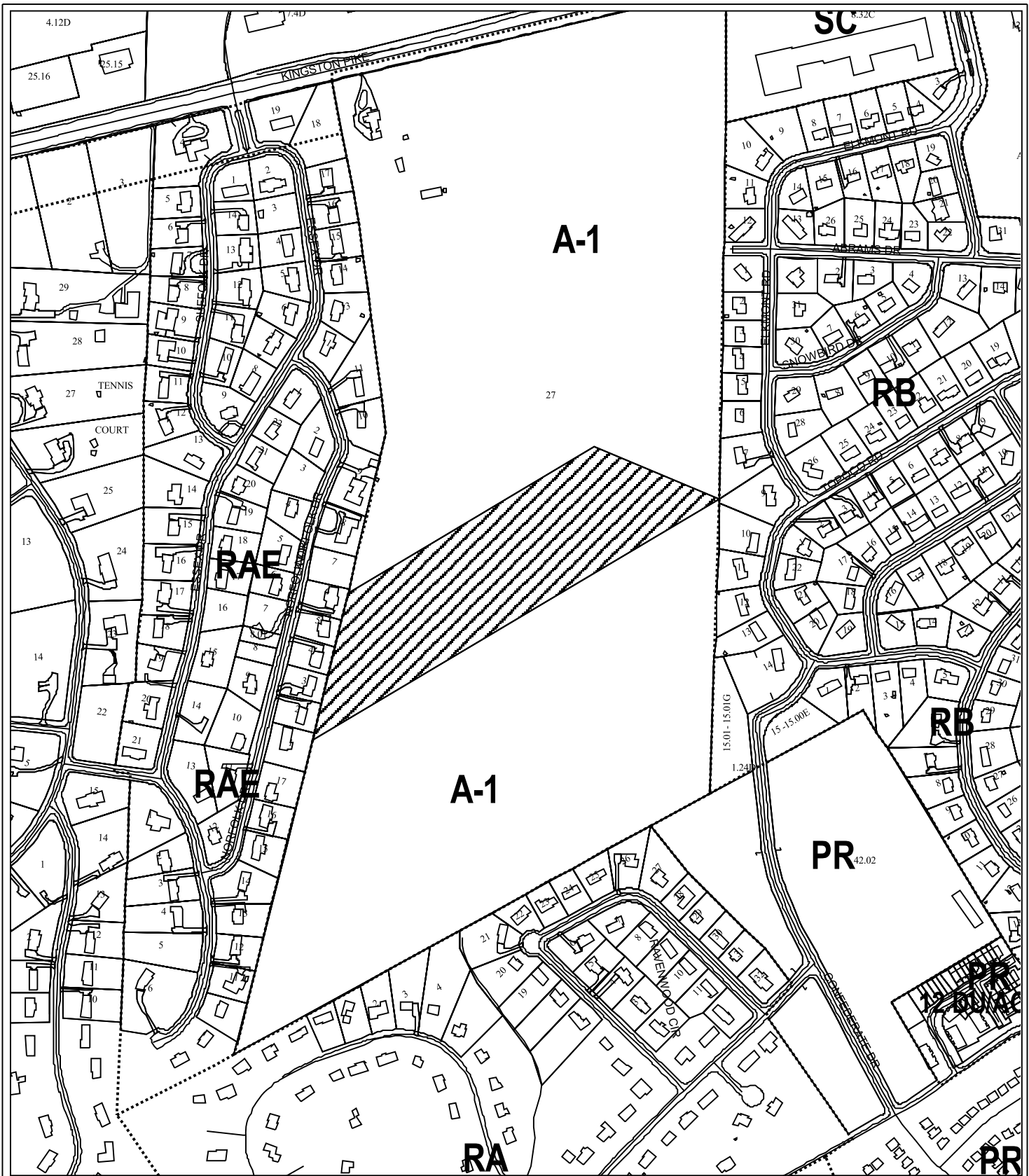
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing office and medium density residential uses for the site. The proposed development complies with the Sector Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.




11-F-07-UR
 USE ON REVIEW

Petitioner: Cameron General Contractors
 - Sherrill Hill

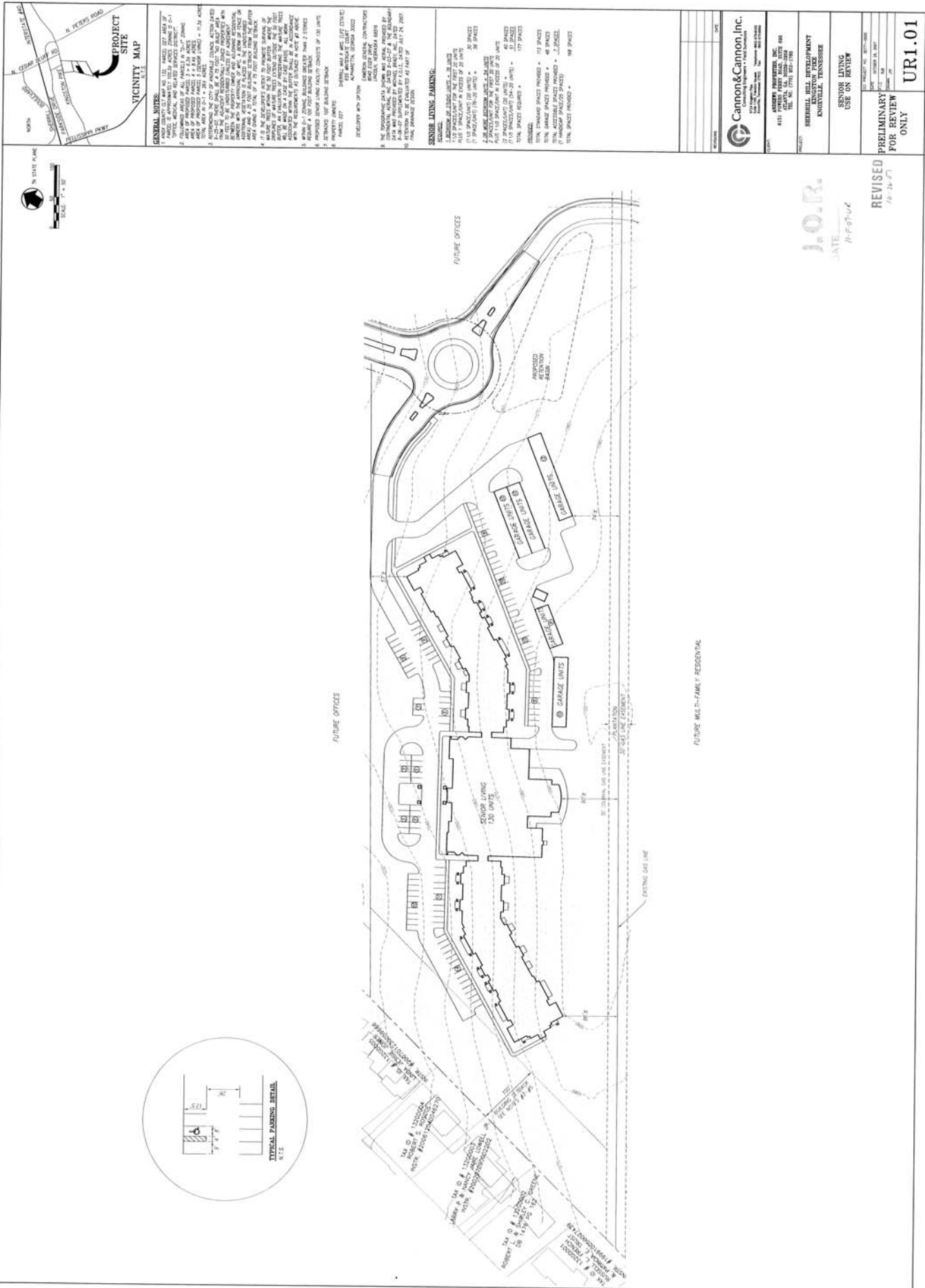
Map No: 132

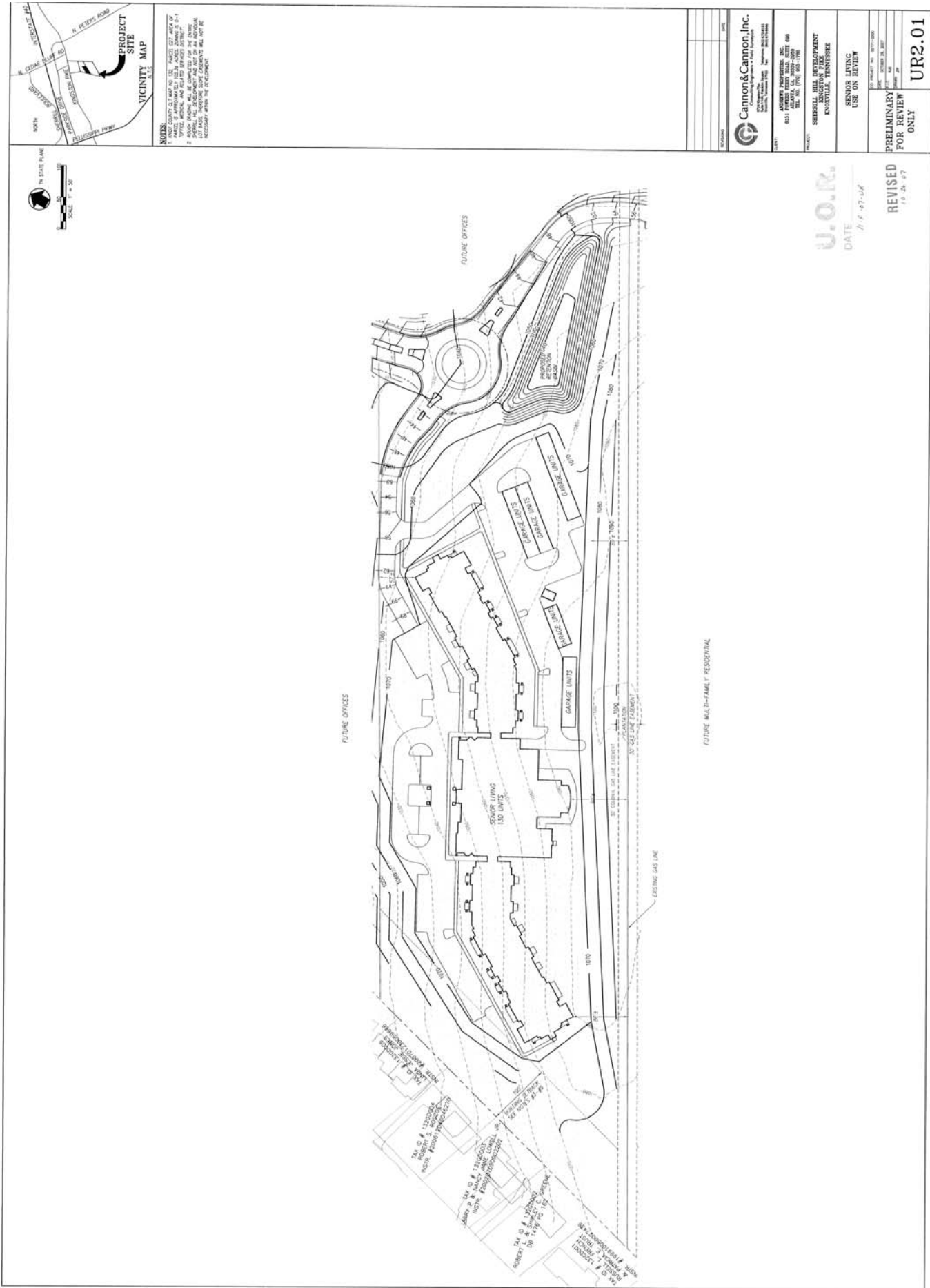
Jurisdiction: City




 Senior Living Center in O-1 (k) (Office, Medical, and Related Services)

Original Print Date: 10/23/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902







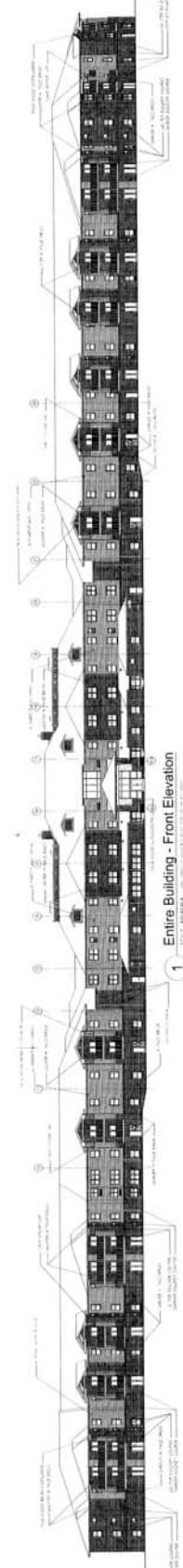


CAMERON
COMMUNITY DEVELOPMENT
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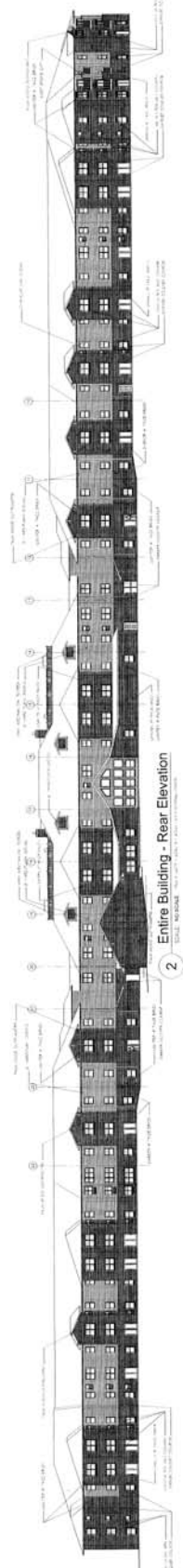
30 UNIT APARTMENT BUILDING
JENNIFER HILL
KINGSTON, TN

DATE	11/14/07
BY	J.R.
SCALE	1/8" = 1'-0"
PROJECT NO.	07-001
REVISIONS	


A1
Sheet No.



1
Entire Building - Front Elevation
SCALE: 1/8" = 1'-0"

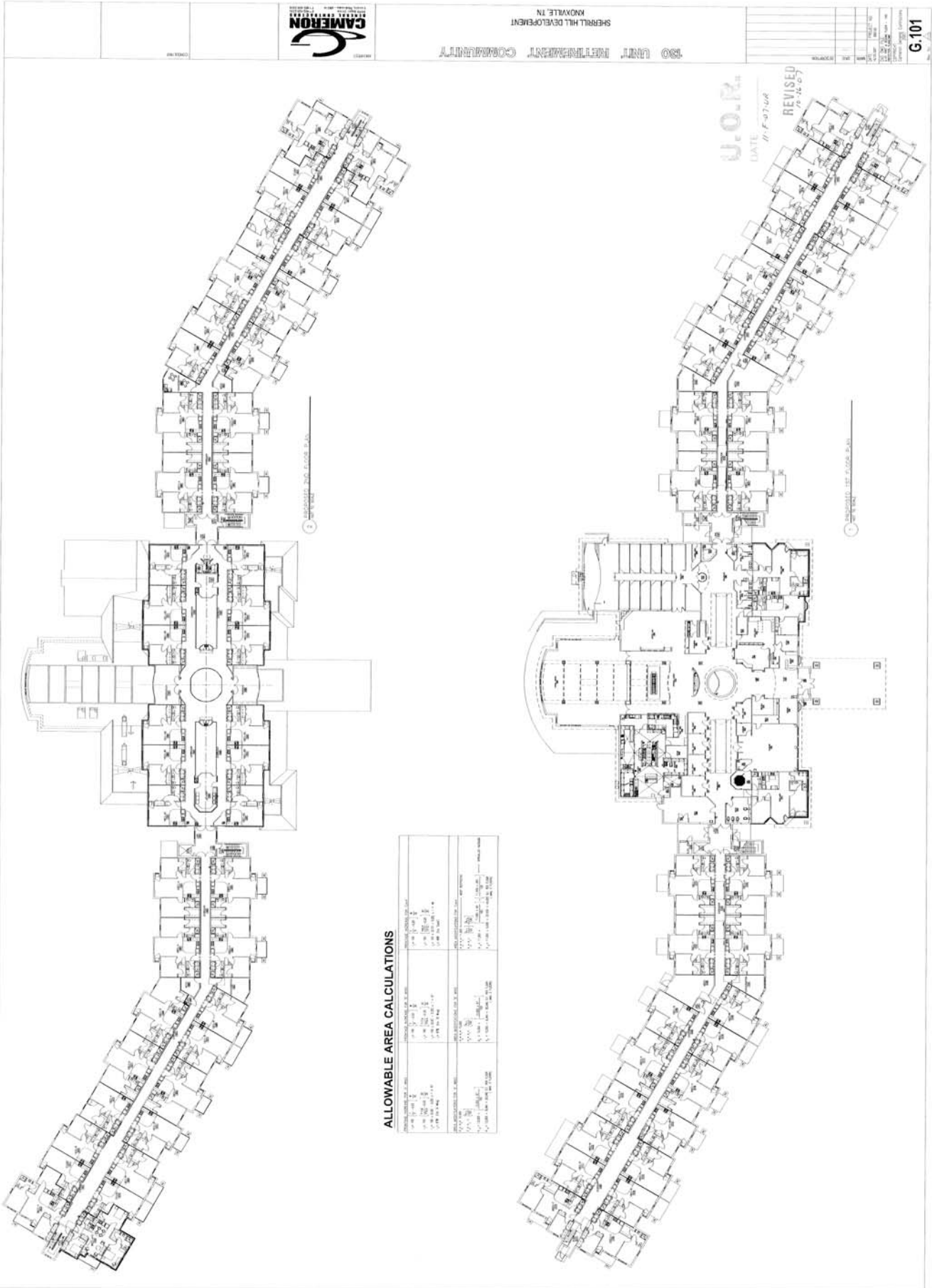


2
Entire Building - Rear Elevation
SCALE: 1/8" = 1'-0"



3
Wing End Elevation
SCALE: 1/8" = 1'-0"

J.O.R.
DATE: 11/14/07

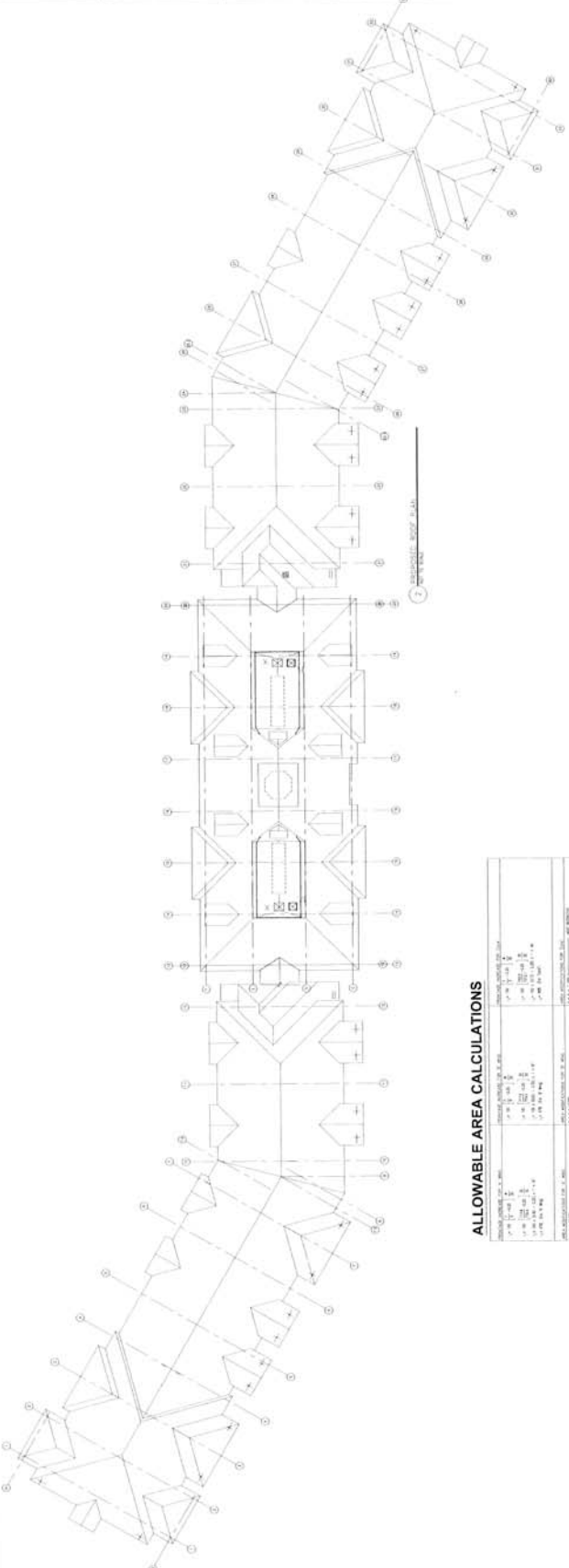




130 UNIT RETIREMENT COMMUNITY
SHERILL HILL DEVELOPMENT
KNOXVILLE, TN

NO.	DATE	REVISIONS

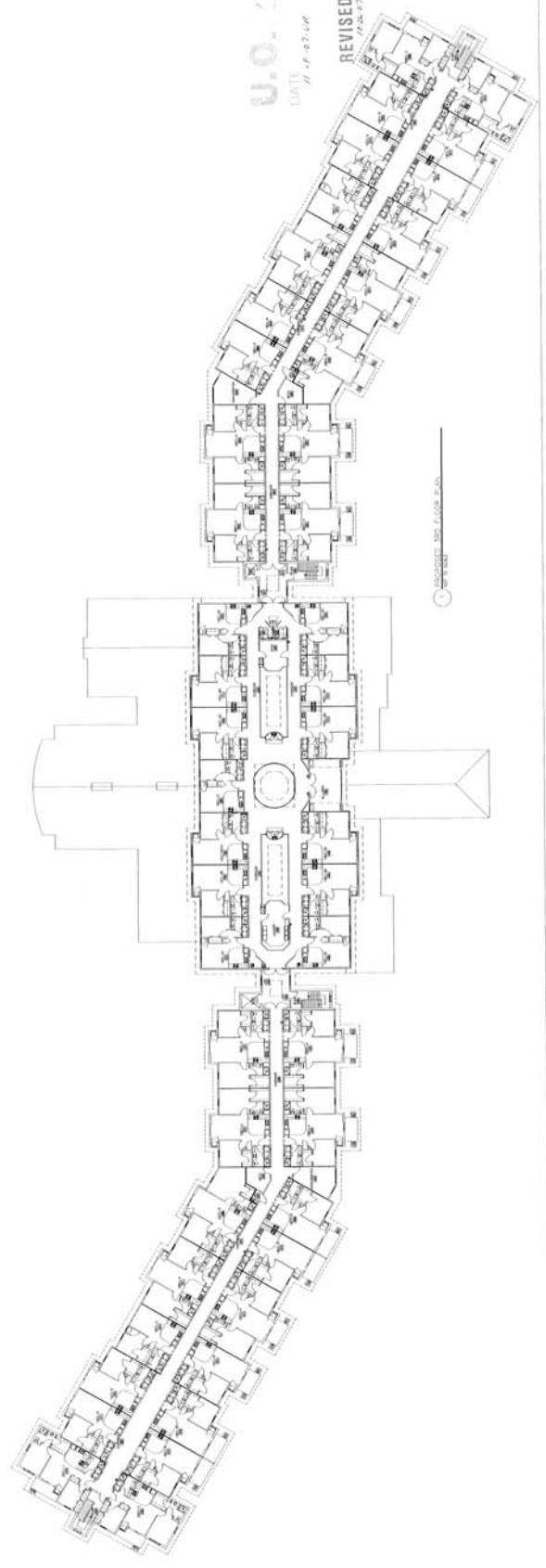
G.102



PROPOSED 2ND FLOOR PLAN

ALLOWABLE AREA CALCULATIONS

<p>ALLOWABLE AREA CALCULATIONS</p> <p>1. GROSS AREA: 10,000 sq. ft.</p> <p>2. MINUS: 1,000 sq. ft. (common areas)</p> <p>3. NET AREA: 9,000 sq. ft.</p> <p>4. UNIT AREA: 75 sq. ft. (per unit)</p> <p>5. TOTAL UNIT AREA: 130 units x 75 sq. ft. = 9,750 sq. ft.</p> <p>6. REMAINING AREA: 9,000 sq. ft. - 9,750 sq. ft. = -750 sq. ft.</p>	<p>ALLOWABLE AREA CALCULATIONS</p> <p>1. GROSS AREA: 10,000 sq. ft.</p> <p>2. MINUS: 1,000 sq. ft. (common areas)</p> <p>3. NET AREA: 9,000 sq. ft.</p> <p>4. UNIT AREA: 75 sq. ft. (per unit)</p> <p>5. TOTAL UNIT AREA: 130 units x 75 sq. ft. = 9,750 sq. ft.</p> <p>6. REMAINING AREA: 9,000 sq. ft. - 9,750 sq. ft. = -750 sq. ft.</p>
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REVISION

DATE: 11-14-07

U.O.

PROPOSED 2ND FLOOR PLAN

MPC Commissioners Meeting, November 8, 2007

14. CAMERON GENERAL CONTRACTORS - SHERRILL HILL

11-F-07-UR

15. ANDREWS PROPERTIES, INC.

11-G-07-UR

Dear Mr. Tom Brechko, MPC Staff, & MPC Commissioners,

I am chairman of the Seven Oaks Planning & Development Committee that represents 5 subdivisions surrounding the Sherrill Property that Andrews Properties has written a contract to develop into a major commercial & residential entity. The homeowners of the surrounding properties and I participated in and help write the language for Item 2, Map 10: Proposed Land Use, The SW Sector Plan adopted in 2005. This was a 6-month process that resulted in the homeowners agreeing to recommend that TC-1 would be an acceptable use of the land when it is developed.

Andrews Properties, Inc. of Atlanta, GA wants to build a 6-part commercial and residential entity among 58 single family residences that are 20-40 years old.

At the August 9 Meeting you voted each time for the developers while the chair stated that the homeowners would be protected by the Use on Review Process and that almost all of the recommendations of the MPC Staff were an attempt to micro-manage this project.

Here we are **three months later** awaiting approval of the Use on Review and important concerns are not being addressed in writing on the drawings or on other supporting documents filed with MPC.

The homeowners surrounding the O-1 and the PR-1 sections of this development would like some wording attached to this project by MPC to address the following concerns:

- (1) Hours of operation of deliveries to the Senior Independent Living Center and trash pick-ups at the SILC and apartments. **We suggest 8 am to 7 pm.**
- (2) Clarification of Note 3 where we were led to believe that the developers intention was to provide berming or fencing or landscaping or some combination to mitigate noise, security, and line-of-sight issues.
Drawing Ref: M0.01, LA0.01, UR1.01 (SILC), UR1.01 (Multi Family)

I am sorry for the lateness of this request, but the drawings with appropriate notes were not submitted until 10/26 and I received a copy on 10/29.

Sincerely,

Larry Lowell, Chairman 865-470-8299 lnlowell@flash.net

Planning & Development Committee

Seven Oaks, Cedar Bluff, Statesview and Wedgewood Hills Subdivisions

MPC November 8, 2007

Agenda Item # 14