

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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www.knoxmpc.org

File Number: 3-D-01-RZ **Related File Number:**
Application Filed: 2/6/2001 **Date of Revision:**
Applicant: BRIAN BARTLEY
Owner:

PROPERTY INFORMATION

General Location: East side Conner Rd., south side Tate Trotter Rd.
Other Parcel Info.:
Tax ID Number: 47 33,33.01,33.02,33.06,34 OTHER: 33.09,37, & 37.01, **Jurisdiction:** County
Size of Tract: 29.66 acres
Accessibility: Access is via Conner Rd., a minor collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: Interstate oriented commercial development. **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: These properties are part of the residential neighborhood developed along Conner Rd within A and RA zoning that has been impacted by the commercial development around the I-75/Emory Rd. interchange

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

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

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential) & A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted for this property, but adjoining property was zoned CA, OA and RA in 1998.(1-F-98-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: kp

Staff Recomm. (Abbr.): APPROVE OB (Office , Medical & Related Services). Applicant requests CA (General Business).

Staff Recomm. (Full): OB zoning permits a range of office and related uses for this site that is compatible with the CA zoning to the south and west and the residential uses to the east and north. The sector plan proposes medium density, low density and office uses for this site.

Comments: The realignment and improvement of Conner Rd. and development of commercial businesses to the south have made this property less desirable for residential use. Office development on these properties would have similar impacts on nearby properties as the medium density residential proposed by the sector plan and would be less impacted by abutting commercial uses.

MPC Action: Approved MPC Meeting Date: 3/8/2001

Details of MPC action: Approved CA (General Business)

Summary of MPC action: APPROVE CA (General Business)

Date of MPC Approval: 3/8/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 4/23/2001 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: