

▶ **FILE #:** 10-E-16-RZ

AGENDA ITEM #: 45

AGENDA DATE: 10/13/2016

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

OWNER(S): Parker Properties, Inc.

TAX ID NUMBER: 119 PART OF 01846 MAP ON FILE AT MPC

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** East and west sides Christian Academy Blvd., north side Sherill Blvd.

▶ **APPX. SIZE OF TRACT:** 28.32 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

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

▶ **PRESENT ZONING:** RP-1 (Planned Residential) @ 1-12 du/ac

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** None specified

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

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

South: Vacant land, health facility and parking / PC (Planned Commercial) and OB (Office, Medical & Related Services)

East: Church / A (Agricultural)

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 City Council APPROVE PC-1 (Retail and Office Park) zoning.**

PC-1 zoning is consistent with the One Year and sector plan proposals for the property. PC-1 development will be consistent with other zoning and development in the area. The requested PC-1 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-1 zoning is consistent with the sector plan proposal for the property.
3. PC-1 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. The PC-1 is established to provide for the unified development of uses ranging from retail stores and services such as are found in neighborhood shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse offsite impacts.
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-1 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-1 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.

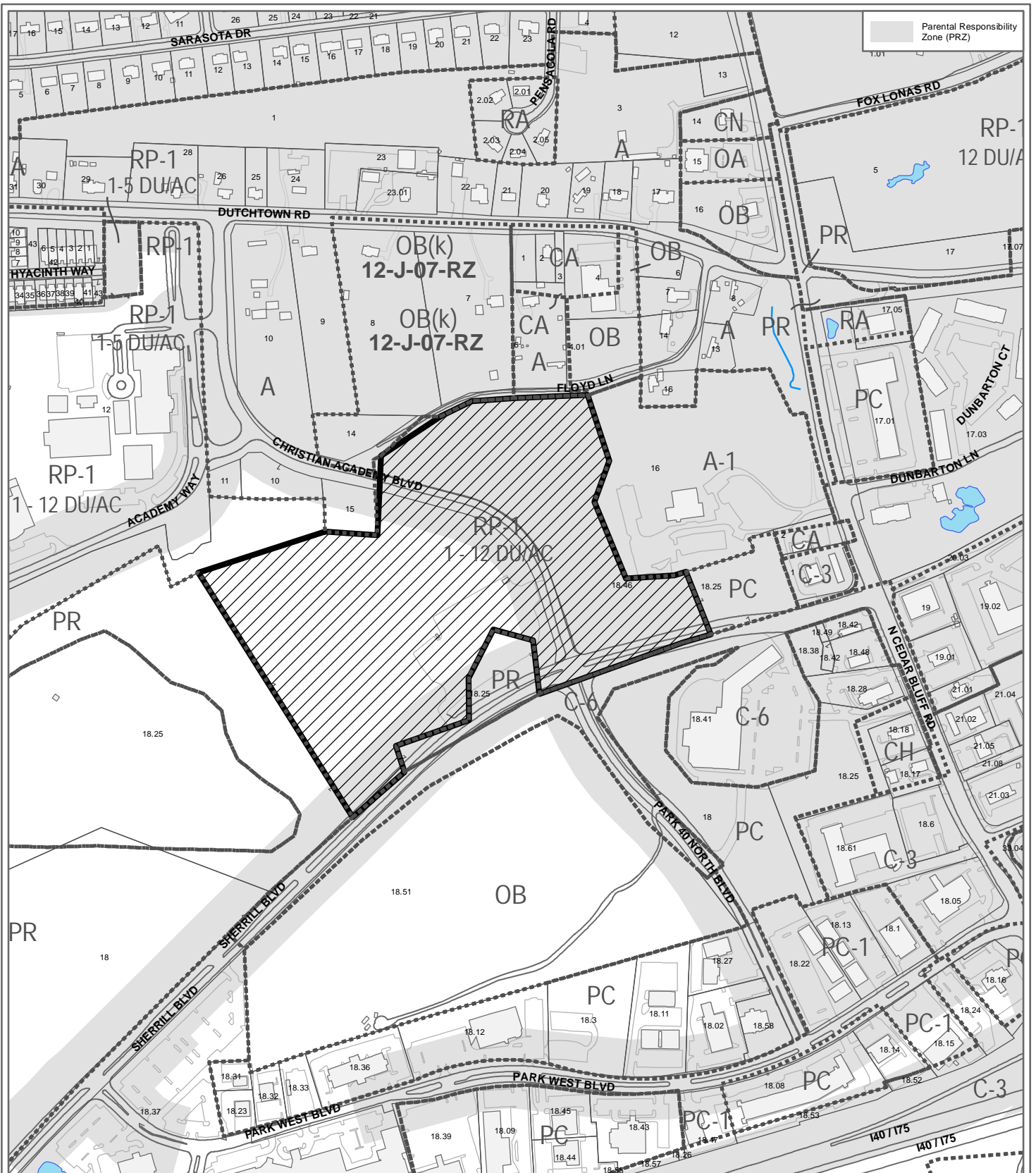
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan and the Knoxville One Year Plan propose general commercial uses for this site. PC-1 zoning is consistent with that designation.
2. The site is located within the City Limits of Knoxville 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 Knoxville City Council for action on 11/8/2016 and 11/22/2016. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-E-16-RZ
REZONING**

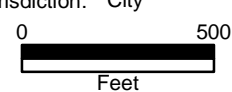
From: RP-1 (Planned Residential) @ 1-12 du/ac
To: PC-1 (Retail and Office Park)

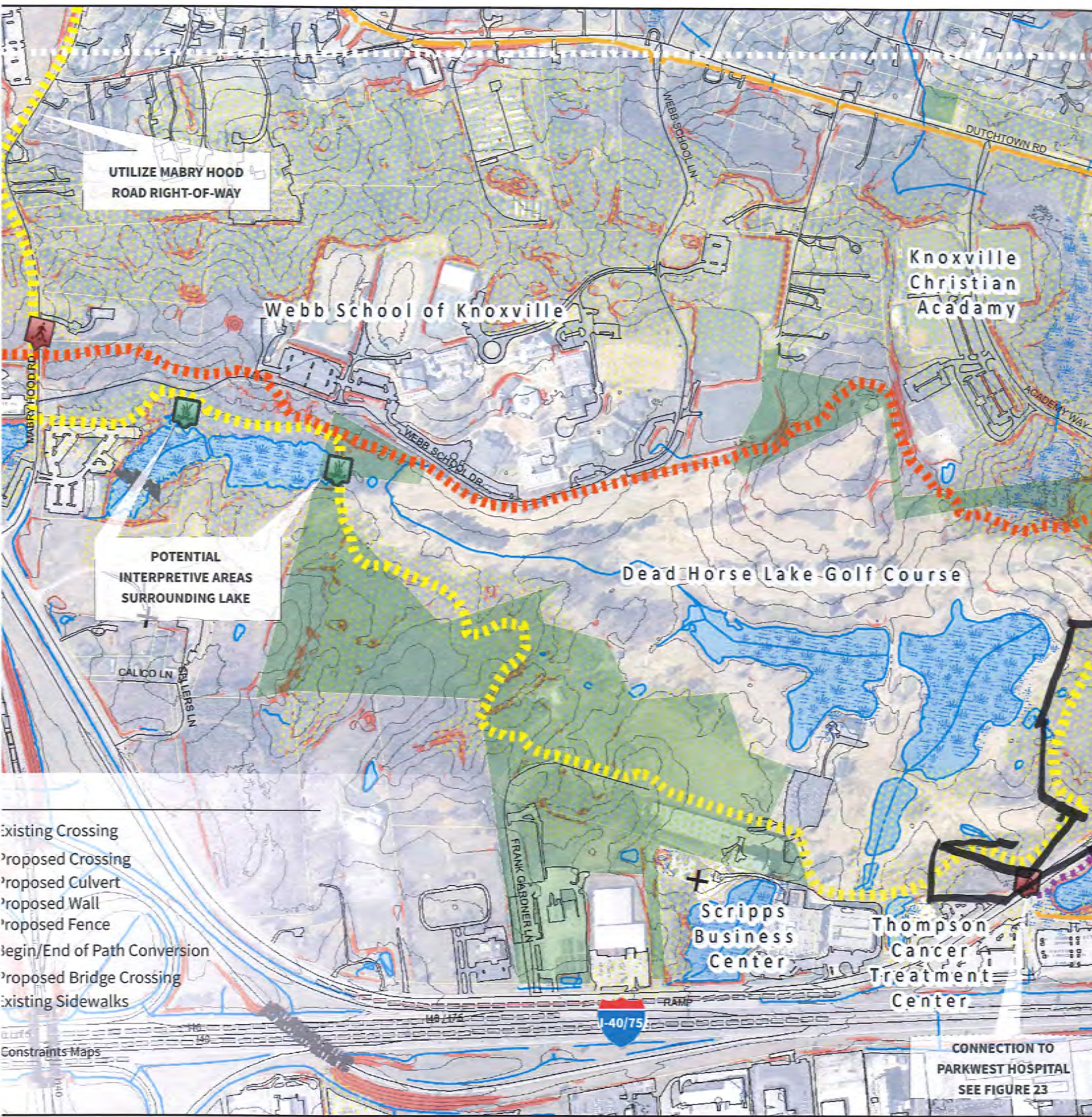


Petitioner: Parker Properties, Inc.

Map No: 119
Jurisdiction: City

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

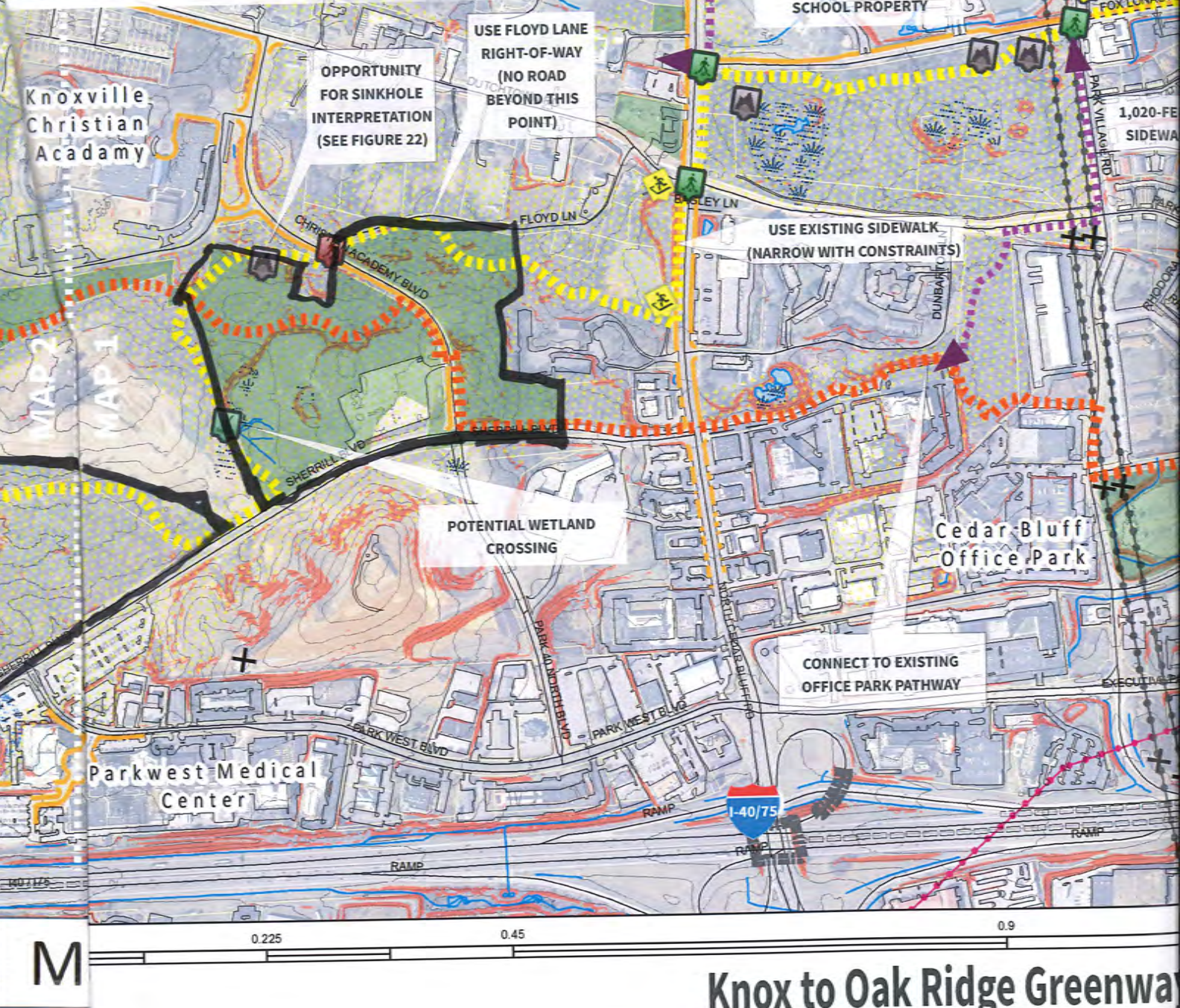




LEGEND

- 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

Section III: Corridor Design

REZONING PLAN AMENDMENT

Name of Applicant: PARKER PROPERTIES, Inc

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

Application Accepted by: DK

Fee Amount: 2016.⁰⁰ File Number: Rezoning 10-E-16-RZ

Fee Amount: 800.⁰⁰ File Number: Plan Amendment 10-C-16-PA

PROPERTY INFORMATION

Address: _____

General Location: N/S SHERILL Blvd
E + W/S CHRISTIAN ACADEMY Blvd

Parcel ID Number(s): Part of 119 01846

Tract Size: 28.32 ac

Existing Land Use: URM4

Planning Sector: NW County

Growth Policy Plan: Fusada City

Census Tract: _____

Traffic Zone: _____

Jurisdiction: City Council 2 District
 County Commission _____ District

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: PARKER PROPERTIES INC

Company: JOE PARKER

Address: 555 FRANK GAMMEL LN

City: KNOXVILLE State: TN Zip: 37932

Telephone: 310-2533

Fax: _____

E-mail: _____

Requested Change

REZONING

FROM: RD-1

TO: PC-1

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: MDR

TO: GC

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: James Nixon

Company: FAST COMMERCIAL REAL ESTATE

Address: 255 NORTH PETERS RD

City: KNOXVILLE State: TN Zip: 37923

Telephone: 588-1000

Fax: _____

E-mail: J.NIXON@588@1000.COM

PROPOSED USE OF PROPERTY

Density Proposed _____ Units/Acre

Previous Rezoning Requests: 2-R-93 RZ

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: _____

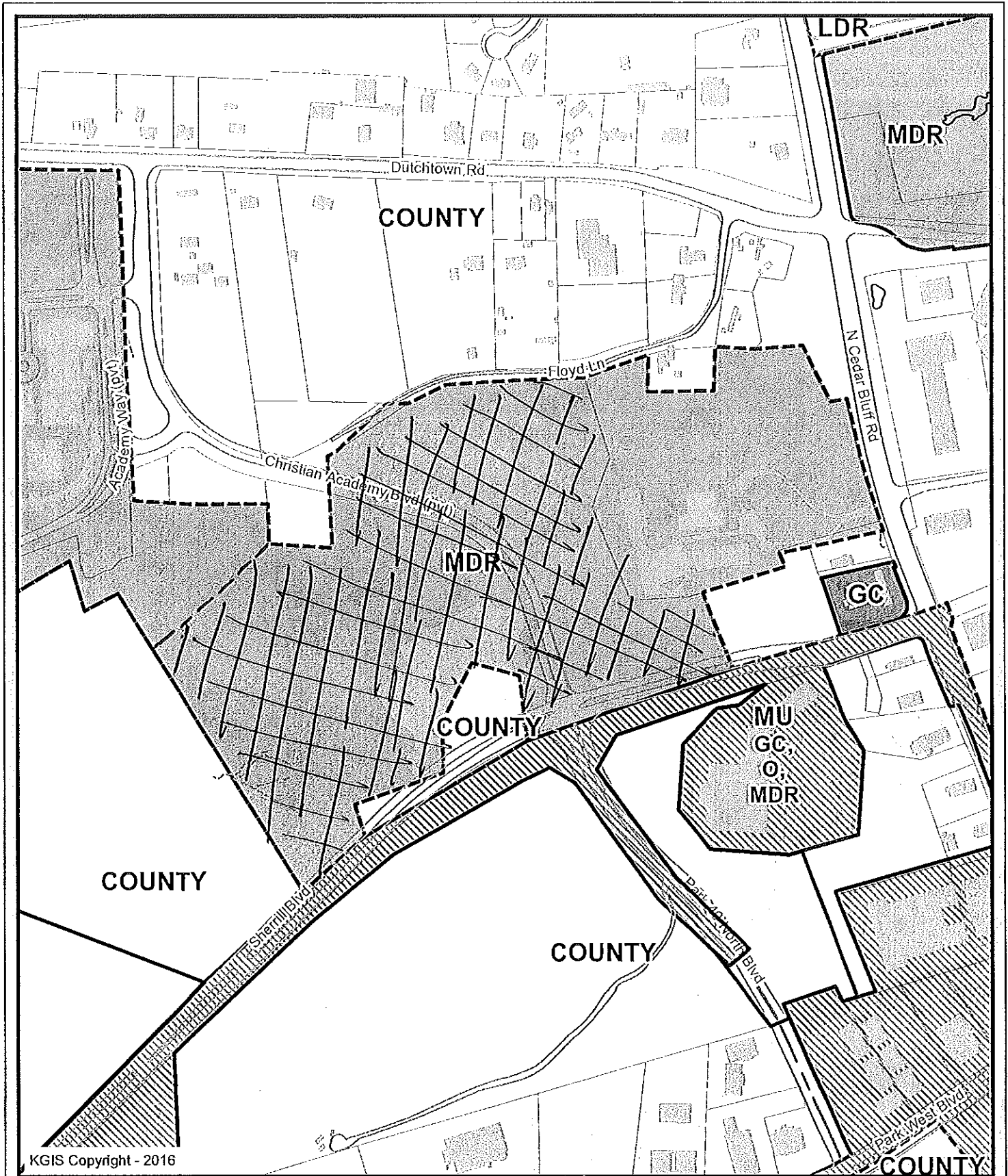
E-mail: _____

NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	•	City	•	State	•	Zip	Owner	Option

