



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

FILE #: 1-C-08-RZ
1-A-08-SP

AGENDA ITEM #: 61
AGENDA DATE: 1/10/2008

APPLICANT: SAMUEL J. FURROW
OWNER(S): WILSMAN OMA C

TAX ID NUMBER: 131 F A 005
JURISDICTION: Commission District 5

LOCATION: Southwest side Cogdill Rd., southeast of Parkside Dr.

TRACT INFORMATION: 1.07 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Current access is from Cogdill Rd., a local street with 15' of pavement width within 40' of right of way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

PRESENT PLAN DESIGNATION/ZONING: LDR (Low Density Residential) / A (Agricultural)

PROPOSED PLAN DESIGNATION/ZONING: C (Commercial) / CA (General Business)

EXISTING LAND USE: Residence

PROPOSED USE: Commercial uses

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residence and vacant land / C / A-1 (General Agricultural)
South: Residences / LDR / A (Agricultural)

East: Cogdill Rd. - Offices and apartments / O / OB (Office, Medical & Related Services)

West: Residences and vacant land / C, LDR / A-1 (General Agricultural) and A (Agricultural)

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 O (Office) sector plan designation. (Applicant requested C.)

Office uses are more appropriate than commercial for this site which closely abuts two established residences, only has access from a local street 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 southeast.

► **APPROVE OB (Office, Medical & Related Services) zoning. (Applicant requested PC or CA.)**

OB zoning establishes a transitional zone between the recommended commercial zoning to the northwest and the residential zoning to the southeast.

COMMENTS:

These applications in the County are related to two applications in the City (1-B-08-RZ/1-B-08-PA) on two adjacent parcels. 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. Extension of commercial uses onto this property would be an intrusion into an established neighborhood and would set a precedent for further intrusion. Commercial uses should be limited to properties having significant frontage on Parkside Dr.
2. OB zoning of this site is compatible with the scale and intensity of the surrounding land uses and zoning pattern and establishes a transitional use for this site between commercial and residential uses.
3. OB zoning gives the property owner a reasonable use of the property without setting a precedent by allowing commercial zoning into the neighborhood. Staff recognizes that the property may be less desirable for residential uses as commercial and office uses are located to the north and east.
4. OB is an extension of zoning from the northeast, across Cogdill Rd.

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. Cogdill Rd., if used for access to office development on parcel 5 only, is acceptable. The OB zoned parcels to the east have access to Cogdill Rd.
3. The recommendation is compatible with surrounding development and will have a minimal impact on the adjacent properties.

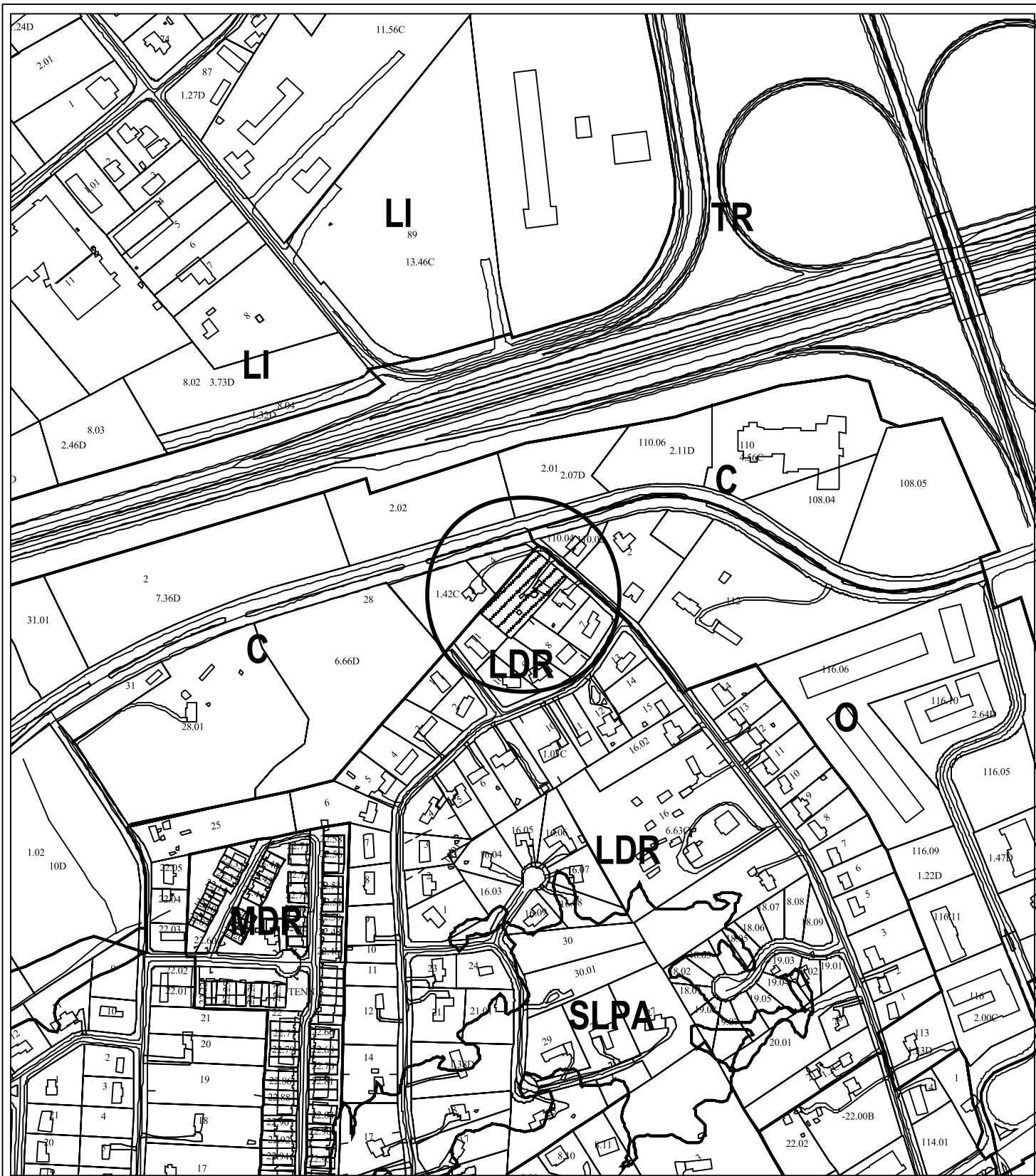
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. With the requested plan amendment to C, PC or CA zoning would be consistent with the Southwest County Sector Plan. With the recommended plan amendment to O, OB zoning would be consistent with the sector 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 of Knoxville on the Knoxville-Knox County Growth Policy Plan map.
4. Approval of this request could lead to future commercial or office plan amendment and rezoning requests on other residential properties to the south.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/25/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**1-A-08-SP/1-C-08-RZ
SECTOR PLAN AMENDMENT
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Samuel J. Furrow

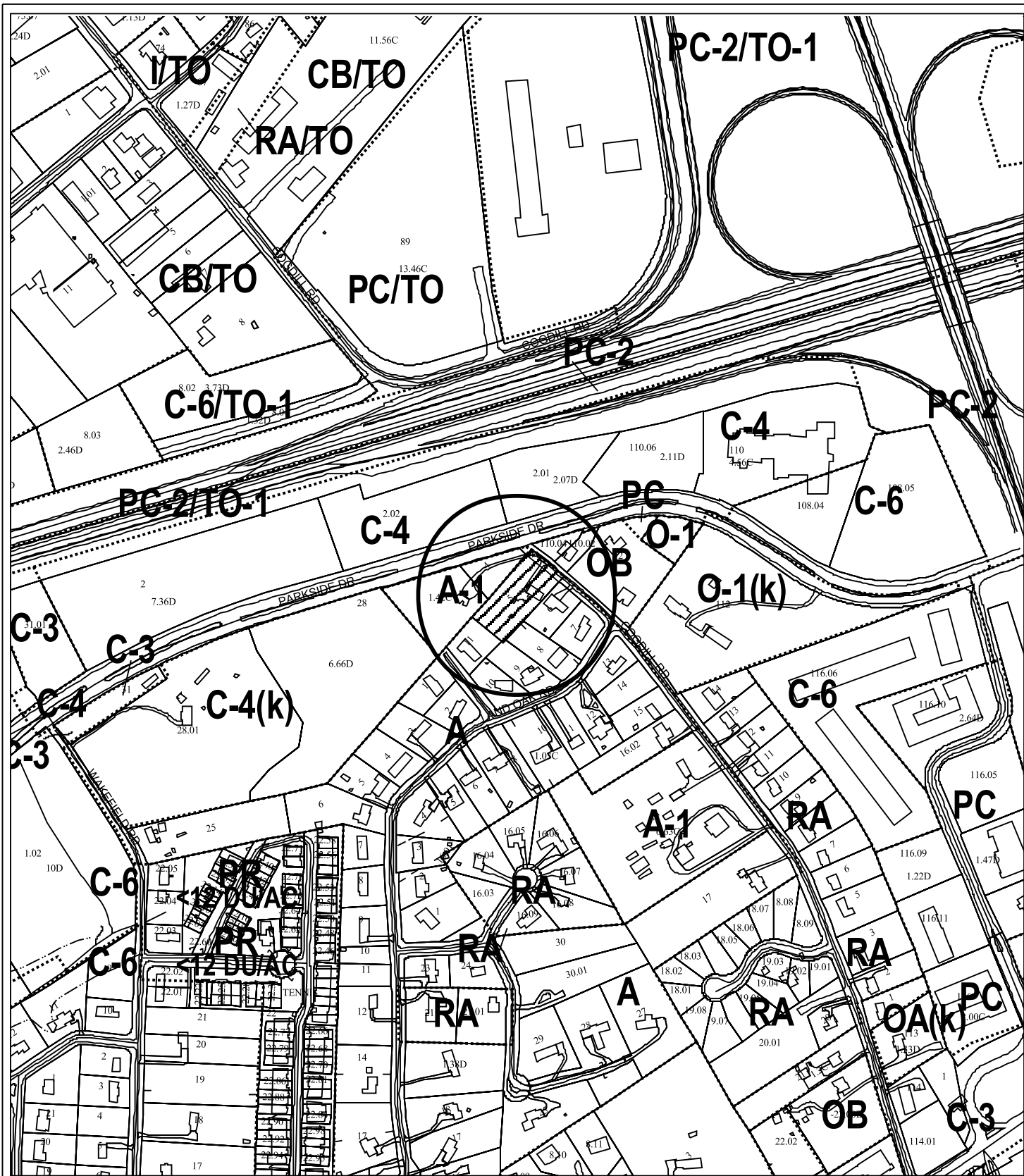
Map No: 131

Jurisdiction: County



 From: LDR (Low Density Residential)
To: C (Commercial)

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



**1-C-08-RZ
REZONING**



From: A (Agricultural)
To: CA (General Business)

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

Petitioner: Samuel J. Furrow

Map No: 131

Jurisdiction: County

