

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-L-20-RZ **Related File Number:**
Application Filed: 6/29/2020 **Date of Revision:**
Applicant: MARK MILLER / REALTY TRUST GROUP, LLC

PROPERTY INFORMATION

General Location: North side of Dannaher Rd., east of Connor Rd., near E. Emory Rd. & I-75 intersection
Other Parcel Info.:
Tax ID Number: 47 03329 **Jurisdiction:** County
Size of Tract: 3.85 acres
Accessibility: Access is via Dannaher Drive, a local median separated street with a pavement width of 28 feet within a right of way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: North County **Sector Plan Designation:** MU-SD / NCO-4
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is largely comprised of varying types of office, but primarily supportive medical offices in close proximity to the Tennova North campus.

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

Street: 7750 Dannaher Dr.
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: 3-D-01-RZ
Extension of Zone: No.
History of Zoning: 3-D-01-RZ: RA and A to CA

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve OB Office, Medical, and Related Services) zoning because it is consistent with the Emory Road/I-75 Mixed Use District (MU-SD NCO-4) designation for the North County Sector Plan and compatible with the surrounding development and zoning.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The greater Emory Road area surrounding the I-75 interchange has experienced a lot of commercial and medical related development over the last decade. This type of build out of office development was expected during the installation of roads and utility infrastructure around the medical center.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The OB (Office, Medical and Related Services) zone is intended to provide 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 herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. Rezoning this parcel to OB from CA will not have an adverse impact on any other part of the county, in fact, the OB zoning is more consistent with the sector plan mixed use district designation for this area and the surrounding medical office development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The current sector plan designation is Emory Road/I-75 Mixed Use District (MU-SD NCO-4) and OB is a recommended zone district.

2. The proposed amendment does not appear to be in conflict with any adopted plans.

Action:

Approved

Meeting Date: 8/13/2020

Details of Action:

Summary of Action:

Approve OB (Office, Medical, and Related Services) zoning because it is consistent with the Emory Road/I-75 Mixed Use District (MU-SD NCO-4) designation for the North County Sector Plan and compatible with the surrounding development and zoning.

Date of Approval:

8/13/2020

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:

9/28/2020

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: