

# 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

**File Number:** 6-F-04-RZ                      **Related File Number:** 6-B-04-SP  
**Application Filed:** 5/3/2004                      **Date of Revision:**  
**Applicant:** SARAH RALSTON  
**Owner:**

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

### PROPERTY INFORMATION

**General Location:** Northeast side Concord Rd., north side Second Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 153 37.03 OTHER: PORTION ON EAST SIDE OF CONC    **Jurisdiction:** County  
**Size of Tract:** 4.882 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Professional offices and neighborhood retail services                      **Density:**  
**Sector Plan:** Southwest County    **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:**

### 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)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** Property to north was zoned CN in 2003.  
**Extension of Zone:**  
**History of Zoning:**

### 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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE CN (Neighborhood Commercial) zoning. (Applicant requested CA (General Business) zoning.)

Staff Recomm. (Full): CN zoning was approved for the property to the north and is the most suitable commercial zone for this site given the adjoining residential zoning and uses to the east. The applicant stated they have issues with CN setback and building size restrictions. The sector plan proposes medium density residential use for the site

Comments: According to the Town of Farragut Community Development Director, this site, along with other property along the east side of Concord Rd., will be annexed in the next several months. (See attached letter.)

MPC Action: Approved as Modified MPC Meeting Date: 6/10/2004

Details of MPC action:

Summary of MPC action: APPROVE CN (Neighborhood Commercial) subject to the condition of a landscape buffer on the back side

Date of MPC Approval: 6/10/2004 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: 7/26/2004 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: