

▶ **FILE #:** 5-B-14-UR

AGENDA ITEM #: 37

AGENDA DATE: 5/8/2014

▶ **APPLICANT:** THE HISTORIC SHERRILL HOUSE GENERAL PARTNERSHIP

OWNER(S): The Historic Sherrill House General Partnership

TAX ID NUMBER: 132 27.09 AND PART OF 27.10 & 27.17

JURISDICTION: City Council District 2

STREET ADDRESS: 9320 Kingston Pike

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

▶ **APPX. SIZE OF TRACT:** 0.805 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: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek and Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park) / H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Former Residence

▶ **PROPOSED USE:** Office

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: Vacant lot and retail business / PC-1 (Retail and Office Park) (k)

West: Vacant lot and residence / RB (General Residential) & RAE (Exclusive Residential)

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 an office of approximately 4,000 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. Providing a landscape plan for Planning Commission Staff approval prior to obtaining a certificate of occupancy for the office space conversion. Evergreen shrubs shall be included along the parking bays and turnaround area on the west side of the drive aisle of a sufficient height to screen the headlights of vehicles facing the adjoining residential property.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of an occupancy permit for this project.
6. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Submitting the sign plans to the Knoxville Sign Administrator and Planning Commission Staff for approval. Only one business ground sign is permitted.

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 redevelop a former residence on an 0.805 acre site located on the south side of Kingston Pike, west of Moss Grove Blvd., into an office with approximately 4,000 square feet.

Access to the site will be from the internal driveway system for the Sherrill Hill commercial development that has access off of Moss Grove Blvd. and a right-in/right-out driveway off of Kingston Pike just east of the site. There is no direct access from the site to Kingston Pike. A rezoning application (8-J-12-RZ) approved by Knoxville City Council on January 22, 2013, amended one of the previous zoning conditions by allowing parking to extend into the 50 foot undisturbed buffer area along the western property line.

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.

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

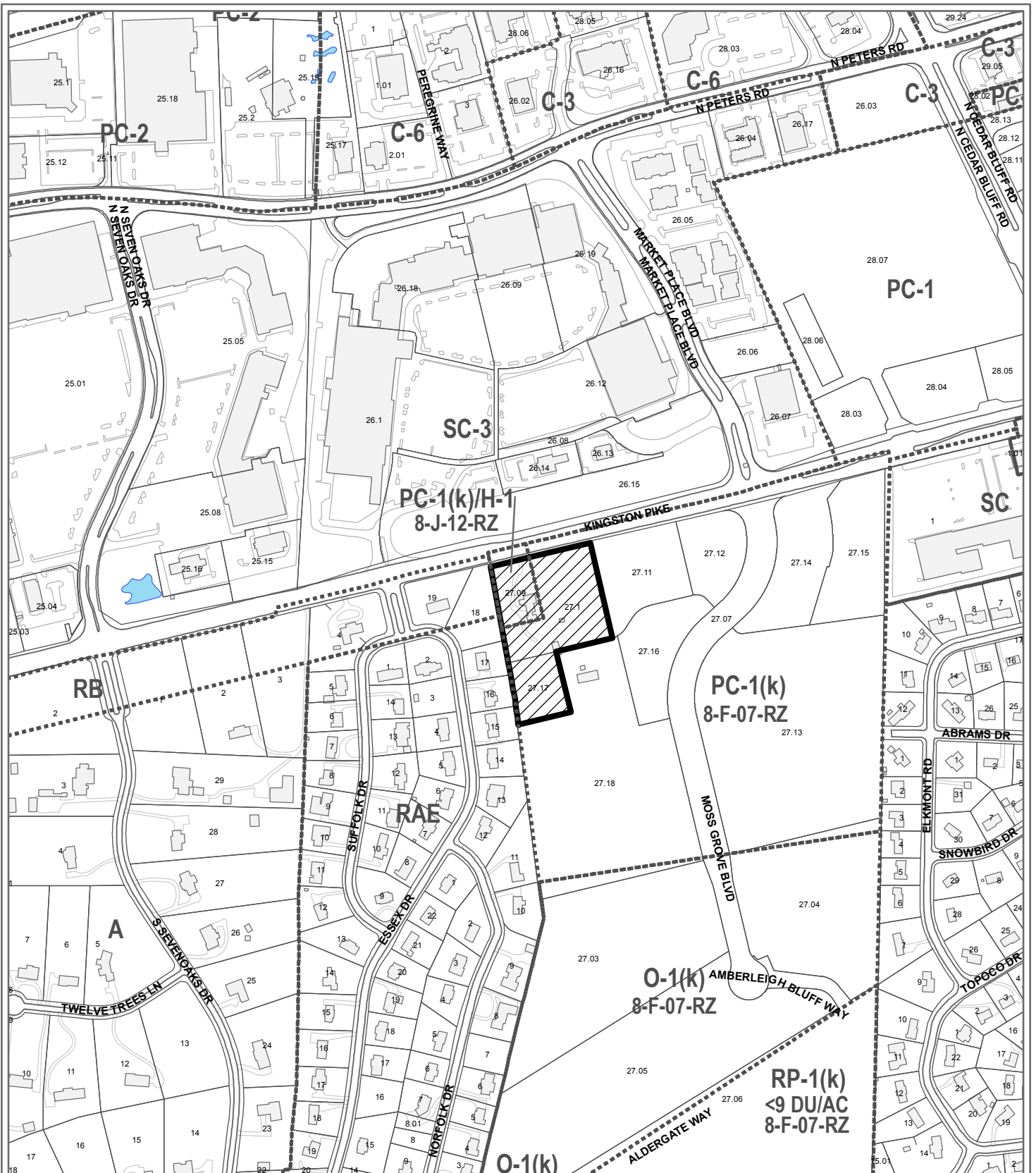
1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area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

ESTIMATED TRAFFIC IMPACT: 112 (average daily vehicle trips)

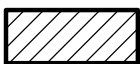
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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-B-14-UR
USE ON REVIEW**

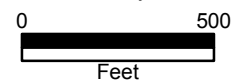


Office in PC-1 (Retail and Office Park) / H-1 (Historic Overlay)

Petitioner: The Historic Sherrill House
General Partnership

Map No: 132

Jurisdiction: City



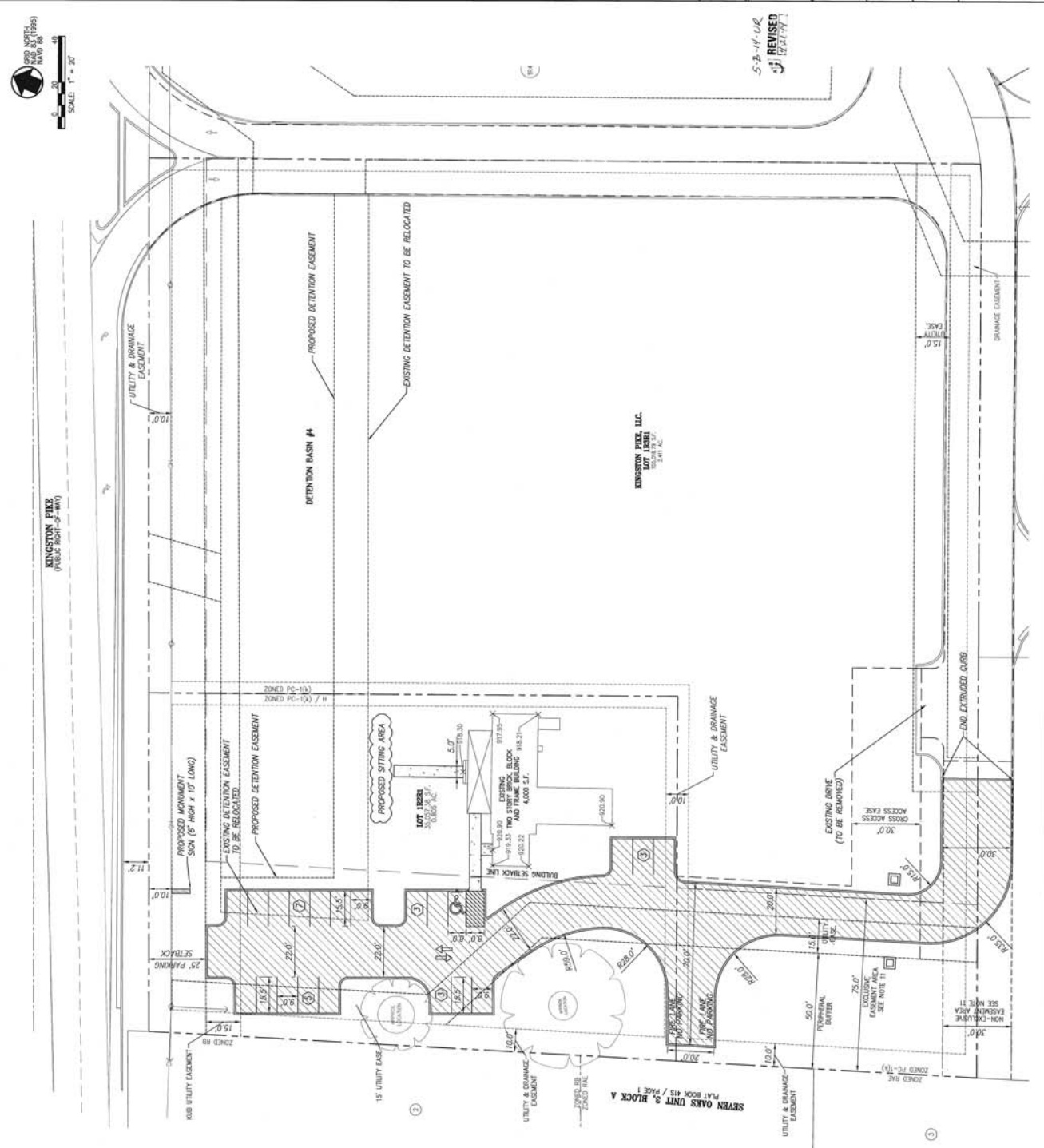
Original Print Date: 4/11/2014

Revised: 4/17/2014

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

LEGEND

- CONCRETE SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- EXIST. R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- NUMBER OF PARKING SPACES
- HANDICAP PARKING
- HANDICAP RAMP



NOTES

1. LAND SURVEY SHOWS W.L. PROVIDED BY PROVIDED BY CANON AND CANNON, INC. DATED APRIL 21, 2009.
2. METEOROLOGICAL DATA PROVIDED BY CANON AND CANNON, MICHAEL BRAZD, INC. AND CONTINENTAL METEOROLOGICAL DATA.
3. MASS COAST GUARDIAN DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
4. THE WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE, TENNESSEE, CONSTRUCTION, AND BEST PRACTICES RECOMMENDATIONS OF THESE SPECIFICATIONS.
5. PROPERTY CONVEYED BY DEED PARCEL 27269 AS SHOWN ON THE CITY OF KNOXVILLE PLAT BOOK 415, PAGE 1.
6. THE PROPERTY IS PC-10, PC-10-1, AND PC-10-2. THE HISTORIC OVERLAY TOTAL AREA IS 10,000 S.F. AND THE HISTORIC OVERLAY TOTAL AREA IS 10,000 S.F. APPROXIMATELY 10,000 S.F. SHALL BE MAINTAINED AS AN HISTORIC RESOURCE.
7. ALL SERVICES SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE, TENNESSEE, STANDARD SPECIFICATIONS.
8. DEVELOPER: 824 N. MAIN ST. SUITE 1000, KNOXVILLE, TN 37922
9. PREPARED BY: 824 N. MAIN ST. SUITE 1000, KNOXVILLE, TN 37922
10. PROPOSED BY: A PROFESSIONAL ENGINEER AND ARCHITECT TO EXCEED 21 (P.L.) UNLESS PROPERLY NOTED OTHERWISE.
11. FOR ASSISTANCE TO THE CITY ENGINEER AND ARCHITECT, CONTACT THE CITY OF KNOXVILLE, TENNESSEE, PLANNING AND ZONING DEPARTMENT, 200 N. MARKET ST., KNOXVILLE, TN 37902, (615) 528-2200.
12. THE CITY OF KNOXVILLE, TENNESSEE, PLANNING AND ZONING DEPARTMENT HAS REVIEWED THIS PLAN AND HAS GRANTED ZONING APPEALS MEETING IN APRIL 21, 2014 FILE NO. 03-14-H-14.

PARKING SPACES

REQUIRED:
4,000 S.F. (1 SPACE PER 213 S.F.)
= 18 SPACES (R.O.W. AND 10 FT. TO EXCEED 21 (P.L.) UNLESS PROPERLY NOTED OTHERWISE.)

PROVIDED:
20 STANDARD SPACES
1 ACCESSIBLE SPACE
21 TOTAL SPACES AS SHOWN

CLIENTS

BILL RODGERS
FRANK N. SPANGLER
1050 UNIVERSITY BLVD.
KNOXVILLE, TENNESSEE 37922
TEL. NO. (615) 697-8662

SHERRELL HILL HISTORIC HOUSE
6320 LINDA LOSTON BLVD.
KNOXVILLE, TN 37922

USE ON REVIEW PLAN

PROJECT NO.: 0808-0002
DATE: APRIL 21, 2014
SCALE: 1" = 20'

PRELIMINARY FOR REVIEW ONLY

U.O.R.

Canon & Cannon Inc.
Civil Engineers and Architects
1050 UNIVERSITY BLVD.
KNOXVILLE, TN 37922
TEL. NO. (615) 697-8662

5-B-14-UR
REVISED
12/21/14

Ben Gaillington
 Architect
 Juan Milno
 Design
 P.O. Box 2266
 Knoxville, TN 37901
 865-789-6955
 FAX - 865-381-0505



Historic
 Cox-Kennedy-Baker
 Walker Sherrill
 House
 circa 1848

9320 Kingston Pike
 Knoxville, TN 37919

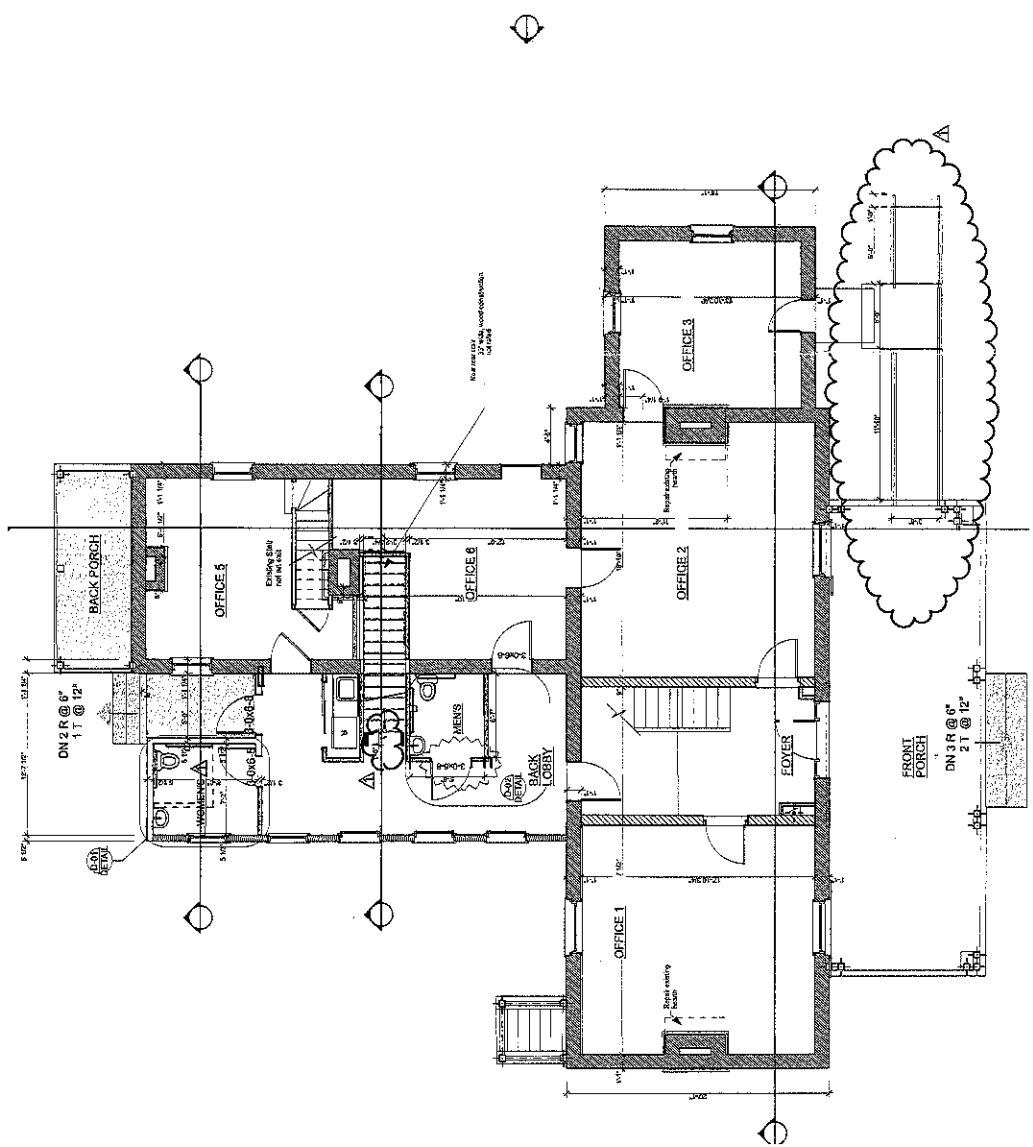
REVISIONS	DATE	DESCRIPTION
1	5/2/14	Issue
2	5/2/14	Issue

DESIGNED BY:
 MODEL FILE:
 DRAWN BY:
 CHECK BY:
 COPYRIGHT

SHEET TITLE

Main Level Floor
 Plan
 1/4" = 1'-0"

3
 Sheet Three of Fifteen



5-B-14-UR

1 1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Ben Carlington
 Architect
 Jean M. Mc
 Design
 P.O. Box 2286
 Knoxville, TN 37901
 865-789-8885
 FAX - 865-381-0505



Historic
 Cox-Kennedy-Baker
 Walker Sheriff's
 House
 circa 1848

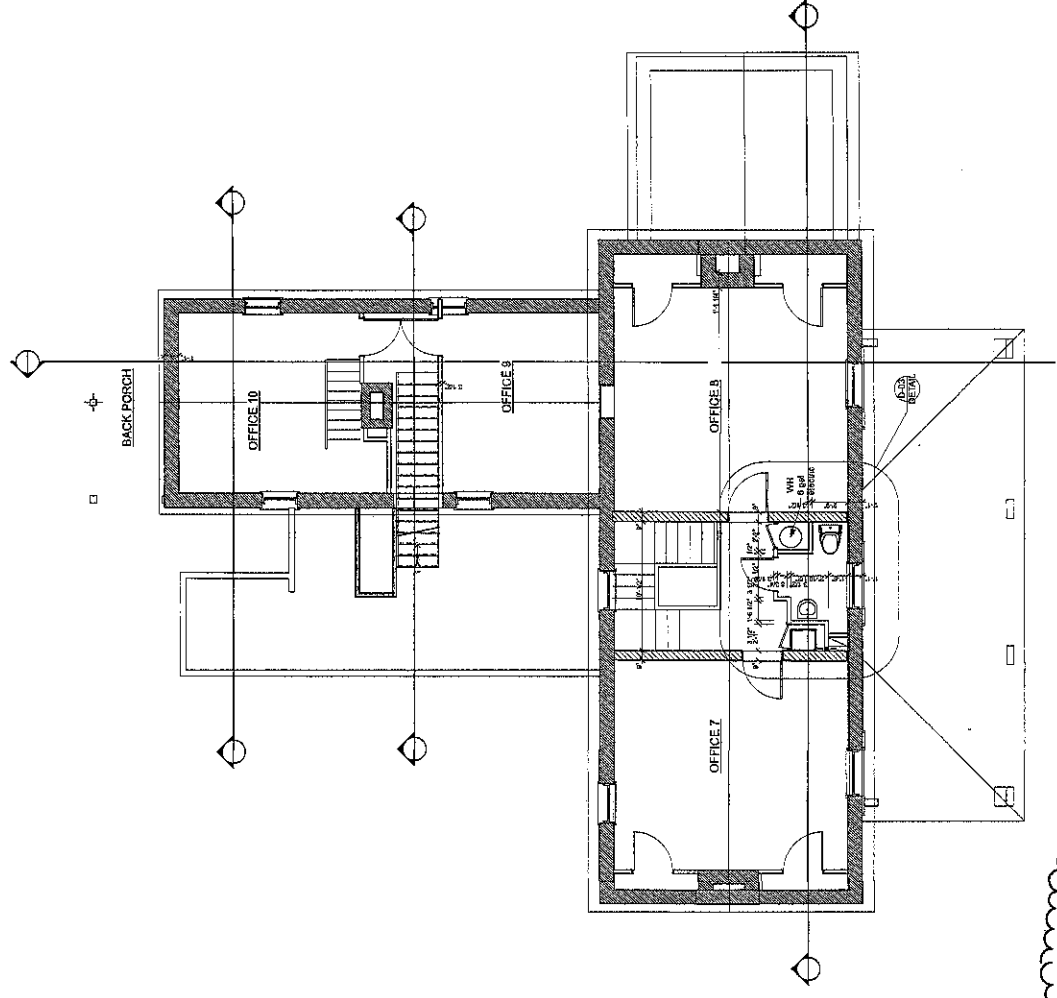
9320 Kingston Pike
 Knoxville, TN 37919

REVISIONS	DATE	DESCRIPTION
1	11/27/21	

NO. OF SHEETS: 4
 SHEET NO.: 4
 DRAWN BY:
 CHECKED BY:
 COPYRIGHT:

SHEET TITLE
 Upper Level Floor
 Plan
 1/4" = 3'-0"

4
 Sheet Four of Fifteen



1 2nd FLOOR PLAN
 SCALE: 1/4" = 3'-0"

Ben Carlington
 Architect
 Juan Mino
 Design
 P.O. Box 2266
 Knoxville, TN 37901
 865-789-6925
 FAX - 865-381-0605



Historic
 Cox-Kennedy-Baker
 Walker Sherrill
 House
 circa 1848

5320 Kingston Pike
 Knoxville, TN 37919

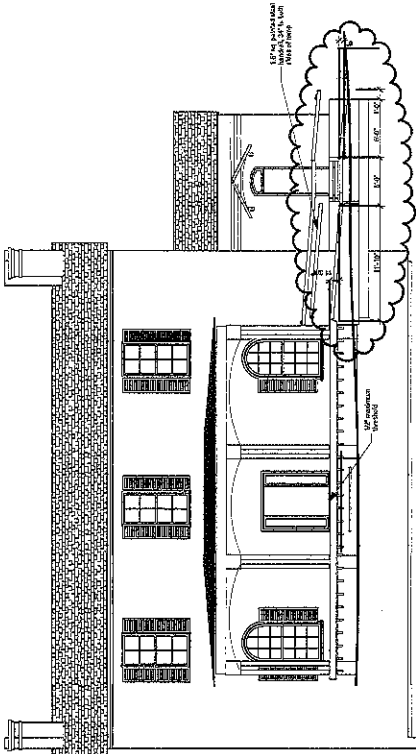
REVISIONS
 MARK DATE DESCRIPTION

MARK	DATE	DESCRIPTION
1	11/20/14	Initial

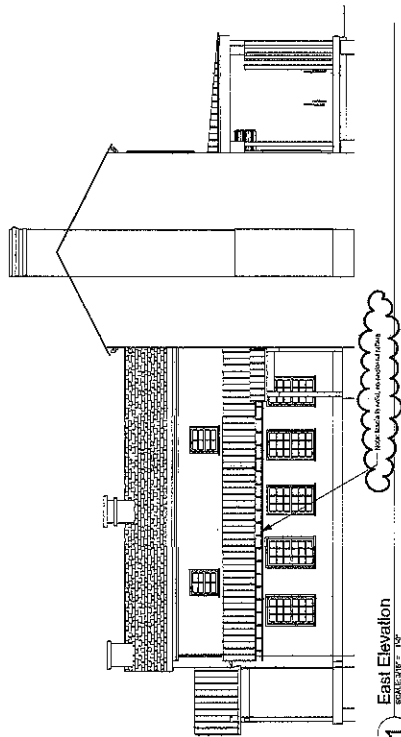
PROJECT NO.
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 COPYRIGHT

SHEET TITLE
 North and East
 Exterior Elevations
 3/16" = 1'-0"

7
 Sheet Seven of
 Fifteen



2 North Elevation
 SCALE: 3/16" = 1'-0"



1 East Elevation
 SCALE: 3/16" = 1'-0"

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 Architect
 Juan Milho
 Design
 P.O. Box 2266
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 FAX - 865-381-0605



Historic
 Cox-Kennedy-Baker
 Walker Sheriff
 House
 circa 1848

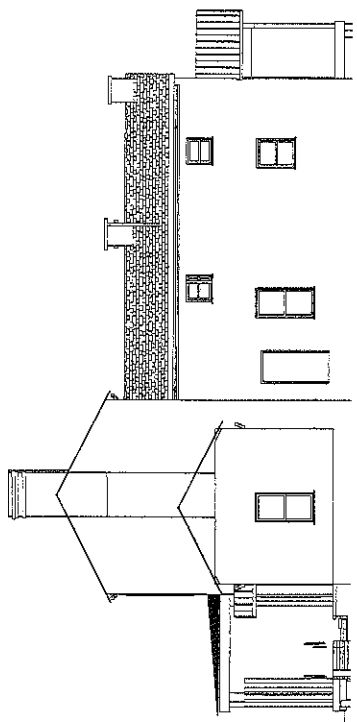
9120 Kingsna Pike
 Knoxville, TN 37919

REVISIONS	DATE	DESCRIPTION
1	1/20/14	Initial Design
2	1/20/14	Revised Design

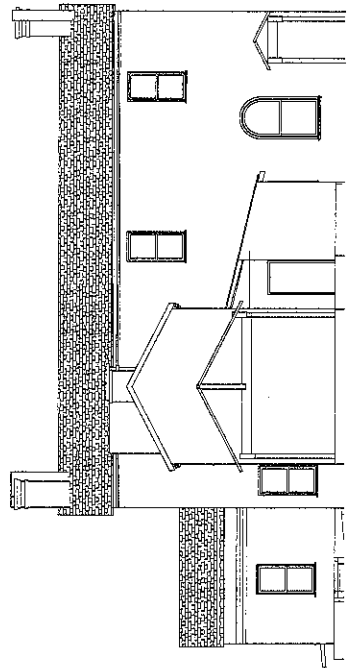
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SHEET TITLE
 South and West
 Exterior Elevations
 3/16" = 1'-0"

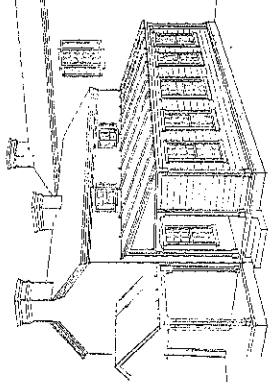
8
 Sheet Eight of Fifteen



2 West Elevation
SCALE: 3/16" = 1'-0"



1 South Elevation
SCALE: 3/16" = 1'-0"



3 Rear Sketch