

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 10-A-06-PA **AGENDA ITEM #:** 72
 10-A-06-RZ **AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** KEITH L. ALLISON, JR.
OWNER(S): ALLISON KEITH & DOROTHY

TAX ID NUMBER: 68 N C 010

JURISDICTION: Council District 5

▶ **LOCATION:** Southwest side Ridgefield Rd., northeast side Harriett Pl., northwest of Merchant Dr.

▶ **TRACT INFORMATION:** 0.49 acre.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Ridgefield Rd., and Harriett Pl., both local streets with 20' pavements within a 50' rights-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / R-1 (Single Family Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Any use permitted under C-3 zoning

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING:
 North: Residences /LDTR/R-1 Residential
 South: Office / GC/C-3 Commercial
 East: Vacant lot used as informal parking area for Pawn shop / GC/C-3 Commercial
 West: Residence / LDR/R-1 Residential

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.

STAFF RECOMMENDATION:

▶ **DENY GC (General Commercial) designation for this property**

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

▶ **DENY C-3 (General Commercial) zoning**

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.

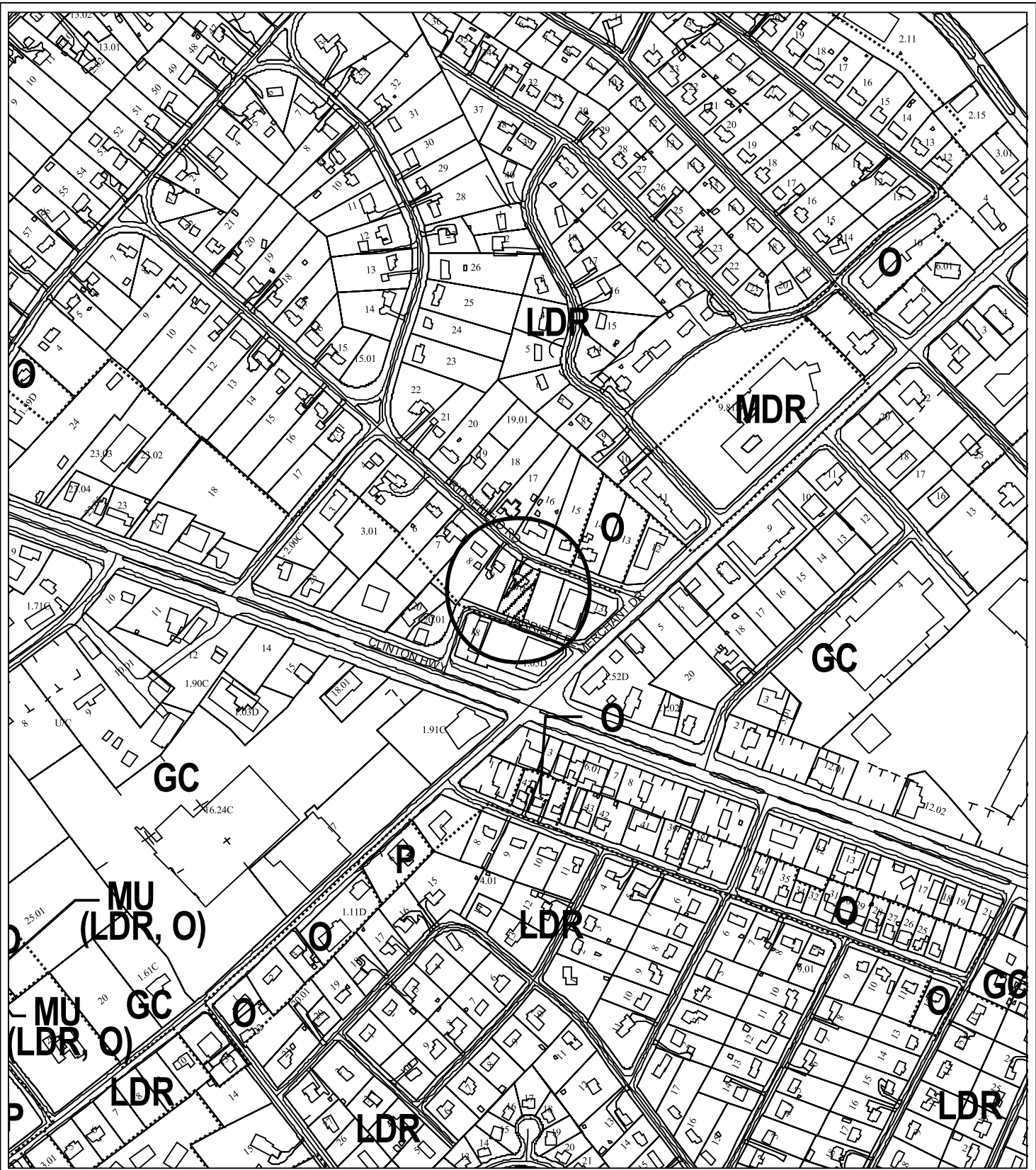
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knoxville City Council for action on 11/7/2006 and 11/21/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



10-A-06-PA/10-A-06-RZ
 PLAN AMENDMENT

Petitioner: Keith L. Allison, Jr.

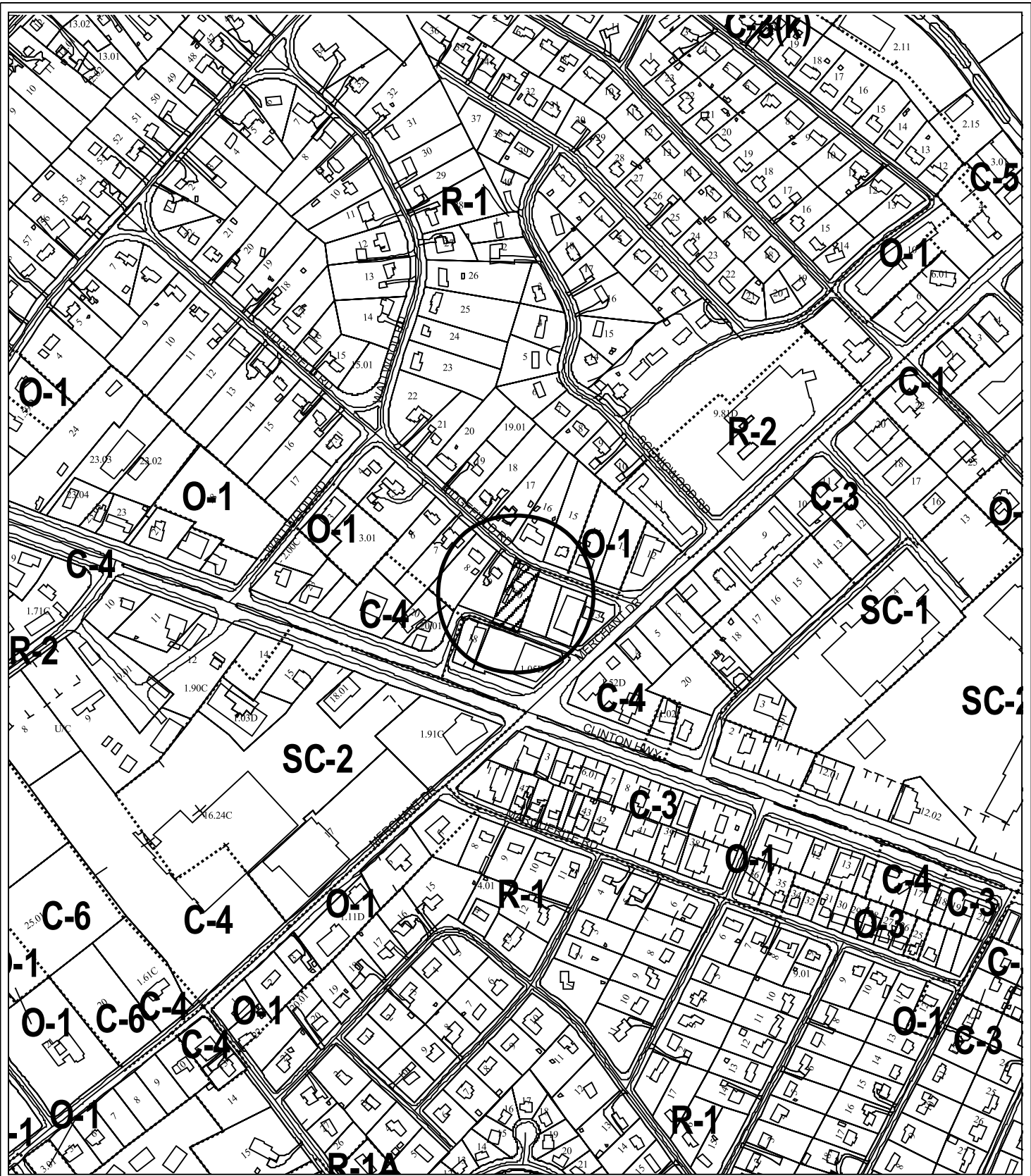
Map No: 68

Jurisdiction: City

From: LDR (Low Density Residential)
 To: GC (General Commercial)

Original Print Date: 09/25/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





10-A-06-RZ
REZONING



From: R-1 (Single Family Residential)
To: C-3 (General Commercial)

Original Print Date: 09/26/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Keith L. Allison, Jr.

Map No: 68

Jurisdiction: City



10-A-06-RZ
10-A-06-PA

PROJECT INFORMATION

PROJECT NAME: RENOVATIONS TO:
AN EXISTING BUILDING FOR:
KEITH AND DOROTHY ALLISON
3409 RIDGEFIELD ROAD
KNOXVILLE, TN 37912

**OWNER'S NAME
& ADDRESS:** KEITH AND DOROTHY ALLISON
P.O. BOX 12254
1811 MURRAY ROAD
KNOXVILLE, TN 37912

ARCHITECT: THOMAS CALDWELL, ARCHITECT
114 WESTFIELD RD
KNOXVILLE, TN 37919
(865) 588-0880
(865) 588-9844 (Fax)
[HTTP://WWW.TCARCHITECT.COM](http://www.tcarchitect.com)

