

REZONING REPORT

▶ **FILE #:** 3-D-20-RZ

AGENDA ITEM #: 12

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** BOB ALCORN ARCHITECTS

OWNER(S): John & Barbara Schneider

TAX ID NUMBER: 80 H C 03302

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 2811 Merchant Dr.

▶ **LOCATION:** West side of Merchant Dr., southwest of Wilkerson Rd., north of Pleasant Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 19639 square feet

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial with a pavement width of 31 feet within a right-of-way of 88 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **ZONING REQUESTED:** O (Office)

▶ **EXISTING LAND USE:** Single family residential

▶ EXTENSION OF ZONE: O is across Merchant Drive

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential - RN-1 (Single Family Residential Neighborhood)

South: Wholesale - O (Office)

East: Single family residential - RN-1 (Single Family Residential Neighborhood)

West: Commercial - C-G-1 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is within 600 feet of the intersection with Pleasant Ridge Road. It is a transition area from the commercial node to single family residential neighborhoods.

STAFF RECOMMENDATION:

▶ **Approve O (Office) zoning district because it is consistent with the Northwest City Sector Plan designation of O (Office) land use classification for this property.**

COMMENTS:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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 area is located between a commercially zoned node and an adjacent single family residential neighborhood, additional office zoning is an appropriate transition between the more intensive uses associated with commercial zoning and the lesser intensive uses associated with residential zoning.

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

1. The proposed amendment to O zone district is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.

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. The rezoning from RN-1 to O should not create any adverse effects directly nor indirectly.
2. The O zone district as a transition zone should mitigate any potential impacts arising from the adjacent commercial zoning at the intersection with Merchant Drive and Pleasant Ridge Road and the adjacent single family residential neighborhood.

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 designator of O (Office) supports O (Office) zoning.
2. The amendment to O (Office) is not in conflict with any other adopted plan.

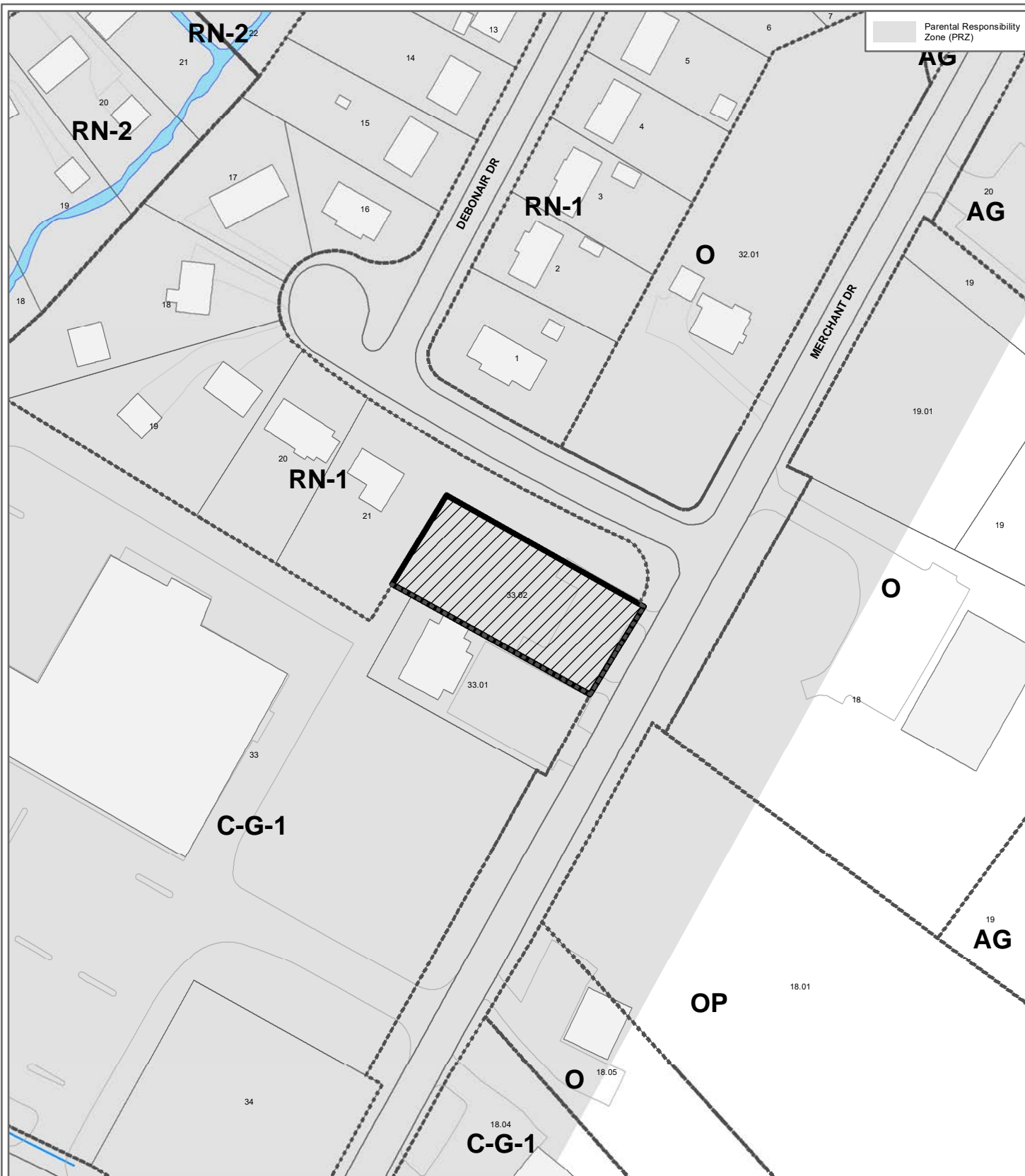
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2020 and 4/21/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**3-D-20-RZ
REZONING**

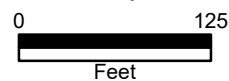
From: RN-1 (Single-Family Residential Neighborhood)
To: O (Office)



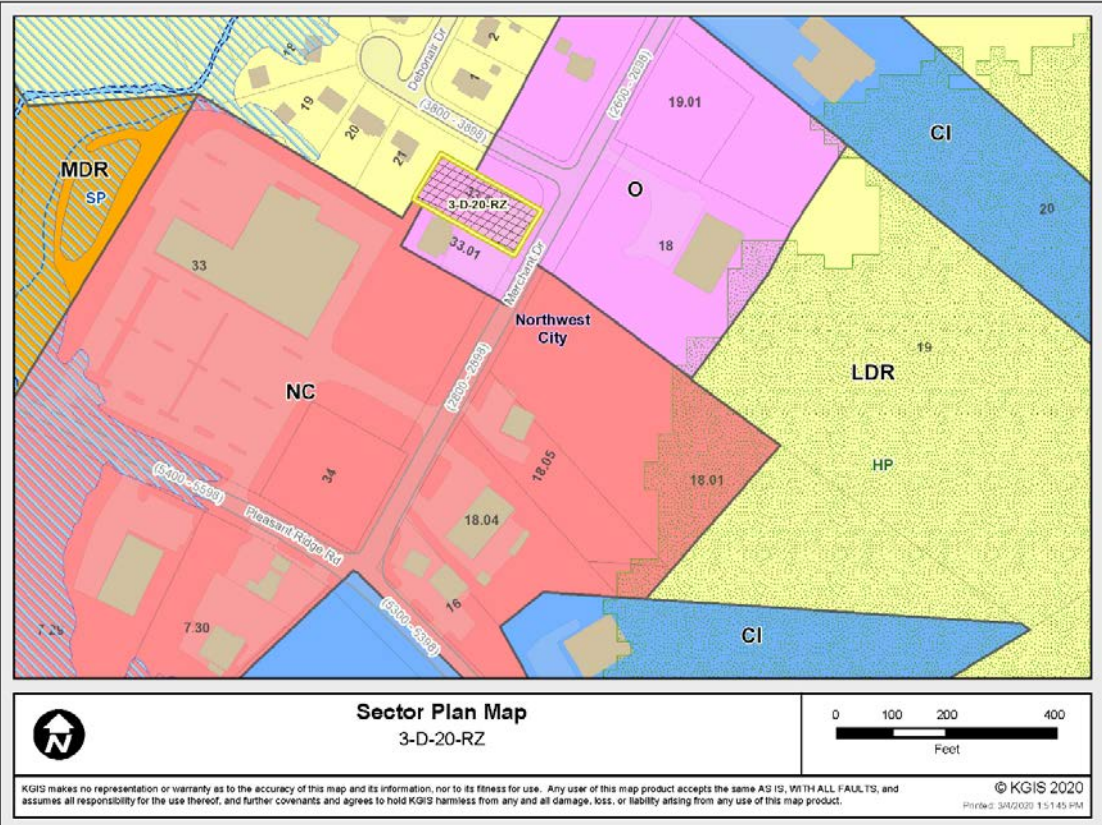
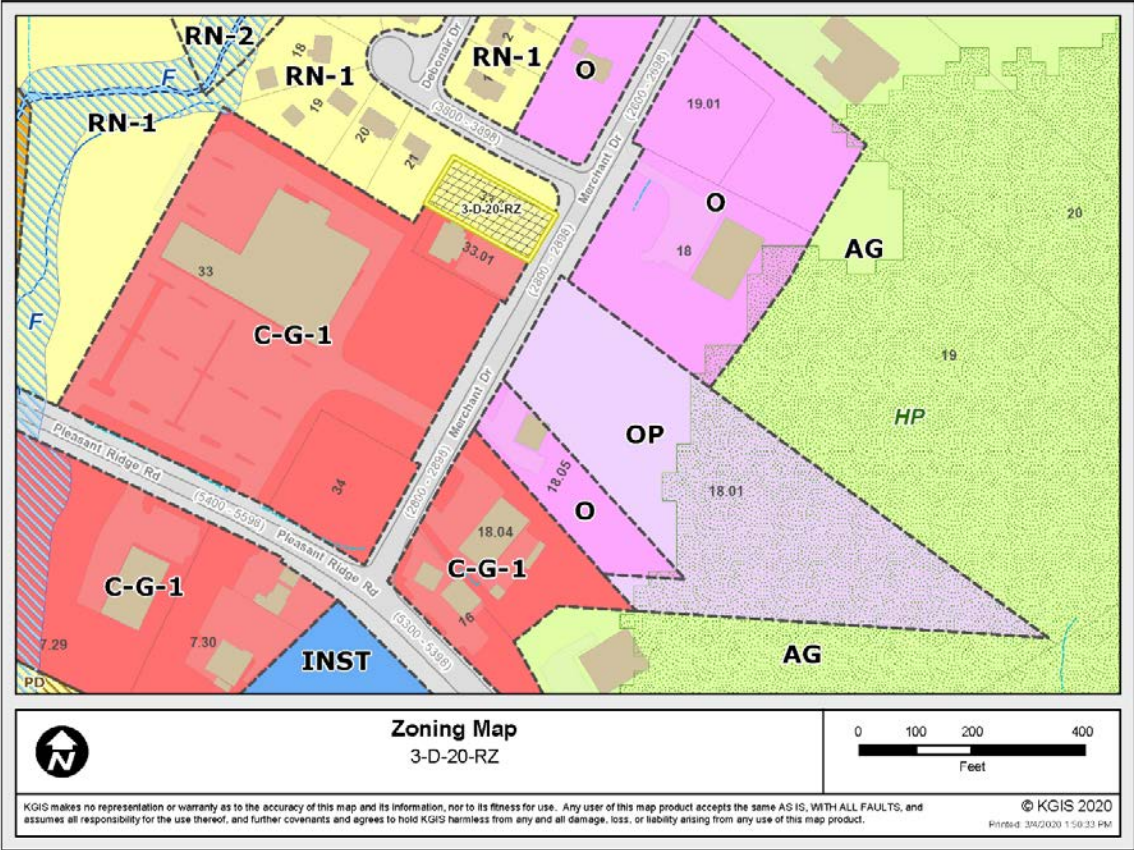
Original Print Date: 2/18/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bob Alcorn Architects

