

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-K-23-RZ **Related File Number:** 4-E-23-PA
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 **Jurisdiction:** City
Size of Tract: 11.9 acres
Accessibility:

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:

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:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve RN-6 (Multi-Family Residential Neighborhood) zoning for the subject property because it is compatible with surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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 City of Knoxville continues to grow year after year, as does demand for a range of housing types and price points. This is especially true in areas such as the subject property where there are ample amenities such as transit access and sidewalks, nearby schools and service-oriented commercial nodes.
2. The RN-6 (Multi-Family Residential Neighborhood) zoning district permits a variety of dwelling forms and sizes that could help meet this local need for housing.

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

1. The RN-6 zoning district is characterized by a mixture of all housing types including single family, townhouse, and multifamily.
2. Merchant Drive is an arterial street that expands in front of the property to incorporate a center turn lane for safer access. Transit, sidewalks, two schools within walking distance and the substantial commercial corridor along Clinton Highway to the northeast This immediate area that can support more residential intensity.
3. There is a multifamily neighborhood with RN-5 zoning adjacent to the east and a short distance to the west is an office and commercial node. RN-6 at the this location provides an appropriate transition of land use intensities

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

1. This is a partial rezoning for a section of property that is outside of the HP overlay of Pleasant Ridge. More than half of the subject property has been previously disturbed. Any residential development under RN-6 would occur in this less topographically-challenged area, leaving the steep sloped portion that is within the HP overlay with its existing AG (Agricultural) zoning district.
2. Any stormwater and roadway access issues would be reviewed by City Engineering at the time of permitting to ensure best management practices are followed for the safety of the surrounding 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 proposed rezoning is consistent with the recommended MDR/O land use amendments to the Northwest City Sector Plan and the One Year Plan.
2. The applicant's request to rezone only the portion of the property that is outside of the HP overlay, leaving approximately 28 acres of forest in its current AG district, is consistent with the General Plan's development policies 9.2 and 9.4 to set aside large portions of open space and to minimize loss of trees, woodlands and wildlife habitat.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE

SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. Existing public infrastructure and utilities can accommodate the development potential of the RN-6 zoning district.

Action: Approved **Meeting Date:** 4/13/2023

Details of Action:

Summary of Action: Approve RN-6 (Multi-Family Residential Neighborhood) zoning for the subject property because it is compatible with surrounding development.

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-81-2023
Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**