# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 1-B-08-RZ Related File Number: 1-B-08-PA

**Application Filed:** 10/25/2007 **Date of Revision:** 

Applicant: SAMUEL J. FURROW



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## PROPERTY INFORMATION

General Location: Southeast side Parkside Dr., southwest of Cogdill Rd.

Other Parcel Info.:

Tax ID Number: 131 F A 004 & 012 Jurisdiction: City

Size of Tract: 2 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: Commercial uses Density:

Sector Plan: Southwest County Sector Plan Designation: Commercial

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** 

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

Street: 10308 Parkside Dr

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: None noted

Extension of Zone:

**History of Zoning:** 

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## 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.:

#### MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park) zoning, with two conditions:

1. No access to site from Cogdill Rd. or Alex Ln.

2. Install a Type 'A' dense landscape screen (attached) within the entire length of the 60' rear

residential building setback area.

Staff Recomm. (Full): C-6 is an extension of commercial zoning from the west and will require administrative site plan review

from MPC prior to development. With the recommended conditions, the impact to the residential area

to the south will be minimized.

**Comments:** These applications on these two parcels in the City are related to two applications in the County (1-C-08-RZ/1-A-08-SP) on an adjacent parcel. The applicant intends to develop the three subject parcels as

one commercial development. Since the properties are contiguous, only one rezoning application fee was collected, but two file numbers were assigned because two parcels are in the City and one is in the

County.

#### NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
- 2. C-6 zoning of this site is compatible with established business uses in the area.
- 3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits. During this review, MPC and City Engineering staff will review the plans and address issues such as drainage, stream protection, traffic circulation, lighting, buffering, access, landscaping and any other relevant issues that may arise.

#### THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. The proposal will have no impact on schools. Parkside Dr. is a 4 lane minor arterial street, capable of handling the additional traffic that will be generated by this development. The condition to prohibit access from Cogdill Rd. will reduce the impact any development will have on the adjacent residential area. Non-residential traffic should not pass through a residential area to reach a business destination.
- 3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the recommended plan amendment to GC, C-6 zoning is consistent with the One Year Plan.
- 2. The Southwest County Sector Plan proposes general commercial uses for the site, consistent with this proposal.
- 3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
- 4. Approval of this request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

MPC Action: Approved MPC Meeting Date: 1/10/2008

**Details of MPC action:** APPROVE C-6 (General Commercial Park) zoning subject to 4 conditions:

- 1. No access to site from Cogdill Rd. or Alex Ln.
- 2. Install a Type 'A' dense landscape screen (attached) within the entire length of the 60' rear residential building setback area.

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3. Include photometric lighting plan with development plans.

4. No exterior loudspeakers in development.

**Summary of MPC action:** APPROVE C-6 (General Commercial Park) zoning subject to 4 conditions:

Date of MPC Approval: 1/10/2008 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/12/2008 Date of Legislative Action, Second Reading: 2/26/2008

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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