# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST CITY SECTOR PLAN AMENDMENT



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 street 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 northeast 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

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Residential Neighborhood) withdrawn; 4-J-14-RZ: Request to rezone A-1 (General Agricultural) & C-1

(Neighborhood Commercial) to RP-1 (Planned Residential) withdrawn

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### PLAN INFORMATION (where applicable)

LDR (Low Density Residential) **Current Plan Category:** 

Requested Plan Category: MDR/O (Medium Density Residential/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 sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it meets the location criteria for this classification and is consistent with

surrounding land uses.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of

these):

### CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There is growing demand for housing in the City, and the requested MDR/O (Medium Density Residential/Office) land use classification permits consideration of a broad range of housing types to meet this need.

### INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have been no new roads or utilities introduced to this area since the Northwest City Sector Plan was adopted in 2015. However, it is apparent that existing road and utility infrastructure can readily support more development at this location. Merchant Drive is a minor arterial street with a center turn lane, sidewalks and a bus route. The subject property is located next to a multifamily neighborhood and amidst numerous residential subdivisions with water and sewer access. The portion of the parcel included in this sector plan amendment request is the most accessible and least topographically challenged area of the total property.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan does not recognize the existing C-N (Neighborhood Commercial) zoning along the front of the subject property. Considering the parcel's close proximity to medium density residential development to the east and an office/commercial node to the west, MDR/O is an appropriate land use classification to maintain this transition of land use intensity.

### TRENDS IN DEVELOPMENT. POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The MDR/O designation provides options for a wide array of housing forms to meet ongoing demand for housing in the City. The property is located in an area with numerous residential amenities including sidewalks, transit access, walking distance from schools and close proximity to two commercial nodes. These features warrant consideration of the MDR/O land use classification.

#### OTHER CONSIDERATIONS:

1. The site conditions of the subject property meet all of the location criteria for MDR/O. The parcel is located approximately 1/4 mile from an elementary school and a middle school, is in a transitional area between commercial development and low density residential neighborhoods, is outside of the HP (Hillside Protection) overlay, and is served by sidewalks and transit. These conditions make MDR/O an appropriate designation for the subject parcel.

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

6/1/2023 11:39 AM Page 2 of 3 provides for two methods to amend the plan at TCA 13-3-304:

- 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.
- 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.

Action: Approved Meeting Date: 4/13/2023

**Details of Action:** 

Summary of Action: Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use

classification because it meets the location criteria for this classification and 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-79-223

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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