

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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

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
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File Number: 4-D-16-PA **Related File Number:** 4-H-16-RZ
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: SAMUEL J. FURROW

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 & 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 northwest
History of Zoning: Current plan designations and zoning with conditions were placed on the property in January 2008 in the County (1-C-08-RZ/1-B-08-PA/1-A-08-SP) and then were reconfirmed in May 2008, after annexation, under City zoning districts. (5-H-08-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial) and O (Office)

Requested Plan Category: GC (General 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 GC (General Commercial) One Year Plan designation for the entire site.

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: ONE YEAR PLAN AMENDMENT REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan currently designates this site for GC (General 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.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - 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.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The plan has designated this site GC and O uses 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 O to GC, as requested.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The proposed land use pattern has long been established in this area since 2008 and should be maintained.

Action: Approved Meeting Date: 5/12/2016

Details of Action: APPROVE GC (General Commercial) One Year Plan designation for the entire site.

Summary of Action: APPROVE GC (General Commercial) One Year Plan designation for the entire site.

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:

Disposition of Case: Denied

If "Other": Postponed to 6/21, 8/2, 8/16, 8/30

Amendments:

Moot since sector plan denied.

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: