

▶ **FILE #:** 4-F-12-RZ

**AGENDA ITEM #:** 40

**AGENDA DATE:** 4/12/2012

▶ **APPLICANT:** INDEPENDENT HEALTHCARE PROPERTIES

OWNER(S): Sundown Properties

TAX ID NUMBER: 47 03314 PORTION ZONED CA

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southeast side Tate Trotter Rd., northeast of Conner Rd.

▶ **APPX. SIZE OF TRACT:** 5.7 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** CA (General Business)

▶ **ZONING REQUESTED:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Dwelling

▶ **PROPOSED USE:** Assisted living facility

EXTENSION OF ZONE: Yes, extension of OB from the southeast

HISTORY OF ZONING: Property was rezoned CA in 2008 (6-J-08-RZ)

SURROUNDING LAND USE AND ZONING: North: Residential subdivision / RA (Low Density Residential)

South: Vacant land / CA (General Business)

East: Residences and vacant land / A (Agricultural) and OB (Office, Medical & Related Services)

West: Vacant land / CA (General Business)

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.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) zoning.**

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.

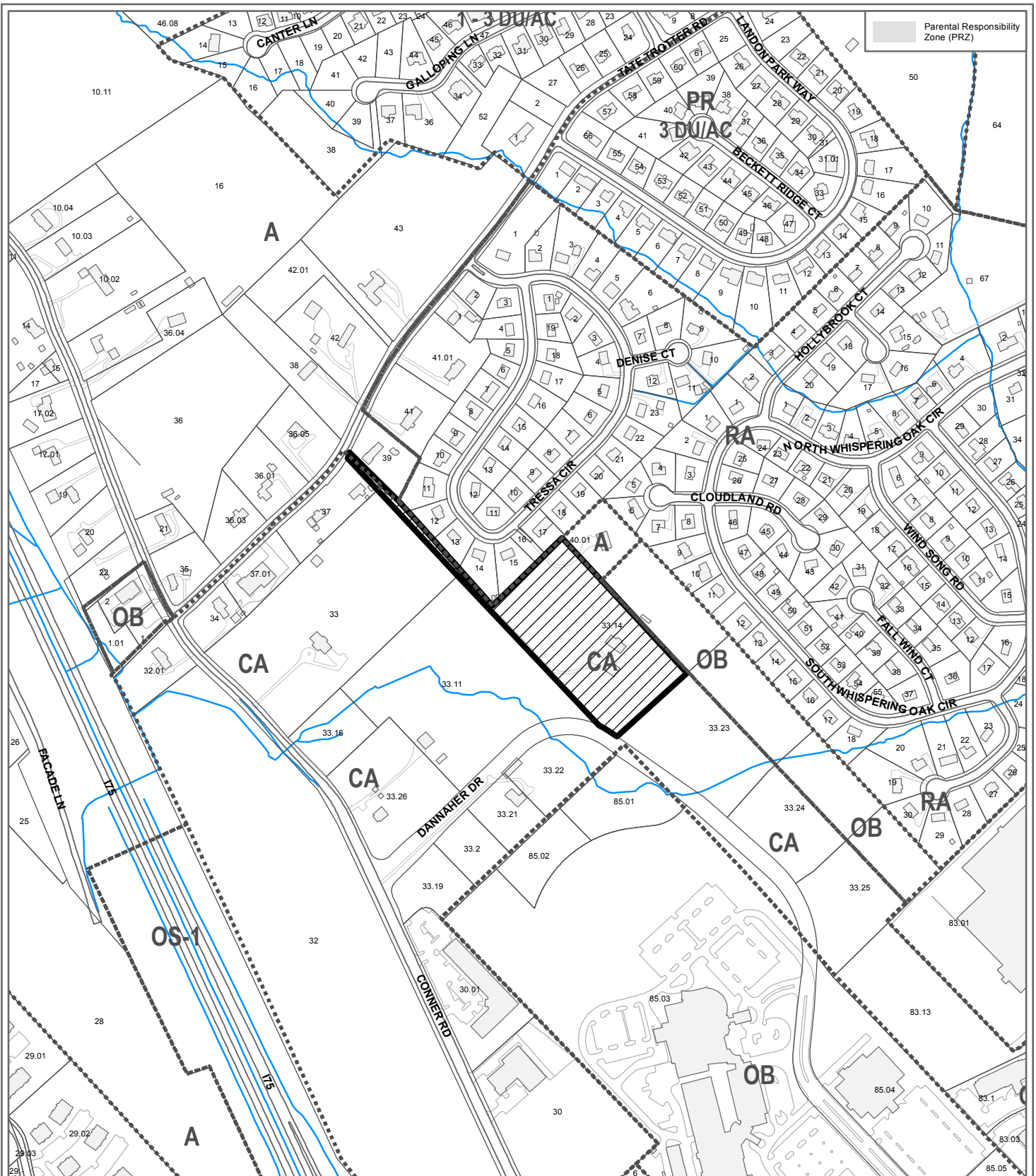
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

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.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/29/2012. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-F-12-RZ  
REZONING**

From: CA (General Business)  
To: OB (Office, Medical, and Related Services)



Petitioner: Independent Healthcare Properties

Map No: 47  
Jurisdiction: County

Original Print Date: 3/20/2012  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

