

▶ **FILE #:** 5-E-12-UR

AGENDA ITEM #: 39

AGENDA DATE: 5/10/2012

▶ **APPLICANT:** MICHAEL BRADY, INC.

OWNER(S): KD Moore

TAX ID NUMBER: 132 02712

JURISDICTION: City Council District 2

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

▶ **APPX. SIZE OF TRACT:** 1.51 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 and vacant lot / PC-1 (Retail and Office Park) (k)
 East: Retail business / PC-1 (Retail and Office Park) (k)
 West: Retail business / PC-1 (Retail and Office Park) (k)

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 9,582 square feet with restaurant space not to exceed 4,360 square feet subject to 9 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 the development entrance along Moss Grove Blvd. 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. Submitting a grading plan to the Knoxville Department of Engineering for approval that will increase the sight distance from Driveway A (as designated on the development plan) to the north along Moss Grove Blvd. to a distance of 300', or a distance acceptable to the Knoxville Department of Engineering. The sight distance shall be improved prior to the issuance of a building permit for this development. A copy of the approved plan shall be provided to the Planning Commission Staff.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. 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 1.51 acre site located on the south side of Kingston Pike and the west side Moss Grove Blvd., with a mixed commercial building of approximately 9,582 square feet. The building will include approximately 4,360 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 driveway off of Moss Grove Blvd. that parallels Kingston Pike. There is no direct access from the site to Kingston Pike.

When staff conducted the site visit for this project, it was discovered that the fill that was placed on this site as a part of the preliminary stormwater management work had restricted the sight distance to the north along Moss Grove Blvd. from the driveway that serves the frontage lots along Kingston Pike. Staff had requested that the applicant identify the available sight distance on the revised plan. As identified on the plan, there is only 200' of sight distance at this location. Due to the volume of traffic that will be generated by the overall development, staff is recommending a condition that the sight distance be improved to a distance of 300' or other distance acceptable to the Knoxville Department of Engineering. Since the Sherrill Hill development is already in use, staff is recommending that the sight distance be improved prior to the issuance of a building permit for this specific development.

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

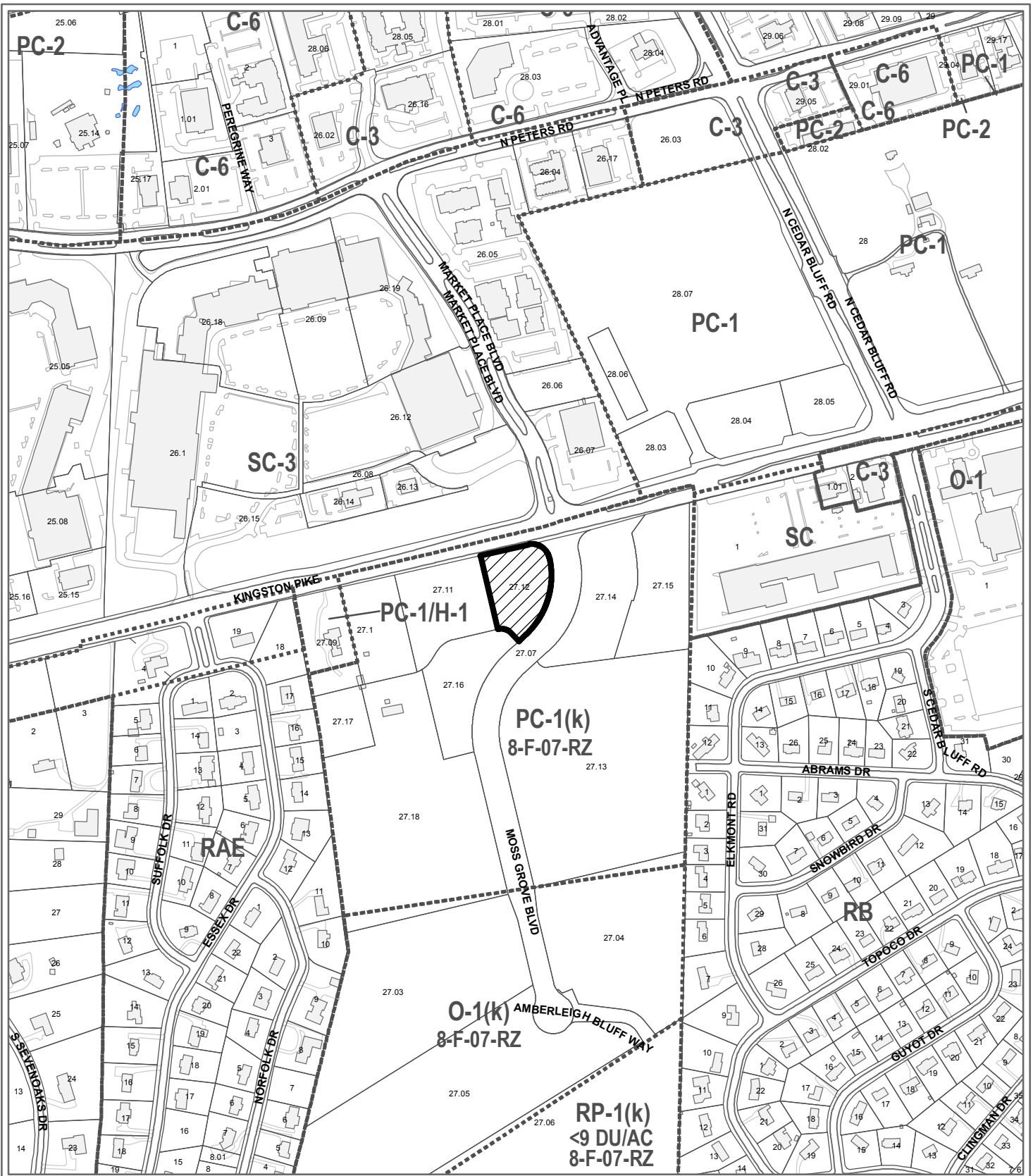
1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area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

ESTIMATED TRAFFIC IMPACT 1479 (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-E-12-UR
USE ON REVIEW**



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

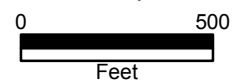
Original Print Date: 4/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Michael Brady, Inc.

Map No: 132

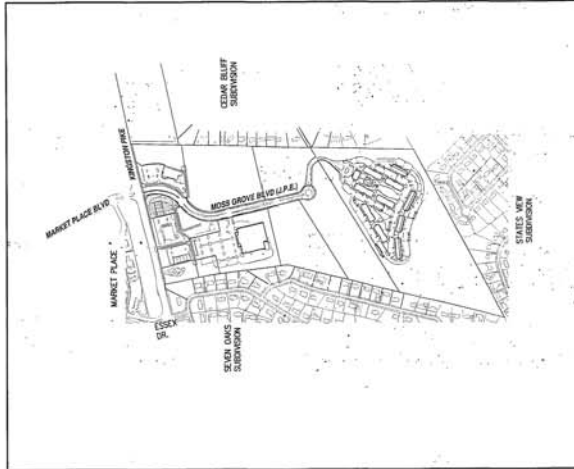
Jurisdiction: City



LOT 1R5R 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



PROPERTY DATA	
KNOX CO. CL. MAP NO.	132
PARCEL NUMBERS	2712
JURISDICTION	CITY OF KNOXVILLE CITY BLOCK 4036
ZONING	PC-1(K), PLANNED COMMERCIAL
AREA	1.514 AC TOTAL / 1.514 AC DISTURBED

5-E-12-02
REVISED
7-16-12

DECLARATION OF CORRELATION
I, the undersigned, being duly qualified and sworn in as a Professional Engineer in the State of Tennessee, do hereby certify that the plan and accompanying drawings, documents and data submitted to the Board of Examiners of the Tennessee State Board of Professional Engineers and Surveyors for review and approval are true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of Tennessee. My license number is 12345. I am the Applicant/Engineer for the project described in a report filed with the aforementioned Planning Commission.
Applicant/Engineer: [Signature]
Professional Engineer No. 12345
Professional Seal No. 12345



VICINITY MAP
PROPERTY OWNER:
KNOXVIEW P&L, LLC
1000 10TH AVENUE, SUITE 600
ATLANTA, GA 30339-2659
TEL. NO. (770) 953-1780
FAX NO. (770) 989-8003

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Cannon & Cannon, Inc.
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CLIENT
KEM COMMERCIAL PROPERTIES
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ATLANTA, GA 30339-2659
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PROJECT
LOT 1R5R AT SHERRILL HILL
KINGSTON PIKE
KNOXVILLE, TENNESSEE

COVER SHEET

CS PROJECT NO. 0000-0004
DATE: APRIL 23, 2012
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

PRELIMINARY FOR REVIEW ONLY

C0.01



