

# CASE SUMMARY

## APPLICATION TYPE: 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:** 10-E-16-RZ                      **Related File Number:**  
**Application Filed:** 8/16/2016              **Date of Revision:**  
**Applicant:** PARKER PROPERTIES, INC.

### PROPERTY INFORMATION

**General Location:** East and west sides Christian Academy Blvd., north side Sherrill Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 119 PART OF 01846 OTHER: MAP ON FILE AT MPC              **Jurisdiction:** City  
**Size of Tract:** 28.32 acres  
**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.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** None specified    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** GC  
**Growth Policy Plan:**  
**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:** RP-1 (Planned Residential) @ 1-12 du/ac  
**Former Zoning:**  
**Requested Zoning:** PC-1 (Retail and Office Park)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### 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 and Office Park) zoning.

Staff Recomm. (Full):

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.

**Action:** Approved **Meeting Date:** 10/13/2016

**Details of Action:**

**Summary of Action:** PC-1 (Retail and Office Park) zoning.

**Date of Approval:** 10/13/2016

**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:** 11/8/2016

**Date of Legislative Action, Second Reading:** 11/22/2016

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**