

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: 11-H-02-RZ **Related File Number:**
Application Filed: 10/15/2002 **Date of Revision:**
Applicant: REBECCA JACKSON
Owner:

PROPERTY INFORMATION

General Location: North side Kingston Pike, west side Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 F B 22, 24.00 **Jurisdiction:** County
Size of Tract: 4 acres
Accessibility: Access is via Kingston Pike, a five lane major arterial street and Cogdill Rd a local street with 20' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Medical office building **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is part of the commercial development pattern found along this section of Kingston Pike, which is zoned C-3, CA, PC-1, PC-2 and OB.

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

Street: 109 Cogdill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC (Shopping Center) & A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: Part of site was zoned SC in 1980's.
Extension of Zone: No
History of Zoning: Part of property was zoned SC in 1980's

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 will establish an office transition use from the commercial use on Kingston Pike to the residential use to the north along Cogdill Rd. The sector plan proposes commercial and low density residential use for this site.

Comments:

A. Need and justification

1. OB zoning of this site is less intensive than the present SC zoning and permits residential or office use, which is compatible with established development in the area.

2. OB zoning permits suitable uses and scale of development to serve as a transition from the commercial development on Kingston Pike to the residential uses to the north.

B. Effects of Proposal

1. This change in zoning would not adversely impact the surrounding development or add to the traffic flow from the area's commercial, residential, and institutional uses.

C. Conformity with the General Plan

1. OB zoning of this site is supported by the adopted Sector Plan.

2. OB zoning is consistent with the General Plan policy of providing office transitions between commercial and residential development.

3. Office zoning will establish a clear boundary to limit expansion of the commercial strip along Cogdill Rd. from the south.

MPC Action:

Approved

MPC Meeting Date: 11/14/2002

Details of MPC action:

Summary of MPC action:

APPROVE OB (Office, Medical and Related Services)

Date of MPC Approval:

11/14/2002

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:

12/16/2002

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: