

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 3-D-20-RZ                      **Related File Number:**  
**Application Filed:** 1/21/2020              **Date of Revision:**  
**Applicant:** BOB ALCORN ARCHITECTS

## PROPERTY INFORMATION

**General Location:** West side of Merchant Dr., southwest of Wilkerson Rd., north of Pleasant Ridge Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 H C 03302                      **Jurisdiction:** City  
**Size of Tract:** 19639 square feet  
**Accessibility:** Access is via Merchant Drive, a minor arterial with a pavement with of 31 feet within a right-of-way of 88 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family residential  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** O (Office)  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area is within 600 feet of the intersection with Pleasant Ridge Road. It is a transition area from the commercial node to single family residential neighborhoods.

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

**Street:** 2811 Merchant Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood)  
**Former Zoning:**  
**Requested Zoning:** O (Office)  
**Previous Requests:**  
**Extension of Zone:** O is across Merchant Drive  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**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: Liz Albertson

Staff Recomm. (Abbr.): Approve O (Office) zoning district because it is consistent with the Northwest City Sector Plan designation of O (Office) land use classification for this property.

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area is located between a commercially zoned node and an adjacent single family residential neighborhood, additional office zoning is an appropriate transition between the more intensive uses associated with commercial zoning and the lesser intensive uses associated with residential zoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to O zone district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The rezoning from RN-1 to O should not create any adverse effects directly nor indirectly.  
2. The O zone district as a transition zone should mitigate any potential impacts arising from the adjacent commercial zoning at the intersection with Merchant Drive and Pleasant Ridge Road and the adjacent single family residential neighborhood.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Northwest City Sector Plan designaton of O (Office) supports O (Office) zoning.  
2. The amendment to O (Office) is not in conflict with any other adopted plan.

Action: Approved Meeting Date: 3/12/2020

Details of Action:

Summary of Action: Approve O (Office) zoning district because it is consistent with the Northwest City Sector Plan designation of O (Office) land use classification for this property.

Date of Approval: 3/12/2020 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: 4/7/2020 Date of Legislative Action, Second Reading 4/21/2020

Ordinance Number: Other Ordinance Number References: O-63-2020

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**