

# 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:** 1-C-08-RZ                      **Related File Number:** 1-A-08-SP  
**Application Filed:** 10/25/2007                      **Date of Revision:**  
**Applicant:** SAMUEL J. FURROW

### PROPERTY INFORMATION

**General Location:** Southwest side Cogdill Rd. southeast of Parkside Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 131 F A 005                      **Jurisdiction:** County  
**Size of Tract:** 1.07 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:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 309 Cogdill Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

APPROVE OB (Office, Medical & Related Services) zoning. (Applicant requested PC or CA.)

Staff Recomm. (Full):

OB zoning establishes a transitional zone between the recommended commercial zoning to the northwest and the residential zoning to the southeast.

Comments:

These applications in the County are related to two applications in the City (1-B-08-RZ/1-B-08-PA) on two adjacent parcels. 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. Extension of commercial uses onto this property would be an intrusion into an established neighborhood and would set a precedent for further intrusion. Commercial uses should be limited to properties having significant frontage on Parkside Dr.
2. OB zoning of this site is compatible with the scale and intensity of the surrounding land uses and zoning pattern and establishes a transitional use for this site between commercial and residential uses.
3. OB zoning gives the property owner a reasonable use of the property without setting a precedent by allowing commercial zoning into the neighborhood. Staff recognizes that the property may be less desirable for residential uses as commercial and office uses are located to the north and east.
4. OB is an extension of zoning from the northeast, across Cogdill Rd.

**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. Cogdill Rd., if used for access to office development on parcel 5 only, is acceptable. The OB zoned parcels to the east have access to Cogdill Rd.
3. The recommendation 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 requested plan amendment to C, PC or CA zoning would be consistent with the Southwest County Sector Plan. With the recommended plan amendment to O, OB zoning would be consistent with the sector 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 of Knoxville on the Knoxville-Knox County Growth Policy Plan map.
4. Approval of this request could lead to future commercial or office plan amendment and rezoning requests on other residential properties to the south.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

1. No access to site from Cogdill Rd. or Alex Ln.
2. Install a Type 'A' dense landscape screen within the entire length of the 60' rear residential building setback area.
3. Include photometric lighting plan with development plans.
4. No exterior loudspeakers in development.

Summary of MPC action:

Approve OB(k) (Office, Medical, and Related Services) 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:** Knox County Commission

**Date of Legislative Action:** 1/28/2008

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**