

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

KNOXVILLE · KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 7-C-13-PA **Related File Number:** 7-H-13-RZ
Application Filed: 5/24/2013 **Date of Revision:**
Applicant: WALLACE MEMORIAL BAPTIST CHURCH

PROPERTY INFORMATION

General Location: Northwest side Merchant Dr., northeast side Scenicwood Rd.
Other Parcel Info.:
Tax ID Number: 68 K F 010 OTHER: PORTION ZONED R-2 **Jurisdiction:** City
Size of Tract: 4.9 acres
Accessibility: Access is via Merchant Dr., a 4-lane, minor arterial street with 60' of pavement width within 80' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Church
Surrounding Land Use:
Proposed Use: Church with new signage **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** Public Institutional
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Most properties fronting along this section of Merchant Dr. are developed with commercial uses under C-3 zoning. The subject property is the one of only two sites fronting on Merchant Dr. that is not zoned commercial.

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

Street: 701 Merchant Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests: None noted
Extension of Zone: Yes, extension of GC from the south and east
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential)

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