

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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

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File Number: 6-D-16-UR
Application Filed: 4/21/2016
Applicant: ANTHONY MARTIN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northeast side of Ridgefield Rd., northwest side of Merchant Dr.
Other Parcel Info.:
Tax ID Number: 68 K H 01301 **Jurisdiction:** City
Size of Tract: 1.33 acres
Accessibility: Access to this parking lot will be through the existing parking lot for the commercial center located directly to the east. Access to the existing commercial center is via Merchant Dr., a minor arterial street with a five lane section and a 62' pavement width within a 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial businesses
Surrounding Land Use:
Proposed Use: Parking lot expansion **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** GC & O
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The site is in a transition area between the commercial development found along Merchant Dr. and the residential neighborhood located to the northwest.

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

Street: 5402 Ridgefield Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services) & C-3 (General Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Western half of the property rezoned to O-1 (Office, Medical, and Related Services) in 2001.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a parking lot expansion in a more restrictive zone as shown on the development plan subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of landscaping as shown on the landscape plan within six months of completion of the parking lot.
4. Meeting all applicable requirements of the City of Knoxville Urban Forester.

With the conditions noted this request meets the requirements for approval in the O-1 zoning district and the other criteria for approval of a use on review.

Comments: The Knoxville Zoning Ordinance states that the "Metropolitan Planning Commission may approve required off street parking as a use on review in any office, commercial or industrial district which is more restrictive than that required for the principal use that it is intended to serve." In this case the O-1 zoned site is more restrictive than the adjoining C-3 property which includes an existing commercial center of approximately 7500 square feet.

The applicant is proposing to add 21 parking spaces on the O-1 zoned property. The new parking lot will require modification to the existing parking lot for the commercial center since access to the parking must be directed through the commercial center. The development plan shows the modification to the existing parking lot in compliance with the City of Knoxville's parking standards. An evergreen landscaping screen will be put in place to buffer/shield the adjoining residential uses and local street.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. With the proposed landscaping and access to the parking lot being directed out to Merchant Dr., the parking lot will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all relevant requirements of the O-1 zoning district as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the Northwest City Sector Plan propose office uses for this site. The proposed parking lot is consistent with the One Year Plan and Northwest City Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved **Meeting Date:** 6/9/2016

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
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4. Meeting all applicable requirements of the City of Knoxville Urban Forester.

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Summary of Action: APPROVE the request for a parking lot expansion in a more restrictive zone as shown on the development plan subject to 4 conditions.

Date of Approval: 6/9/2016 **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: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**