

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 10-F-02-PA **Related File Number:**
Application Filed: 9/9/2002 **Date of Revision:**
Applicant: JAN M. COLE
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

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400 Main Street
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PROPERTY INFORMATION

General Location: Northwest side Merchant Dr., west side Wilkerson Rd.
Other Parcel Info.:
Tax ID Number: 80 H C 32 **Jurisdiction:** City
Size of Tract: 2.95 acres
Accessibility: Access is via Merchant Dr., a major arterial street with 50' of right of way and 28-30' of pavement width. Secondary access could be gained via Wilkerson Rd., a minor collector street with 45' of right of way and 22' of pavement width, or via Debonair Dr., a local street with 50' of right of way and 26' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Two residences
Surrounding Land Use:
Proposed Use: Professional or business offices within existing structures **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed mainly with residential uses on the north side of Merchant Dr. and a mix of commercial and office uses, as well as a church on the south side.

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

Street: 2619 Merchant Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone: No
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: O (Office)

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE O (Office) one year plan designation as shown on attached MPC staff recommendation map.

Staff Recomm. (Full): Office use of this portion of the site is compatible in scale and intensity to the surrounding land uses and zoning pattern.

Comments: Staff is recommending that only the front portion of the site along Merchant Dr. be approved for the office plan designation as shown on the attached MPC staff recommendation map. The portion of the site along Wilkerson Rd. is going to be significantly reduced in size, making it unsuitable for office uses. Future Improvements to the intersection of Wilkerson Rd. and Merchant Dr. will require that a significant portion of the site along Wilkerson Rd. be converted to public road right of way (see attached road improvement plans).

A. Need and Justification

1. Office use of this site is appropriate because of the commercial designation across the street to the south and other nearby non-residential uses along Merchant Dr.
2. The site is located on Merchant Dr., which is a major arterial street, making residential uses less desirable because of the traffic volume and noise.

B. Effects of Proposal

1. The requested change will not have an adverse impact on traffic flow in the area, because Merchant Dr. already is developed with a significant amount of non-residential uses.
2. The impact to adjacent properties will be minimal because the office use does not face any residential uses and is located along an arterial street, rather than in the interior of a neighborhood.

C. Conformity with the General Plan

1. The requested office designation will establish a transition area between the commercial designation across the street and the residential designation to the rear.
2. This request should not lead to future plan amendment requests along the north side of Merchant Dr. in this section because nearby properties are either already designated for non-residential uses or are developed with established residential uses.
3. This property is more desirable for use as an office rather than for residential uses because of its location on an arterial street (which is scheduled to be widened) across from and close to other non-residential development.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 10/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 11/12/2002

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 11/26/2002

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: