

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: 4-L-03-RZ **Related File Number:** 4-C-03-SP
Application Filed: 3/7/2003 **Date of Revision:**
Applicant: ALLEN W. BLEVINS
Owner:

PROPERTY INFORMATION

General Location: East side Cogdill Rd., north of Kingston Pike.
Other Parcel Info.:
Tax ID Number: 131 113 **Jurisdiction:** County
Size of Tract: 1.33 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling and outbuilding
Surrounding Land Use:
Proposed Use: Law office using existing building **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 110 Cogdill Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE OA (Office Park) zoning, with 1 condition. (Applicant requested OB.)

Staff Recomm. (Full): 1. No parking shall be located to the north of the structure or within the 25 foot front building setback area.

OA zoning, with the condition, allows the use of the property for the proposed law office, but has more restrictive development standards and allows lesser impact uses than the OB zone.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. Office use of the subject property will create a logical transition area between commercial uses and residential uses. Additional properties would be needed for a better transition.
- 2. OA zoning is compatible in scale and intensity to the surrounding land uses and zoning pattern.
- 3. The site is located adjacent to established commercial uses, as well as residential uses, so the more restrictive OA zone is appropriate for the site to lessen the impact on the residential area.

THE EFFECTS OF THE PROPOSAL

- 1. The proposal will have no impact on schools and minimal impact on streets.
- 2. Public water and sewer utilities are available to serve the site.
- 3. The effect to adjacent properties will be minimal.
- 4. The applicant proposes to use the existing building on site for a law office, so no new construction should take place at this time.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan proposes low density residential for the subject property with commercial to the south and office to the east. An office designation for this site is a logical extension of the designation from the east.
- 2. The Knoxville / Knox County Growth Policy Plan designates this site as Urban Growth Area for the City of Knoxville. If annexed, the property could be rezoned to the City's O-3 (Office Park) zoning designation.
- 3. Staff anticipates that there may be further requests for office zoning further north on Cogdill Rd. in the future.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action: 1. No parking shall be located to the north of the structure or within the 25 foot front building setback area.

Summary of MPC action: APPROVE OA (Office Park) zoning subject to the condition: No parking shall be located to the north of the structure or within the 25-foot front building setback area.

Date of MPC Approval: 4/10/2003 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: 5/27/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved subject to 1 condition Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: