



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-B-08-RZ  
1-B-08-PA

**AGENDA ITEM #:** 60  
**AGENDA DATE:** 1/10/2008

▶ **APPLICANT:** SAMUEL J. FURROW  
**OWNER(S):** ROGERS MILLARD J & MAYME W

**TAX ID NUMBER:** 131 F A 004 & 012  
**JURISDICTION:** Council District 2

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

▶ **TRACT INFORMATION:** 2 acres.

**SECTOR PLAN:** Southwest County

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

**ACCESSIBILITY:** Access is via Parkside Dr., a minor arterial street with four lanes and a center median within 100' of right of way. The property also has some frontage on Cogdill Rd., a local street with 15' of pavement width within 40' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** OS (Open Space) / A-1 (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Commercial uses

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, extension of GC from the north and west

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Parkside Dr. - Auto dealership / GC / C-4 (Highway & Arterial Commercial)

South: Residences / COUNTY / A (Agricultural)

East: Offices and apartments / COUNTY / OB (Office, Medical & Related Services)

West: Vacant land under development / GC / C-4 (Highway & Arterial Commercial)

**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 south of Parkside Dr. that is zoned A, PR and RA.

**STAFF RECOMMENDATION:**

▶ **APPROVE GC (General Commercial) One Year Plan designation.**

A GC designation for these two parcels is consistent with the established development and zoning pattern along this section of Parkside Dr. and is consistent with the sector plan proposal for the property.

▶ **APPROVE C-6 (General Commercial Park) zoning, with two conditions:**

1. **No access to site from Cogdill Rd.**
2. **No variances from 60' rear setback requirement abutting residential zoning.**

C-6 is an extension of commercial zoning from the west and will require administrative site plan review from MPC prior to development. With the recommended conditions, the impact to the residential area to the south will be minimized.

**COMMENTS:**

These applications on these two parcels in the City are related to two applications in the County (1-C-08-RZ/1-A-08-SP) on an adjacent parcel. The applicant intends to develop the three subject parcels as one commercial development. Since the properties are contiguous, only one rezoning application fee was collected, but two file numbers were assigned because two parcels are in the City and one is in the County.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-6 zoning of this site is compatible with established business uses in the area.
3. C-6 zoning requires administrative site plan approval by MPC staff prior to the issuance of building permits. During this review, MPC and City Engineering staff will review the plans and address issues such as drainage, stream protection, traffic circulation, lighting, buffering, access, landscaping and any other relevant issues that may arise.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools. Parkside Dr. is a 4 lane minor arterial street, capable of handling the additional traffic that will be generated by this development. The condition to prohibit access from Cogdill Rd. will reduce the impact any development will have on the adjacent residential area. Non-residential traffic should not pass through a residential area to reach a business destination.
3. The request is compatible with surrounding development and will have a minimal impact on the adjacent properties.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

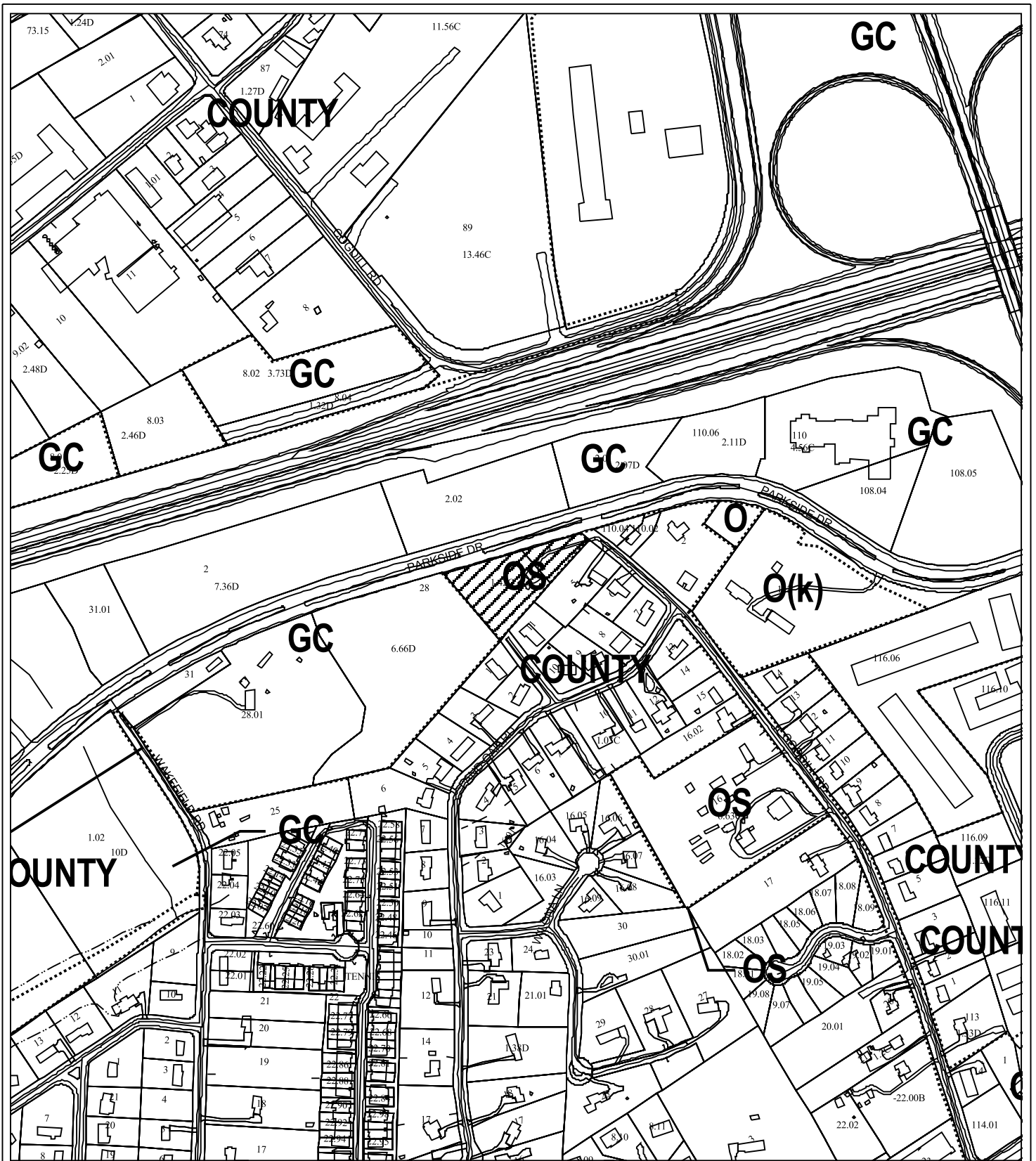
1. With the recommended plan amendment to GC, C-6 zoning is consistent with the One Year Plan.
2. The Southwest County Sector Plan proposes general commercial uses for the site, consistent with this proposal.
3. This site is located within the Urban Growth Area (inside City limits) on the Knoxville-Knox County Growth Policy Plan map.
4. Approval of this request could lead to future commercial plan amendment and rezoning requests on surrounding properties in the area.

If C-6 is approved for this site, the applicant will be required to submit development plans for administrative review and approval. Building permits may not be issued until MPC staff certifies that the plan is consistent with the approved C-6 plan. Applications for zoning variances, if required, will not be accepted by MPC until after the C-6 plan has been submitted and reviewed by staff.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2008 and 2/26/2008. 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.




1-B-08-PA/1-B-08-RZ  
 PLAN AMENDMENT

Petitioner: Samuel J. Furrow

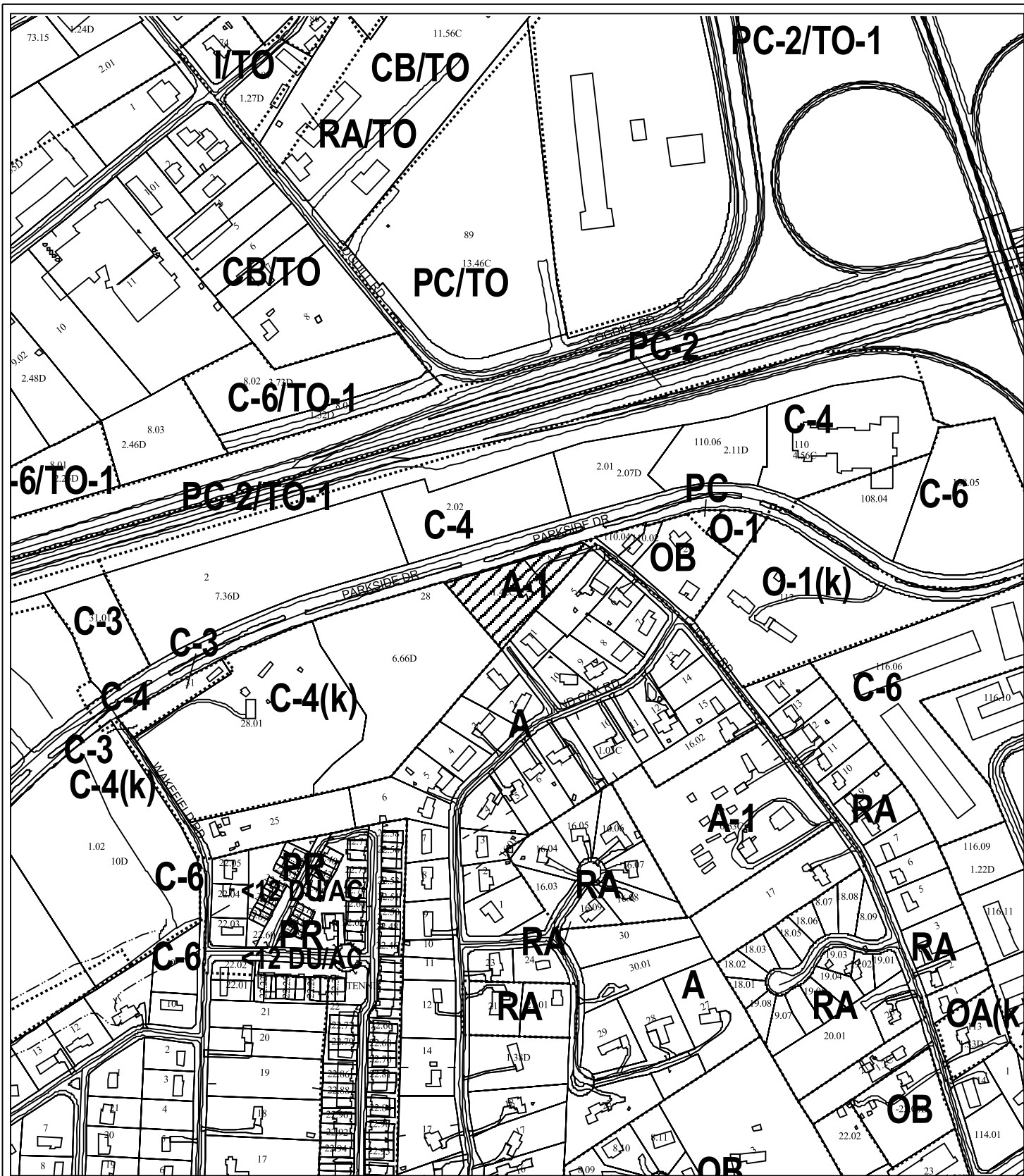
Map No: 131

Jurisdiction: City

 From: OS (Open Space)  
 To: GC (General Commercial)

Original Print Date: 12/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**1-B-08-RZ  
REZONING**

Petitioner: Samuel J. Furrow

Map No: 131

Jurisdiction: City



From: A-1 (General Agricultural)  
To: C-6 (General Commercial Park)

Original Print Date: 12/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902