

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-A-06-PA **Related File Number:** 10-A-06-RZ
Application Filed: 7/26/2006 **Date of Revision:**
Applicant: KEITH L. ALLISON, JR.
Owner:

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side Ridgefield Rd., northeast side Harriett Pl., northwest of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 N C 010 **Jurisdiction:** City
Size of Tract: 0.49 acre
Accessibility: Access is via Ridgefield Rd., and Harriett Pl., both local streets with 20' pavements within a 50' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Any use permitted under C-3 zoning **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This residential lot is part of the R-1 zoned Ridgefield Addition subdivision that has experienced some non-residential encroachment along its edges over the years by C-3 and O-1 rezonings.

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

Street: 5409 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: C-3 (General Commercial)
Previous Requests: None noted
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)

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:

Ken Pruitt

Staff Recomm. (Abbr.):

DENY GC (General Commercial) designation for this property

Staff Recomm. (Full):

Further commercial encroachment into this neighborhood will erode the stable residential character of this subdivision and lead to additional requests for commercial extension into this residential neighborhood

Comments:

MPC Action:

Approved as Modified

MPC Meeting Date: 10/12/2006

Details of MPC action:

Approved O (Office)

Summary of MPC action:

O (Office)

Date of MPC Approval:

10/12/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

11/7/2006

Date of Legislative Action, Second Reading: 12/19/2006

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other": Postponed 11/21/06, 12/5/06

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: