

CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL 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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 5-H-08-RZ
Application Filed: 3/31/2008
Applicant: CITY OF KNOXVILLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side Cogdill Rd., northwest of Land Oak Rd.
Other Parcel Info.:
Tax ID Number: 131 F A 005 **Jurisdiction:** City
Size of Tract: 0.99 acres
Accessibility: Access is via Cogdill Rd., a local street with 16' of pavement width within 45' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: House
Surrounding Land Use:
Proposed Use: Commercial or office use **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Low Density Residential
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: No Zone
Former Zoning: OB (Office, Medical, and Related Services)
Requested Zoning: O-1 (Office, Medical, and Related Services) or C-6 (General Commercial Park)
Previous Requests: Property was rezoned
Extension of Zone: C-6 would be a zoning extension from the northwest. O-1 is an extension of office zoning from the east.
History of Zoning: This property was rezoned OB with conditions and the sector plan was amended to office in January 2008 (1-C-08-RZ/1-A-08-SP).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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.): APPROVE O-1 (Office, Medical & Related Services) zoning, subject to 4 conditions (also applied to adjacent parcels 4 and 12 as part of MPC file #1-B-08-RZ):

Staff Recomm. (Full): O-1 zoning is the most comparable zone to the previous County OB (Office, Medical & Related Services) zoning. This property was rezoned earlier this year from A to OB, with the above recommended conditions, which also apply to the adjacent parcels 4 and 12 to the northwest. These two parcels, which were already in the City at the time of application, were rezoned from A-1 to C-6. The C-6 zone requires a 60' rear building setback adjacent to residential and the O-1 zone requires a 30' rear building setback. However, condition 2 above will require that, under either zoning, a 60 foot building setback will apply and a dense evergreen landscaping screen will be installed within that setback area along the entire length of the property. The owner wishes to develop these three parcels as one development, under C-6 zoning, which is why C-6 has been advertised also. The Southwest County Sector Plan proposes office uses for this site.

Staff maintains the previous recommendation for office uses at this site. O-1 zoning is more appropriate than C-6 for this site, which closely abuts two established residences and is across Cogdill Rd. from established office uses. Extension of commercial onto this site would be an intrusion into the neighborhood, but office use would establish a transition between commercial uses along Parkside Dr. and the residential uses to the south.

The owner of the subject property has also applied for a right of way closure on the section of Cogdill Rd. adjacent to this site. This street closure application is also to be heard by City Council (5-B-08-SC). If this right of way is closed, there should be some additional space that can be used for landscape buffering from the neighborhood.

The following recommended conditions were also applied to adjacent parcels 4 and 12 as part of MPC File No. 1-B-08-RZ:

1. No access to site from Cogdill Rd. or Alex Ln.
2. Establish a rear building setback of 60 feet adjacent to residential zoning and install a Type 'A' dense landscape screen within its entire length.
3. Include photometric lighting plan with development plans.
4. No exterior loudspeakers in development.

Comments: O-1 zoning is the most comparable zone to the previous County OB (Office, Medical & Related Services) zoning. This property was rezoned earlier this year from A to OB, with the above recommended conditions, which also apply to the adjacent parcels 4 and 12 to the northwest. These two parcels, which were already in the City at the time of application, were rezoned from A-1 to C-6. The C-6 zone requires a 60' rear building setback adjacent to residential and the O-1 zone requires a 30' rear building setback. However, condition 2 above will require that, under either zoning, a 60 foot building setback will apply and a dense evergreen landscaping screen will be installed within that setback area along the entire length of the property. The applicant wishes to develop these three parcels as one development, under C-6 zoning, which is why C-6 has been advertised also. The Southwest County Sector Plan proposes office uses for this site.

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neighborhood, but office use would establish a transition between commercial uses along Parkside Dr. and the residential uses to the south.

The owner of the subject property has also applied for a right of way closure on the section of Cogdill Rd. adjacent to this site. This street closure application is also on this MPC agenda (5-B-08-SC). If this right of way is closed, there should be some additional space that can be used for landscape buffering from the neighborhood.

MPC Action: Approved **MPC Meeting Date:** 5/8/2008

Details of MPC action:

1. No access to site from Cogdill Rd. or Alex Ln.
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3. Include photometric lighting plan with development plans.
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Summary of MPC action: O-1(k) (Office, Medical & Related Services) zoning, subject to 4 conditions,

Date of MPC Approval: 5/8/2008 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 6/3/2008 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved (Emergency) **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**