

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 12-C-23-SP      Related File Number: 12-I-23-RZ  
Application Filed: 11/7/2023      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 018.01      **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:**  
**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:** 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).



**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 Council

**Date of Legislative Action:** 1/23/2024      **Date of Legislative Action, Second Reading:** 2/6/2024

**Ordinance Number:**      **Other Ordinance Number References:** O-15-2024

**Disposition of Case:** Approved      **Disposition of Case, Second Reading:** Approved

**If "Other":**      **If "Other":**

**Amendments:**      **Amendments:**

**Date of Legislative Appeal:**      **Effective Date of Ordinance:**