

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-I-01-PA                      **Related File Number:** 4-O-01-RZ  
**Application Filed:** 3/12/2001              **Date of Revision:**  
**Applicant:** MICHAEL MCCLAMROCH  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** Northeast side Cogdill Rd. southwest side Parkside Dr., and west of Pellissippi Parkway (I-140)  
**Other Parcel Info.:**  
**Tax ID Number:** 131 111,112                      **Jurisdiction:** City  
**Size of Tract:** 6.43 acres  
**Accessibility:** Access is via Parkside Dr., a four-lane, median divided minor arterial street within a 100' right-of-way, and Cogdill Rd. a local street with 18' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Business                      **Density:** NA  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of a commercial area that has resulted from the construction of Parkside Dr. The zones along Parkside Drive include C-3, C-4, C-6, CB and CA, while property along Cogdill Rd. is still in residential use and zoned A and RA.

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

**Street:** 224 Cogdill Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** NZ (No Zone) & A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site but other properties along Parkside Dr. have been zoned for commercial development during the last several years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** NPD (No Plan Designation)