APPLICABLE CODES: 1999 STANDARD BUILDING CODE
1999 STANDARD FIRE PREVENTION
1999 STANDARD MECHANICAL CODE
1999 STANDARD GAS CODE
1999 STANDARD PLUMBING CODE
1999 NORTH CAROLINA HANDICAP CODE
2003 NFPA 101 (LIFE SAFETY)

ZONING: C -3 GENERAL COMMERCIAL
ZONING ORDINANCE FOR KNOXVILLE, TENNESSEE

OCCUPANCY TYPE: GROUP B- BUSINESS OCCUPANCY

OCCUPANCY LOAD: EXISTING BUILDING: OFFICE SPACE
988 SF/100 = 10 OCCUPANTS
TOTAL BUILDING OCCUPANCY: 10 OCCUPANTS

**ALLOWABLE BUILDING
AREA:** 9,000 - S.F. ALLOWED

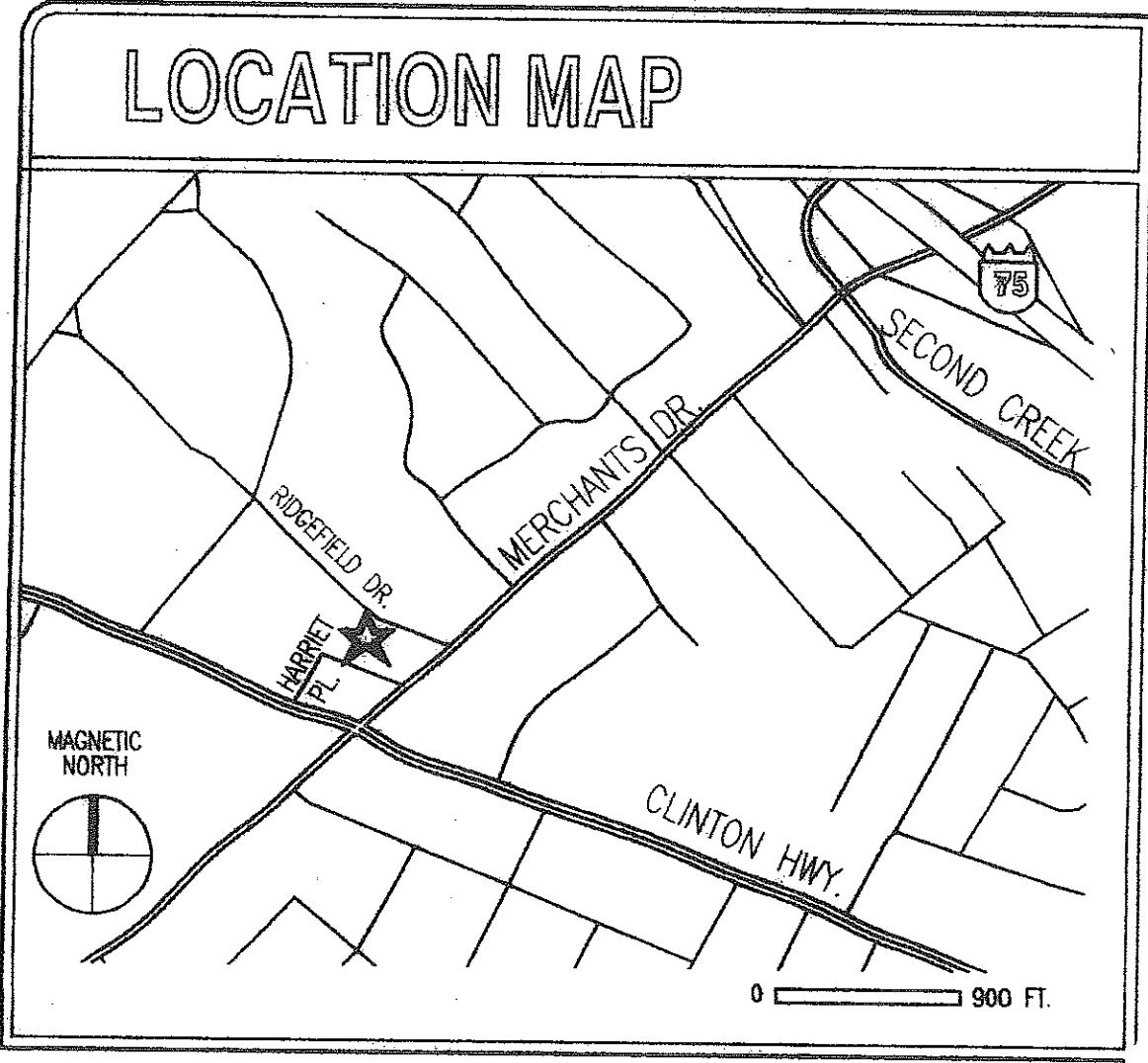
**ACTUAL BUILDING
AREA:** EXISTING 988 SQ.FT.

