

▶ **FILE #:** 10-D-16-RZ

**AGENDA ITEM #:** 44

**AGENDA DATE:** 10/13/2016

▶ **APPLICANT:** PARKER PROPERTIES, INC.

OWNER(S): Parker Properties, Inc.

TAX ID NUMBER: 119 PORTION OF 018 MAP ON FILE AT MPC [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS:

▶ **LOCATION:** Northwest side Sherrill Blvd., north of Park West Blvd.

▶ **APPX. SIZE OF TRACT:** 18.56 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherrill Blvd., a 4 lane, median-divided, major collector street within 80' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** PR (Planned Residential) & OS (Open Space)

▶ **ZONING REQUESTED:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** General commercial and office uses

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
 North: Deadhorse Lake golf course / OS (Open Space)  
 South: Surface parking for Parkwest Hospital / PC-1 (Retail & Office Park)  
 East: Deadhorse Lake golf course / OS (Open Space)  
 West: Deadhorse Lake golf course / OS (Open Space)

NEIGHBORHOOD CONTEXT: This site is located along Sherrill Blvd., across the street from Parkwest Hospital, and is surrounded by Deadhorse Lake Golf Course.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE PC (Planned Commercial) zoning.**

PC zoning is consistent with the sector plan proposal for the property. PC development will be consistent with other zoning and development in the area. The requested PC zoning will require MPC approval of a development plan prior to any development of the property.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The recommendation is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. PC zoning is consistent with the sector plan proposal for the property.
3. PC zoning requires site plan approval by MPC as a use on review prior to development. As part of this review, MPC and County Engineering staff can address issues such as landscape screening, site lighting, traffic circulation, access, drainage and other potential development concerns. It will also give the opportunity for public comment at a public hearing.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PC zoning is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PC is the most appropriate zone for future commercial development of this site.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommendation is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. Approval of PC zoning will allow the applicant to submit a development plan for MPC's consideration. The impact on the streets will depend on the type of development proposed. Sherrill Blvd. is a four lane major collector street capable of handling the additional traffic that would be generated by the commercial development of this site.
3. Public water and sewer utilities are in place to serve the site.
4. The Knox County Greenways Coordinator has indicated that future greenways are proposed in this area (see attached map). At the time of development plan review by MPC, the applicant will be expected to work with the Knox County Greenways Coordinator to reserve easements for future greenways.

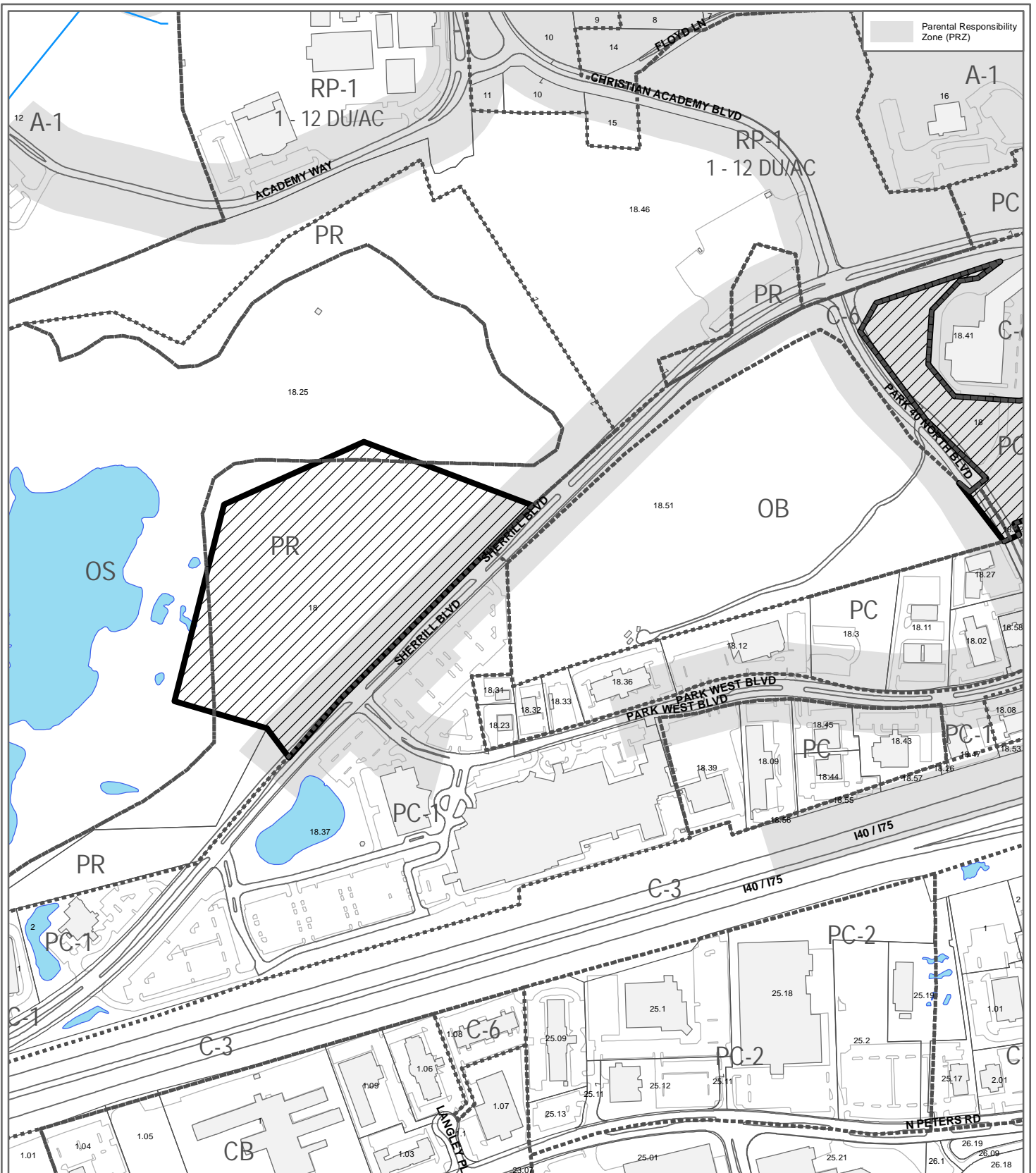
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan proposes mixed uses for this site. PC zoning is listed as an appropriate zone for consideration with this particular mixed use special district.
2. The site is located within the Urban Growth Area (outside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/21/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



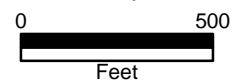
**10-D-16-RZ  
REZONING**

From: PR (Planned Residential) & OS (Open Space)  
To: PC (Planned Commercial)

