

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 10-B-23-SP Related File Number: 10-B-23-PA
Application Filed: 8/7/2023 Date of Revision:
Applicant: ERIKA AYALA MUNOZ

PROPERTY INFORMATION

General Location: Southeast side of Merchant Dr, northeast of Pleasant Ridge Rd
Other Parcel Info.:
Tax ID Number: 80 J B 01801 (PORTION OF) **Jurisdiction:** City
Size of Tract: 3 acres
Accessibility: Access is via Merchant Drive, a minor arterial street with a 30-ft pavement width within a right-of-way width that ranges from 62 ft to 72 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 3 acres
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential), NC (Neighborhood)
Growth Policy Plan: N/A (Within City Limits)
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 INFORMATION (where applicable)

Street: 2812 MERCHANT DR
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: C-G-1 (General Commercial), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: No this is not an extension of the land use classification.
History of Zoning: In 1982, this property was included in a rezoning request from A-1 (General Agricultural) to C-3 (General Commercial). A rezoning to O-3 (Office Park) was approved per staff recommendation. (12-D-82-RZ)

PLAN INFORMATION (where applicable)

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

Requested Plan Category: GC (General Commercial), 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 COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Deny the sector plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications and the land use intent. The HP (Hillside Protection) will be retained.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is part of commercial and office node around the intersection of Merchant Drive and Pleasant Ridge Road, which has gradually expanded over the past 20 years with the addition of a Goodwill store in 2003 and a Dollar General store in 2016.
2. Although the requested GC (General Commercial) land use classification generally aligns with existing development in the area, it is not consistent with the land use classifications in the Northwest City Sector Plan. In the sector plan, this node is comprised of a contiguous area of the NC (Neighborhood Commercial) classification, which includes the subject property, coupled with an area of O (Office) classification to the north. Reclassifying a single parcel to the GC land use would break up cohesion in the land use map and could lead to more intensive development than intended by the sector plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no significant infrastructure improvements to this area recently. However, it is noteworthy that Merchant Drive is a minor arterial street with sidewalks and a transit line. The property is in an urbanized area with ample utility capacity.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property is one of nine neighboring properties with the NC classification, which only permits consideration of the C-N (Neighborhood Commercial) zoning district. Currently there is no C-N zoning, and the predominant zoning among these properties is C-G-1 (General Commercial). The C-G-1 district is permitted in the requested GC land use classification. Even though the current land use class here is inconsistent with current zoning and development, it is not necessarily the result of an error or omission in the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This commercial node is surrounded by numerous residential neighborhoods, which supports maintaining the NC land use classification to promote commercial services for these communities.
2. Traffic counts along this section of Merchant Drive shows a modest decline over the past twenty years, which does not necessarily support or detract from the proposed GC land use classification.

ADDITIONAL CONSIDERATIONS:

1. Northwest City Sector Plan describes the GC land use classification as one that should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. The location criteria states that the GC land use is for existing commercial areas only. Given this explicit caution about extending the GC land use, adding it to an area where it does not currently exist would be inconsistent with the sector plan.

Action: Denied

Meeting Date: 10/5/2023

Details of Action:

Summary of Action:

Deny the sector plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications and the land use intent. The HP (Hillside Protection) will be retained.

Date of Approval:

Date of Denial: 10/5/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 10/18/2023

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 1/9/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: