

# 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:** 4-F-12-RZ                      **Related File Number:**  
**Application Filed:** 2/27/2012              **Date of Revision:**  
**Applicant:** INDEPENDENT HEALTHCARE PROPERTIES

### PROPERTY INFORMATION

**General Location:** Southeast side Tate Trotter Rd., northeast of Conner Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 03314 OTHER: PORTION ZONED CA                      **Jurisdiction:** County  
**Size of Tract:** 5.7 acres  
**Accessibility:** The property has minimal frontage on Tate Trotter Rd., a minor collector street with 19' of pavement width within 50' of right-of-way. It is expected that, once developed, the site will be accessed from Dannaher Dr., a local street that has yet to be constructed with 60' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Assisted living facility                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located within a large CA and OB zoned area located along the east side of Conner Rd., north of E. Emory Rd. and the Mercy Medical Center North campus.

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

**Street:** 616 Tate Trotter Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** CA (General Business)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:** 6-J-08-RZ - property rezoned CA  
**Extension of Zone:** Yes, extension of OB from the southeast  
**History of Zoning:** Property was rezoned CA in 2008 (6-J-08-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 County Commission APPROVE OB (Office, Medical & Related Services) zoning.

**Staff Recomm. (Full):** OB zoning is an extension of zoning from the east, is consistent with the sector plan designation for the property and is compatible with surrounding development and zoning.

**Comments:** NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE COUNTY GENERALLY:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. OB is a less intense zone than CA. The main campus of Mercy Medical Center North to the south is zoned OB.
3. The proposed OB zoning is less intense than what could be allowed within this area proposed for commercial in the North County Sector Plan.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. OB zoning provides areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices near residential neighborhoods.
2. Based on the above description, this site is appropriate for OB zoning.

THE EFFECTS OF THIS PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. The impact to the street system will be minimal.
3. The proposed zoning is compatible with surrounding development, and the impact should be minimal.
4. The applicant wishes to construct an assisted living facility at this location, which is not permitted under CA zoning. The requested OB zoning will allow the proposed use to be considered by MPC as a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes commercial uses for the site. OB is an acceptable zone within the commercial plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for OB zoning on surrounding properties zoned CA, which is consistent with the sector plan proposal for office uses in the area.

**Action:** Approved

**Meeting Date:** 4/12/2012

**Details of Action:**

**Summary of Action:** RECOMMEND the Knox County Commission approve OB (Office, Medical, and Related Services)

**Date of Approval:** 4/12/2012

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 5/29/2012

**Ordinance Number:**

**Disposition of Case:** Postponed

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 6/25/2012

**Other Ordinance Number References:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**