

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION PLAN AMENDMENT REPORT

► **FILE #:** 4-C-16-SP **AGENDA ITEM #:** 30
 POSTPONEMENT(S): 4/14/2016 **AGENDA DATE:** 5/12/2016
 ► **APPLICANT:** **SAMUEL J. FURROW**
 OWNER(S): Samuel J. Furrow

TAX ID NUMBER: 131 F A 01201 [View map on KGIS](#)
 JURISDICTION: Council District 2
 STREET ADDRESS: 309 Cogdill Rd
 ► **LOCATION:** **Southwest side Cogdill Rd., south of Parkside Dr.**
 ► **APPX. SIZE OF TRACT:** **3.11 acres**
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Primary access is via Parkside Dr., a major arterial street with 4 lanes and a center median within 100' of right-of-way. Access could also come from Cogdill Rd, a local street with 15' of pavement width within 50' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Turkey Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **C (Commercial) and O (Office) / C-6 (General Commercial Park) (K) and O-1 (Office, Medical, and Related Services) (K)**
 ► **PROPOSED PLAN DESIGNATION:** **C (Commercial)**
 ► **EXISTING LAND USE:** **Vacant**
 ► **PROPOSED USE:** **Vehicle storage**
 EXTENSION OF PLAN DESIGNATION: Yes, extension of GC from the north
 HISTORY OF REQUESTS: Current plan designations on the property were established in 2008 (1-A-08-SP).
 SURROUNDING LAND USE AND PLAN DESIGNATION: North: Parkside Dr. - Auto dealership / GC
 South: Residences / LDR
 East: Cogdill Rd. - Offices / O
 West: Vacant land / GC
 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:

► **DENY the request to amend the future land use map of the Southwest County Sector Plan to C (Commercial) land use classification.**

Staff maintains that the current plan designations should be retained in order to minimize the impact on the adjacent residential neighborhood to the south. The current zoning allows reasonable use of the property, while minimizing the potential negative impact on adjacent residential uses.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No changes have occurred in the area since 2008 to now warrant a change of the One Year Plan for this site. Public water and sewer utilities are available to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Southwest County Sector Plan currently designates this site for C (Commercial) and O (Office) uses, consistent with its current conditional C-6 and O-1 zoning. These designations are appropriate, intentional and have been in place since 2008, so there is no error in the plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

The plan has designated this site for C and O uses since 2008. Both MPC and City Council adopted the current plan designations as they are currently shown at that time. Nothing has changed since then to now warrant changing the entire site to commercial, as requested.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No changes have occurred in the area since 2008 to now warrant a change of the sector plan for this site. Public water and sewer utilities are available to serve the site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 6/7/2016 and 6/21/2016. 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.