# **CASE SUMMARY**

**APPLICATION TYPE: PLAN AMENDMENT** 

#### **ONE YEAR PLAN AMENDMENT**



File Number:	1-E-24-PA	Related File Number:
Application Filed:	12/4/2023	Date of Revision:
Applicant:	ERIKA AYALA MUNOZ	

PROPERTY INFORM	ATION			
General Location:	Southeast side of N	Merchant Dr, northeast of Pleasa	nt Ridge Rd	
Other Parcel Info.:				
Tax ID Number:	80 J B 018 01 (PA	RT OF)	Jurisdiction:	City
Size of Tract:	3 acres			
Accessibility:	Access is via Merc width that ranges fi	hant Drive, a minor arterial street rom 62 ft to 72 ft.	t with a 30-ft pavement wid	th within a right-of-way
GENERAL LAND US	E INFORMATION			
Existing Land Use:	Agriculture/Forestr	y/Vacant Land		
Surrounding Land Use:				
Proposed Use:			Dens	ity:
Sector Plan:	Northwest City	Sector Plan Designation:	NC (Neighborhood Comm	nercial), HP (Hillside Prot
Growth Policy Plan:	N/A (Within City Li	mits)		
Neighborhood Context:	This area is an office and commercial node around the intersection of Merchant Drive and Pleasant Ridge Road. It is surrounded by single family and multifamily residential neighborhoods. There is a middle school to the south, and a large area of forested hillside to the east.			
ADDRESS/RIGHT-OF	-WAY INFORMA	TION (where applicable)		
Street:	2812 MERCHANT			
Location:				

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	OP (Office Park), HP (Hillside Protection Overlay)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	Yes, this is an extension of the LDR (Low Density Residential) land use designation.
History of Zoning:	In 1982, this property was included in a rezoning request from A-1 (General Agricultural) to C-3 (General Commercial), but was rezoned to O-3 (Office Park) per staff recommendation (12-D-82-RZ). A request to rezone the property from OP (Office Park) to C-G-1 (General Commercial) was denied by the Planning Commission in October (10-B-23-RZ).

### PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial), HP (Hillside Protection)

Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

#### 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.:

	PLANNING CC	DMMISSION ACTION AND DIS	SPOSITION
Planner In Charge:	Jessie Hillman		
Staff Recomm. (Abbr.):		Low Density Residential) land use classi vithin the parcel. The HP (Hillside Protect	ication because it is a minor extension of ion) area would be retained.
Staff Recomm. (Full):			
Comments:	ONE YEAR PLAN	AMENDMENT REQUIREMENTS (May n	neet any one of these):
	1. The subject prop predominant land u already has the LD provide the lot with 2. This property is i establishments, scl	NDITIONS WARRANTING AMENDMEN berty is within the boundaries of the Norw use classification is LDR (Low Density Re R designation, making this sector plan a a consistent land use classification. in an area with sidewalks, transit, service hools, a greenway trail and a park syster use like LDR at this location.	ood Community Association, where the sidential). Half of the subject property mendment a minor extension that would
	here.		egards to the requested LDR classification
	IMPROVEMENT (F WAS DEVELOPED 1. This property is in classification. A mini-	ROAD, PARK, SEWER), WHICH CHANC D FOR AN AREA: in an area where much of the developme	
		BLIC POLICY, UNANTICIPATED BY TH	
	COUNTY PLANNIN AMENDMENT:	NG) BECOMING AVAILABLE, WHICH R	
Action:	Approved		Meeting Date: 1/11/2024
Details of Action:			2
Summary of Action:		Low Density Residential) land use classi vithin the parcel. The HP (Hillside Protect	ication because it is a minor extension of ion) area would be retained.
Date of Approval:	1/11/2024	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:	2/6/2024	Date of Legislative Action, Second Reading: 2/20/2024	
Ordinance Number:		Other Ordinance Number References:	O-19-2024
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal:		Effective Date of Ordinance:	