

# 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:** 6-Q-03-RZ                      **Related File Number:**  
**Application Filed:** 5/21/2003              **Date of Revision:**  
**Applicant:** ST. MARYS HEALTH SYSTEMS, INC.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North of E. Emory Rd., northeast of Conner Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 033.03,33.04,33.05,33.07, OTHER: 33.08              **Jurisdiction:** County  
**Size of Tract:** 25 acres  
**Accessibility:** Access will be via Dannaher Ln., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Medical facilities    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within the commercial node developing around the I-75/E. Emory Rd interchange, within C-3, C-4, C-6, CA and OB zones.

### 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:** OB (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other property to the west was zoned CA in 2001.

### 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 OB (Office, Medical and Related Services) zoning

Staff Recomm. (Full):

OB zoning is consistent with abutting CA and OB zoning and development. The sector plan proposes office use for this site.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The applicant intends to develop this property with the OB zoned site to the south, which is also owned by St. Mary's Health Systems.
- 2. The requested OB zoning permits less intensive uses than the CA zoning already in place to the north and west of the site

THE EFFECTS OF THE PROPOSAL

- 1. The requested OB zoning will have minimal impact on the surrounding area since the property to the north, south and west are zoned CA and OB, and the Agricultural zoned site to the east is undeveloped.
- 2. No increase in school population would result from this rezoning.
- 3. Public water and sewer service are available to the site.
- 4. A traffic impact study be needed to be done to identify any needed street improvements required by this site's development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The requested OB zoning is consistent with the adopted North County Sector Plan, which designates this property for office uses.
- 2. The Growth Policy Plan proposes Planned Growth for this site.

MPC Action:

Approved

MPC Meeting Date: 6/12/2003

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical and Related Services)

Date of MPC Approval:

6/12/2003

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:

7/28/2003

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: