

CASE SUMMARY

APPLICATION TYPE: REZONING

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

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 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 E. Emory Rd and Andersonville Pike, major arterial and collector streets with 20' pavements within 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 area is developed with churches and a mix of commercial, office and residential uses under A, SC, and PR zoning. The property is bordered on the north by a tributary of Beaver Creek.

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 (Low Density Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was rezoned CA limited to SC zone uses in 2003. (3-J-03-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 C-3 (General Commercial) zoning
Staff Recomm. (Full): Although this lot is adjacent to commercial zoning the house fronts on a residential street and backs up to the commercial uses, which is the most desirable development pattern for these adjoining lots. Extension of C-3 zoning onto this residential lot will change that desirable development pattern and bring commercial uses further into this stable residential neighborhood, adversely impacting the residential character of neighborhood.
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.

NEED AND JUSTIFICATION FOR THE PROPOSAL

- 1. This site is located on a local street and in an area where there are single family residences that would be adversely impacted by commercial development.
- 2. Approval of a Commercial designation and C-3 zoning would allow intrusion of incompatible commercial development into the established single family residential neighborhood along Ridgefield Rd. Commercial development and its associated higher traffic volumes and turning movements on this residential street would be problematic. Although the applicant has submitted a site plan for the reuse of the residence as an office, the C-3 zoning would allow more intense use of the site than proposed.
- 3. The site is designated for LDR use. The current R-1 zoning of the site is consistent with the residential uses fronting on Ridgefield Rd.

THE EFFECTS OF THE PROPOSAL

- 1. Public water and sewer utilities are available to serve the site.
- 2. This proposal will have no impact on schools. The streets will be adversely impacted by turning movements to and from the property onto Ridgefield Rd. and Harriett Pl. to gain access to Merchant Dr.
- 3. The impact to surrounding residential properties could be substantial with commercial signage, lighting, noise, trash and rodent issues, and extended hours of operation.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. With the requested General Commercial amendment to the City One Year Plan, the proposed C-3 zoning would be consistent with the plan.
- 2. The site is located within the Urban Growth Area (inside City) of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3. Approval of this request will lead to future commercial expansion requests along Ridgefield Rd where properties are currently in residential use and zoned R-1.

MPC Action: Approved as Modified MPC Meeting Date: 10/12/2006

Details of MPC action:

Summary of MPC action: O-1 (Office, Medical & Related Services)

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

Ordinance Number:

Disposition of Case: Approved

If "Other": Postponed 11/21/06

Amendments:

Date of Legislative Appeal:

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

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: