

▶ **FILE #:** 10-F-16-RZ

AGENDA ITEM #: 46

AGENDA DATE: 10/13/2016

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

OWNER(S): Parker Properties, Inc.

TAX ID NUMBER: 119 01825

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS:

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

▶ **APPX. SIZE OF TRACT:** 1 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)

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

▶ **EXISTING LAND USE:** Surface parking

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

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Deadhorse Lake golf course / OS (Open Space)

South: Vacant land / OB (Office, Medical & Related Services)

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.

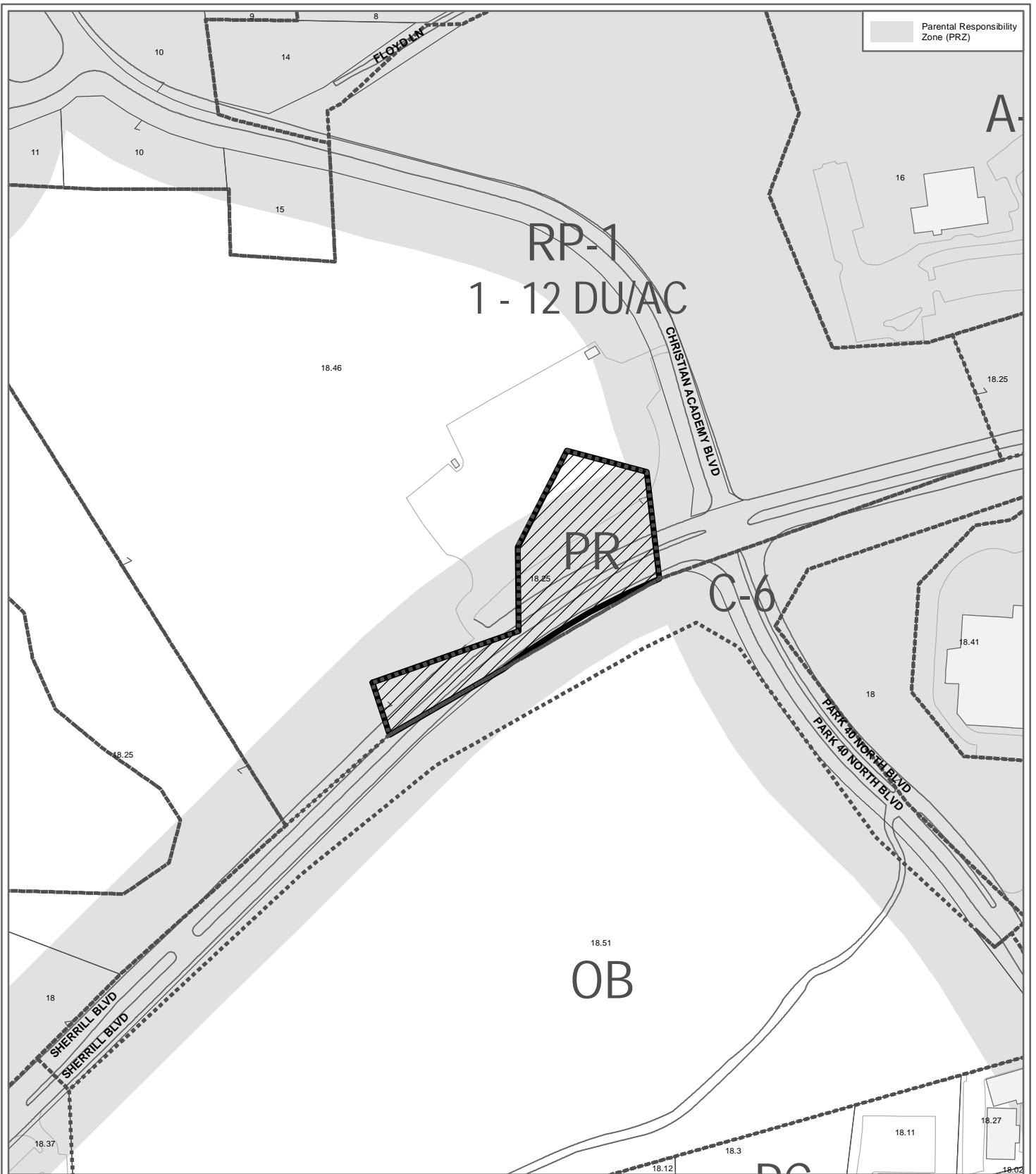
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest County Sector Plan 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 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-F-16-RZ
REZONING**

From: PR (Planned Residential)

To: PC (Planned Commercial)



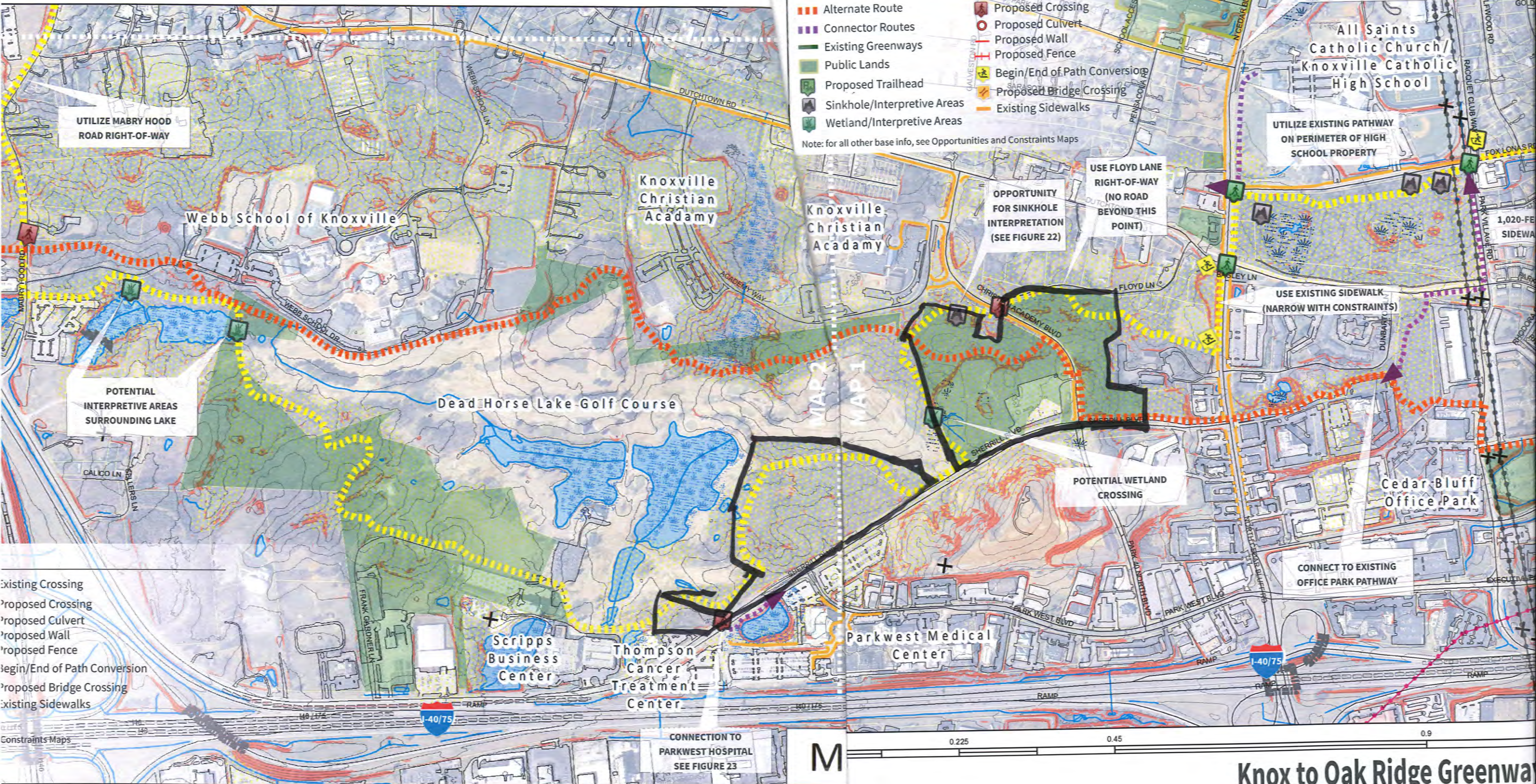
Petitioner: Parker Properties, Inc.

Map No: 119

Jurisdiction: County



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



Knox to Oak Ridge Greenway Study • Corridor Design

Section III: Corridor Design

REZONING PLAN AMENDMENT

Name of Applicant: Parker Properties, Inc.

Date Filed: 8/12/16 Meeting Date: 10/13/16

Application Accepted by: DK

Fee Amount: 600.00 File Number: Rezoning 10-F-16-RZ

Fee Amount: _____ File Number: Plan Amendment _____

PROPERTY INFORMATION

Address: _____

General Location: N/S Shepard Blvd
W of Christian Academy Blvd

Parcel ID Number(s): 119 01825

Tract Size: 1.0 ± Acres

Existing Land Use: Parking

Planning Sector: NW Comm

Growth Policy Plan: Urban Growth

Census Tract: _____

Traffic Zone: _____

Jurisdiction: City Council _____ District
 County Commission 3 District

Requested Change

REZONING

FROM: PR

TO: PL

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

General Commercial and
Office

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

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: 310-2533 (C)

E-mail: Jim.Nixon@5881000.com

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

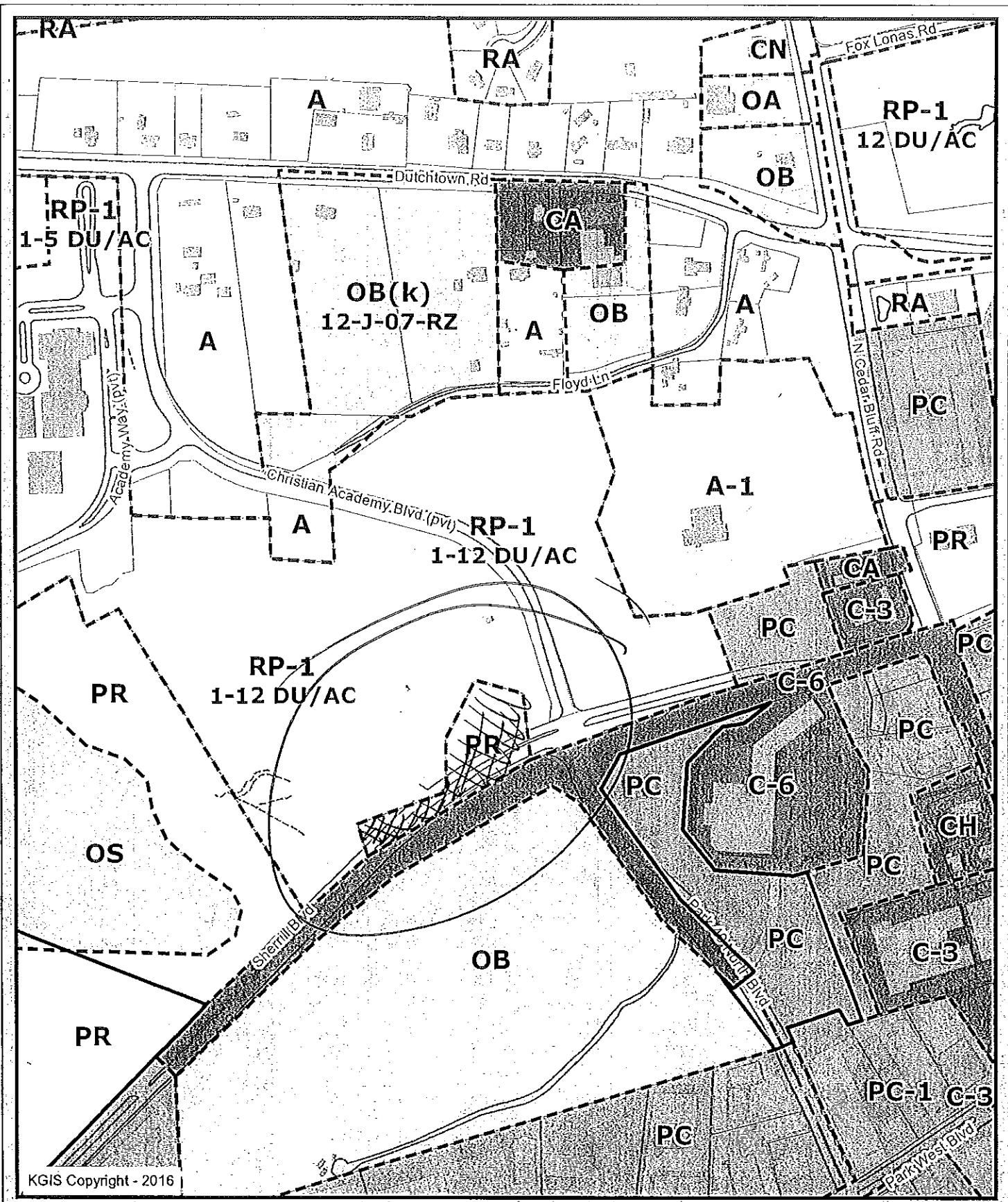
Company: _____

Address: State as Owner

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

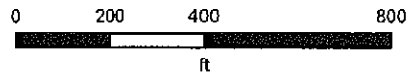


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Parker Properties, Inc.

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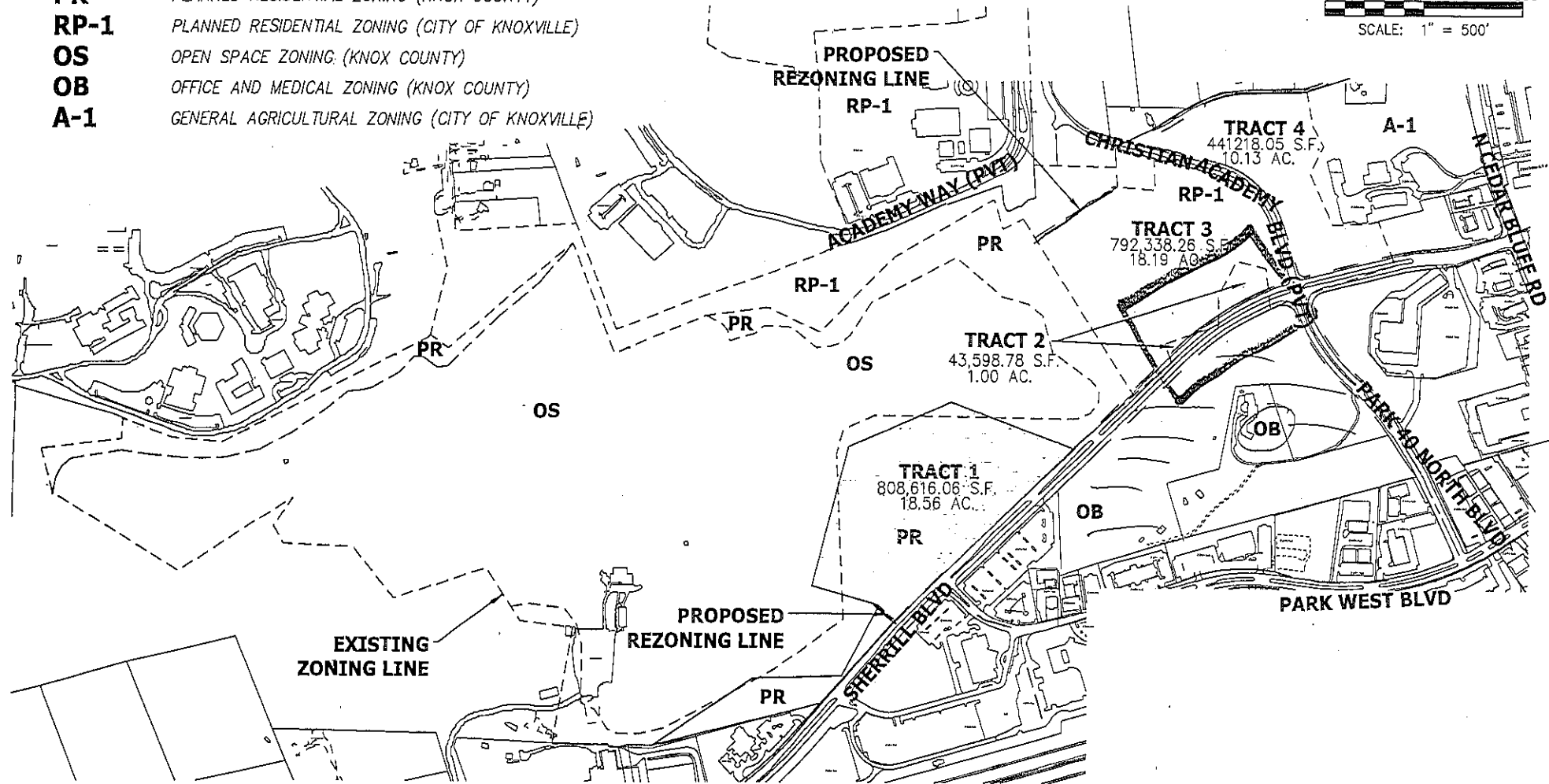
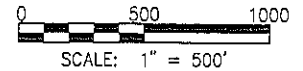
Knoxville - Knox County - KUB Geographic Information System



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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	PROJECT SHERRILL BOULEVARD REZONING PLAN	1.0
	DATE MAY 27, 2016		JAMES NIXON (865) 310-2533 JIMNIXON@5881000.COM		
	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 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	PROJECT SHERRILL BOULEVARD REZONING PLAN	2.0
	DATE MAY 27, 2016			
	SCALE N/A			
	DRAWN LED			
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