# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 11-E-02-RZ Related File Number:

**Application Filed:** 10/15/2002 **Date of Revision:** 

Applicant: JAN M. COLE

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

**General Location:** North side Merchant Dr., west of Wilkerson Rd.

Other Parcel Info.:

Tax ID Number: 80 H C PART OF 32 (MAP ON FILE) Jurisdiction: City

Size of Tract: 2 acres

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 Debonair Dr., a local street with 50' of right of way and 26' of

pavement width.

# GENERAL LAND USE INFORMATION

Existing Land Use: One house

**Surrounding Land Use:** 

Proposed Use: Professional or business office 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:** O-1 (Office, Medical, and Related Services)

**Previous Requests:** One year plan amendment was approved by MPC for this site on October 10, 2002 (10-F-02-PA).

**Extension of Zone:** Yes. Extension of O-1 from the southeast across Merchant Dr.

History of Zoning: MPC approved a One Year Plan amendment from LDR to O for this portion of Parcel 32 at the October

10, 2002 meeting. (10-F-02-PA) City Council will consider it on first hearing November 12, 2002.

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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#### **Requested Plan Category:**

# 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

Michael Brusseau Planner In Charge:

Staff Recomm. (Abbr.): APPROVE O-1 (Office, Medical and Related Services) zoning for the portion of parcel 32 shown on

attached map.

O-1 zoning of this site is compatible in scale and intensity to the surrounding land uses and zoning Staff Recomm. (Full):

pattern.

The applicant listed the proposed use of the property as professional business office using the existing Comments:

structure. There are two houses located on parcel 32. Under the approved one year plan amendment and the recommended rezoning of only a portion of the parcel, only the southernmost house, closest to Debonair Dr., may be used for offices. The other house at the corner of Wilkerson Rd. and Merchant

Dr. would remain a permitted use under A-1 zoning.

A. Need and Justification for the Proposal

1. O-1 zoning of this site is appropriate because of the commercial designation across Debonair Dr. 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 zoning change will not have an adverse impact on traffic flow in the area, because Merchant Dr. is already developed with a significant number of non-residential uses.

2. The impact to adjacent properties will be minimal because the office use would not face any residential uses and is located along an arterial street, rather than in the interior of a residential neighborhood.

C. Conformity with the General Plan, One Year Plan and Sector Plan

1. The requested O-1 zoning will establish a transition area between the commercial and office uses to the south and east and the residential uses to the rear.

2. This request should not lead to future office zoning requests along the north side of Merchant Dr. in this section because nearby properties are either already zoned for non-residential uses or are developed with established residential uses under R-1 zoning.

3. This site 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 nonresidential development.

MPC Action: Approved MPC Meeting Date: 11/14/2002

**Details of MPC action:** 

APPROVE O-1 (Office, Medical and Related Services) **Summary of MPC action:** 

Date of MPC Approval: 11/14/2002 Date of Denial: Postponements:

Withdrawn prior to publication?: Action Appealed?: Date of Withdrawal:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 12/10/2002 Date of Legislative Action, Second Reading: 12/24/2002

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Ordinance Number: Other Ordinance Number Reference
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Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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