

# CASE SUMMARY

**APPLICATION TYPE: ANNEXATION REZONING**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-Q-17-RZ  
**Application Filed:** 12/1/2016  
**Applicant:** CITY OF KNOXVILLE

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Sherrill Blvd., southwest of Christian Academy Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 PART OF 01825 IN COUNTY **Jurisdiction:** City  
**Size of Tract:** 1.867 acres  
**Accessibility:** Access is via Sherrill Blvd., a four-lane, major collector street with center median within 60' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Commercial **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** MU-SD (NWCO-1)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is located along Sherrill Blvd., across the street from Parkwest Hospital, and is surrounded by Deadhorse Lake Golf Course.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** PC (Planned Commercial)  
**Requested Zoning:** PC-1 (Retail and Office Park)  
**Previous Requests:** Property rezoned PC recently (10-F-16-RZ)<  
**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)

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE PC-1 (Retail & Office Park) zoning.

Staff Recomm. (Full):

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.

Action:

Approved

Meeting Date: 1/12/2017

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE PC-1 (Retail & Office Park) zoning.

Date of Approval:

1/12/2017

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/14/2017

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: