

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

▶ **FILE #:** 11-B-17-UR **AGENDA ITEM #:** 53
 POSTPONEMENT(S): 11/9/2017 **AGENDA DATE:** 12/14/2017

▶ **APPLICANT:** REALTY TRUST GROUP
 OWNER(S): Realty Trust Group

TAX ID NUMBER: 119 018.46, 018.62 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Sherrill Blvd

▶ **LOCATION:** North side Sherrill Blvd, west side Christian Academy Blvd.

▶ **APPX. SIZE OF TRACT:** 7.84 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherrill Blvd., a 4 lane, median-divided, major collector street within 90' of right-of-way, or Christian Academy Blvd., a minor collector street with 30' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

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

▶ **EXISTING LAND USE:** Parking lot & vacant land

▶ **PROPOSED USE:** Medical office development

HISTORY OF ZONING: Rezoned from RP-1 to PC-1 in November 2016 (10-E-16-RZ)

SURROUNDING LAND USE AND ZONING: North: Christian Academy, residential / RP-1 (Planned Residential) and A (Agricultural)

South: Sherrill Blvd, vacant land / OB (Office, Medical, and Related Services) and OB (Office, Medical & Related Services)

East: Christian Academy Blvd, vacant land / PC-1 (Planned Commercial)

West: Deadhorse Lake golf course / PR (Planned Residential) and OS (Open Space)

NEIGHBORHOOD CONTEXT: This site is located along Sherrill Blvd., adjacent to Deadhorse Lake Golf Course to the west and Christian Academy of Knoxville to the north.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for a professional/medical office complex of approximately 100,000 square feet, subject to 11 conditions.**

- 1) Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
- 2) Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within The City of Knoxville (Ord O-280-90).

- 3) Installing all landscaping as shown on the landscape plan within six months of issuance of occupancy permit for each phase of the development.
- 4) Installing the 10' greenway on the north boundary of the phase 1 and 2 lots in its full length prior to completion of both phase 1 and 2.
- 5) Obtaining final plat approval for the creation of the proposed lots, joint permanent easement, and 20' greenway easement, as shown on the development plan, and any necessary subdivision variances, prior to the issuance of any building permits.
- 6) Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
- 7) Implementing the required recommendations of the Sherrill Blvd Traffic Impact Study as prepared by CDM Smith Inc., dated November 29, 2017, and as amended and approved by the City of Knoxville Department of Engineering.
- 8) Submitting a letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering, stating the justification for the reduction of distance between median cut on Sherrill Boulevard.
- 9) Dedicating property to widen the Christian Academy Blvd right-of-way and/or obtaining construction easements to install the road improvements as required by the City of Knoxville Department of Engineering.
- 10) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 11) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PC-1 District as well the general criteria for approval of a Use-on-Review.

COMMENTS:

This proposal is for a medical office complex with approximately 100,000 square feet of floor area within two multi-story buildings. The complex will be developed in three phases, with the two proposed buildings being phase 1 & 2 (see the attached sheet C3.0). This proposal does not include a use for phase 3, which will require its own use on review application. Christian Academy Boulevard will require widening to extend the middle turn lane from the Sherrill Blvd. intersection to the proposed access to Christian Academy Blvd. There are two proposed accesses to Sherrill Blvd., one being right-in/right-out and the other being full access. The full access will require creation of a new median cut that is 343 feet from the existing median cut to the west, which is where Park West Boulevard is to be realigned. While the distance between these two median cuts are greater than the 300' minimum for intersection spacing on a minor collector, it is less than the 440' minimum that TDOT requires on median divided roadways which the City uses as its standard in such situations.

The summary and conclusion of the Traffic Impact Study (TIS), revised 11/29/2017, is attached and describes the improvements that are recommended and will be required as part of this development. The TIS outlines when certain improvements are required based on the phasing of the development. When phase 2 is complete, whether it is constructed before or after phase 1, the stop light improvements at the Sherrill Blvd and Christian Academy Blvd intersection must be installed. During permit review, other improvements may be required by the City of Knoxville Department of Engineering that have not been identified at this time, such as whether a left turn lane is needed on the east side of this intersection for vehicles turning from Sherrill Blvd to Park 40 North Blvd.

The internal road is private joint permanent easement (JPE) that provides secondary access to the development and circulation between Christian Academy Blvd and Sherrill Blvd. The internal road will not be completed until phase 3 is constructed. During phase 1 the section of road parallel to the west property line will be constructed and during phase 2 the road will be constructed only to the first parking lot driveway. Before the road is completed during phase 3 construction, alternative vehicular and pedestrian circulation is provided through the parking lots. The JPE will require a reverse curve tangent variance from 50' to 27.34'. This request will not be approved as part of this application but will need to be approved when the JPE is created by a Final Plat. The reason for this variance is that the parking lot would need to be redesigned to obtain the required 50' tangent.

A greenway will be installed on the south side of the new private road that will be part of the proposed Knox to Oak Ridge Greenway. The greenway will be installed in its full length once both phase 1 and 2 are completed. There is an existing sidewalk along Christian Academy Blvd. that will remain and a new sidewalk will be installed along Sherrill Blvd. and internal to the site as shown on the development plan.

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

1. Public water and sewer utilities are available to serve the site.
2. A Traffic Impact Study that had been prepared for Phase 1 and 2 of Sherrill Blvd. Medical Office Complex recommended improvements that will address the traffic impacts of this development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE 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 subdivision 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 a major collector 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 Northwest County Sector Plan identifies this as a general commercial area allowing office and medical uses. The One Year Plan also designates the site office and medical uses. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.