

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST CITY SECTOR 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-D-13-SP                      **Related File Number:**  
**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 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:**  
**Previous Requests:**  
**Extension of Zone:** Yes, extension of commercial from the south and east  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PI (Public Institutional)

Requested Plan Category: C (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.):** ADOPT RESOLUTION # 7-D-13-SP, amending the Northwest City Sector Plan to C (Commercial) and recommend that City Council also adopt the amendment. (See attached resolution, Exhibit A.)

**Staff Recomm. (Full):** 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:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The sector plan currently designates the site for MDR (Medium Density Residential), consistent with its current R-2 zoning. Amendment of the sector plan designation for this site would bring it into consistency with the remainder of this section of Merchant Dr.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

This section of Merchant Dr. between Clinton Hwy. and I-40 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.

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

The surrounding properties along Merchant Dr. are mostly commercial, so commercial use of this site would be compatible with the surrounding development pattern.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. 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.
2. 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:** 7/11/2013

**Details of Action:**

**Summary of Action:** C (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:**

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