CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

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



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

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

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)

8/29/2013 04:13 PM Page 1 of 2

Requested Plan Category: GC (General Commercial)

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full): General commercial uses will be compatible with the scale and intensity of surrounding development

and zoning. The site is located along Merchant Dr., a minor arterial street that has been developed with commercial uses on both sides between Clinton Hwy. and I-75, where this site is located.

Comments: ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet

any one of these.)

A. AN ERROR IN THE PLAN - The One Year Plan currently designates the site for MDR (Medium Density Residential), consistent with its current R-2 zoning. Amendment of the One Year Plan designation for this site would bring it into consistency with the remainder of this section of Merchant

Dr.

B. 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 - No known improvements have been recently made to any of the roads surrounding this site. Public water and sewer utilities are available to serve the site.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - This section of Merchant Dr. between Clinton Hwy. and I-75 is developed with commercial uses, mostly under C-3 zoning. This proposed plan amendment is an extension of that pattern and would bring the site into consistency

with surrounding proposed land uses.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC)
BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. The land use and zoning

pattern has long been established as commercial in this corridor.

Action: Approved Meeting Date: 7/11/2013

Details of Action:

Summary of Action: GC (General Commercial)

Date of Approval: 7/11/2013 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: 8/6/2013 Date of Legislative Action, Second Reading: 8/20/2013

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/29/2013 04:13 PM Page 2 of 2

This document was created with Win2PDF available at http://www.win2pdf.com. The unregistered version of Win2PDF is for evaluation or non-commercial use only. This page will not be added after purchasing Win2PDF.