# **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:



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: 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

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)

1/31/2007 12:55 PM Page 1 of 2

Requested Plan Category: GC (General Commercial)

#### 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: kp

Staff Recomm. (Abbr.): APPROVE GC (General Commercial) limited to C-6 zoning .

Staff Recomm. (Full): GC limited to C-6 zoning would permit commercial development of the site, while requiring staff

approval of a site plan where street access could be restricted to Parkside Dr. only. The Sector Plan

designates this site for office and low density residential development.

Comments: Since both of the subject properties have been annexed into the City, they each need to be classified

with a One Year Plan designation. The General Commercial classification will be consistent with the classification for properties on the north side of Parkside Drive. PC-1 (Retail and Office Park) District was considered along with C-6 as appropriate zones that require site plan approval. However, PC-1 requires a minimum site size of 5 acres, which is only slightly smaller than this irregularly shaped site. PC-1 also would not allow the outside display of merchandise in a manner similar to other nearby,

recently developed commercial properties.

MPC Action: Approved MPC Meeting Date: 5/10/2001

**Details of MPC action:** 

Summary of MPC action: APPROVE GC (General Commercial) limited to C-6 zoning

Date of MPC Approval: 5/10/2001 Date of Denial: Postponements: 4/12/01

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 9/4/2001 Date of Legislative Action, Second Reading: 9/18/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

**If "Other":** Postponed 6/12/01-8/21/01 **If "Other":** 

Amendments: Amendments: Approved Office Approved Office

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:55 PM Page 2 of 2