CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 1-B-01-PA Related File Number:

Application Filed: 12/6/2000 Date of Revision:

Applicant: KEITH ALLISON

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side Ridgefield Rd., west of Merchant Dr.

Other Parcel Info.:

Tax ID Number: 68 K H 14 Jurisdiction: City

Size of Tract: 0.81 acre

Access is via Ridgefield Rd., a local street with 20' of pavement within a 40' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family house

Surrounding Land Use:

Proposed Use: Parking facility Density:

Sector Plan: Northwest City Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context: This site is part of a single family subdivision developed along Ridgefield Rd. within R-1 zoning. The

property along Merchant Dr. is developed with commercial uses and zoned C-3.

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

Street: 5404 Ridgefield Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: Yes

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

1/31/2007 12:13 PM Page 1 of 2

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): DENY GC (General Commercial). APPROVE O (Office).

Staff Recomm. (Full): The lot to the southeast of the subject property is designated O (Office) and zoned O-1. Expansion of

the O-1 zone to include this lot is consistent with surrounding zoning and development. Office permits a range of uses compatible with the abutting residential housing to the west. The sector plan proposes

low density residential use for this site.

Comments: This property fronts on Ridgefield Rd., which is a local street that serves abutting residential uses.

Extending commercial uses further into the neighborhood from Merchant Dr. would adversely impact the remaining residential uses along this street. An office designation and subsequent O-1 zoning would permit use on review consideration of this site for parking. Any parking proposal under O-1 zoning would have to include a landscape screen or fence along the common boundary with the adjacent

residential lot.

MPC Action: Approved MPC Meeting Date: 1/11/2001

Details of MPC action: Approve Office

Summary of MPC action: Approve O (Office)

Date of MPC Approval: 1/11/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/6/2001 Date of Legislative Action, Second Reading: 2/20/2001

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:13 PM Page 2 of 2