

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

▶ **FILE #:** 11-E-07-UR **AGENDA ITEM #:** 40  
 POSTPONEMENT(S): 11/8/2007-12/13/07-2/14/8 **AGENDA DATE:** 9/10/2009  
 ▶ **APPLICANT:** **SHERRILL HILL COMMERCIAL**  
 OWNER(S): FRANK GUESS ISAKSON BARNHART

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:** **35.6 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:** **PC-1 (k) (Retail & Office Park), PC-1/H-1 (k) (Historic Overlay)**  
 ▶ **EXISTING LAND USE:** **Residence and vacant land**  
 ▶ **PROPOSED USE:** **Commercial Development**  
 HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail & Office Park), PC-1/H-1 (k) (Historic Overlay) was approved by Knoxville City Council on 9/25/07  
 SURROUNDING LAND USE AND ZONING: North: Shopping center / SC-3 (Regional Shopping Center)  
 South: Vacant land / O-1 (k) (Office, Medical, and Related Services)  
 East: Residences and shopping center / RB (General Residential) & SC (Shopping Center)  
 West: Residences / RAE (Exclusive Residential) & RB (General 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:**

▶ **WITHDRAW as requested by the applicant's representative.**  
 The applicant has requested that this item be tabled to allow additional time to address concerns from Staff and to complete the required plans and documentation including protective covenants for the development.

**COMMENTS:**

The applicant is proposing to develop this 35.6 acre site as a planned commercial mixed use development. The site is designated as Lots 1 and 2 on the Sherrill Hill Concept Plan that was approved by the Planning

Commission on November 8, 2007 meeting. The two lots which front along Kingston Pike are located on the east and west side of the proposed street that will serve the Sherrill Hill Development. As proposed on the Sherrill Hill Master Plan the commercial development will include up to 334,235 square feet of building area.

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.

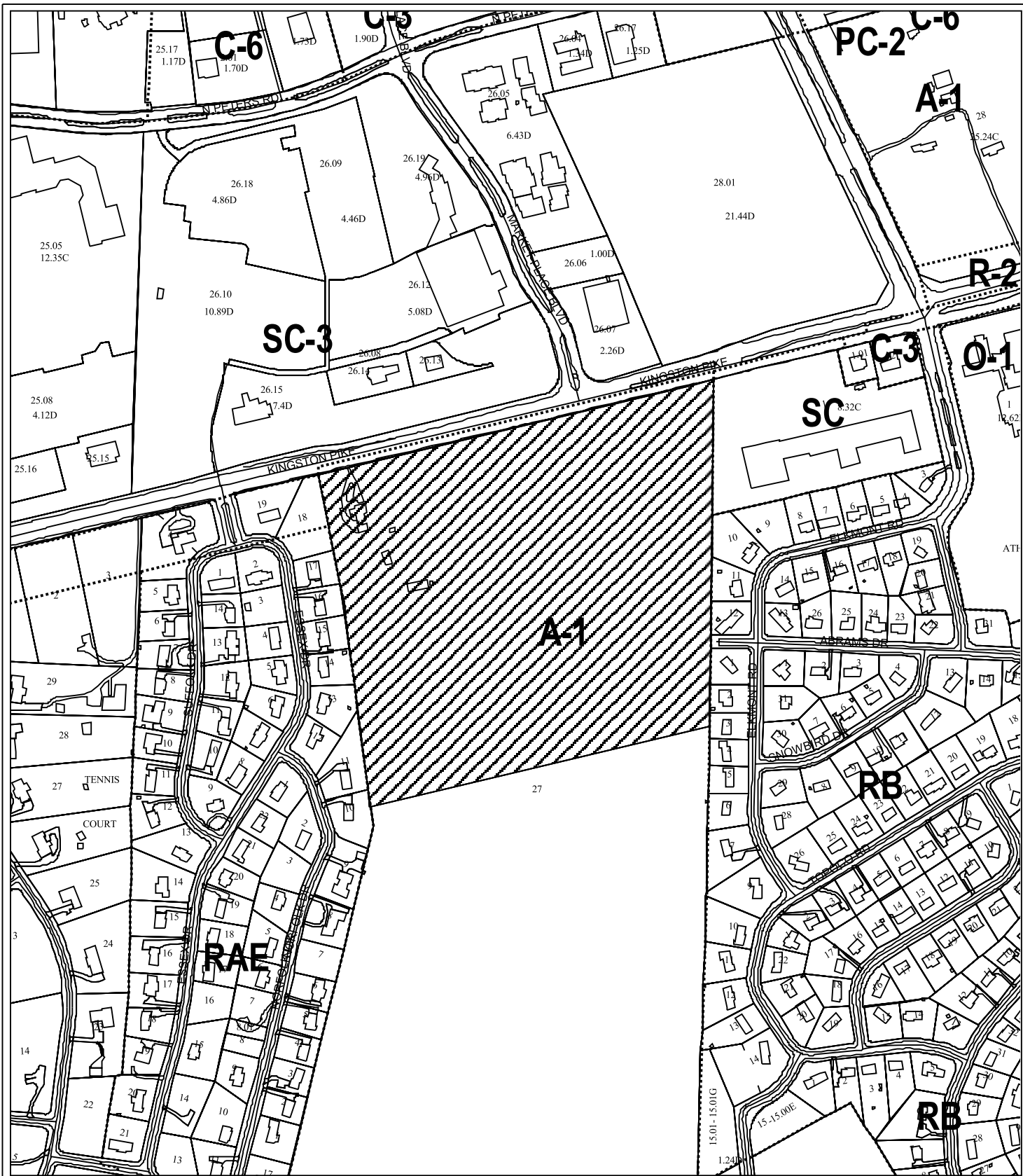
A traffic impact study has been conducted for the entire development and recommended traffic improvements are identified in that report.

ESTIMATED TRAFFIC IMPACT 6342 (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: 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-E-07-UR  
 USE ON REVIEW

 Commercial Development in PC-1 (k) (Retail & Office Park),  
 PC-1/H-1 (k) (Historic Overlay)

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

Petitioner: Isakson Barnhart - Sherrill Hill

Map No: 132

Jurisdiction: City

