

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-A-01-RZ                      **Related File Number:**  
**Application Filed:** 4/12/2001              **Date of Revision:**  
**Applicant:** DAVID TRANTANELLA  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Conner Rd., northwest of Tate Trotter Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 23    **Jurisdiction:** County  
**Size of Tract:** 1.4 acres  
**Accessibility:** Access is via Conner Rd., a minor collector with 17' to 19' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Any use permitted by CA zone    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This parcel is part of a rural residential area that has been impacted by commercial development around the I-75/E. Emory Rd. interchange within CA, C-6 and C-3 zoning

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted for this site , but property to the south was recently zoned CA.  
**Extension of Zone:** Yes  
**History of Zoning:** None noted

### 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:

Staff Recomm. (Abbr.): APPROVE OB (Office Medical and Related Services) Zoning, (Applicant requests CA)

Staff Recomm. (Full): OB zoning of this site would allow a compatible office use between CA zoned property to the south and residential development located to the north along Conner Rd. and zoned A. The sector plan proposes low density residential use for this site and the recently zoned CA property to the south.

Comments: This request represents a logical extension of the non-residential zoning to the south. Other properties fronting on Conner Rd. and Tate Trotter Rd. across from the CA zoning may also need OB zoning to create a transitional development and zoning pattern.

MPC Action: Approved MPC Meeting Date: 5/10/2001

Details of MPC action:

Summary of MPC action: APPROVE OB (Office Medical and Related Services)

Date of MPC Approval: 5/10/2001 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: 6/25/2001 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: