CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-C-16-SP Related File Number:

Application Filed: 2/22/2016 Date of Revision:

Applicant: SAMUEL J. FURROW



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Cogdill Rd., south of Parkside Dr.

Other Parcel Info.:

Tax ID Number: 131 F A 01201 Jurisdiction: City

Size of Tract: 3.11 acres

Accessibility: Primary access is via Parkside Dr., a major arterial street with 4 lanes and a center median within 100'

of right-of-way. Access could also come from Cogdill Rd, a local street with 15' of pavement width

within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Vehicle storage Density:

Sector Plan: Southwest County Sector Plan Designation: C & O

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

Neighborhood Context: Most properties along this section of Parkside Dr. are developed with commercial or office uses under

C-3, C-4, C-6, OB and O-1 zoning. There is a large residential area to the south that is zoned A, PR

and RA.

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: C-6 (General Commercial Park) (K) and O-1 (Office, Medical, and Related Services) (K)

Former Zoning:

Requested Zoning: C-6 (General Commercial Park)

Previous Requests: 1-C-08-RZ and 5-H-08-RZ

Extension of Zone: Yes, extension of GC from the north

History of Zoning: Current plan designations on the property were established in 2008 (1-A-08-SP).

PLAN INFORMATION (where applicable)

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Current Plan Category: C (Commercial) and O (Office)

Requested Plan Category: C (Commercial)

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.): DENY the request to amend the future land use map of the Southwest County Sector Plan to C

(Commercial) land use classification.

Staff Recomm. (Full): Staff maintains that the current plan designations should be retained in order to minimize the impact

on the adjacent residential neighborhood to the south. The current zoning allows reasonable use of

the property, while minimizing the potential negative impact on adjacent residential uses.

Comments: SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No changes have occurred in the area since 2008 to now warrant a change of the One Year Plan for

this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Southwest County Sector Plan currently designates this site for C (Commercial) and O (Office) uses, consistent with its current conditional C-6 and O-1 zoning. These designations are appropriate,

intentional and have been in place since 2008, so there is no error in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT

IN CERTAIN AREAS:

The plan has designated this site for C and O uses since 2008. Both MPC and City Council adopted the current plan designations as they are currently shown at that time. Nothing has changed since

then to now warrant changing the entire site to commercial, as requested.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

No changes have occurred in the area since 2008 to now warrant a change of the sector plan for this

site. Public water and sewer utilities are available to serve the site.

Action: Approved Meeting Date: 5/12/2016

Details of Action: APPROVE the request to amend the future land use map of the Southwest County Sector Plan to C

(Commercial) land use classification.

Summary of Action: APPROVE the e Southwest County Sector Plan to C (Commercial) designation

Date of Approval: 5/12/2016 Date of Denial: Postponements: 4/14/2016

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/30/2016 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case: Denied Disposition of Case, Second Reading:

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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