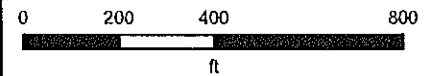


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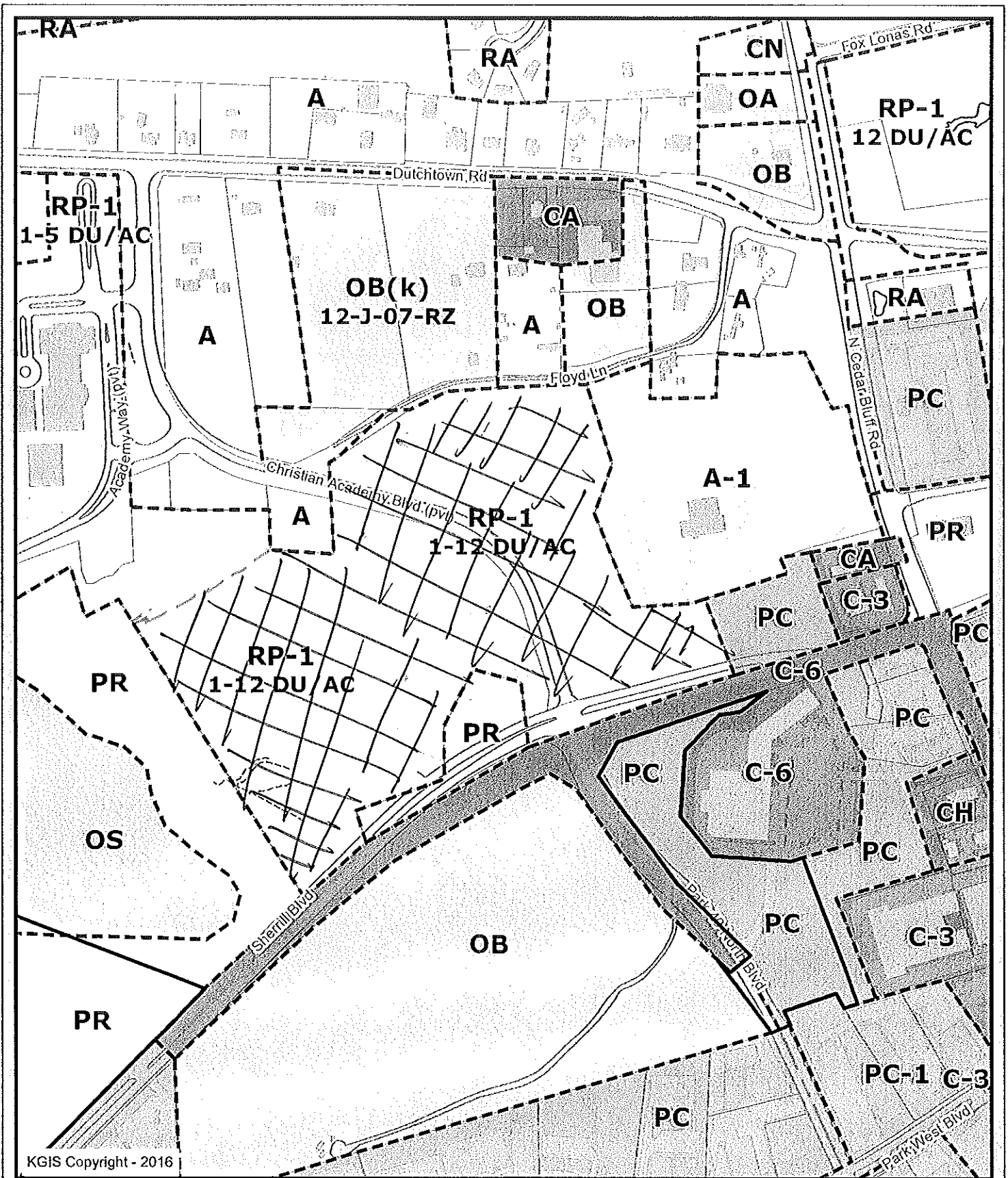
Parker Properties, Inc.

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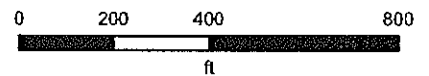


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Parker Properties, Inc.

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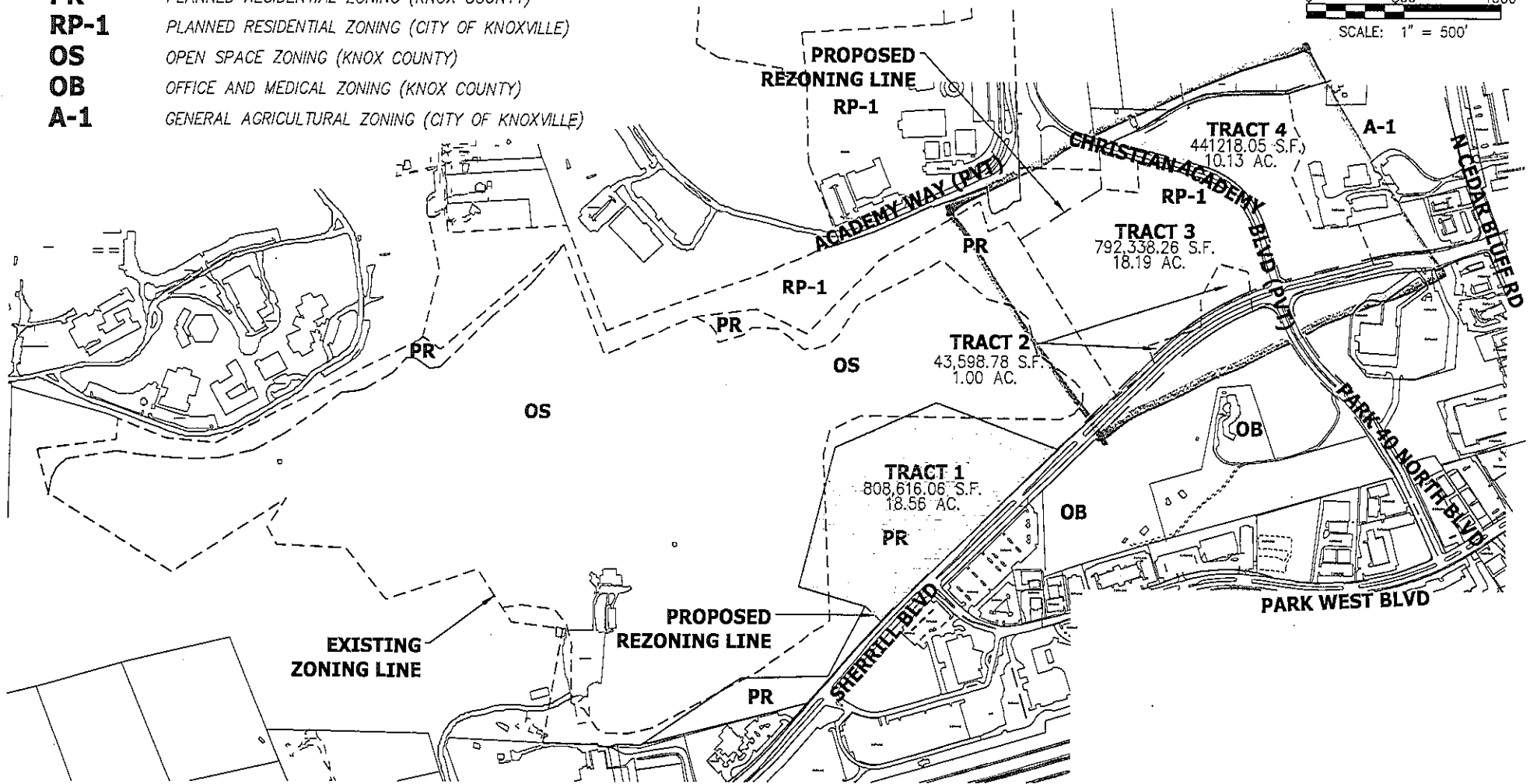
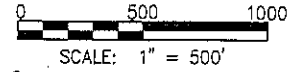
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LEGEND

- EXISTING ZONING LINE
- - - PROPOSED ZONING LINE
- PR** 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)



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	CLIENT PARKER PROPERTIES, INC. 555 FRANK GARDNER LANE KNOXVILLE, TN 37932	CONTACT PERSON	JAMES NIXON (865) 310-2533 JIMNIXON@5881000.COM	PROJECT SHERRILL BOULEVARD REZONING PLAN	1.0
	DATE MAY 27, 2016					
	SCALE 1" = 500'					
	DRAWN LED					
	CHECKED MAW					

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 8560 Kingston Pike WWW.CANNON-CANNON.COM Knoxville, TN 37919	CCI PROJ. NO. 00999-0001	CLIENT	PARKER PROPERTIES, INC. 555 FRANK GARDNER LANE KNOXVILLE, TN 37932	PROJECT	SHERRILL BOULEVARD REZONING PLAN	2.0
	DATE MAY 27, 2016					
	SCALE N/A					
	DRAWN LED					
	CHECKED MAW					