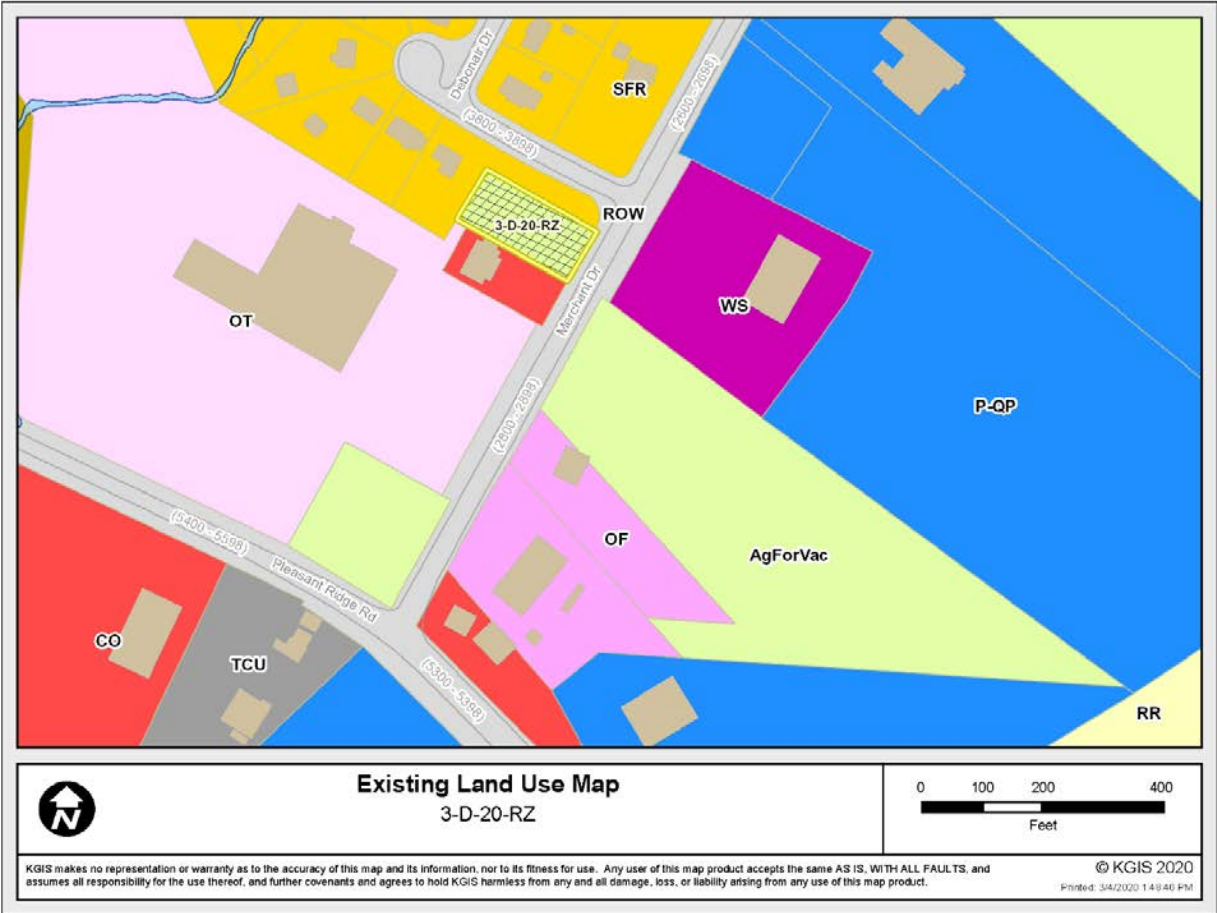
Map No: 80
Jurisdiction: City



3-D-20-RZ: Exhibit A – Contextual Images



3-D-20-RZ: Exhibit A – Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Applicant Bob Alcorn Architects

Date Filed Jan 21, 2020

Meeting Date (if applicable) March 12, 2020

File Number(s) 3-D-20-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Name Bob Alcorn Company Bob Alcorn Architects

Address 1545 Western Ave, Suite 110 City Knoxville State Tn. Zip 37921

Phone 865-659-0729 Email balcornarchitect@yahoo.com

CURRENT PROPERTY INFO

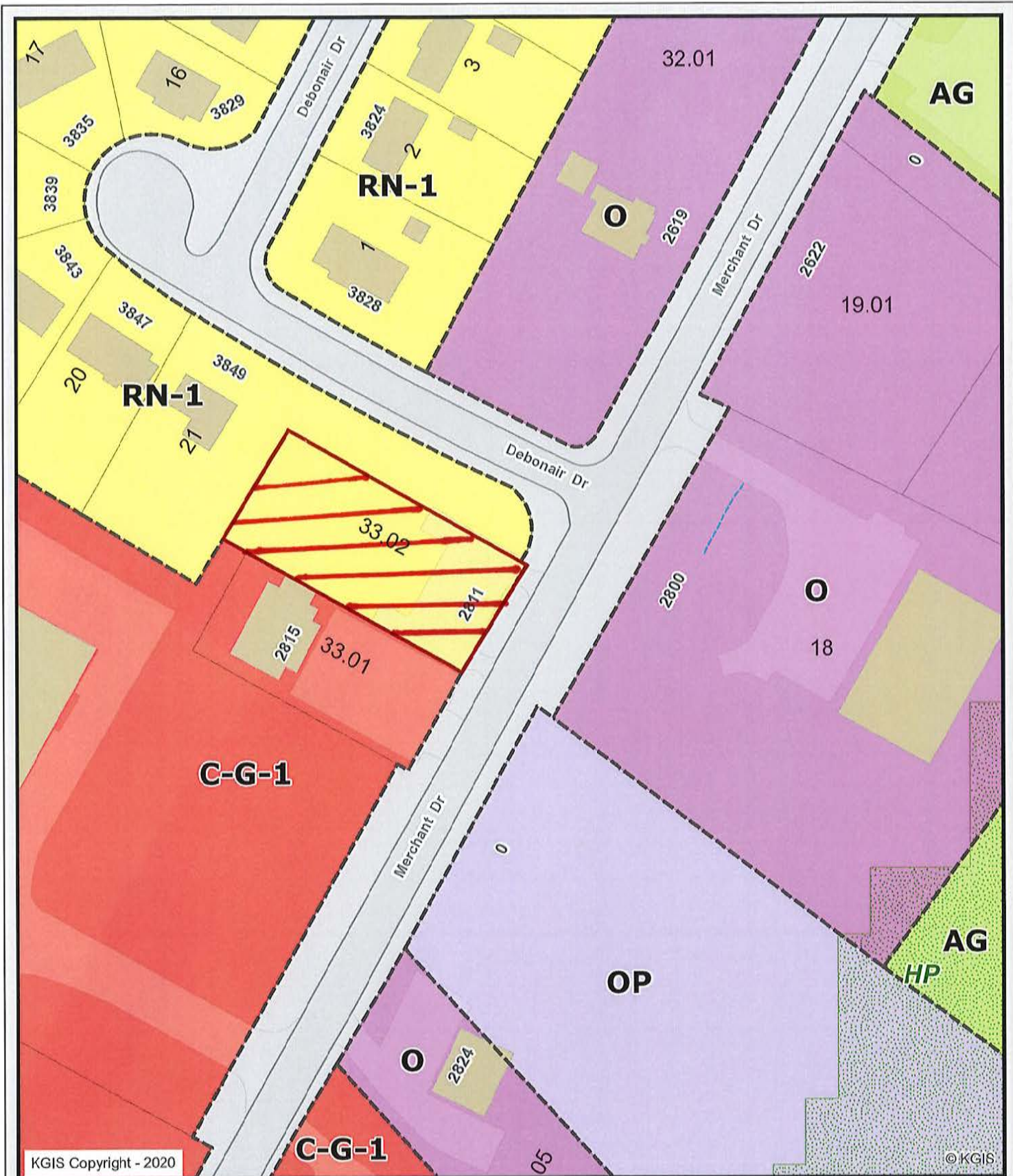
Owner Name (if different) John & Barbara Schneider Owner Address 3101C Cunningham Rd Knoxville, Tn. 37918 Owner Phone 865-604-3005

Property Address 2811 Merchants Drive Parcel ID 080HC03302
w/5 Merchant Dr., SW of Wilkerson Rd, N of Pleasant Rd
General Location Northwest City Tract Size 100ft x 222ft
19,639 sqft (apprx.)

Jurisdiction (specify district above) 3 City County Zoning District RN-1

Planning Sector Northwest City Sector Plan Land Use Classification O Growth Policy Plan Designation N/A

Existing Land Use Ag for Vac Septic (Y/N) N Sewer Provider KUB Water Provider KUB



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2811 Merchant Dr.

Printed: 1/22/2020 at 9:51:45 AM



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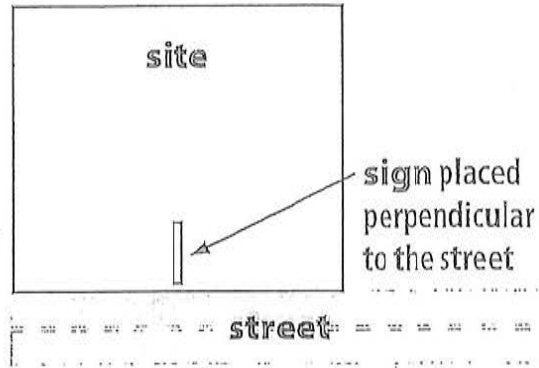
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/20 and 3/13/2020
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Bob Alcorn

Printed Name: Bob Alcorn

Phone: 865-459-0729 Email: dalcornarchitect@yahoo.com

Date: 1/21/2020

File Number: 3-D-20-RZ