

▶ **FILE #:** 5-H-08-RZ

AGENDA ITEM #: 54

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): OMA C. WILSMAN

TAX ID NUMBER: 131 F A 005

JURISDICTION: City Council District 2

▶ **LOCATION:** Southwest side Cogdill Rd., northwest of Land Oak Rd.

▶ **APPX. SIZE OF TRACT:** 0.99 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Cogdill Rd., a local street with 16' of pavement width within 45' of right of way.

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

WATERSHED: Turkey Creek

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

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services) or C-6 (General Commercial Park)

▶ **EXISTING LAND USE:** House

▶ **PROPOSED USE:** Commercial or office use

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).

SURROUNDING LAND USE AND ZONING: North: House and vacant land / C-6 (General Commercial Park)

South: Houses / A (Agricultural)

East: Office / OB (Office, Medical & Related Services)

West: House / 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 to the south that is zoned A, PR and RA.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical & Related Services) zoning, subject to 4 conditions:**

1. No access to site from Cogdill Rd. or Alex Ln.
2. Install a Type 'A' dense landscape screen within the entire length of the applicable rear building setback area adjacent to residential zoning.
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. 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.

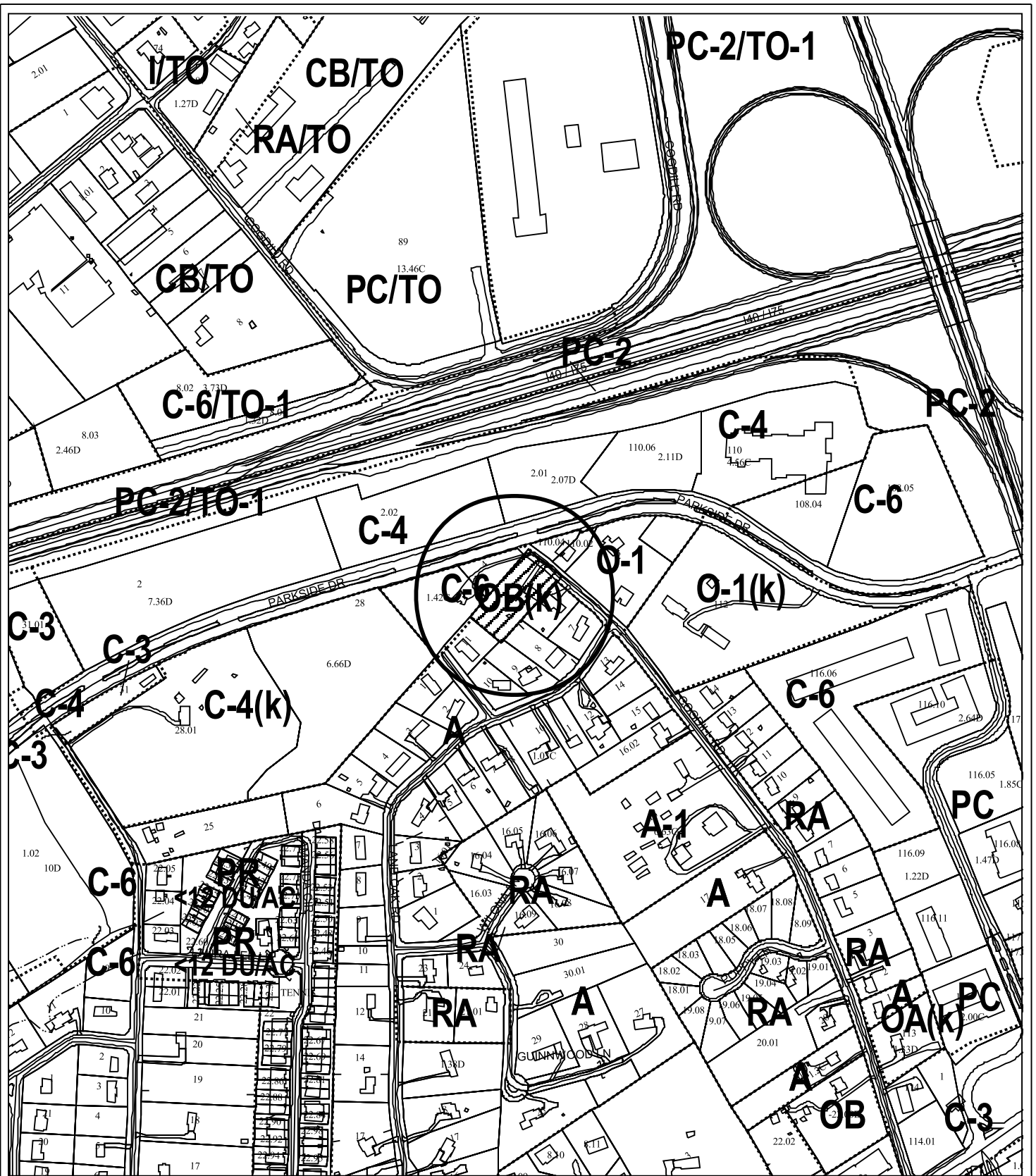
Staff maintains the previous recommendation for office uses at this site. O-1 zoning is more appropriate than C-6 for this site, which closely abuts two established residences and is across Cogdill Rd. from established office uses. Extension of commercial onto this site would be an intrusion into the 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 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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/3/2008 and 6/17/2008. 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.



5-H-08-RZ

GOVERNMENTAL REZONING

From: No Zone



To: O-1 (Office, Medical, and Related Services)
or C-6 (General Commercial Park)

Original Print Date: 05/01/08

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 131

Jurisdiction: City

0 500'



DESIGN GUIDELINES LANDSCAPE SCREENING

DESIGN

Type "A" Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings

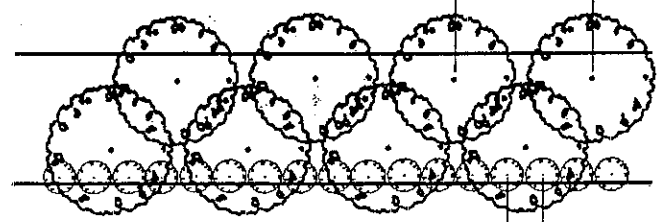
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm.

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



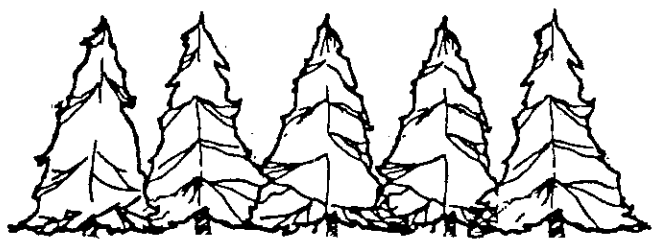
Maximum 16' Centers



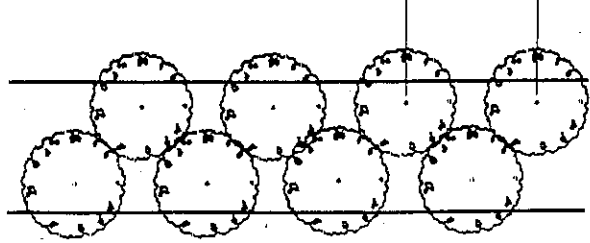
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged

- Contact persons:
- Dan Kelly
 - ~~Quentin Stevens~~

MPC
Development Services
Suite 403
City County Building
400 Main Street
Knoxville, TN 37902
Phone: 423 215-2500
Fax: 423 215-2068

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance

From: Mike Brusseau
To: Betty Jo Mahan
Date: 4/21/2008 8:32:07 AM
Subject: Fwd: 309 Cogdill Annexation

To be included with MPC file # 5-H-08-RZ. We will advertise either C-6 or O-1 zoning for this site.

>>> "Jared Corby" <jcorby@furrowservices.com> 4/18/2008 9:20:38 AM >>>
Mike,

If you wouldn't mind passing this information along or including it in our file, we would prefer that the property of ours which just got annexed into the city (309 Cogdill Road), be given a city zoning that is the same as our frontage track along Parkside Drive, C-6. We plan to eventually combine both tracks into one and this would be very helpful when it comes time to the actual development.

Please let me know if you have any questions.

Thank you,

Jared Corby

Projects Manager

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