CONSTRUCTION TYPE: TYPE VI - UNPROTECTED, UNSPRINKLERED

SITE AREA: .47 ACRES

MAP & PARCEL NO: CLT MAP NO.: 068, PARCEL NO.: 010, PARCEL ID: 068NC010

LOCATION MAP



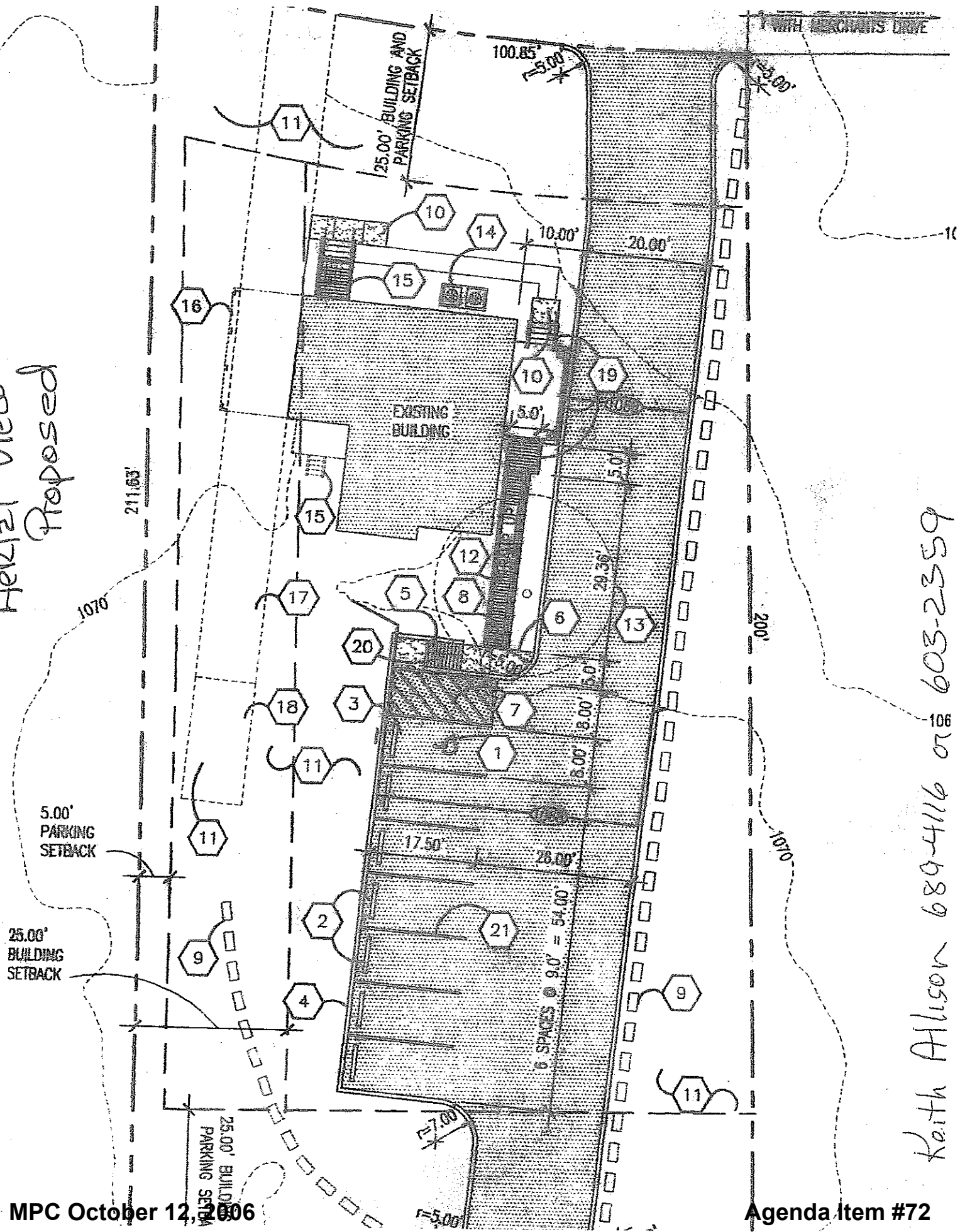
Plan: To restore this deteriorating structure to commercial standards without radically altering the exterior design.

To create a structure that will create a pleasing transition from commercially zoned property to adjacent residential areas.

Use: This small space would be ideal for a physician, dentist, psychologist or other health care provider. Other uses might include a real estate office, gift shop or other small business.

Location: The property is bounded by commercially zoned property on two sides

Aerial View
Proposed



Keith Allison 689-4116 or 603-2359

Frontal View Proposed

REMOVE EXIST GUTTERS & DMSPOUTS AND INSTALL NEW OVERSIZED PREFIN ALUM GUTTERS & DMSPOUTS W/ALL ACCESSORIES FOR PROPER ANCHORAGE. INSTALL CONT. PREFIN ALUM WRAPPED EAVE BOARD PRIOR TO INSTALLATION OF GUTTERS

EXIST SHUTTERS TO BE REMOVED

REMOVE EXIST WINDOWS AND INSTALL 1" INSULATED GLASS IN ANODIZED ALUM FRAMES

REMOVE EXIST SIDING AND INSTALL NEW FIBREMENT SIDING ON 15# FELT OR TYVEC

5/4 x 3 AND 5/4 x 4 COMPOSITE CORNER TRIM SEE 2/A4

CONT PREFIN MTL RIDGE VENT SEE - 4/A4
5/4 X 4 COMPOSITE TRIM AROUND WINDOWS - SEE 4/A6

VALLEY FLASHING DETAIL - SEE 4/A6

REMOVE EXIST. SH
NEW 30 YEAR FIBRE
LAYERS OF 15# FI
ICE AND WATERSHI
PREFIN MTL CORNE
REMOVE EXIST MTL
INSTALL NEW MTL
HANDRAIL RAILS -

1 TREAD DEPTH
12"

NEW 12" DIA. LOADBearing FIBERGLASS COLUMNS EQUAL TO DIXIE PACIFIC DURACAST COLUMNS W/ TUSCAN CAP AND BASE (REMOVE EXIST. COLUMNS) - SEE 4/A5

PVC DMSPOUT BOOT W/UNDERGROUND LEADER TO DAYLIGHT

SCRAPE & PAINT EXIST FOUR WALL

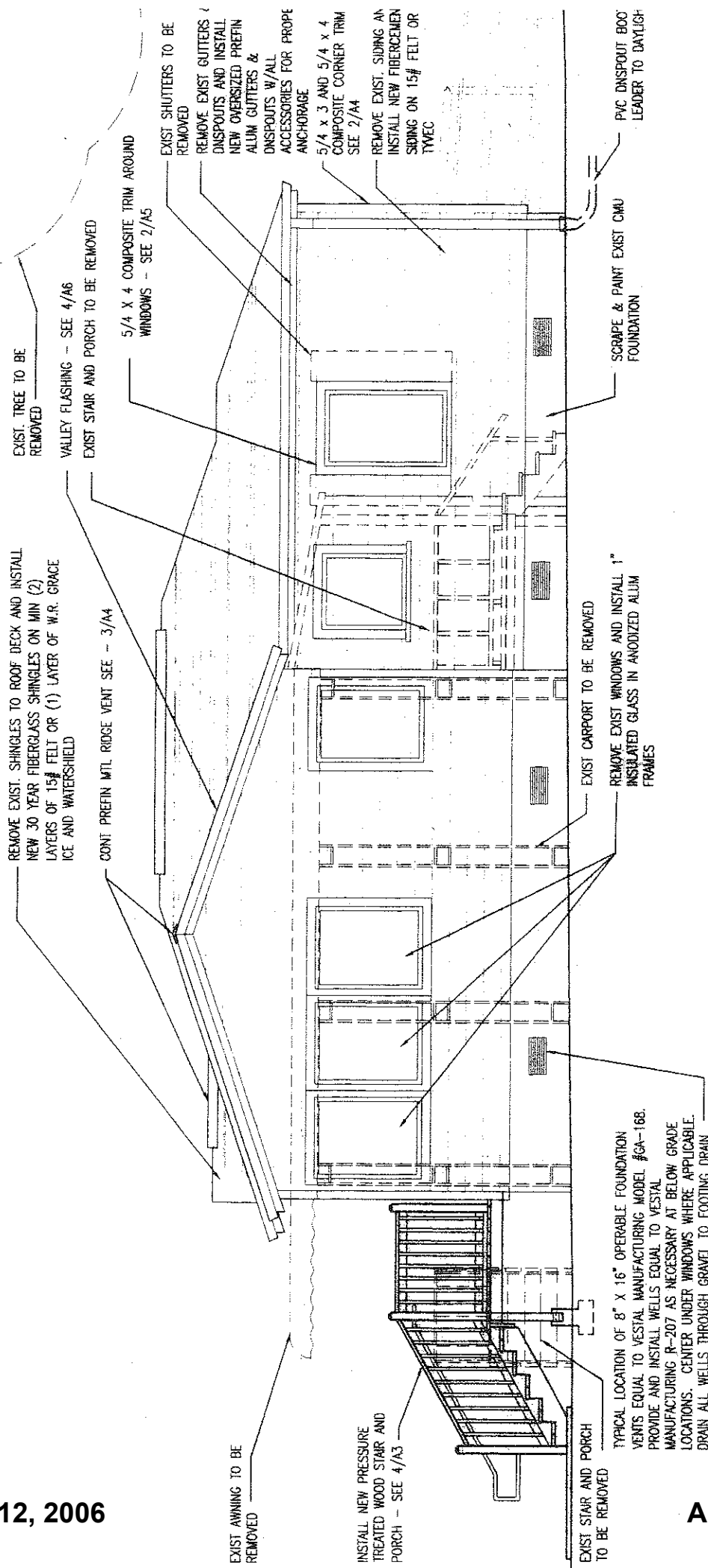
APPROX LOCATION OF EXIST CRAWL SPACE ACCESS DOOR

PRESSURE TREATED WOOD STOOP AND RAMP - SEE 1/A3 MAX 1:12 SLOPE

TYPICAL LOCATION OF 8" X 16" OPERABLE FOUNDATION VENTS EQUAL TO VESTAL MANUFACTURING MODEL #GA-168. PROVIDE AND INSTALL WELLS EQUAL TO VESTAL MANUFACTURING R-207 AS NECESSARY AT BELOW GRADE LOCATIONS. CENTER UNDER WINDOWS WHERE



