

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 8-A-24-PA **Related File Number:** 8-A-24-RZ
Application Filed: 5/9/2024 **Date of Revision:**
Applicant: MADDOX CONSTRUCTION COMPANY INC.

PROPERTY INFORMATION

General Location: West side of Cogdill Rd, north of Kingston Pike
Other Parcel Info.:
Tax ID Number: 131 F B 021 **Jurisdiction:** County
Size of Tract: 1.27 acres
Accessibility: Access is via Cogdill Rd, a local road with 17 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Southwest County **Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is just north of Kingston Pike and is just west of the I-40 interchange. Cogdill Rd is a mix of commercial, office and single family residential subdivisions in this area.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 111 COGDILL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning: None noted
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: Yes, this is an extension of the BP place type and OB zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: SR (Suburban Residential)
Requested Plan Category: BP (Business Park)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the plan amendment to the BP (Business Park) land use classification because it is consistent with development and change of conditions in the area.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There is no error or omission in the plan.

OR, IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC:

1. The area has been transitioning to office land uses in both the city and county in this area since the early 2000s.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This property is just off of Kingston Pike at the I-40 interchange. Kingston Pike in this area is a part of a citywide advanced traffic management system project. This capital improvement project will design, install and integrate new fiber optic communications, various major traffic signal components, and new signal timing patterns along the major arterials of Kingston Pike, Chapman Highway, and N Broadway. The project includes these upgrades to 96 existing signalized intersections. Fiber optic communications will route to the City's Public Works Service Center for better monitoring and maintenance of the City's signalization network.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. There is no new data or trends that warrant a change to the newly adopted plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. The OB zone at this location is consistent with Implementation Policy 2.1 to create buffer or transition standards. This site is between single family residential to the north and commercial to the south, which makes the office land use appropriate as it provides a transition between residential and commercial land uses.

Action:

Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action:

Approve the plan amendment to the BP (Business Park) land use classification because it is consistent with development and change of conditions in the area.

Date of Approval:

8/8/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/16/2024

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: