

# 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:** 3-E-01-RZ                      **Related File Number:**  
**Application Filed:** 2/6/2001              **Date of Revision:**  
**Applicant:** J. STEPHEN RIDENOUR  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side Conner Rd., east side I-75, south and west of Tate Trotter Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 32 (PART ZONED OA & RA) OTHER: 32.01              **Jurisdiction:** County  
**Size of Tract:** 15.52 acres  
**Accessibility:** Access is via Conner Rd., a minor collector street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence 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:** This site is north of the I-75/Emory Rd. interchange abutting both commercial and residential uses within CA, RA and A zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** OA (Office Park), RA (Low Density Residential) & A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** OA and RA portion of site was zoned in 1993.  
**Extension of Zone:** Yes  
**History of Zoning:** This RA and OA zoning was part of the CA zoning request to the south done 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 CA (General Business) for parcel 32 & OB (Office, Medical & Related Services) for parcel 32.01. Applicant requests CA (General Business).

Staff Recomm. (Full): CA zoning is already on parcel 30 to the south. OB zoning on parcel 32.01 establishes an office designation at the north end of the site, which is compatible with the scale and intensity of adjacent residential uses. 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. Commercial and office development at this location would be appropriate given the property's proximity to, and visibility from, the interstate.

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

Details of MPC action: Approved CA (General Business) for entire site.

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: