

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 4-F-05-PA **Related File Number:** 4-L-05-RZ
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: JANICE HINES
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Ridgefield Rd., northwest of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 K H 013, 014 **Jurisdiction:** City
Size of Tract: 1.6 acres
Accessibility: Access is via Ridgefield Rd., a local street with 20' of pavement within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant / rental dwelling
Surrounding Land Use:
Proposed Use: Service contractor's office and storage warehouse **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** O on 13, LDR on 14
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: These lots are part of the residential subdivision that developed along Ridgefield Rd. within R-1 zoning and has been impacted by C-3 zoning and commercial uses developed along Merchant Dr.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: Property was zoned O-1 in two separate applications over the last few years.
Extension of Zone: Yes
History of Zoning: Part of property was rezoned O-1 in 2001, (1-B-01-PA and 10-A-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: O (Office)
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

Staff Recomm. (Full): General commercial uses in this area should be limited to properties directly accessing Merchant Dr., the minor arterial street serving this area. Office use is proposed for this site as an appropriate transition between commercial uses to the southeast and residential uses to the northwest.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. This site is located on local street and in an area where there are single family residences that would be adversely impacted by commercial development. The current O-1 office zoning of the site was approved to provide a reasonable use for the property with minimal impact to the low density residential uses found along the remainder of this local street.
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.
3. The site is designated for office use. The current O-1 zoning of the site was approved to provide a compatible transition from the commercial uses fronting on Merchant Dr. back into the residential uses along Ridgefield Rd., to the northwest. These properties, however, have not developed with office uses.

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 Merchant Dr.
3. The commercial 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: Denied MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action: DENY GC (General Commercial)

Date of MPC Approval: Date of Denial: 4/14/2005 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/10/2005 Date of Legislative Action, Second Reading: 5/24/2005

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: