# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number:	12-C-23-SP
Application Filed:	11/7/2023
Applicant:	ERIKA AYALA MUNOZ

**PROPERTY INFORMATION** Southeast side of Merchant Dr, northeast of Pleasant Ridge Rd General Location: **Other Parcel Info.:** Tax ID Number: 80 J B 018.01 City Jurisdiction: 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:** 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

**Related File Number:** 

Date of Revision:

12-I-23-RZ

# middle school to the south, and a large area of forested hillside to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 2812 MERCHANT DR

Street:

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:	AG (General Agricultural), HP (Hillside Protection Overlay)		
Previous Requests:			
Extension of Zone:	Yes, this is an extension of the LDR (Low Density Residential) land use designation and the AG (Agricultural) zoning district.		
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 AG (Agricultural) 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: LDR (Low Density Residential), 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 COMMISSION ACTION AND DISP	POSITION			
Planner In Charge:	Jessie Hillman				
Staff Recomm. (Abbr.):	Approve the LDR (Low Density Residential) land use classification because it is a minor extension of this classification within the parcel. The HP (Hillside Protection) area would be retained.				
Staff Recomm. (Full):					
Comments:	ments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN				
	CHANGES OF CONDITIONS WARRANTING AN AMENDMENT 1. The subject property is within the boundaries of the Norwoo predominant land use classification is LDR (Low Density Resident already has the LDR designation, making this sector plan ame provide the lot with a consistent land use classification. 2. This property is in an area with sidewalks, transit, service-or establishments, schools, a greenway trail and a park system. a residential land use like LDR at this location.	d Community Assoc dential). Half of the s endment a minor exter riented commercial a	iation, where the subject property ension that would and office		
	INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILIT THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE: 1. While there have not been significant changes to infrastruct facilities support a less intensive land use classification from N (Low Density Residential).	ure recently in this a	area, existing		
	AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN: 1. There are no apparent errors or omissions in the Northwest City Sector Plan with regards to the requested LDR classification here. 2. Extending LDR would provide the lot with a single, consistent land use designation.				
	TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL: 1. This property is in an area where much of the development is consistent with the LDR land use classification. A minor extension of this land use to the remainder of the parcel is compatible with the character of the broader Norwood Community.				
	<ul> <li>State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:</li> <li>The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.</li> <li>The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.</li> </ul>				
Action:	Approved	Meeting Date:	12/14/2023		
Details of Action:					

Summary of Action:	Approve the LDR (Low Density Residential) land use classification because it is a minor extension of this classification within the parcel. The HP (Hillside Protection) area would be retained.					
Date of Approval:	12/14/2023	Date of Denial:	Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:					
LEGISLATIVE ACTION AND DISPOSITION						
Legislative Body:	Knoxville City Cou	uncil				
Date of Legislative Action:	1/23/2024	D24 Date of Legislative Action, Second Reading: 2/6/2024				
Ordinance Number:		Other Ordin	ance Number References:	O-15-2024		
Disposition of Case:	Approved	Disposition	of Case, Second Reading:	Approved		
If "Other":		If "Other":				
Amendments:		Amendmen	ts:			
Date of Legislative Appeal	:	Effective D	ate of Ordinance:			