Rear View Proposed

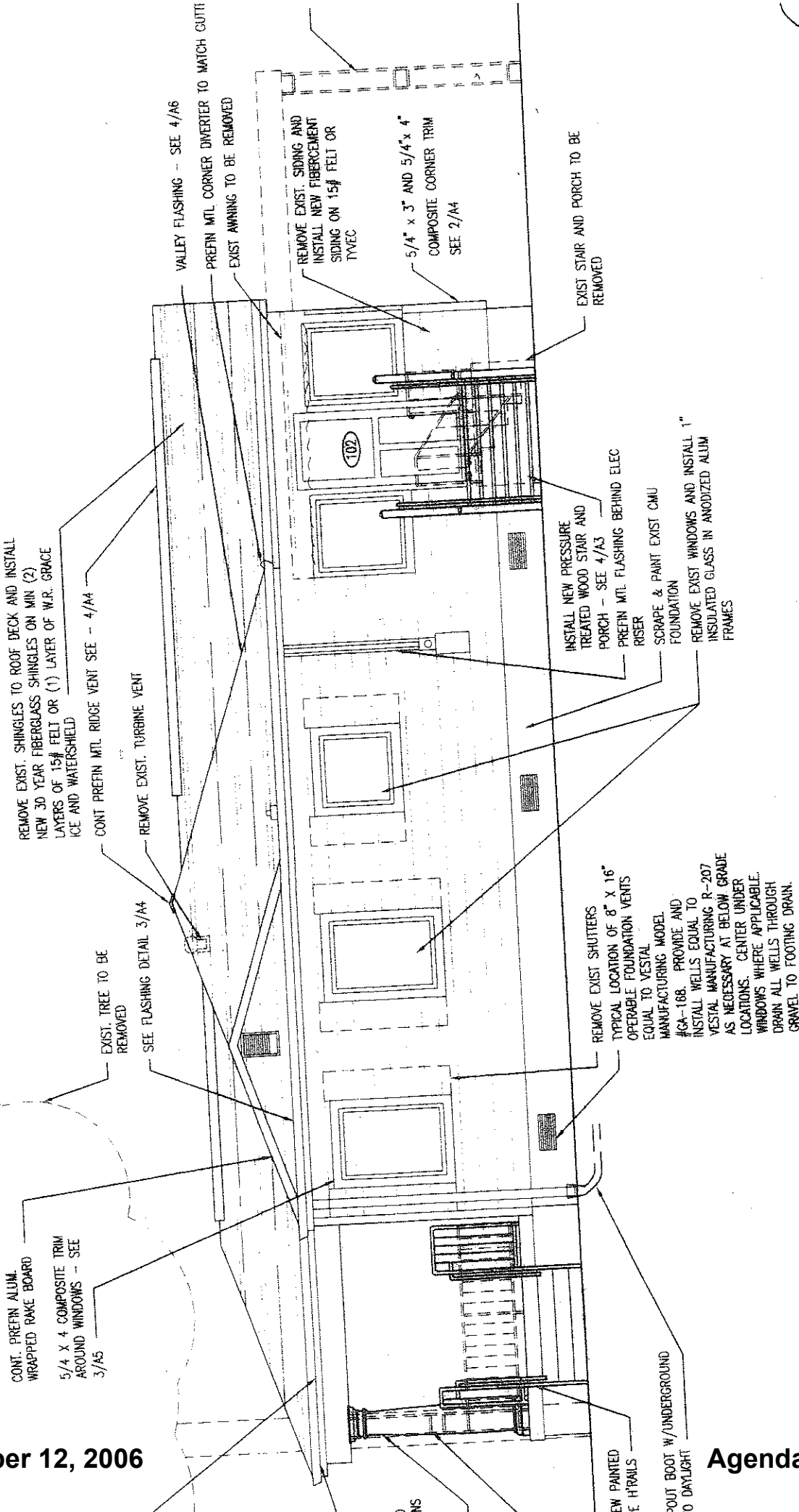


WEST ELEVATION

1/4" = 1'-0"

