

CASE SUMMARY
APPLICATION TYPE: PLAN AMENDMENT
ONE YEAR PLAN AMENDMENT



File Number: 4-E-23-PA **Related File Number:** 4-K-23-RZ
Application Filed: 2/23/2023 **Date of Revision:**
Applicant: MERCHANT HOLDINGS, LLC

PROPERTY INFORMATION

General Location: South side of Merchant Dr, between Clinton Hwy & Pleasant Ridge Rd
Other Parcel Info.:
Tax ID Number: 80 J B 024 (PART OF) **Jurisdiction:** City
Size of Tract: 11.9 acres
Accessibility: Access is via Merchant Drive, a minor arterial with a 33-ft pavement width within a 60-ft right-of-way.

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)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of single family and multifamily residential neighborhoods. There is an elementary school nearby to the east and a middle school in close proximity to the southwest. There is a small office and commercial node 1/4 mile to the southwest and a vast, service-oriented commercial corridor within a mile to the northeast along Clinton Highway.

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

Street: 2400 MERCHANT DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-N (Neighborhood Commercial), AG (General Agricultural)
Former Zoning:
Requested Zoning: RN-6 (Multi-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: No/No
History of Zoning: 1-C-21-RZ: Request to rezone C-N (Neighborhood Commercial & AG (Agricultural) to RN-5 (General Residential Neighborhood) withdrawn; 4-J-14-RZ: Request to rezone A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential) withdrawn

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: MDR (Medium Density Residential)/O (Office)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding land uses.

Staff Recomm. (Full): Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding land uses.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

- 1. The One Year Plan's LDR (Low Density Residential) land use classification does not account for the current C-N (Neighborhood Commercial) zoning along this section of Merchant Drive. Considering the property's location between MDR (Medium Density Residential) and O (Office) land uses, MDR/O is a compatible land use classification for its surroundings.
- 2. The property was part of a 2021 request for a plan amendment to MDR/O that was ultimately withdrawn (1-E-21-PA). The request incorporated a broader geography almost double in size that included area within the HP (Hillside Protection) overlay. The current request is limited to the section that is outside of the HP overlay, much of which has been previously disturbed, making it more suitable for MDR/O consideration.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

- 1. The property is in the Parental Responsibility Zone for both Northwest Middle and Norwood Elementary school. It has sidewalk access to many destinations including two commercial nodes to the east and west on Merchant Drive. The existing infrastructure in this area can accommodate the types of development permitted within the MDR/O designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

- 1. There are no significant changes in public policy pertaining to the subject property that were not anticipated by the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

- 1. Knoxville is one of the fastest growing cities in the state, and population projections for the region show a continuation of that growth into the future. There is high demand for housing in the City, and the MDR/O classification allows for consideration of additional residential density in a location with numerous commercial, transportation and community amenities.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with surrounding land uses.

Date of Approval: 4/13/2023

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: 5/16/2023

Date of Legislative Action, Second Reading: 5/30/2023

Ordinance Number:

Other Ordinance Number References: O-80-2023

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: