

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 4-J-14-RZ                      **Related File Number:**  
**Application Filed:** 2/18/2014                      **Date of Revision:** 5/7/2014  
**Applicant:** TANASI GIRL SCOUT COUNCIL, INC.

## PROPERTY INFORMATION

**General Location:** Southeast side Merchant Dr., east of Wilkerson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 J B 021,023 & 024                      **Jurisdiction:** City  
**Size of Tract:** 39.3 acres  
**Accessibility:** Access is via Merchant Dr., a minor arterial street with 2 lanes and a center turning lane and 33' of pavement width within 65' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 5.99 du/ac  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This stretch of Merchant Dr. between Clinton Hwy. and Pleasant Ridge Rd. is developed primarily with residential uses. There are commercial nodes at the two ends of Merchant Dr. at the intersections with the above streets.

## 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:** A-1 (General Agricultural) & C-1 (Neighborhood Commercial)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



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

1. RP-1 zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that RP-1 is the most appropriate zone for this development.

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. RP-1 zoning at the recommended density is compatible with surrounding development and should have a minimal impact on adjacent properties.
2. The approval of the requested density will allow the applicant to submit a development plan with up to 235 dwelling units for MPC's consideration, which, if developed with detached residential units, would add about 97 students to the school system and add about 2275 trips to the street system. At the staff's recommended density, the applicant could submit a development plan with up to 157 dwelling units for MPC's consideration, which, if developed with detached residential units, would add about 65 students to the school system and add about 1570 trips to the street system.
3. This site is located within the Parental Responsibility Zone (PRZ) for schools. Sidewalks will be required within the development, and may also be required along Merchant Dr. Sidewalks will need to meet specifications of the City of Knoxville Engineering Department and ADA guidelines. There is a sidewalk located on the north side of Merchant Dr. that connects to Norwood Elementary northeast of the site.
4. Public water and sewer utilities are available to serve the site, and the proposal is consistent with other zoning and density in the immediate area.

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 and the Knoxville One Year Plan both designate this site for low density residential uses, consistent with the proposed RP-1 zoning at up to 5.99 du/ac. The sector plan designates the a significant portion of the site for slope protection, which is the reason for the lower density recommended by staff. (See attached sector plan map.)
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knoxville Engineering and MPC staff.

**Action:** Withdrawn **Meeting Date:** 5/10/2018  
**Details of Action:**  
**Summary of Action:** Withdraw  
**Date of Approval:** **Date of Denial:** **Postponements:** 2/12/15  
**Date of Withdrawal:** 5/10/2018 **Withdrawn prior to publication?:**  **Action Appealed?:**

## LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:** Knoxville City Council  
**Date of Legislative Action:** 9/2/2014 **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** Other **Disposition of Case, Second Reading:**  
**If "Other":** PP to 8-19-2014, pp to 9-2-14, 9-2 Referred **If "Other":**  
back to MPC to reconsider  
**Amendments:** **Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**