



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

▶ **FILE #:** 11-G-07-UR

AGENDA ITEM #: 15

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** **ANDREWS PROPERTIES, INC.**

OWNER(S): RAYMOND HIGGINS ANDREWS PROPERTIES, INC

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:** **38.6 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:** **RP-1 (k) (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Apartments**

HISTORY OF ZONING: Rezoning to RP-1 (k) (Planned Residential) 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: Residences / RA (Low Density Residential) & PR (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 up to 347 multi-dwelling units subject to 9 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. Submitting a revised landscape plan showing species specific landscaping for the areas away from the typical building landscaping for approval by Planning Commission Staff.

5. Installing all landscaping, as shown on the revised landscape plan, within six months of issuance of a building permit.
6. Submitting a revised pedestrian access plan that provides connections between the buildings and amenity areas and the sidewalk system that will connect this development site with the rest of the Sherrill Hill development for approval by Planning Commission Staff.
7. Meeting all applicable requirements of the Knoxville Engineering Division.
8. 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).
9. Obtaining approval from Plantation Pipe Line Company for the access drive crossing of the existing gas line

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 38.6 acre site located at the southern end of the Sherrill Hill development tract as a 347 multi-dwelling unit development. The site is designated as Lot 6 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 access drive will cross an existing gas line and is subject to approval by Plantation Pipe Line Company.

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 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.

In addition to the required 50' undisturbed buffer and 75' building setback, the applicant had agreed at the City Council meeting to apply a 125' building setback for this residential development.

Recreational amenities provided for the development include a clubhouse, pool and tennis court. Staff is requesting a revised pedestrian access plan that provides connections between the buildings and amenity areas and the sidewalk system that will connect this development site with the rest of the Sherrill Hill development.

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 medium density development 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 PR zoning as well as the general criteria for approval of a use-on-review.
2. The proposed multi-dwelling 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 medium density residential uses for the site. At a proposed density of 8.99 du/ac, the development complies with the Sector Plan and the current zoning of the site (RP-1 at up to 9 du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 2920 (average daily vehicle trips)

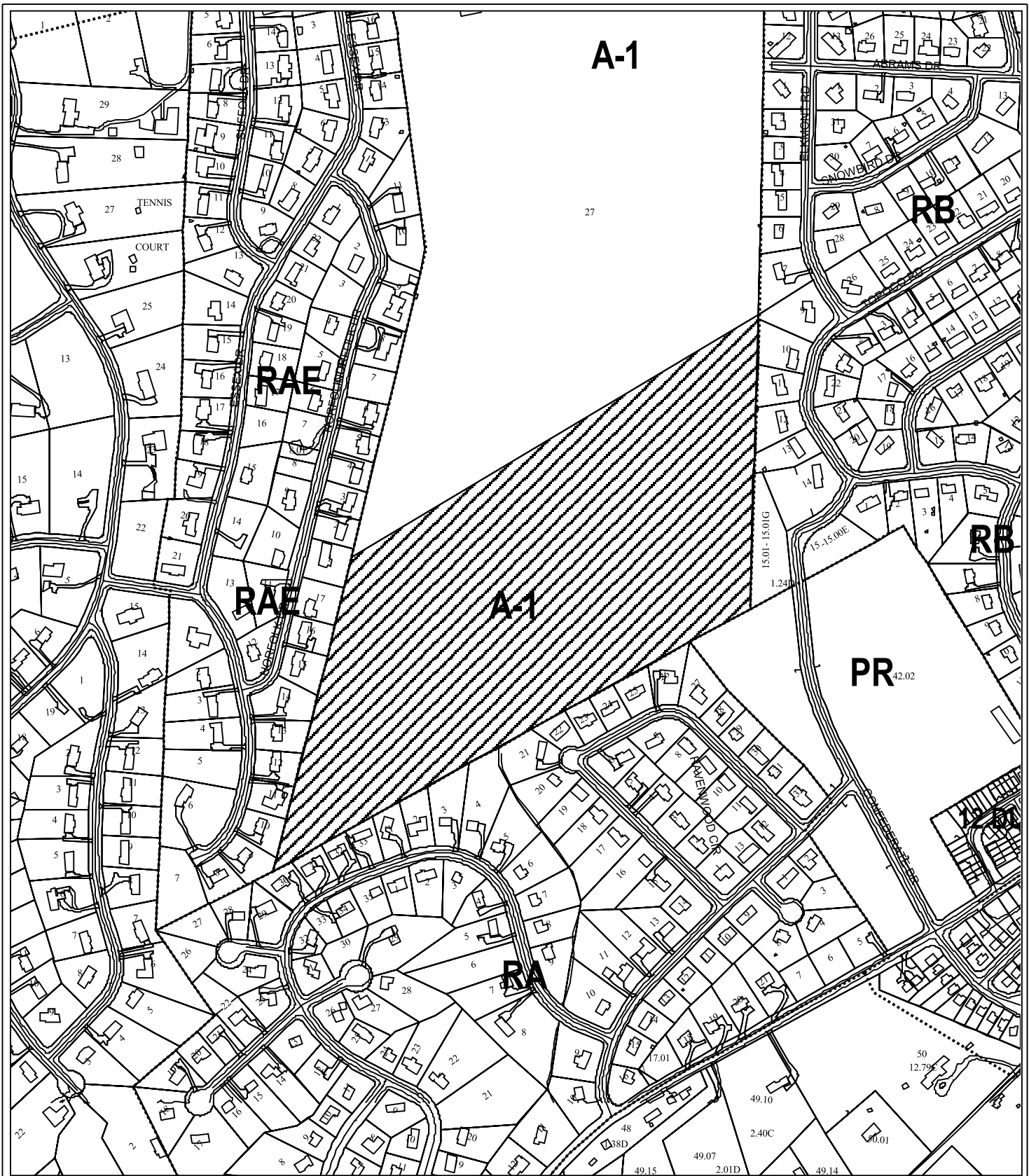
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 53 (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.

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-G-07-UR
USE ON REVIEW



Apartments in RP-1 (k) (Planned Residential)

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

Petitioner: Andrews Properties, Inc.

Map No: 132

Jurisdiction: City



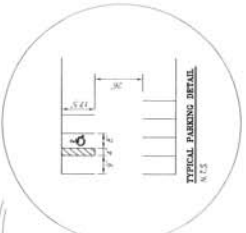
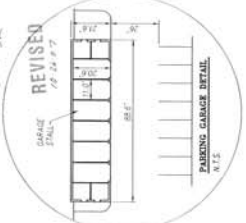


GENERAL NOTES:

1. ALL LOTS TO BE DEVELOPED BY 12/31/07.
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13. ALL LOTS TO BE DEVELOPED BY 12/31/07.
14. ALL LOTS TO BE DEVELOPED BY 12/31/07.

APARTMENT PARKING:

1. GARAGE SPACES - 40 SPACES
2. PARKING SPACES - 40 SPACES
3. TOTAL GARAGE SPACES PROVIDED - 40 SPACES
4. TOTAL PARKING SPACES PROVIDED - 40 SPACES
5. TOTAL SPACES PROVIDED - 80 SPACES



U.O.R.
DATE: 11-15-07





PROJECT SITE

NOTES:

1. THIS PLAN IS FOR THE PROPOSED MULTI-FAMILY DEVELOPMENT.

2. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN PHASES.

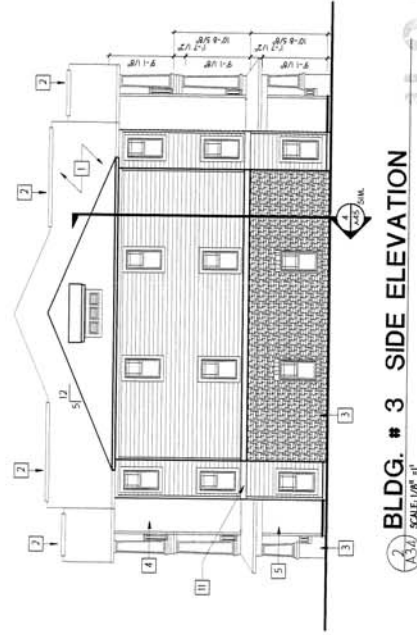
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4. THE PROPOSED DEVELOPMENT IS TO BE CONSTRUCTED IN PHASES.

DATE	
REVISION	
Cannon & Cannon, Inc. Civil Engineering & Surveying	
4111 PARKWAY EAST, SUITE 400 KNOXVILLE, TENNESSEE 37919 TEL: 615.524.1100 FAX: 615.524.1101	
PROJECT	SHERBELL HILL DEVELOPMENT KNOXVILLE, TENNESSEE
CLIENT	MULTI-FAMILY USE ON REVIEW
PROJECT NO.	07-07-UR
DATE	7/9/07
DESIGNED BY	
CHECKED BY	
IN CHARGE	
DATE	
PROJECT NO.	07-07-UR
DATE	7/9/07
DESIGNED BY	
CHECKED BY	
IN CHARGE	
DATE	



- FINISH SCHEDULE**
1. COMPOSITE SHINGLES
 2. BLACK ASPHALT FLT SHIP TO RAMP FLANS FOR
 3. 1/2" X 1/2" X 1/2" ASPHALT FLT SHIP TO RAMP FLANS FOR
 4. 1/2" X 1/2" X 1/2" ASPHALT FLT SHIP TO RAMP FLANS FOR
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FOR SHERILL DEVELOPMENT

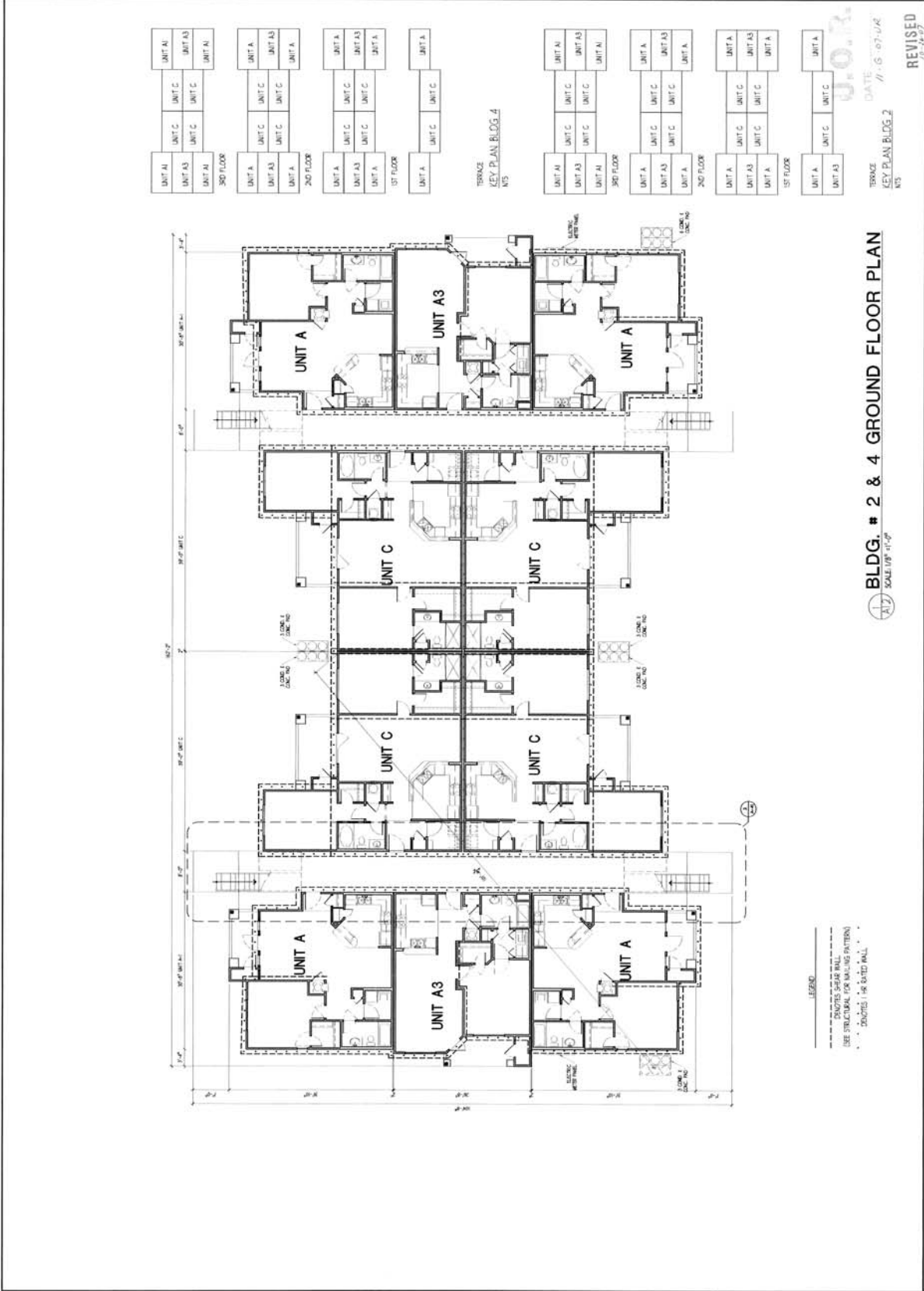
U.S. G.I.
 DATE: 11-G-07-UK


PUCCIANO & ENGLISH, INC.
 ARCHITECTS, AIA
 3088 WALKER UNIVERSITY DRIVE, SUITE 110
 ATLANTA, GEORGIA 30341 770-451-0823

ANDREWS PROPERTIES, INC.
 AN APARTMENT COMMUNITY FOR
 HADDON PLACE APARTMENTS
 HENRY COUNTY, GEORGIA

A-12
 BUILDING # 2 & 4
 FLOOR PLAN

JOHN PROGRESSOR
 JOB NO. 0706
 DRAWN BY:
 CHECKED BY:
 PERMIT REVIEW 9/14/07

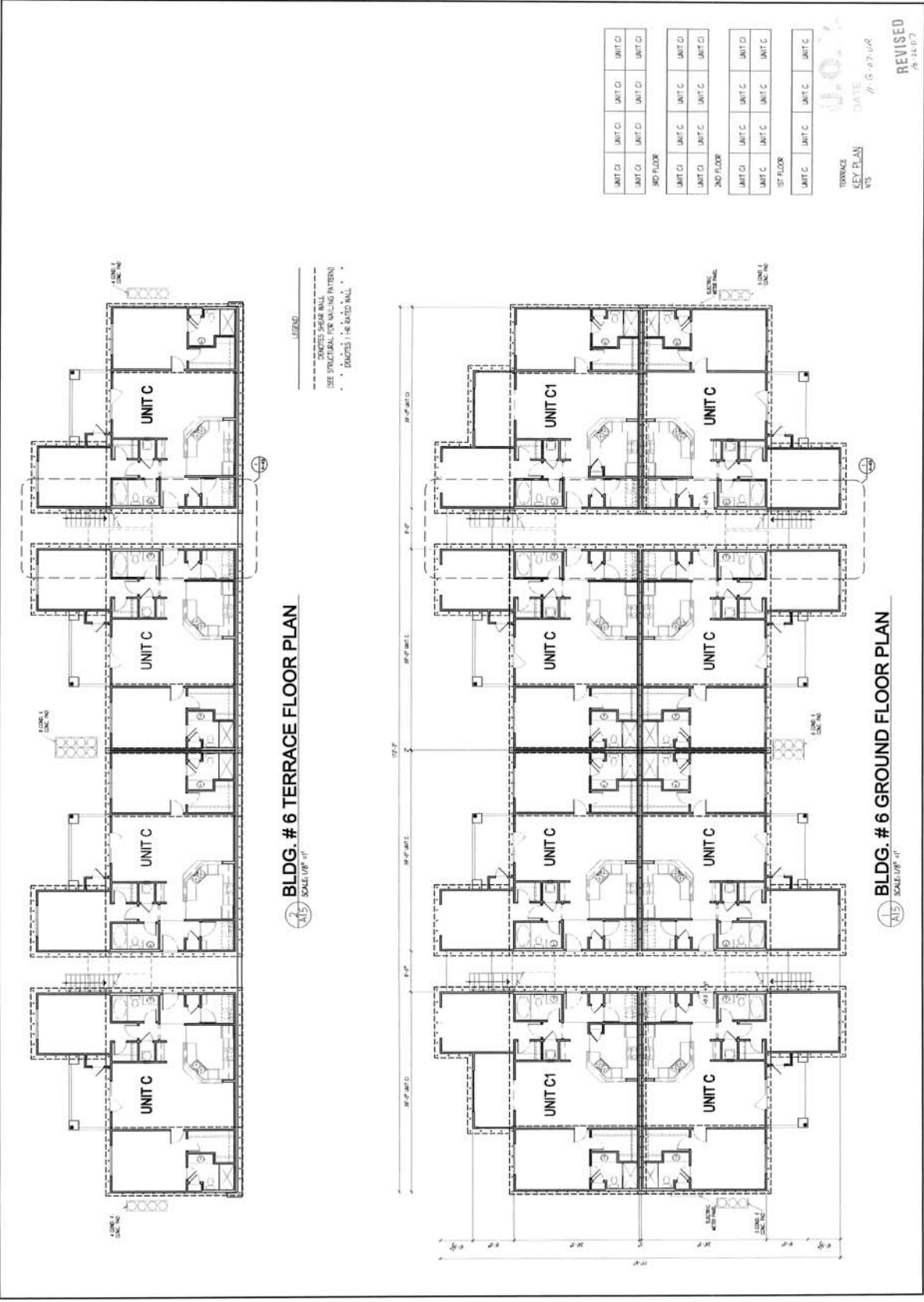


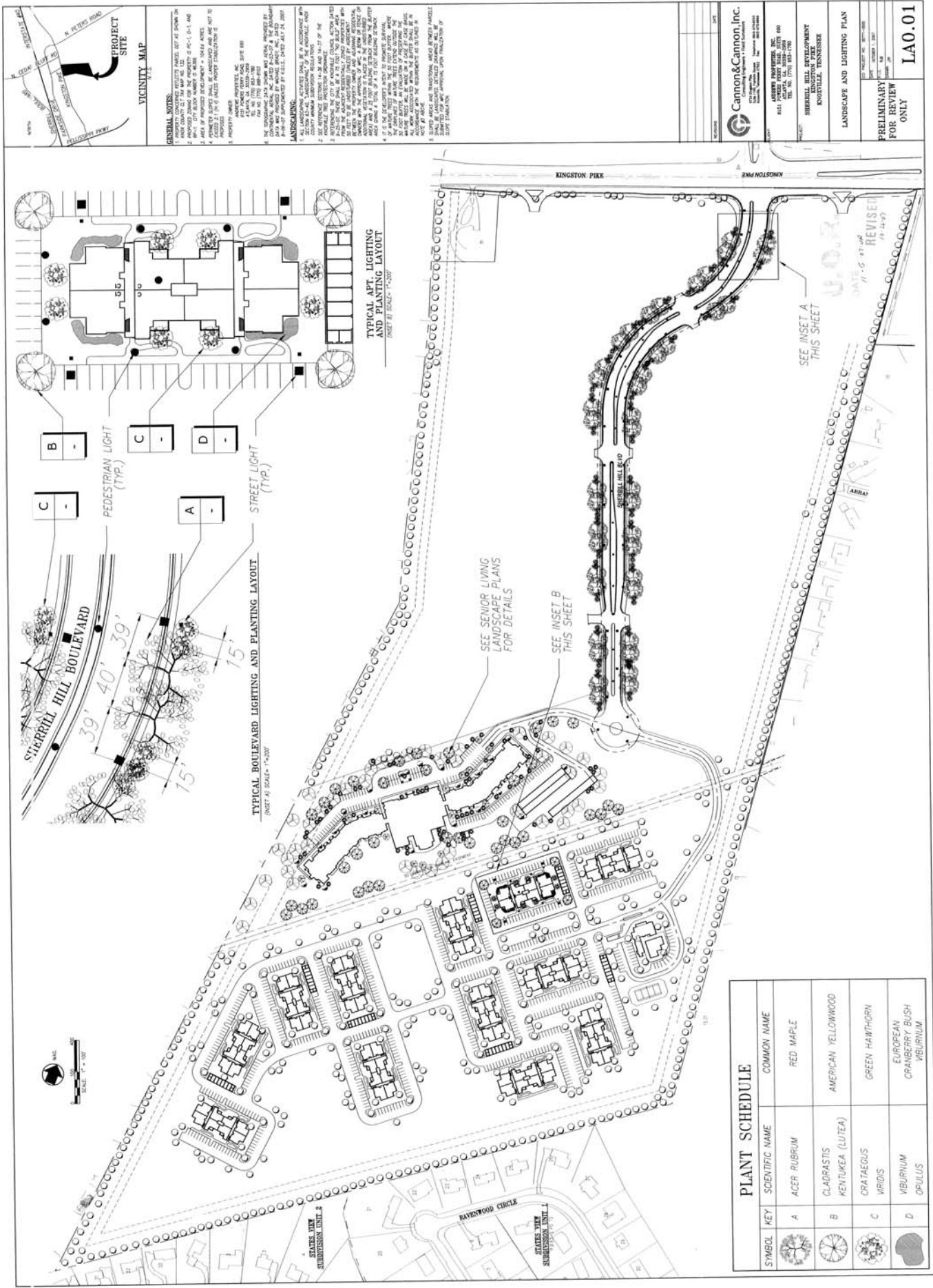

PUCCIANO & ENGLISH, INC.
 ARCHITECTS, AIA
 2084 KENNES UNIVERSITY DRIVE, SUITE 110
 ATLANTA, GEORGIA 30341 770-457-0823

RE
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 DATE: [Redacted]
 PRINT REVISION: [Redacted]

HADDON PLACE APARTMENTS
 AN APARTMENT COMMUNITY FOR
 ANDREWS PROPERTIES, INC.
 HENRY COUNTY, GEORGIA

BLDG. # 6
 BUILDING # 6 FLOOR PLAN
A-15





GENERAL NOTES:

- PROPERTY CONVEYANCE REFLECTS AVE. 107 AS SHOWN ON THE RECORD PLAT FOR THE PROJECT, 6-10-1, AND 6-10-2, AND THE RECORD PLAT FOR THE PROJECT, 6-10-1, AND 6-10-2.
- THE RECORD PLAT FOR THE PROJECT, 6-10-1, AND 6-10-2, SHOWS THE PROPERTY LINES AND THE PROPERTY CORNERS.
- PROPERTY CORNERS SHALL BE AS SHOWN ON THE RECORD PLAT FOR THE PROJECT, 6-10-1, AND 6-10-2.
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LANDSCAPING:

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- THE LANDSCAPING SHALL BE AS SHOWN ON THE RECORD PLAT FOR THE PROJECT, 6-10-1, AND 6-10-2.

PLANT SCHEDULE

SYMBOL KEY	SCIENTIFIC NAME	COMMON NAME
A	ACER RUBRUM	RED MAPLE
B	CLADPASTIS VENTRIKUA (LUTEA)	AMERICAN YELLOWWOOD
C	CRATAEGUS VIRIDIS	GREEN HAWTHORN
D	WIBURNUM OPULUS	EUROPEAN CRANBERRY BUSH VIBURNUM

Canon & Cannon, Inc.
 4111 PETERS ROAD, SUITE 400
 KNOXVILLE, TENNESSEE 37919
 TEL: (615) 353-1100
 FAX: (615) 353-1101
 WWW.CANNONANDCANNON.COM

ASBESTOS INVESTIGATION, INC.
 4111 PETERS ROAD, SUITE 400
 KNOXVILLE, TENNESSEE 37919
 TEL: (615) 353-1100
 FAX: (615) 353-1101
 WWW.ASBESTOSINVESTIGATION.COM

SERRILL HILL DEVELOPMENT
 KINGSTON PIKE
 KNOXVILLE, TENNESSEE

LANDSCAPE AND LIGHTING PLAN

PRELIMINARY FOR REVIEW ONLY

LAO.01

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 # 15