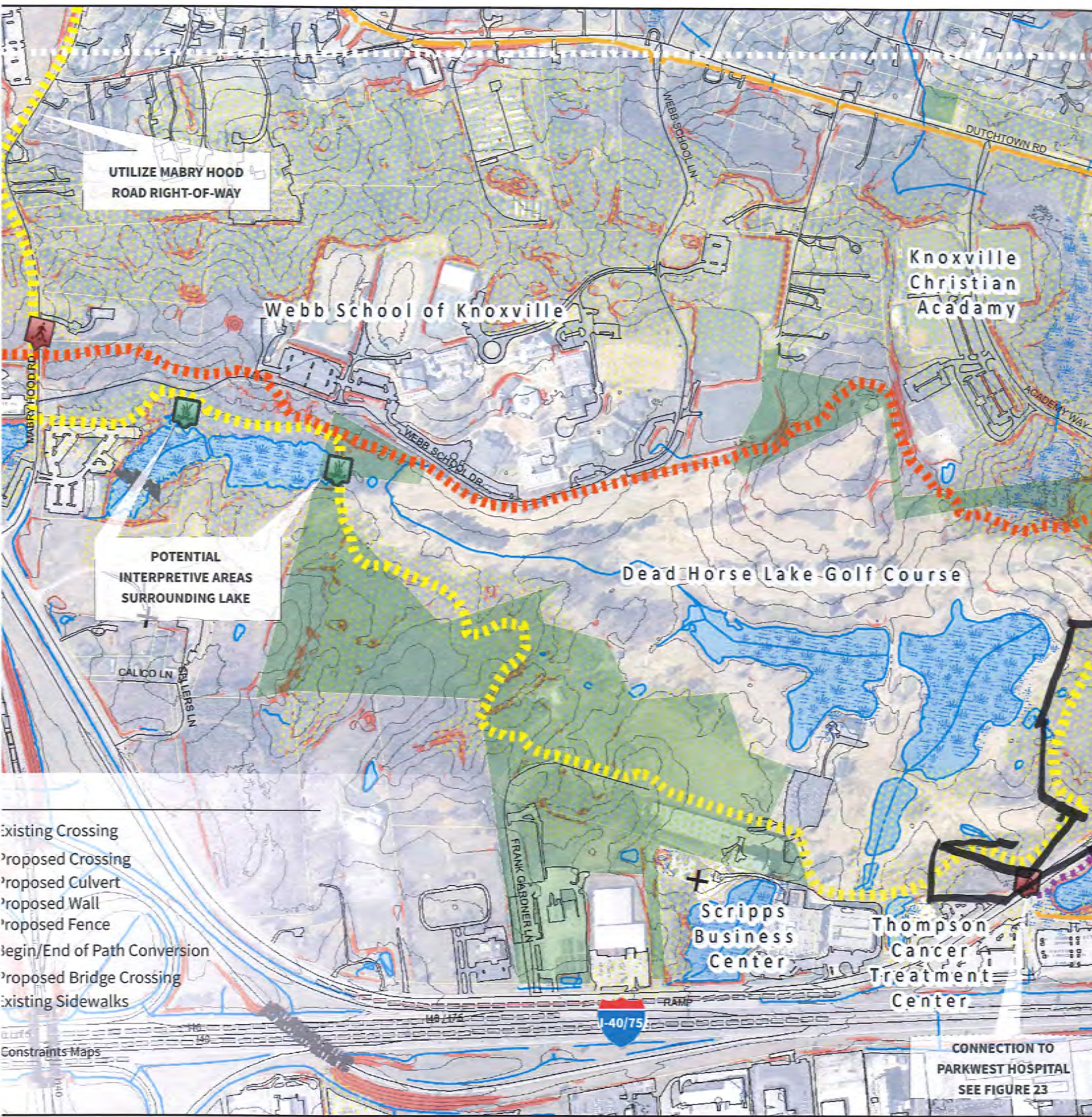


Petitioner: Parker Properties, Inc.

Map No: 119  
Jurisdiction: City



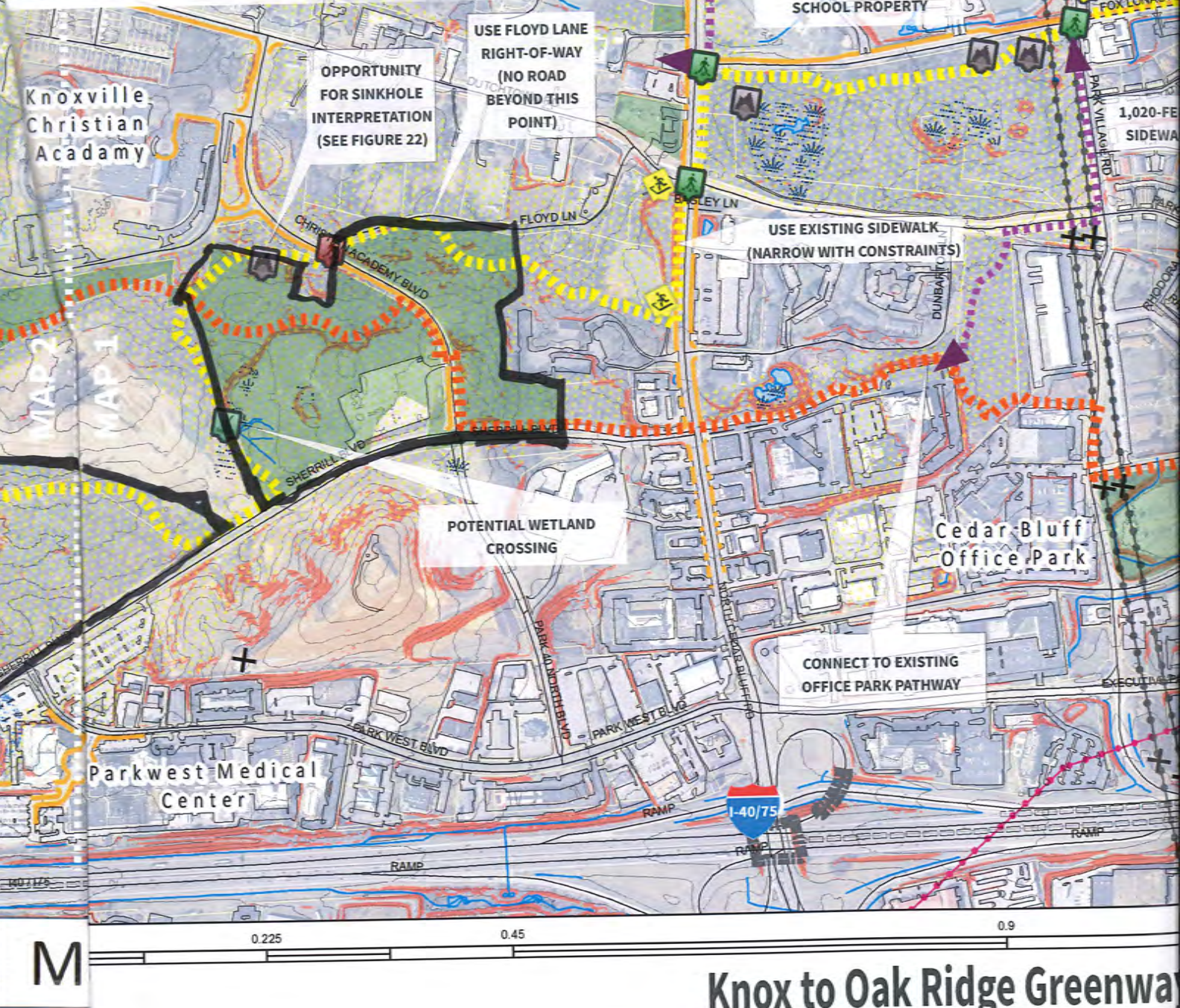
Original Print Date: 9/22/2016      Revised: 10/4/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**LEGEND**

- Preferred Route
- Alternate Route
- Connector Routes
- Existing Greenways
- Public Lands
- Proposed Trailhead
- Sinkhole/Interpretive Areas
- Wetland/Interpretive Areas
- Existing Crossing
- Proposed Crossing
- Proposed Culvert
- Proposed Wall
- Proposed Fence
- ↔ Begin/End of Path Conversion
- ↔ Proposed Bridge Crossing
- Existing Sidewalks

Note: for all other base info, see Opportunities and Constraints Maps



Knox to Oak Ridge Greenway Study • Corridor Design

REZONING PLAN AMENDMENT

Name of Applicant: PARKER PROPERTIES, INC

Date Filed: 8/16/16 Meeting Date: 10/13/16

Application Accepted by: [Signature]

Fee Amount: 1520.00 File Number: Rezoning 10-D-16

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION
Address:
General Location: NW/5 SHEPHERD BL. N OF PARKWEST BLD.
Parcel ID Number(s): 119-018
Tract Size: 18.56 ac
Existing Land Use: Vacant
Planning Sector: NW County
Growth Policy Plan: Urban Growth
Census Tract:
Traffic Zone:
Jurisdiction: [X] County Commission 3 District

PROPERTY OWNER OPTION HOLDER
PLEASE PRINT
Name: PARKER PROPERTIES, INC
Company: JOE PARKER
Address: 555 FRANK GARDNER LN
City: Knoxville State: TN Zip: 37932
Telephone: 310-2533
Fax:
E-mail:

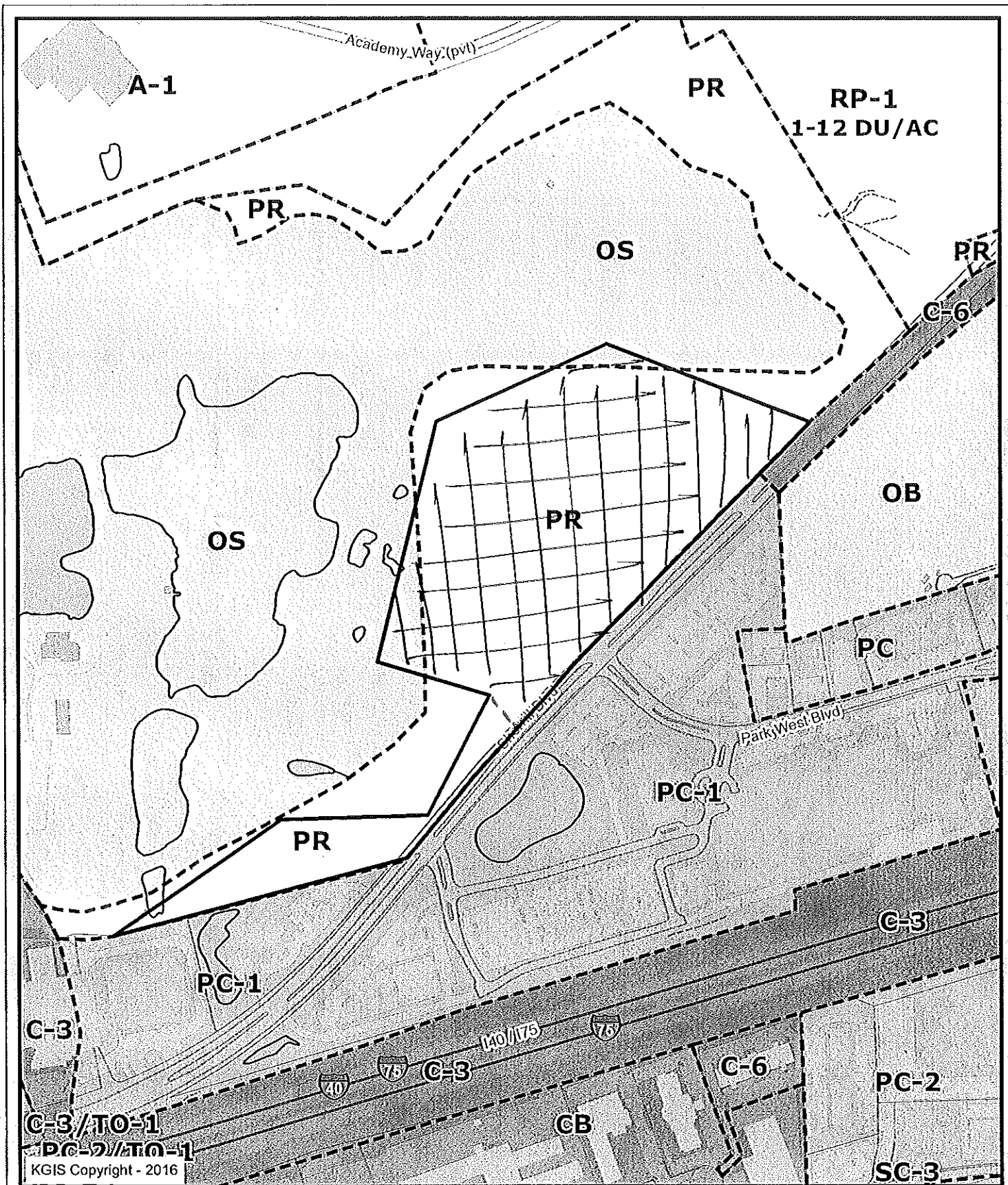
APPLICATION CORRESPONDENCE
All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: James Nixon
Company: First Commercial Real Estate
Address: 255 North Peters Rd
City: Knoxville State: TN Zip: 37923
Telephone: 588-1000
Fax:
E-mail: J.Nixon@5881000.com

Requested Change
REZONING
FROM: PR + OS
TO: DC
PLAN AMENDMENT
[ ] One Year Plan [ ] Sector Plan
FROM:
TO:

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: JOE PARKER
Company:
Address: Same as Owner
City: State: Zip:
Telephone:
E-mail:

PROPOSED USE OF PROPERTY
General Commercial and office
Density Proposed Units/Acre
Previous Rezoning Requests:

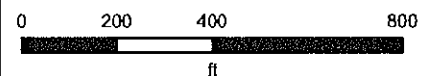




Parker Properties, Inc.

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Knoxville - Knox County - KUB Geographic Information System



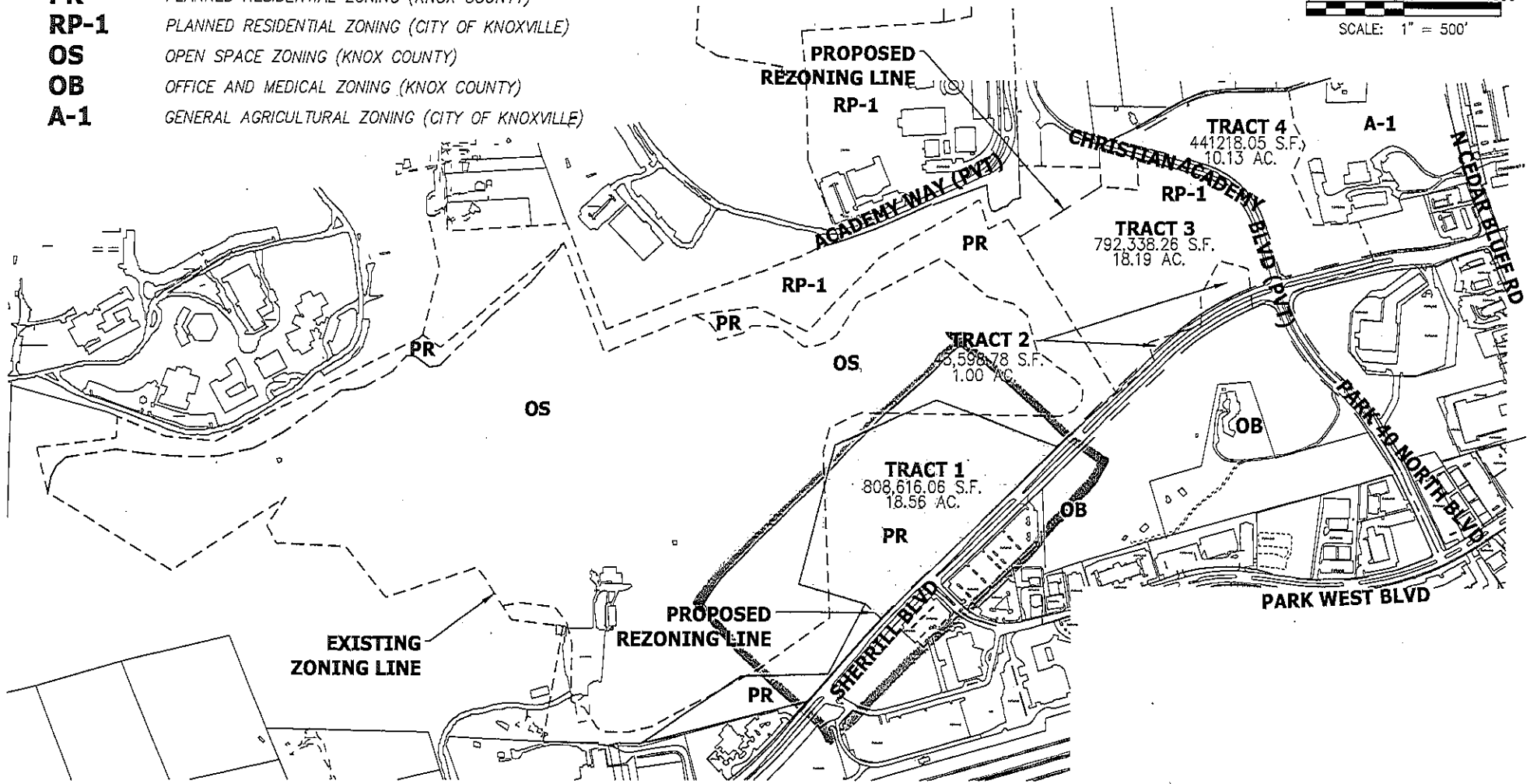
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**LEGEND**

- PR** EXISTING ZONING LINE  
PROPOSED ZONING LINE  
PLANNED RESIDENTIAL ZONING (KNOX COUNTY)
- RP-1** PLANNED RESIDENTIAL ZONING (CITY OF KNOXVILLE)
- OS** OPEN SPACE ZONING (KNOX COUNTY)
- OB** OFFICE AND MEDICAL ZONING (KNOX COUNTY)
- A-1** GENERAL AGRICULTURAL ZONING (CITY OF KNOXVILLE)



0 500 1000  
SCALE: 1" = 500'



**CANNON & CANNON INC**  
CONSULTING ENGINEERS - FIELD SURVEYORS  
Tel: 865.670.8555 | 8550 Kingston Pike  
www.cannon-cannon.com | Knoxville, TN 37919

CCI PROJ. NO. 00999-0001  
DATE MAY 27, 2016  
SCALE 1" = 500'  
DRAWN LED  
CHECKED MAW

CLIENT  
**PARKER PROPERTIES, INC.**  
555 FRANK GARDNER LANE  
KNOXVILLE, TN 37932

CONTACT PERSON  
JAMES NIXON  
(865) 310-2533  
JIMNIXON@5881000.COM

PROJECT  
**SHERILL BOULEVARD  
REZONING PLAN**

**1.0**



TRACT NO.	TRACT ACREAGE	TRACT CURRENT ZONING	TRACT PROPOSED ZONING	PART OF PARCEL	PARCEL ACREAGE	PARCEL OWNER	PARCEL ADDRESS	PARCEL INFORMATION	JURISDICTION
1	18.56 AC	OS "OPEN SPACE ZONE" AND PR "PLANNED RESIDENTIAL"	PC "PLANNED COMMERCIAL"	18	26.06 AC	PARKER PROPERTIES INC. 555 FRANK GARDNER LN KNOXVILLE, TN 37932	0 SHERRILL BLVD KNOXVILLE, TN 37923	CLT MAP 119 DISTRICT W6 WARD 47 CITY BLOCK 46366 RECORDED DEED 2063-532	KNOX COUNTY
2	1.00 AC	PR "PLANNED RESIDENTIAL"	PC "PLANNED COMMERCIAL"	18.25	139.66 AC	PARKER PROPERTIES INC. 9891 FRANK GARDNER LN KNOXVILLE, TN 37932	0 SHERRILL BLVD KNOXVILLE, TN 37923	CLT MAP 119 DISTRICT W6 WARD 47 CITY BLOCK 46366 RECORDED DEED 19990729-0008215	KNOX COUNTY
3	18.19 AC	RP-1 "PLANNED RESIDENTIAL DISTRICT"	PC-1 "RETAIL AND OFFICE PARK DISTRICT"	18.46	85.34 AC	PARKER PROPERTIES INC. 555 FRANK GARDNER LN KNOXVILLE, TN 37932	0 SHERRILL BLVD KNOXVILLE, TN 37923	CLT MAP 119 DISTRICT 47 WARD 47 CITY BLOCK 46366 RECORDED DEED 20070918-0024382	CITY OF KNOXVILLE
4	10.13 AC								

**CANNON & CANNON INC**  
CONSULTING ENGINEERS - FIELD SURVEYORS  
TEL 865.670.8555 | 8580 Kingston Pike  
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CCI PROJ. NO. 00999-0001  
DATE MAY 27, 2016  
SCALE N/A  
DRAWN LED  
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CLIENT

**PARKER PROPERTIES, INC.**  
555 FRANK GARDNER LANE  
KNOXVILLE, TN 37932

PROJECT

**SHERRILL BOULEVARD REZONING PLAN**

**2.0**