

▶ **FILE #:** 5-D-12-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 5/10/2012

▶ **APPLICANT:** MICHAEL BRADY, INC.

OWNER(S): KD Moore

TAX ID NUMBER: 132 02710

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Kingston Pike, west of Moss Grove Blvd.

▶ **APPX. SIZE OF TRACT:** 1.71 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to 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: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park) (k)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Mixed Commercial Development

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Shopping center / SC-3 (Regional Shopping Center)

South: Retail business / PC-1 (Retail and Office Park) (k)

East: Retail business / PC-1 (Retail and Office Park) (k)

West: Historic house / PC-1 (Retail and Office Park) (k) & H-1 (Historic Overlay)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a mixed commercial building of approximately 10,000 square feet with restaurant space not to exceed 3,500 square feet subject to 8 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

4. Installation of the sidewalks (pedestrian access) as designated on the development plan.
5. Revising the landscape plan to comply with the landscaping requirements of the PC-1 zoning district. Landscaping needs to be added along the Kingston Pike frontage and along the back of the building adjacent to tax parcel 132-02709. The revised landscape plan is subject to approval by Planning Commission Staff.
6. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Submitting the sign plans to Planning Commission Staff for approval. Only one business ground sign is permitted and it shall be a monument sign with a maximum height of 12 feet.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

**COMMENTS:**

The applicant is proposing to develop this 1.71 acre site located on the south side of Kingston Pike, west of Moss Grove Blvd., with a mixed commercial building of approximately 10,000 square feet. The building will include approximately 3,500 square feet of restaurant space. Since the restaurant space has a higher parking requirement, the maximum size of the space used for a restaurant is limited by the total parking being provided on the site.

Access to the site will be from a shared right-in/right-out driveway off of Kingston Pike and a shared driveway off of Moss Grove Blvd. that parallels Kingston Pike. There is no direct access from the site to Kingston Pike.

The traffic impact study that had been prepared for the entire Sherrill Hill development covered the proposed commercial development on this site. The recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection have been put in place.

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

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be minimal since this project is not adjacent to those residential properties.

**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 PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial 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**

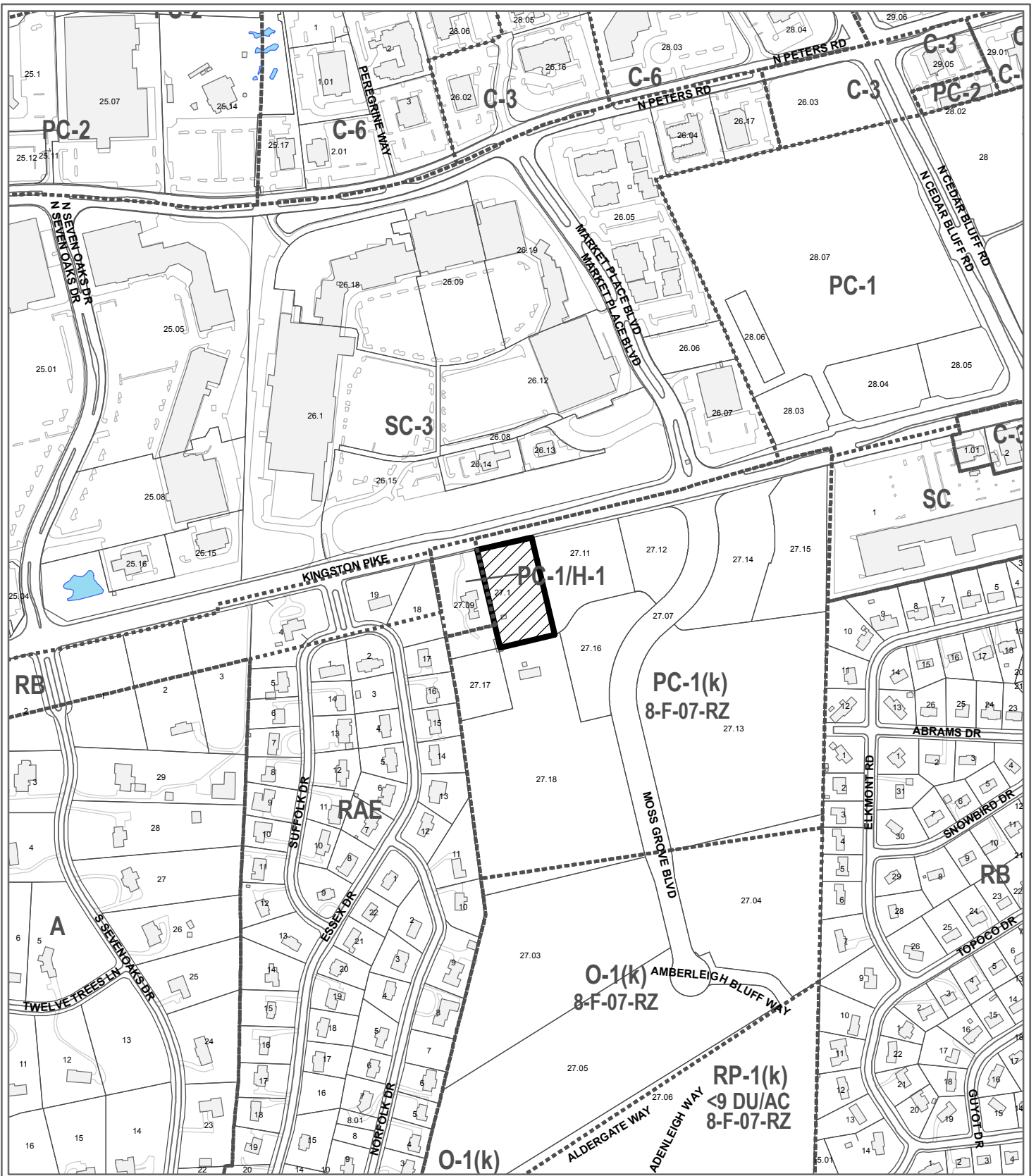
1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1520 (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.



**5-D-12-UR  
USE ON REVIEW**

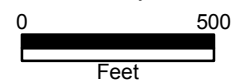


Mixed Commercial Development in PC-1 (Retail and Office Park) (k)

Petitioner: Michael Brady, Inc.

Map No: 132

Jurisdiction: City



Original Print Date: 4/17/2012

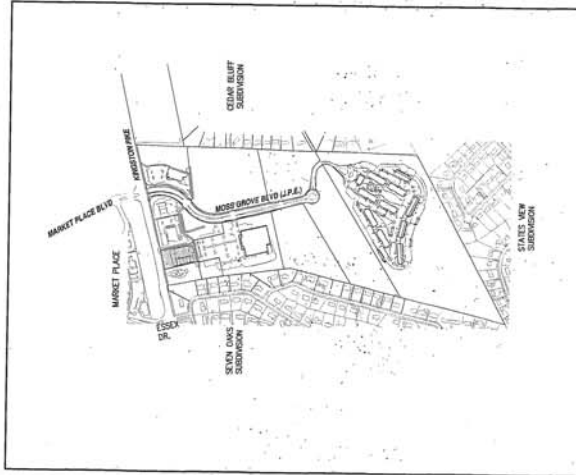
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

# LOT 1R3R AT SHERRILL HILL KINGSTON PIKE KNOXVILLE, TENNESSEE

## DRAWING INDEX

- C0.01 COVER SHEET
- C1.01 SITE LAYOUT AND PAVING PLAN
- C2.01 SITE GRADING AND DRAINAGE PLAN
- C3.01 EROSION CONTROL PLAN
- C4.01 TYPICAL DETAILS
- C4.02 TYPICAL DETAILS
- U1.01 UTILITIES PLAN

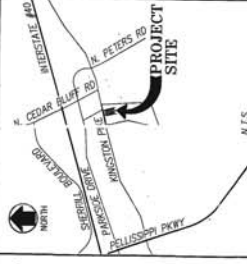


LOCATION MAP  
SCALE: 1" = 150'

PROPERTY DATA	
PROJ. CO. C.L. MAP NO.	132
PARCEL NUMBERS	27.10
JURISDICTION	CITY OF KNOXVILLE CITY ENGINEER
ZONING	PC-100, PLANNED COMMERCIAL
AREA	1.7± AC 101M/2.71± AC DISTURBED

5-D-12-04  
**REVISED**  
4-24-12

**DEAN CANNON, LE. CONSULTANT**  
I have prepared this plan and accompanying documents and certify that the plan and accompanying documents and information were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Tennessee. I am not providing engineering services in any other state.  
Registered Engineer  
License Certificate No. 333,326



**VICINITY MAP**  
PROPERTY OWNER:  
KINGSTON PIKE, LLC  
1000 KINGSTON PIKE, SUITE 400  
KNOXVILLE, TN 37920  
TEL. NO. (770) 861-1780  
FAX NO. (770) 880-8023



**TRUE LINE**  
Construction Company, LLC  
Commercial, Retail, Resale and Church Builders  
1500 HIGHWAY 126 BRISTOL, TN 37620 423-968-9144  
www.true-line.com

**KPM commercial**  
properties  
Keeping you in our sites  
1550 HIGHWAY 126 BRISTOL, TN 37620  
423-968-3221  
MANAGING COMPANY



**Cannon & Cannon, Inc.**  
Consulting Engineers & Field Supervisors  
1000 North Knoxville Drive  
Knoxville, Tennessee 37916  
Telephone: (615) 582-4444

**NEW COMMERCIAL PROPERTIES**  
1550 HIGHWAY 126  
BRISTOL, TN 37620  
TEL. NO. (423) 968-3221

**LOT 1R3R AT SHERRILL HILL**  
KINGSTON PIKE/MOSS GROVE BLVD.  
KNOXVILLE, TENNESSEE

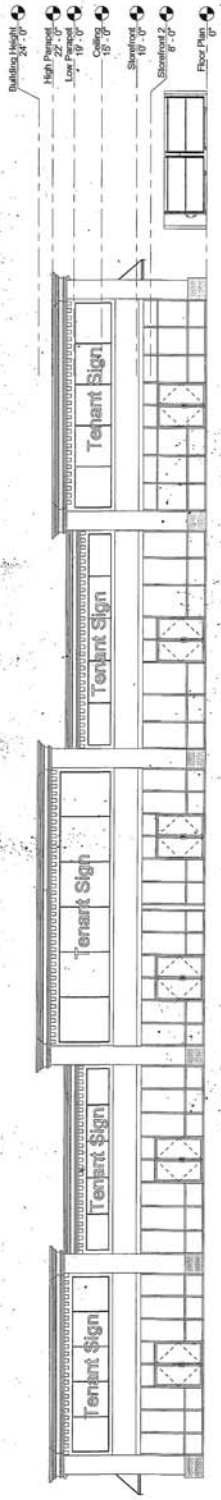
COVER SHEET  
JOB NO. 031-041-0000-0003  
DATE: 04.23.12  
SCALE: AS SHOWN

**PRELIMINARY FOR REVIEW ONLY**  
**C0.01**



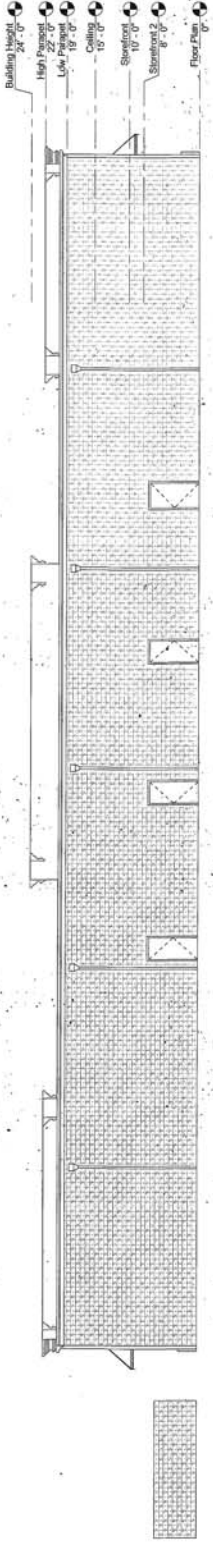






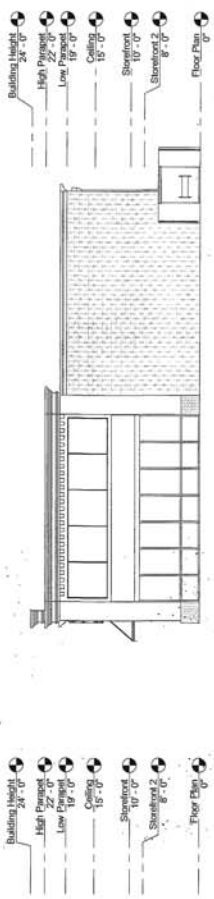
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**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



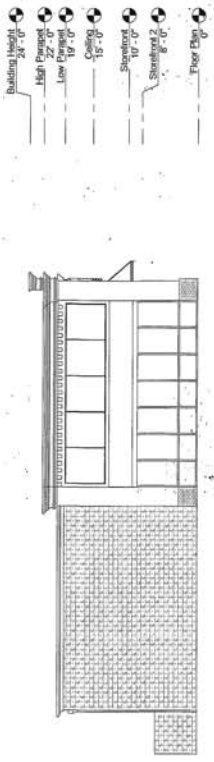
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**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



4

**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



3

**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

S-P-12 - 0/4  
**REVISED**  
 7-26-12

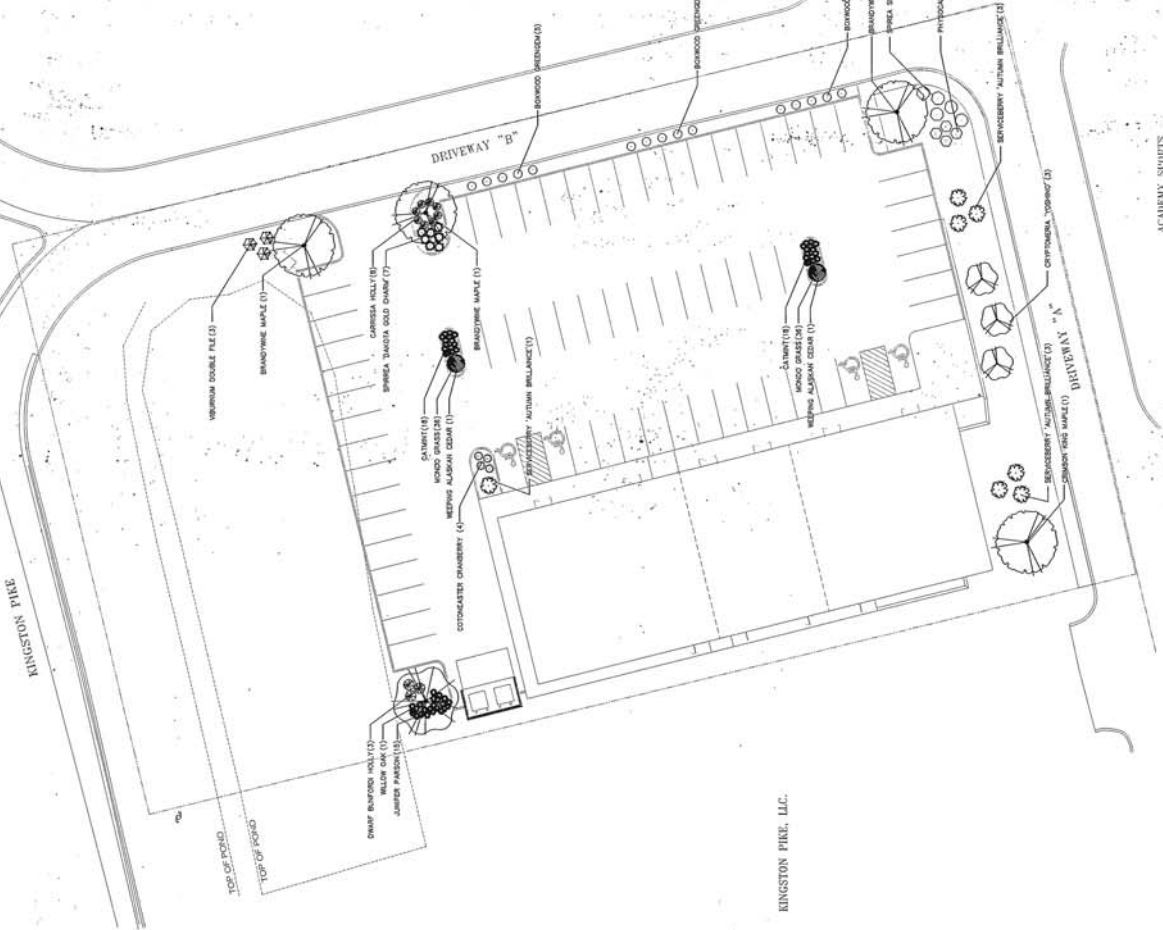
Building Height: 24'-0"  
 High Parapet: 22'-0"  
 Low Parapet: 19'-0"  
 Ceiling: 15'-0"  
 Sheetrock: 10'-0"  
 Sheetrock 2: 8'-0"  
 Floor Plan: 0"

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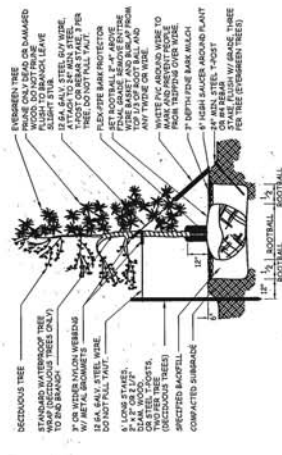
**LANDSCAPE NOTES**

1. USE 1/2" COARSE SAND OR SILT SAND MIXTURE WITH STEEL FIBERS TO STABILIZE SOIL TO REDUCE EROSION AND MAINTAIN EXISTING GRASS AND SOIL PROFILES.
2. LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ETC.) SHALL BE SHOWN ON THE PLAN.
3. SOIL USED ON THE BANKS OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE A MINIMUM OF 10% SAND AND 10% SLOTTED SAND. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED IN A MANNER THAT PREVENTS EROSION AND MAINTAINS THE EXISTING GRASS AND SOIL PROFILES.
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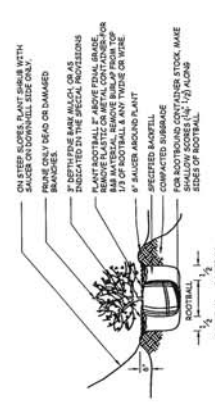


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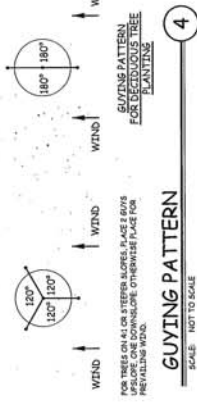
LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"



2  
SCALE: NOT TO SCALE



3  
SCALE: NOT TO SCALE



4  
SCALE: NOT TO SCALE

MBI  
299 N. WILSONVILLE, IN.  
PHONE: 317.834.0999  
FAX: 317.834.0999  
www.mbiinc.com

NOT FOR CONSTRUCTION

A NEW DEVELOPER FOR:  
LOT 1R3R  
AT SHERILL HILL  
KINGSTON PIKE  
KNOXVILLE, TENNESSEE

THE DRAWING HAS BEEN ISSUED FOR PERMITTING ONLY. NO CONTRACT DOCUMENTS SHALL BE PREPARED WITHOUT THE SIGNATURE OF THE ARCHITECT.

DATE: 04/25/12  
DESIGNED BY: GNB  
DRAWN BY: GNB  
CHECKED BY: GNB  
COMM. NO: 120046.02

SHEET No. 11.1 of 11.1

5-D-72-02  
REVISED  
4-26-12

KINGSTON PINE, LLC.

ACADEMY SPORTS