

▶ **FILE #:** 12-Y-07-RZ

**AGENDA ITEM #:** 101

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

**OWNER(S):** THREE HUNDRED EIGHT REVOKABLE INTER-VIVOS PROFESSIONAL INVESTMENTS

**TAX ID NUMBER:** 131 F D 002, 131 110.02,110.04

**JURISDICTION:** City Council District 2

▶ **LOCATION:** Southeast side Parkside Dr., northeast side Cogdill Rd.

▶ **APPX. SIZE OF TRACT:** 2.94 acres

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Parkside Dr., a four lane, medial divided, minor arterial street.

**UTILITIES:** Water Source: KUB

Sewer Source: KUB

**WATERSHED:** Turkey Creek

▶ **PRESENT ZONING:** No Zone (formerly OB (Office, Medical, and Related Services) and PC (Planned Commercial))

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Motel and duplex

▶ **PROPOSED USE:** Same as existing

**EXTENSION OF ZONE:** Yes

**HISTORY OF ZONING:** None noted

**SURROUNDING LAND USE AND ZONING:** North: Parkside Dr., and Businesses / C-4 Commercial

South: Residences / A Agricultural

East: Offices / O-1 Offices

West: Residences / A Agricultural

**NEIGHBORHOOD CONTEXT:** This developed property was established under OB office zoning in the county.

**STAFF RECOMMENDATION:**

▶ **APPROVE O-1 (Office Medical and Related Services) zoning**

O-1 zoning is compatible with surrounding zoning and development and the former Knox County zoning in place prior to annexation into the City of Knoxville.

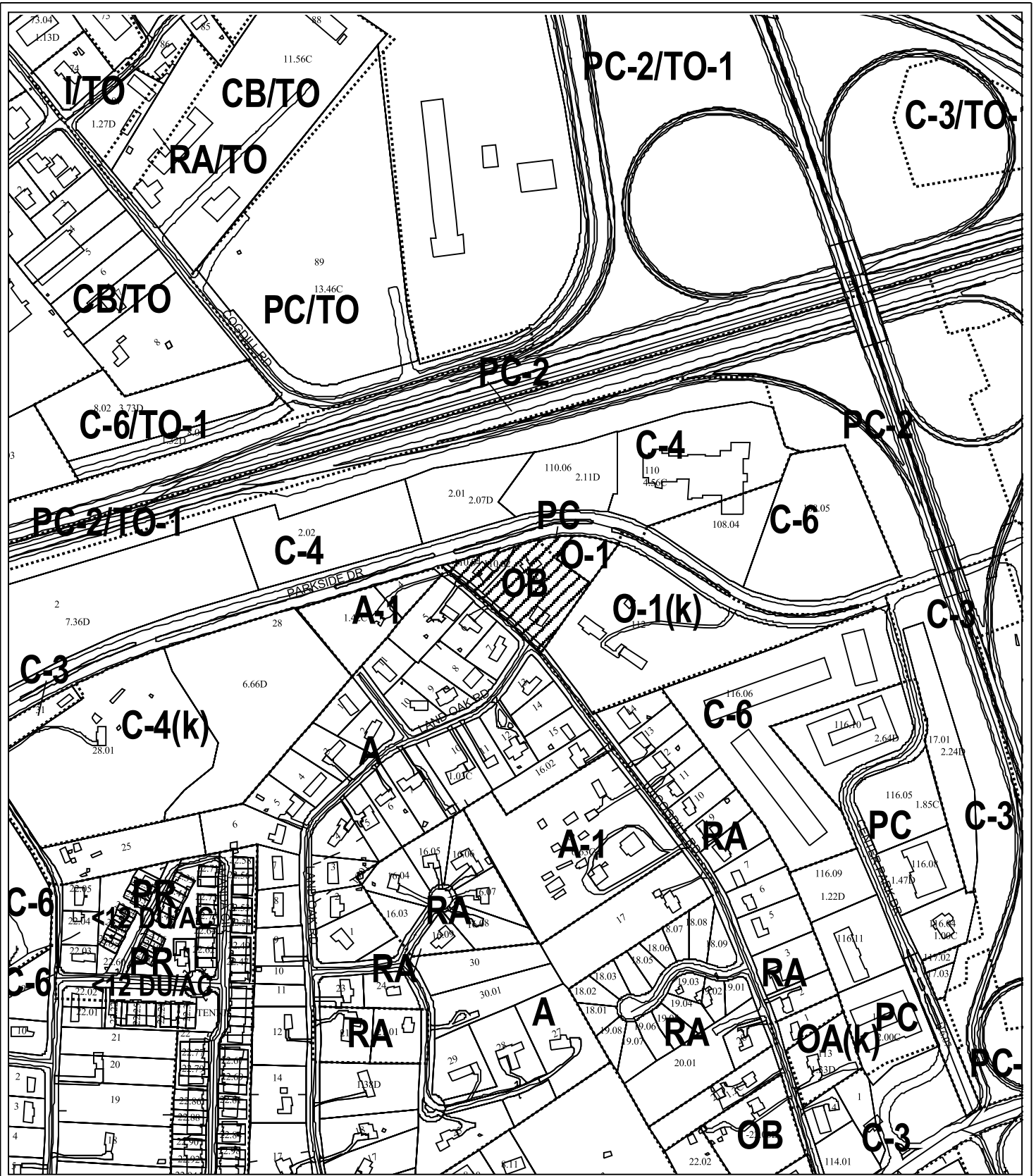
**COMMENTS:**

The court case challenging this annexation was recently dismissed.


**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/15/2008 and 1/29/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**12-Y-07-RZ**  
**GOVERNMENTAL REZONING**

 From: No Zone  
 To: O-1 (Office, Medical, and Related Services)

Original Print Date: 11/28/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville  
 Map No: 131  
 Jurisdiction: City

