

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

▶ **FILE #:** 11-B-17-UR

**AGENDA ITEM #:** 41

**AGENDA DATE:** 11/9/2017

▶ **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:**

▶ **POSTPONE until the December 14, 2017 MPC meeting. (Applicant is requesting approval)**

As of the publishing of this report, staff has not had an opportunity to review the revised Traffic Impact Study (TIS), submitted November 1, 2017, to determine if the requested revisions have been completed and the recommendations of the report are acceptable. Staff may revise this recommendation once review of the TIS has been completed.

**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 3 phases, with the two proposed buildings being phases 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. The proposal includes improvements to Christian Academy Blvd., including widening the road 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, which will require the creation of a new median cut.

The proposed driveway system includes a private road that creates internal circulation between Christian Academy Blvd and Sherrill Blvd. However, this internal circulation road will not be completed until phase 3 is constructed. Alternative circulation will be provided through the parking lots. A greenway will be installed on the south side of the new private road that will be installed in its full length once phase 2 is completed. This segment of greenway will be part of the proposed Knox to Oak Ridge Greenway. There is an existing sidewalk along Christian Academy Blvd. and new sidewalks 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. The 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.

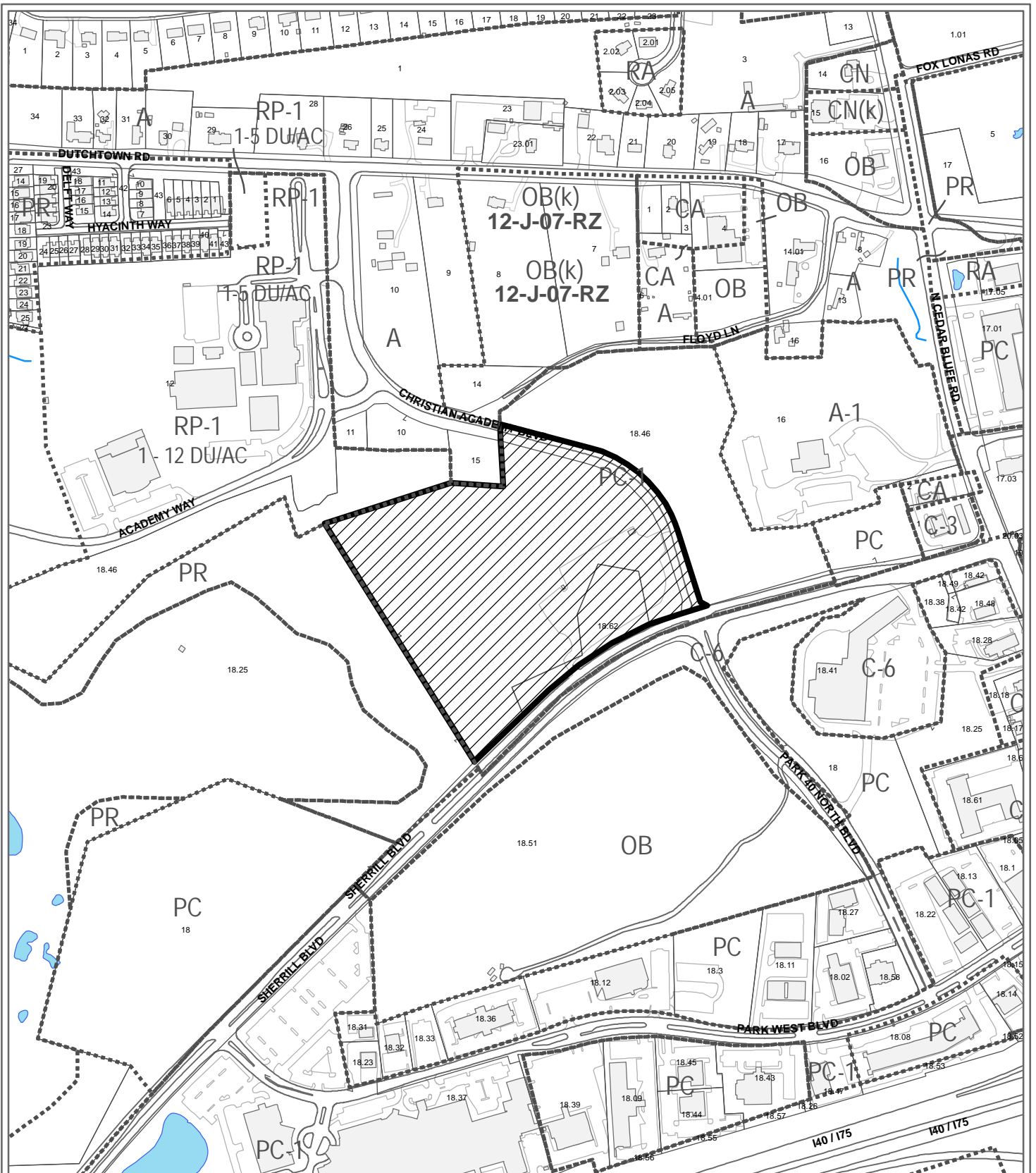
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

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.

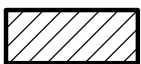
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**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.



**11-B-17-UR  
USE ON REVIEW**

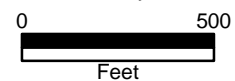


Medical office development in PC-1 (Retail and Office Park)

Petitioner: Realty Trust Group

Map No: 119

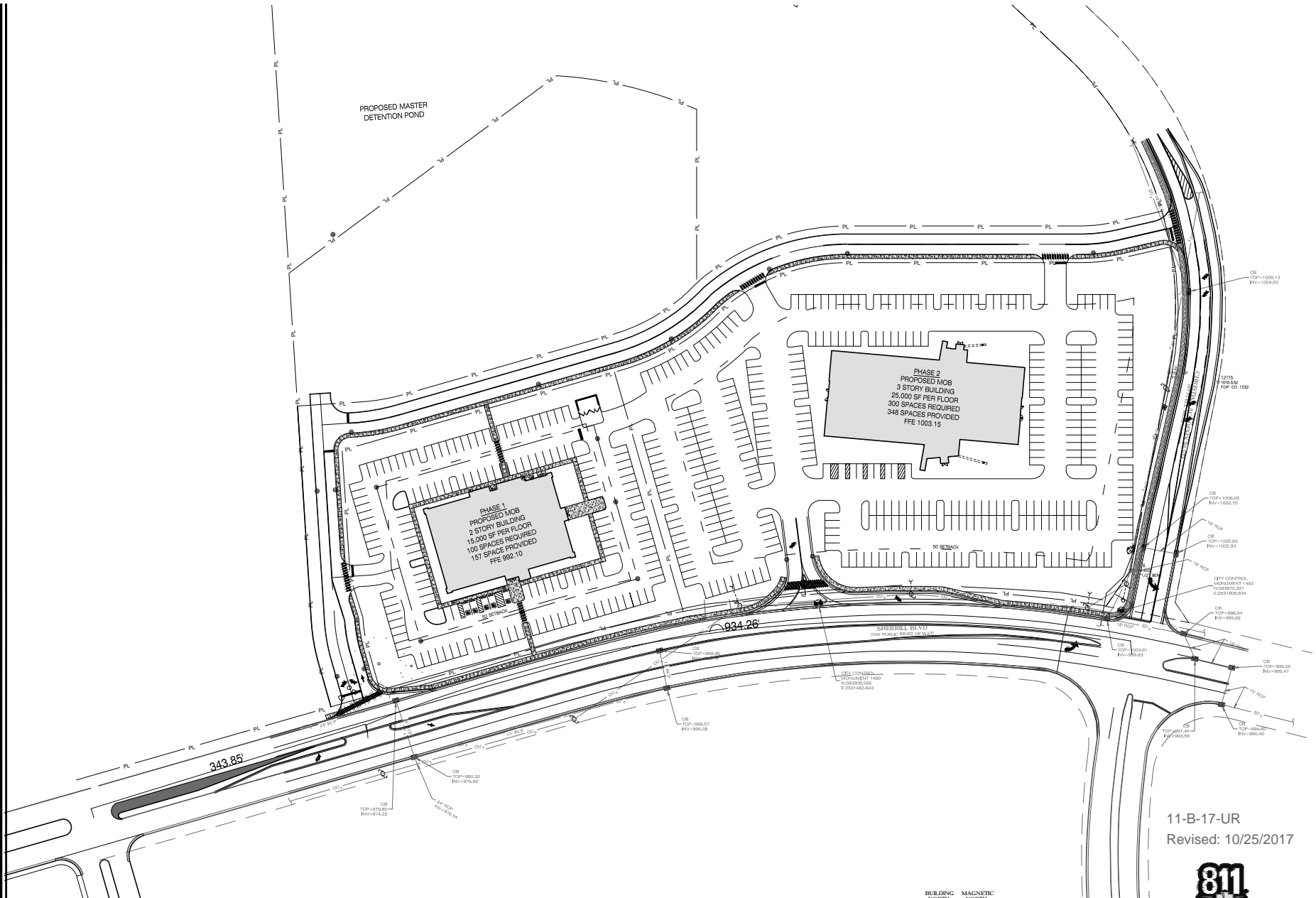
Jurisdiction: City



Original Print Date: 10/17/2017

Revised: 10/19/2017

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



**PROXIMITY SITE PLAN**  
SCALE: 1" = 50'-0"



**MBI**  
michael brady inc.  
280 N. WESCAMBER RD.  
KNOXVILLE, TENNESSEE  
PHONE: 865.584.0909  
FAX: 865.584.5213  
www.michaelbradyinc.com

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DESIGN DEVELOPMENT  
CONSTRUCTION DOCUMENTS

Drawing Title:  
PROXIMITY SITE PLAN

Date: 09/22/2017  
Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.M.M.  
Comm. No. 170525.01  
Revisions:  
REV #1 10/25/2017

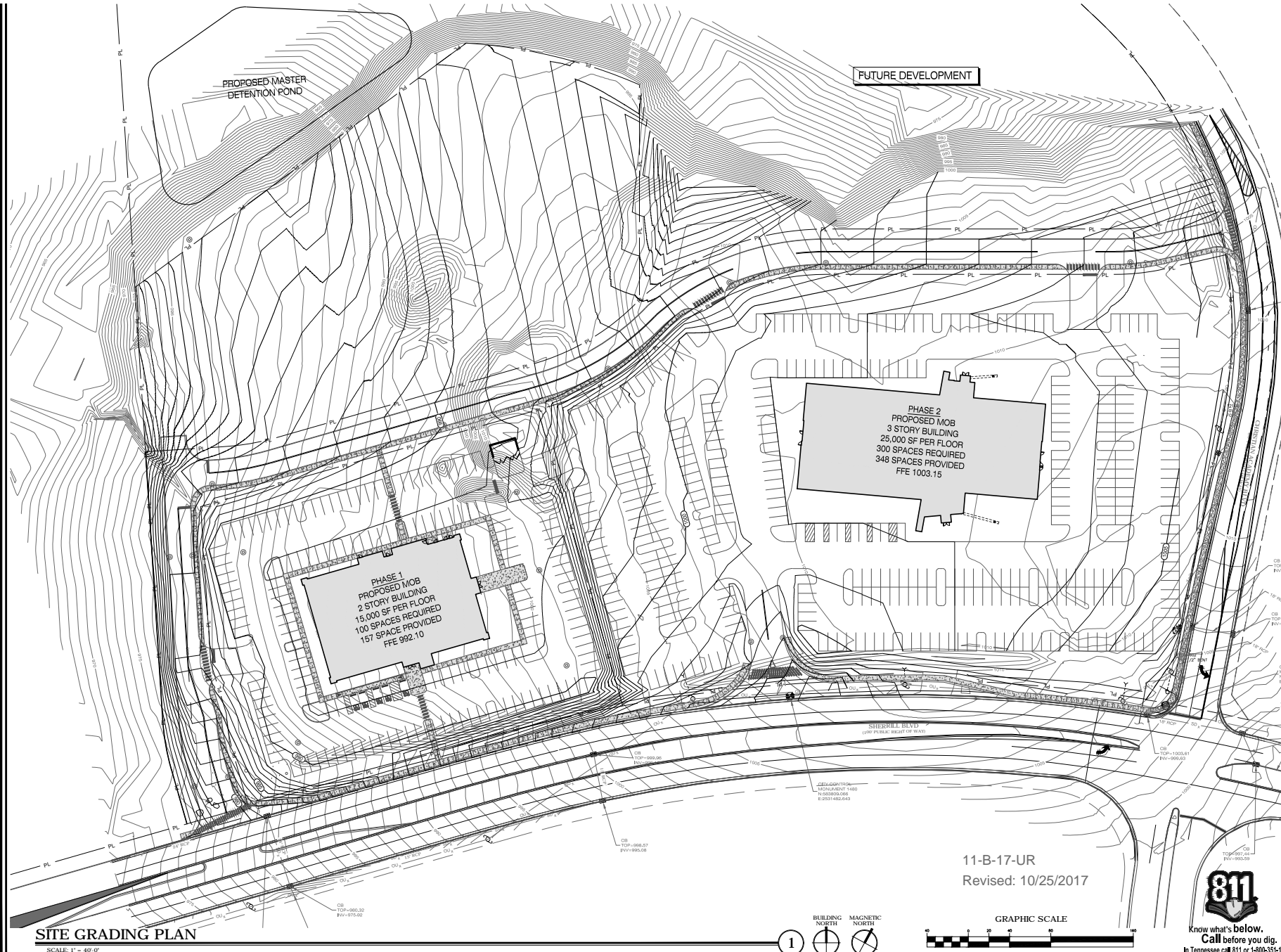
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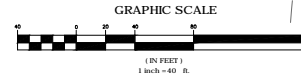
Sheet No. of C3.1





**SITE GRADING PLAN**

SCALE: 1" = 40'-0"



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Revised: 10/25/2017



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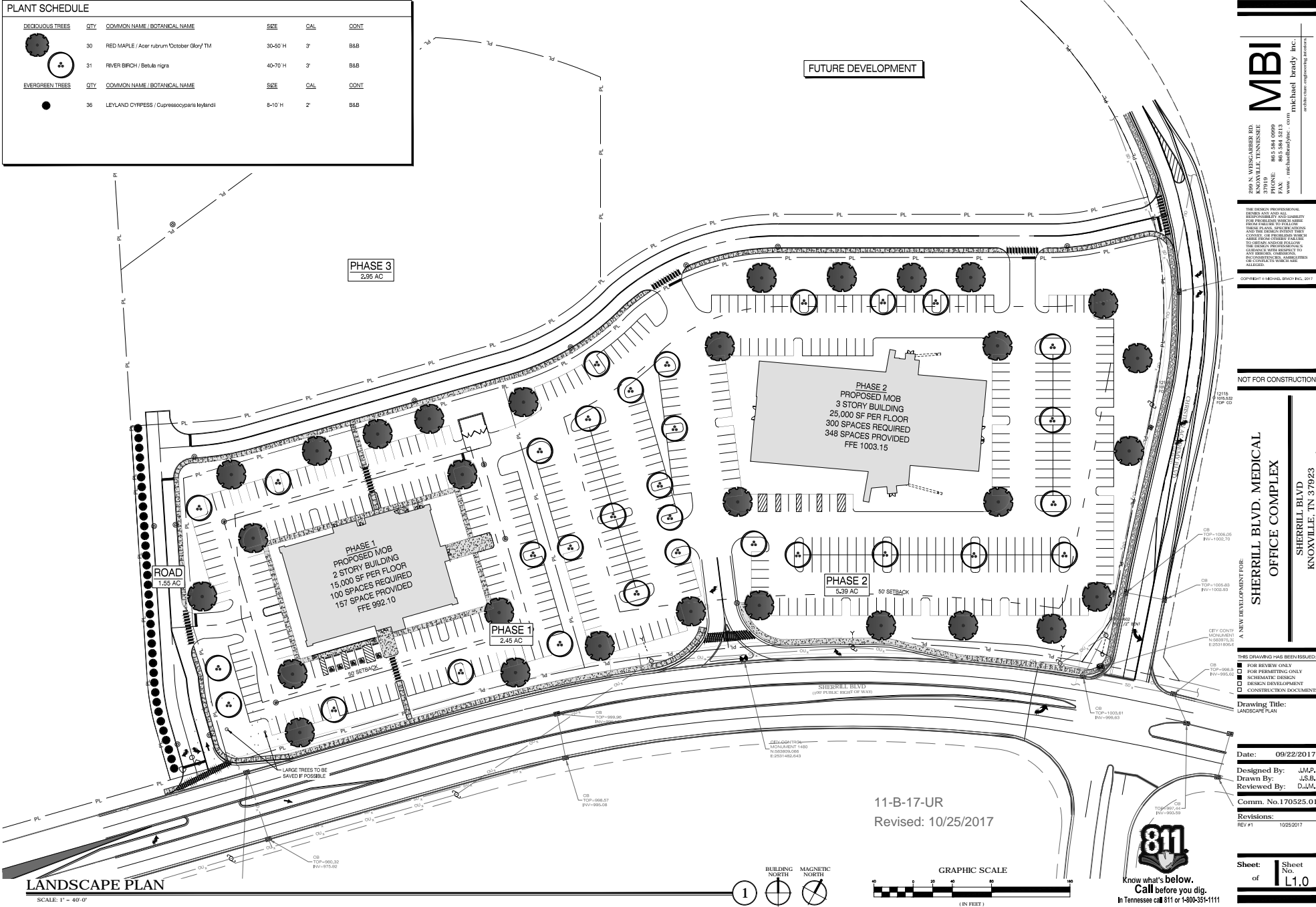
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SITE GRADING PLAN

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Designed By: J.M.P.  
Drawn By: J.S.B.  
Reviewed By: D.A.M.  
Comm. No. 170525.01  
Revisions:  
REV #1 10/25/2017

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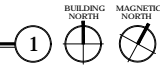
**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	30	RED MAPLE / <i>Acer rubrum</i> 'October Glory'™	30-50' H	3"	B&B
	31	RIVER BIRCH / <i>Betula nigra</i>	40-70' H	3"	B&B
EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	36	LEYLAND CYPRESS / <i>Cupressocyparis leylandii</i>	8-10' H	2"	B&B



**LANDSCAPE PLAN**

SCALE: 1" = 40'-0"



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Sheet  
of  
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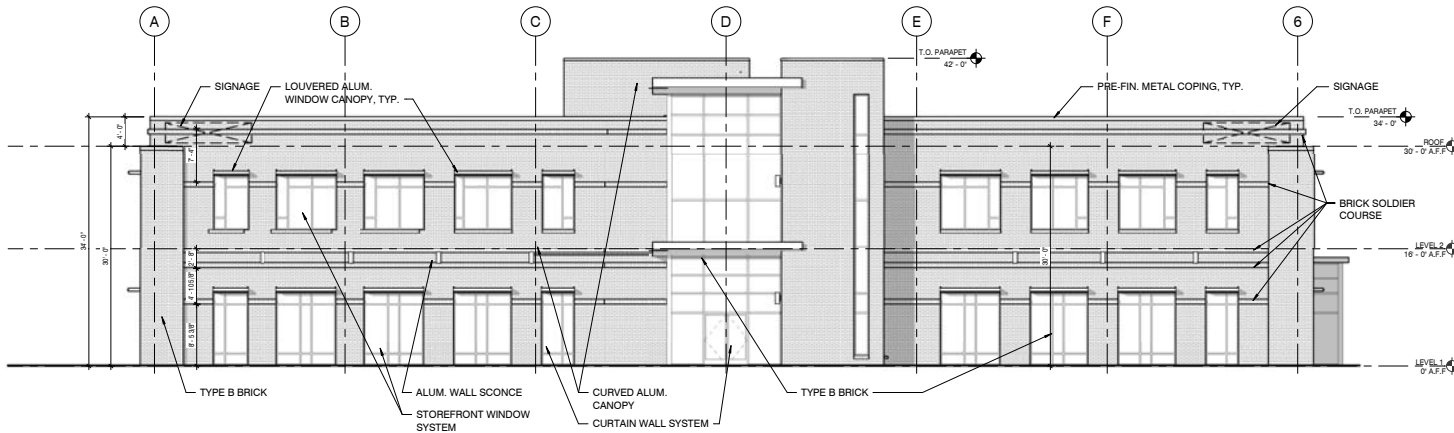
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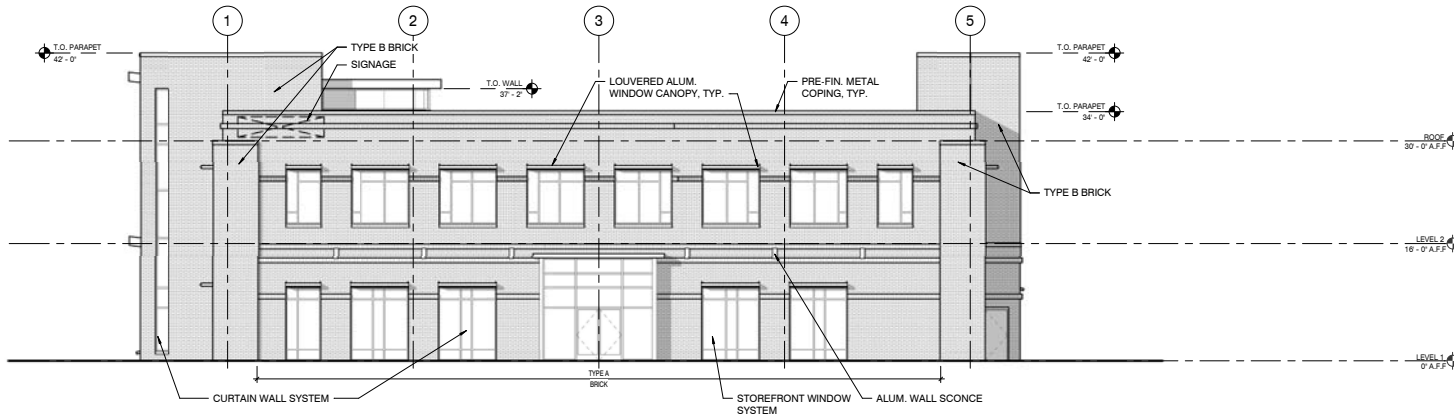




**SOUTH ELEVATION**

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

1



**EAST ELEVATION**

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

2



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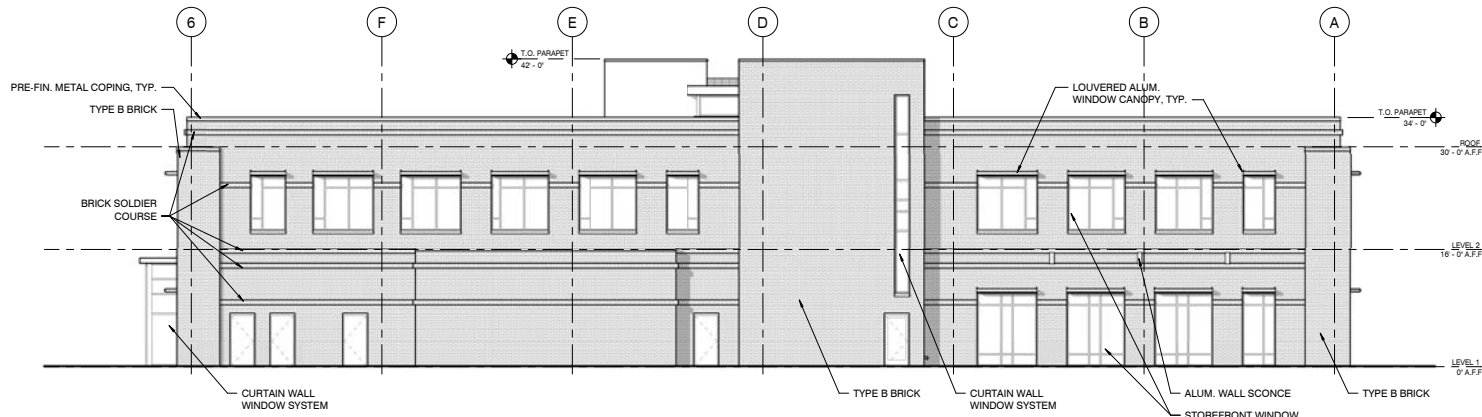
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 Designed By: VDN  
 Drawn By: VDN  
 Reviewed By: EEH  
 Comm. No. 170525.03  
 Revisions:

11-B-17-UR  
 Revised: 10/25/2017

Sheet: Sheet No. of **A4.1**

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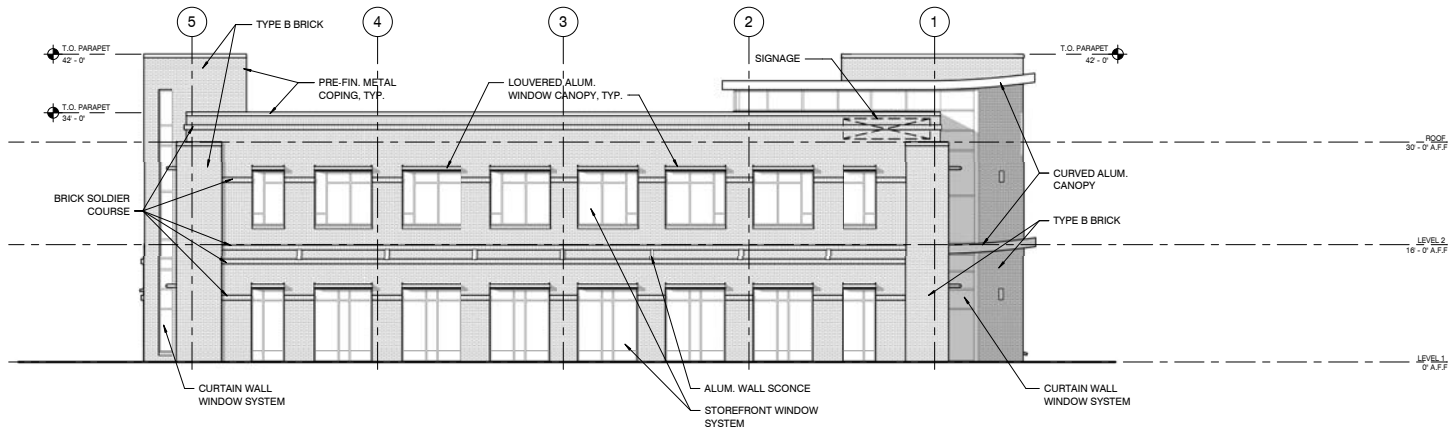




**NORTH ELEVATION**

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

1



**WEST ELEVATION**

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

2

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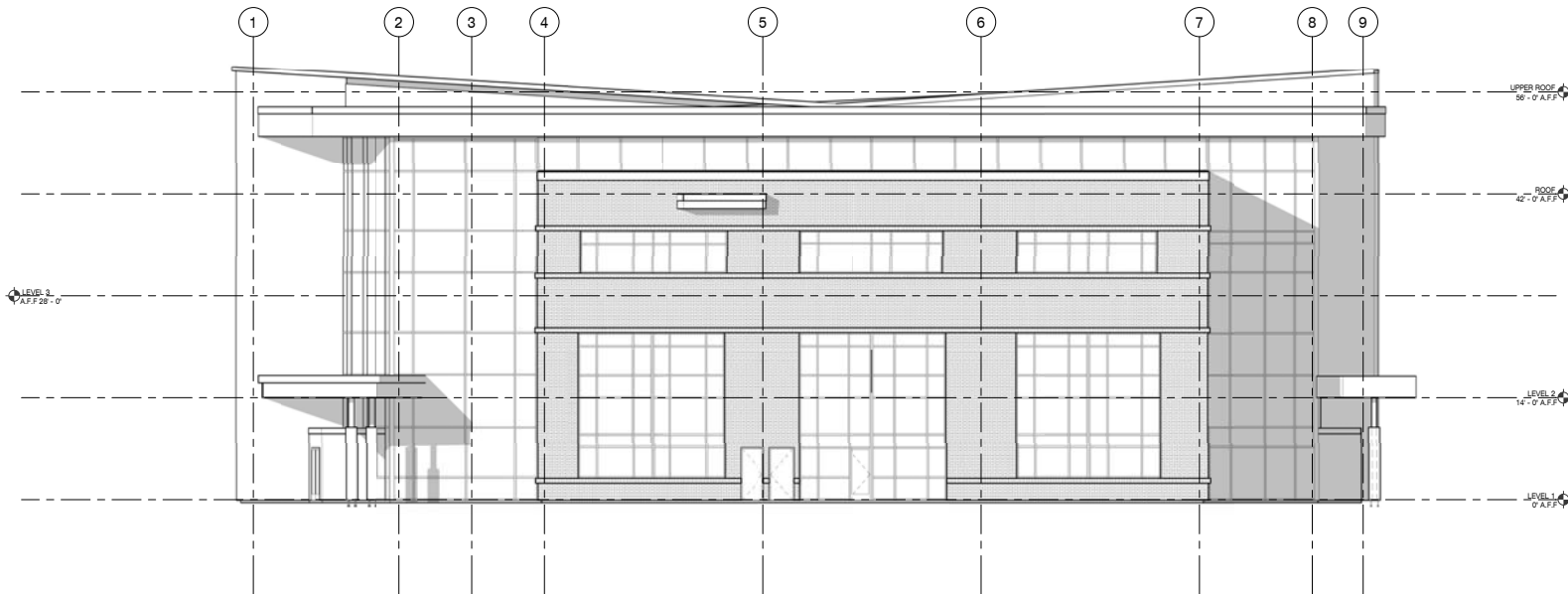
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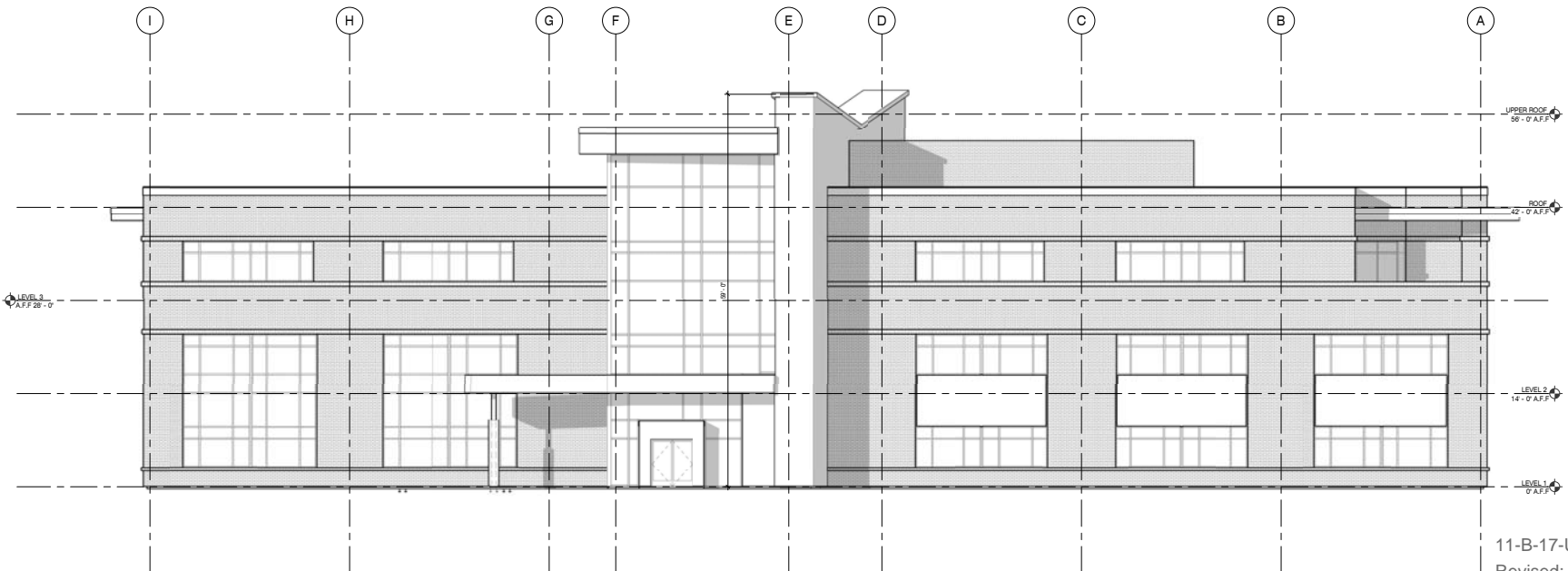
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**EAST ELEVATION**

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

1



**NORTH ELEVATION**

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

2

11-B-17-UR  
Revised: 10/25/2017

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architectural engineering interior

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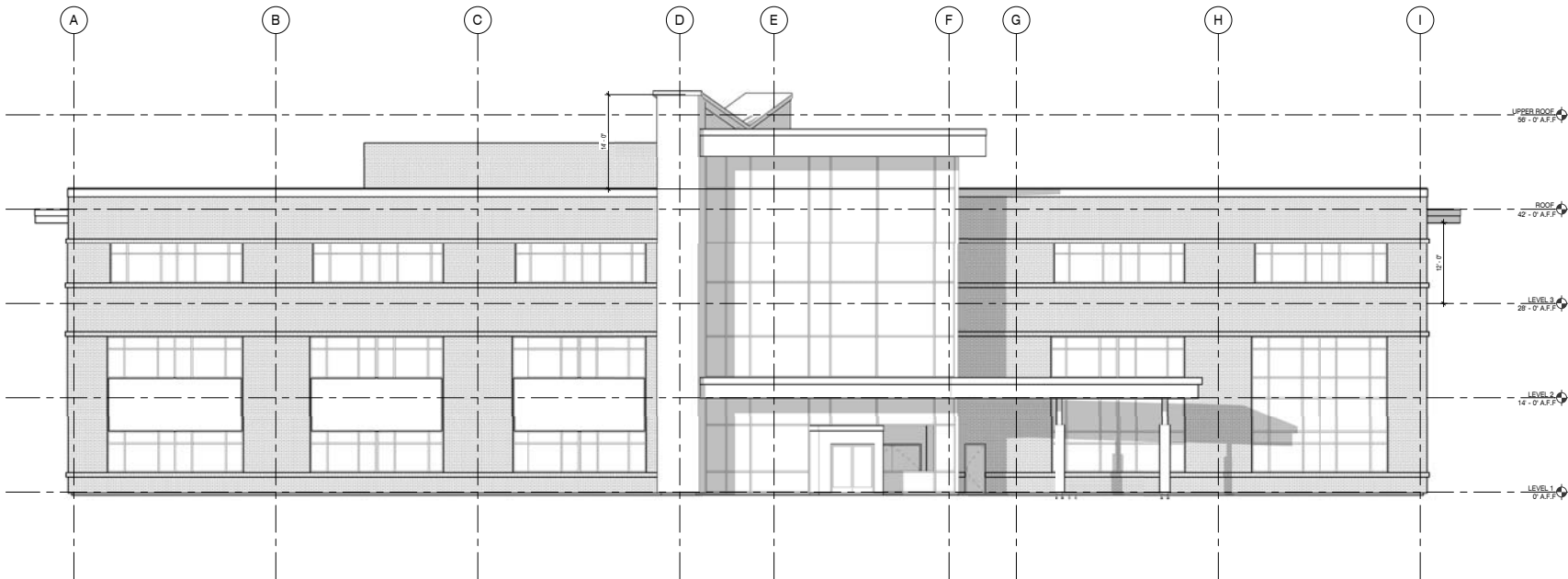
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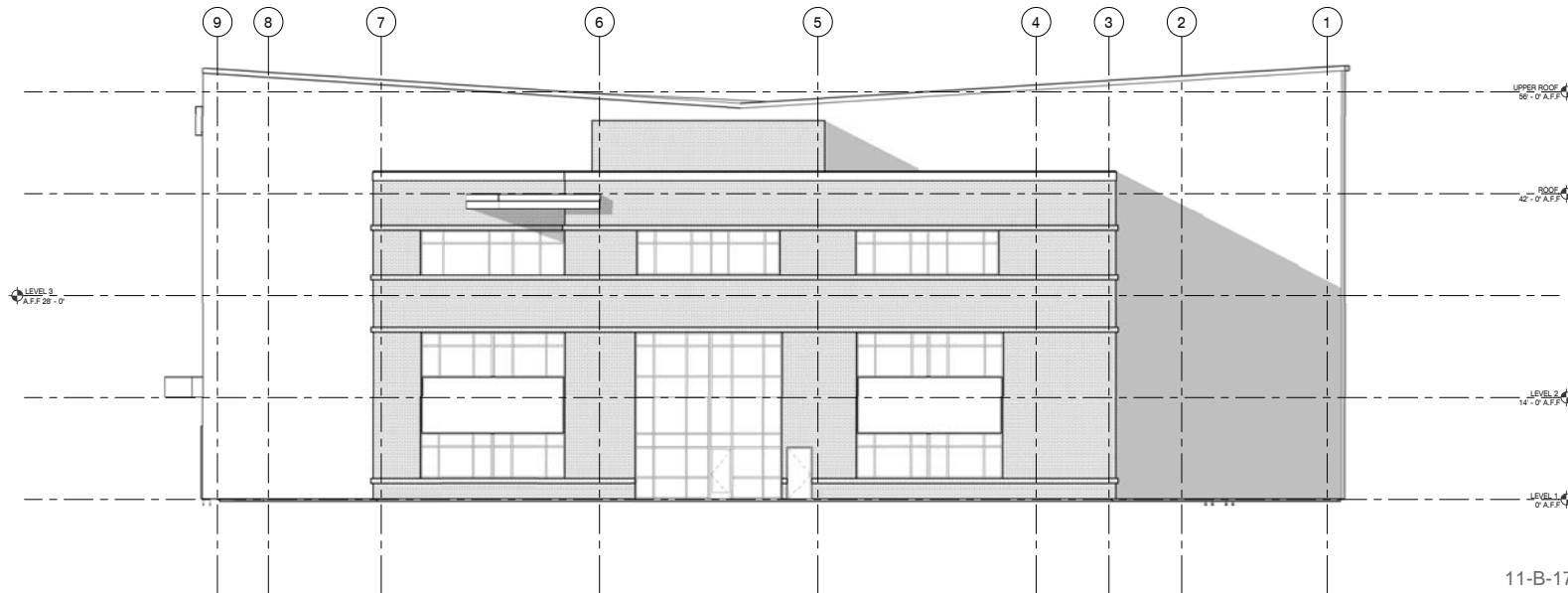
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**SOUTH ELEVATION**

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

1



**WEST ELEVATION**

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

2

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 Revisions:

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 Revised: 10/25/2017

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Use on Review  Development Plan

Name of Applicant: Realty Trust Group

Date Filed: 9/22/17 Meeting Date: 11/9/17

Application Accepted by: Marc Payne

Fee Amount: ✓ File Number: Development Plan ✓

Fee Amount: 1,500.00 File Number: Use on Review 11-B-17-UR



**PROPERTY INFORMATION**

Address: O Sherrill Blvd

General Location: NW Intersection of Sherrill Blvd. + Christian Academy Way

Tract Size: 7.89 ac No. of Units: 3

Zoning District: PC-1

Existing Land Use: Vacant Land

\* Only PC-1 Portion of Property w/ Christian Academy Blvd.

Planning Sector: Northwest County General Commercial

Sector Plan Proposed Land Use Classification: General Commercial

Growth Policy Plan Designation: N/A

Census Tract: 46.11

Traffic Zone: N/A

Parcel ID Number(s): 119 01846, 119 018.62

Jurisdiction:  City Council 2 District  
 County Commission 3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Realty Trust Group / Mark Miller

Company: Realty Trust Group

Address: 2220 Sutherland Ave.

City: Knoxville State: TN Zip: 37919

Telephone: 865-521-0630

Fax: \_\_\_\_\_

E-mail: mmiller@realtytrustgroup.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Jeremy Puckett

Company: Michael Brady Inc.

Address: 299 N. Weisgarber Ln.

City: Knoxville State: TN Zip: 37919

Telephone: 865-584-0999

Fax: 865-584-5213

E-mail: jeremyp@mbiarch.com

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation)

\_\_\_\_\_

Other (Be Specific)

\_\_\_\_\_

\_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Greg Gheen

Company: Realty Trust Group

Address: 2220 Sutherland Ave.

City: Knoxville State: TN Zip: 37919

Telephone: 865-521-0630

E-mail: aluttrell@realtytrustgroup.com