MPC October 12, 2006

Right Side View Proposed



NORTH ELEVATION

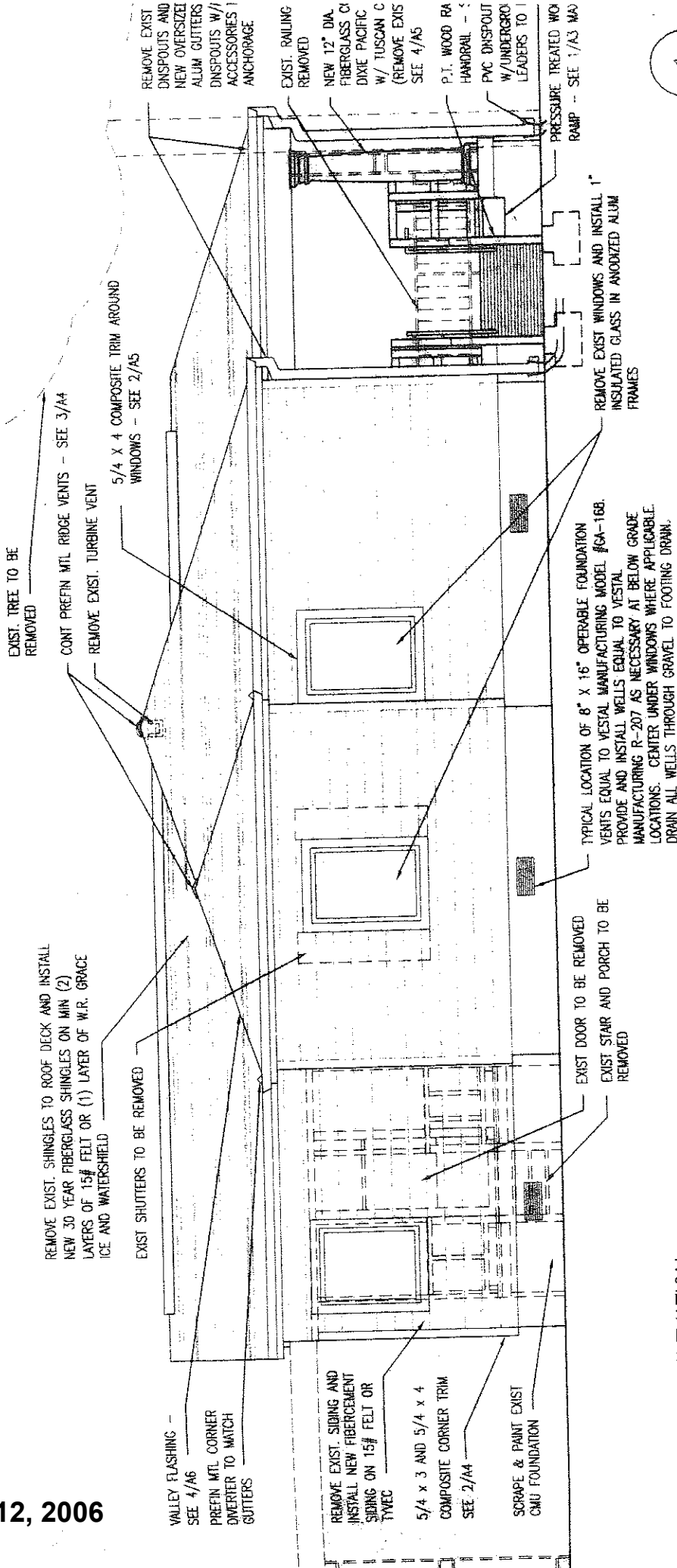
1/4" = 0'

Agenda Item #72

STEP 1

STEP 2

Left Side View
Proposed

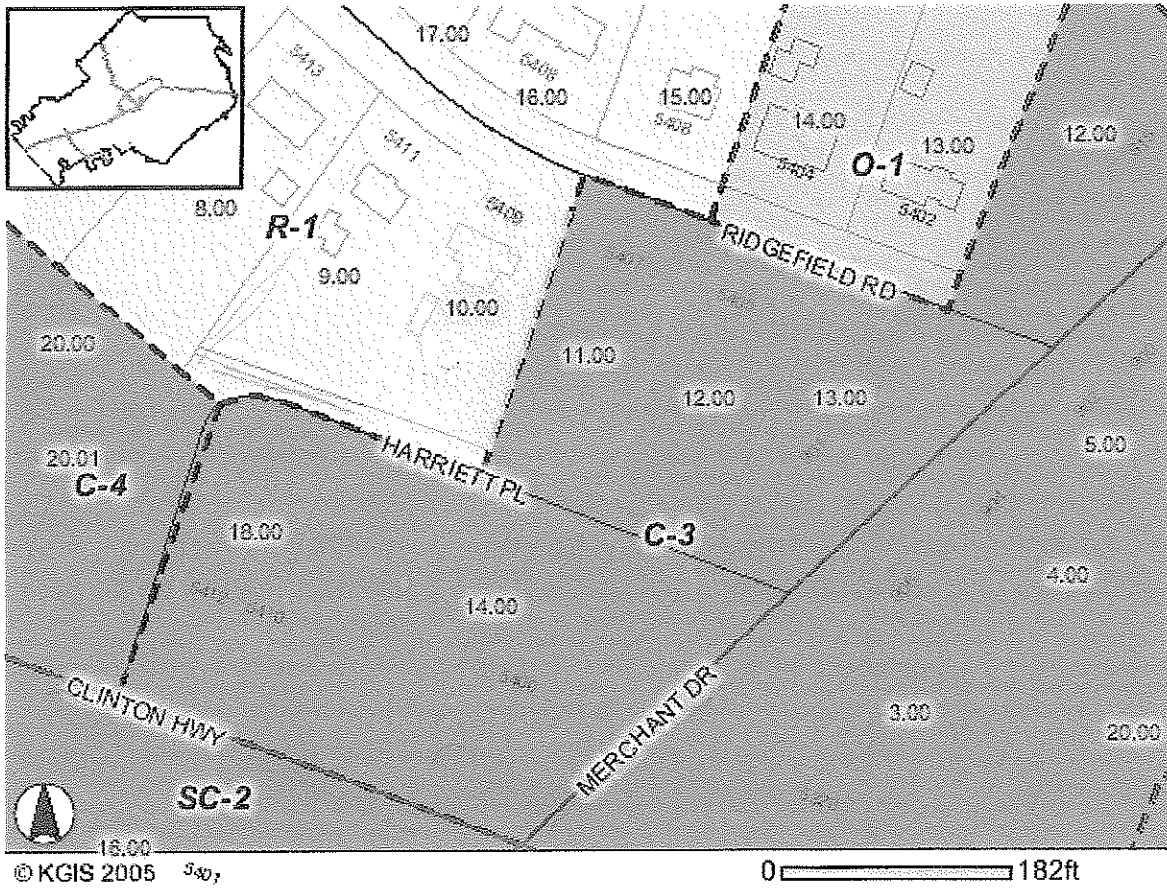


SOUTH ELEVATION

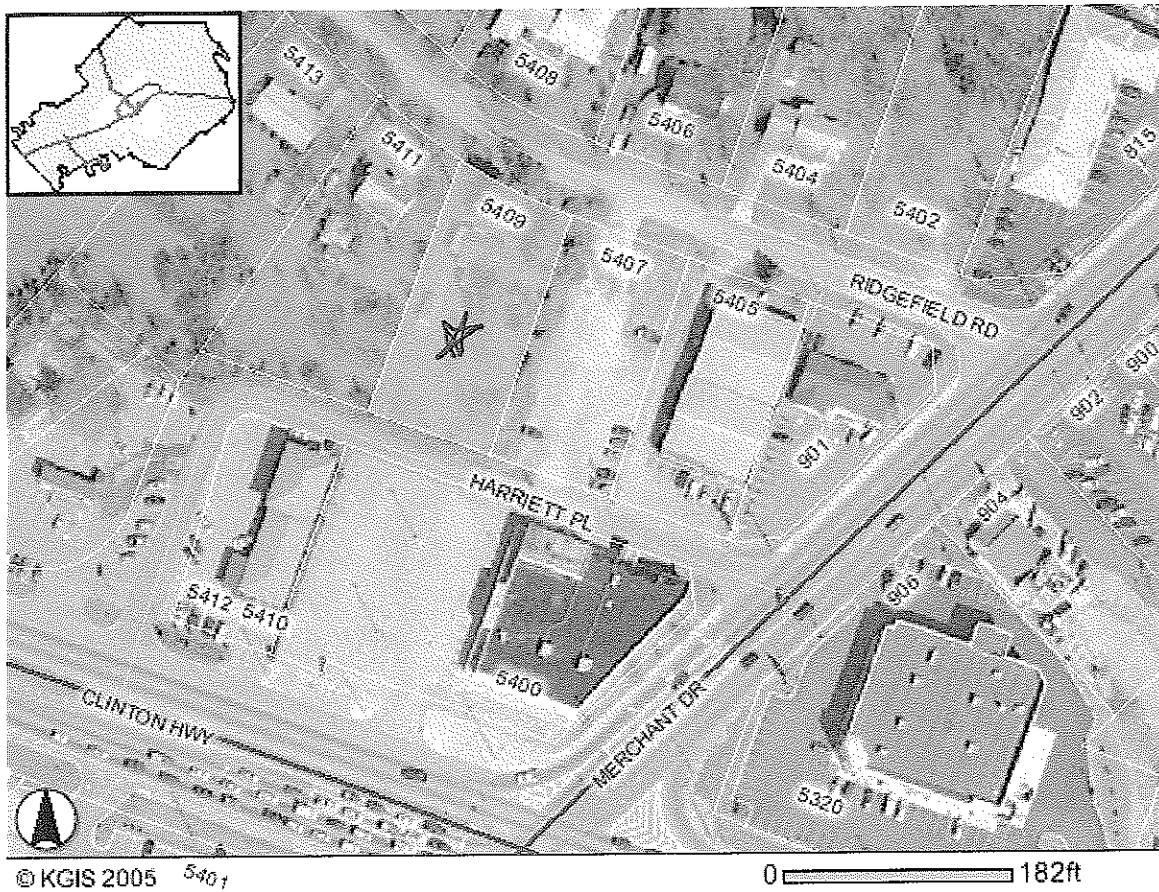
1/4" = 1'-0"

MILLWORK NOTES

1. EXTERIOR SURFACES OF ALL CABINETS SHALL BE PLASTIC LAMINATE. INTERIOR SURFACES OF ALL CABINETS SHALL BE WHITE CABINET LINER LAMINATE.
 2. BASE CABINETS SHALL BE 24" DEEP UNLESS OTHERWISE NOTED.
 3. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
 4. BASE CABINET DOOR AND DRAWER FRONTS SHALL BE 3/4" THICK.
 5. ALL TOPS TO BE 1 1/2" THICK PARTICLE BOARD w/ STRAIGHT EDGE AND PLASTIC LAMINATE.
 6. ALL CABINETS SHALL HAVE BACKS.
 7. DRAWER FITTERS AT ENDS TO MATCH CABINETS (AS REQUIRED).
11. SLIDE
 12. PULLS DOORS.
 13. LATCH AT ALL C
 14. HINGE HINGES (DOORS).
 15. BASE



Proposed change of
 5409 Ridgefield to
 Commercial Property -



** 5409 Ridgfield*