

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

▶ **FILE #:** 8-G-15-UR

AGENDA ITEM #: 63

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** HISTORIC SHERRILL HOUSE

OWNER(S): Historic Sherrill House General Partnership

TAX ID NUMBER: 132 02709 & 02710

[View map on KGIS](#)

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:** 3.3 acres

SECTOR PLAN: Northwest 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) (k) & PC-1 (k)

▶ **EXISTING LAND USE:** Office and vacant land

▶ **PROPOSED USE:** Changes to approved development plans

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) and 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 revised development plan for an office of approximately 4,000 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. Obtaining any applicable variances for the proposed changes to the parking lot from the Knoxville Board of Zoning Appeals (BZA).
5. Providing a landscape plan for Planning Commission Staff approval prior to October 1, 2015. The landscape plan shall be prepared for the proposed Historic Sherrill House development site (1.47 acres). The landscape plan shall include evergreen shrubs 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.
6. Installation of landscaping as shown on the approved landscape plan within six months of the issuance of an occupancy permit for this project.
7. Providing pavement markings meeting the requirements of the Knoxville Department of Engineering that would prohibit parking in the turnaround areas.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.
9. 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 has submitted a revised development plan for the Historic Sherrill House site that is located on the south side of Kingston Pike, west of Moss Grove Blvd. The Planning Commission approved a use on review application for the conversion of the former residence into an office with approximately 4,000 square feet on May 8, 2014.

The revised development plan includes changes to the detention basin, site parking and lot configuration. The detention basin is being modified by shifting the majority of the basin onto the Historic Sherrill House property. This change in the detention basin has necessitated the relocation of some of the required parking to the south side of the house/office. The Historic Sherrill House property will also be enlarged by a resubdivision of the existing lot and the lot to the east.

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

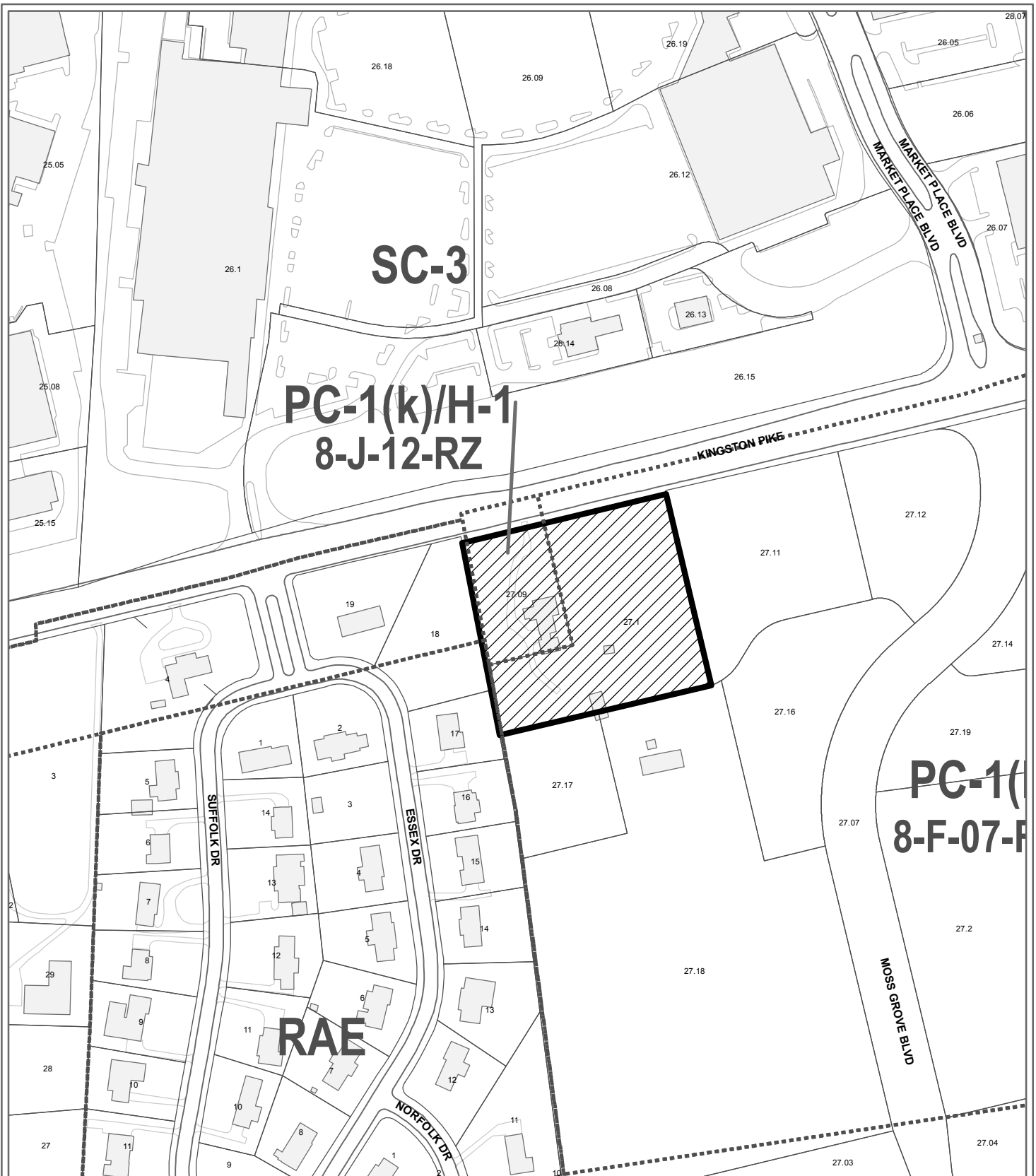
1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area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



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USE ON REVIEW**

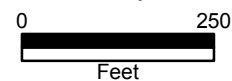
Petitioner: Historic Sherrill House



Changes to approved development plans in PC-1 (Retail and Office Park) / H-1 (Historic Overlay) (k) & PC-1 (k)

Map No: 132

Jurisdiction: City



Original Print Date: 7/24/2015 Revised: 7/27/2015
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

