

▶ **FILE #:** 1-Q-17-RZ

**AGENDA ITEM #:** 56

**AGENDA DATE:** 1/12/2017

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Parker Properties, Inc.

TAX ID NUMBER: 119 PART OF 01825 IN COUNTY

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS:

▶ **LOCATION:** Northwest side Sherrill Blvd., southwest of Christian Academy Blvd.

▶ **APPX. SIZE OF TRACT:** 1.867 acres

SECTOR PLAN: Northwest County

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

ACCESSIBILITY: Access is via Sherrill Blvd., a four-lane, major collector street with center median within 60' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Turkey Creek

▶ **PRESENT ZONING:** No Zone (formerly PC (Planned Commercial))

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial

EXTENSION OF ZONE: Yes, extension of PC-1 from two sides

HISTORY OF ZONING: Property recently rezoned from PR to PC (10-D-16-RZ)

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

South: Sherrill Blvd., surface parking for Parkwest Hospital / PC-1 (Retail & Office Park)

East: Deadhorse Lake golf course / PC-1 (Retail & Office Park)

West: Deadhorse Lake golf course / PC-1 (Retail & Office Park)

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 & Office Park) zoning.**

PC-1 is the most comparable City zoning district to the former PC County zoning. The recommended PC-1 zone is compatible with other commercial zoning present in the area. Adjacent properties to the south and east are zoned PC-1

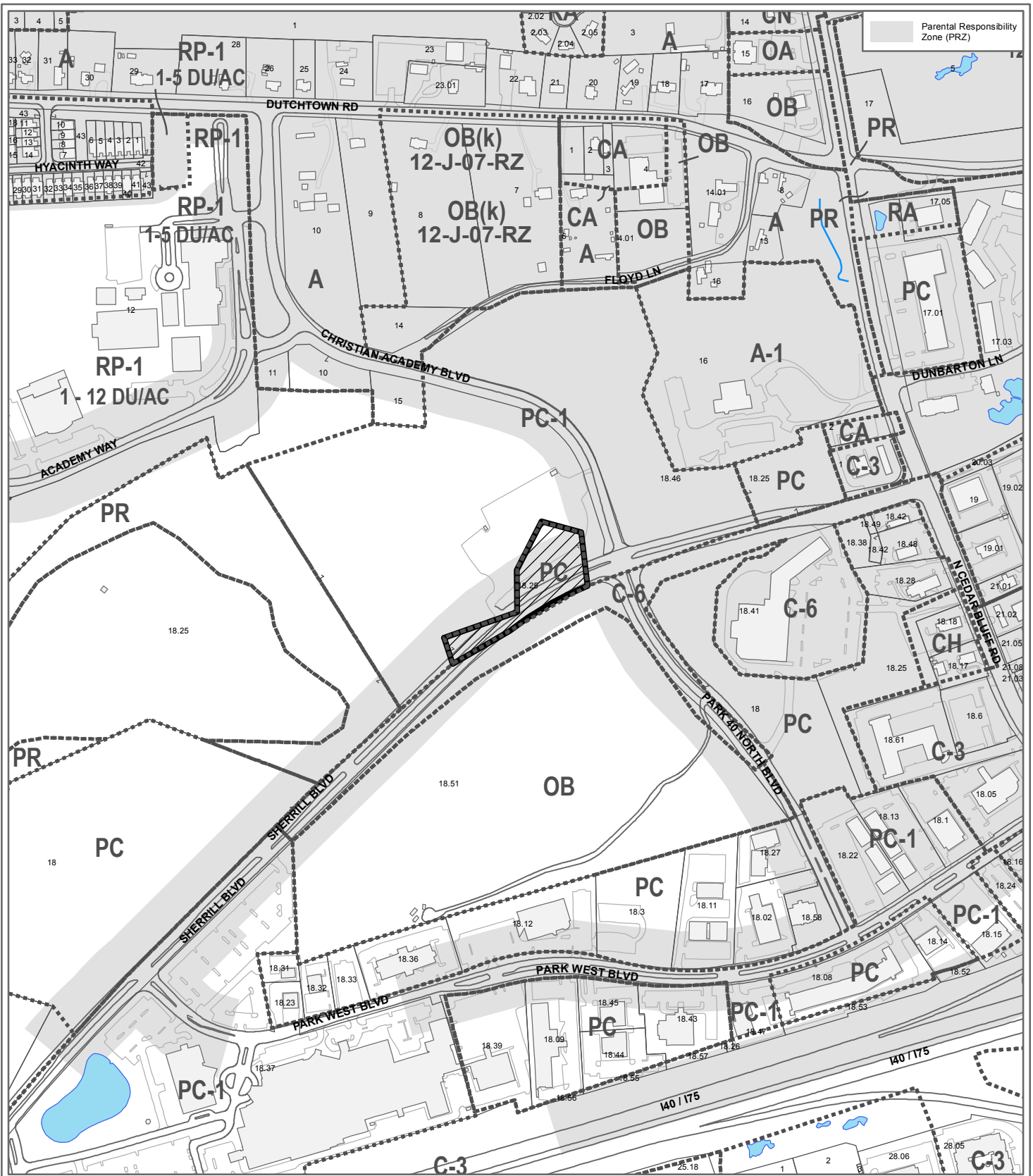
**COMMENTS:**

Other properties in this area have been rezoned to PC-1 after annexation into the City Limits of Knoxville.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/14/2017 and 2/28/2017. 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.

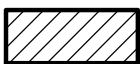


Parental Responsibility Zone (PRZ)

**1-Q-17-RZ  
REZONING**

From: No Zone

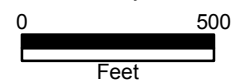
To: PC-1 (Retail and Office Park)



Petitioner: City of Knoxville

Map No: 119

Jurisdiction: City



Original Print Date: 12/19/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Annexation

KNOXVILLE-KNOX COUNTY  
**MPC**  
METROPOLITAN  
PLANNING  
COMMISSION

TENNESSEE  
Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**REZONING**       **PLAN AMENDMENT**

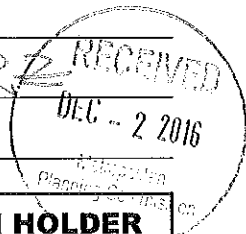
Name of Applicant: CITY of Knoxville

Date Filed: 12-1-16      Meeting Date: JAN. 12, 2017

Application Accepted by: Brusseau

Fee Amount: 0      File Number: Rezoning 1-0-17-RZ

Fee Amount: \_\_\_\_\_      File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 0 Sherrill BLVD.

General Location: Sherrill BLVD.  
NW side Sherrill Blvd, SW of  
Christian Academy

Parcel ID Number(s): part of 119-018.25

Tract Size: 1.867 acres

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan: \_\_\_\_\_

Census Tract: 46.11

Traffic Zone: 221

Jurisdiction:  City Council 3rd District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT

Name: \_\_\_\_\_

Company: PARKEIZ Properties, Inc.

Address: 9891 Frank Gardner Ln

City: KNOXville      State: TN      Zip: 37932

Telephone: 865-693-5270

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

E-mail: \_\_\_\_\_

**Requested Change**

**REZONING**

FROM: NO ZONE

TO: Compatible City Zone (PC-1)

**PLAN AMENDMENT**

One Year Plan     \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: R. UK Emmett

Company: CITY of Knoxville

Address: P.O. Box 1631, Suite 655E

City: KNOXville      State: TN      Zip: 37901

Telephone: 865-215-3837

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

E-mail: remmett@KNOXVILLETN.GOV

**PROPOSED USE OF PROPERTY**

Office Commercial

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: Rezoning to PC-1 pending (10-F-16-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: D.R. Emmett, Jr.

PLEASE PRINT

Name: D.R. (R.UK) Emmett, Jr.

Company: CITY of Knoxville

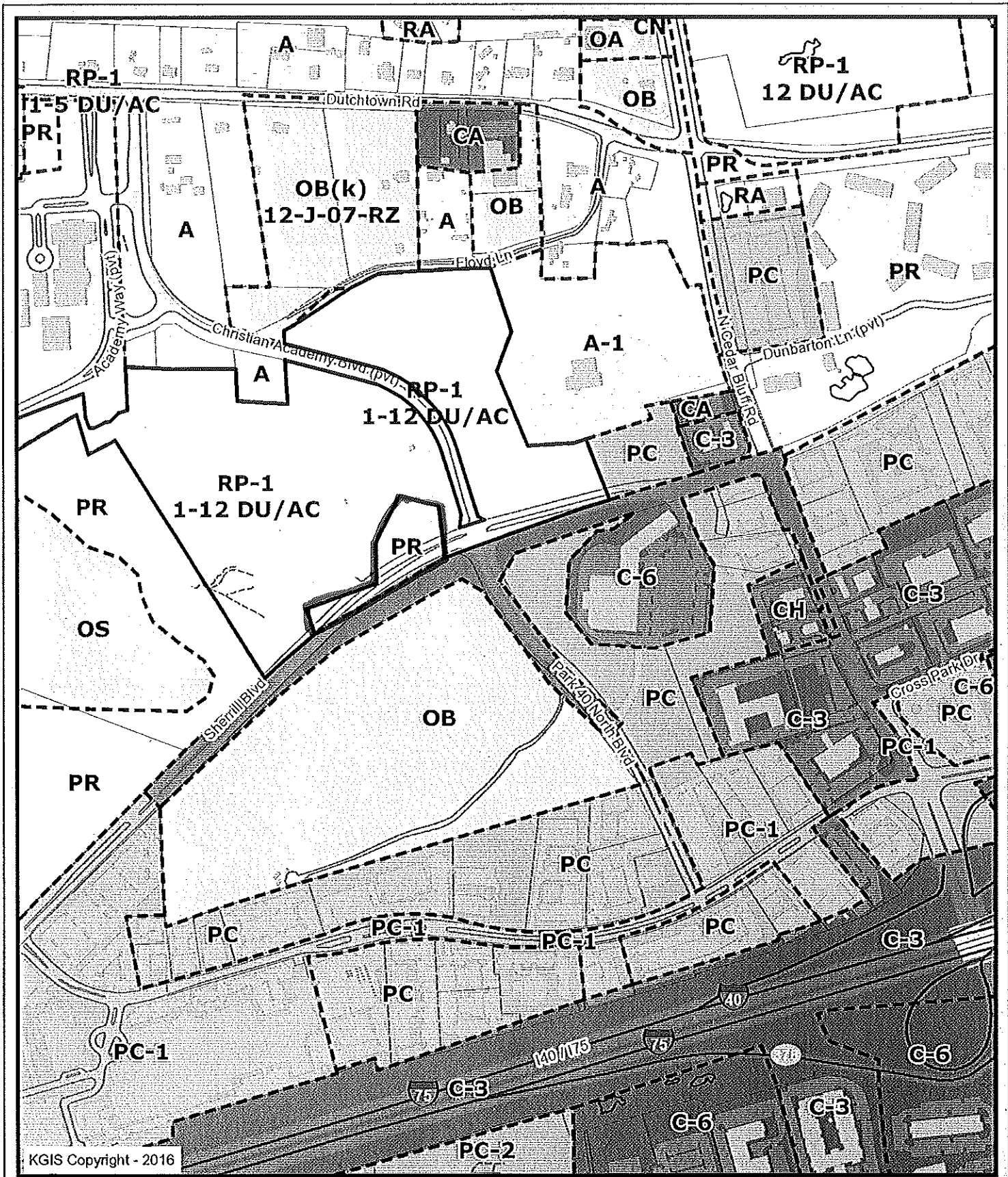
Address: P.O. Box 1631

City: KNOXville      State: TN      Zip: 37901

Telephone: 865-215-3837

E-mail: remmett@KNOXVILLETN.GOV

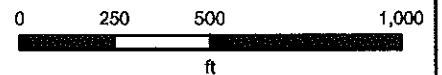




Letter Portrait

Printed: 12/2/2016 at 12:32:20 PM

Knoxville - Knox County - KUB Geographic Information System



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**NOVEMBER 2016  
ANNEXATION ADDRESS LIST**

**2-11-16.AX**

**Parker Properties Inc  
Mailing Address: 9891 Frank Gardner Ln  
City: Knoxville, TN 37932**

**Parcel: Part of 119 018.25  
Property Address: 555 Frank Gardner Ln**



Parcel Number: PART OF 119 18.25

Date: 7/28/2016

Calculated Acres: 1.867

File No. 2-11-16.AX

Scale: 1in = 300 ft

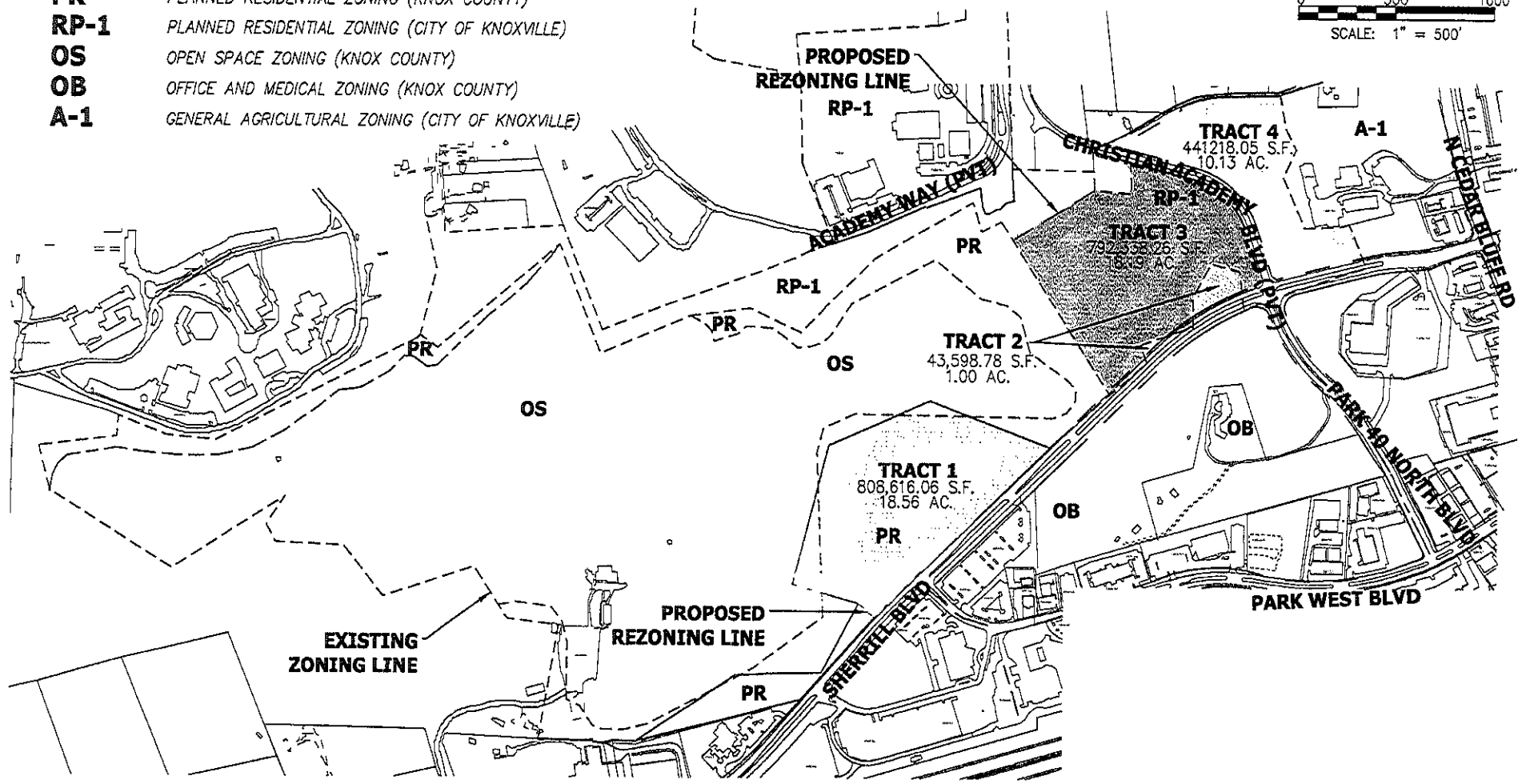
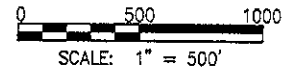




**LEGEND**

- 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)

ATTACHMENT



**CANNON & CANNON INC**  
 CONSULTING ENGINEERS - FIELD SURVEYORS  
 TEL: 865.670.8555 | 8560 Kingston Pike  
 WWW.CANNON-CANNON.COM | Knoxville, TN 37912

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  
**SHERRILL 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 || 8660 Kingston Pike  
Knoxville, TN 37919  
WWW.CANNON-CANNON.COM

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

CLIENT

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

PROJECT

**SHERRILL BOULEVARD REZONING PLAN**

**2.0**