

## REZONING REPORT

► FILE #: 3-D-20-RZ 12 AGENDA ITEM #:

> **AGENDA DATE:** 3/12/2020

▶ APPLICANT: **BOB ALCORN ARCHITECTS** 

John & Barbara Schneider OWNER(S):

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

N/A **GROWTH POLICY PLAN:** 

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial with a pavement with of 31

feet within a right-of-way of 88 feet.

Water Source: Knoxville Utilities Board **UTILITIES**:

> 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 North:

Single family residential - RN-1 (Single Family Residential **USE AND ZONING:** 

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 transistion 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):

AGENDA ITEM #: 12 FILE #: 3-D-20-RZ 3/4/2020 10:35 AM LIZ ALBERTSON PAGE #: 12-1 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 transistion 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 transistion 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 designaton 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.

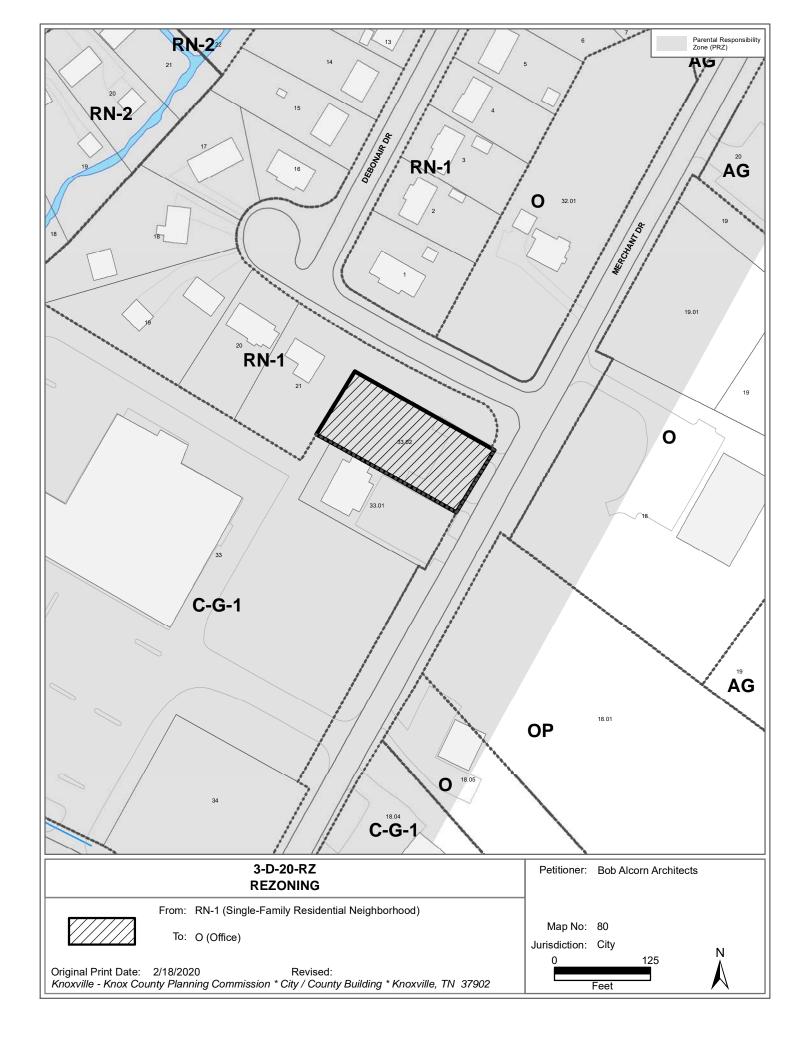
ESTIMATED STUDENT YIELD: Not applicable.

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

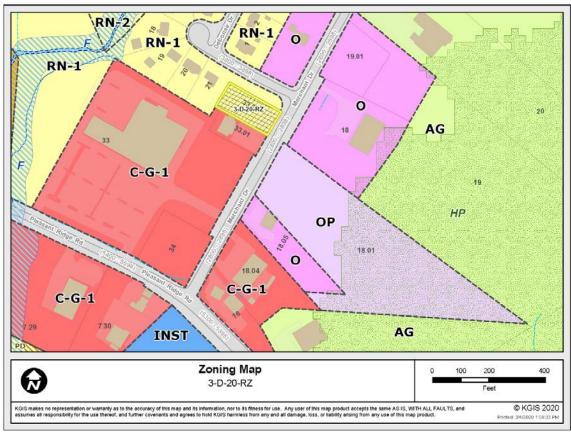
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.

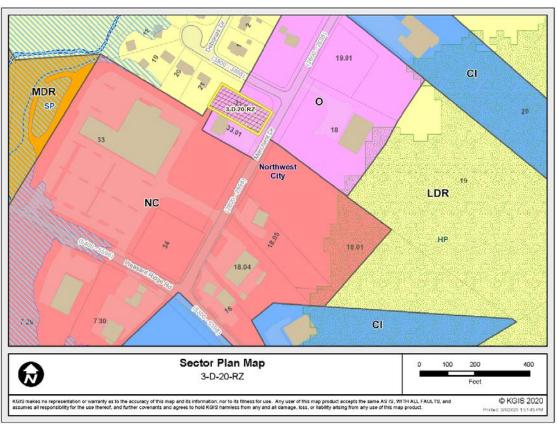
If approved, this item will be forwarded to Knoxville City Council for action on 4/7/2020 and 4/21/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal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

AGENDA ITEM #: 12 FILE #: 3-D-20-RZ 3/4/2020 10:35 AM LIZ ALBERTSON PAGE #: 12-2

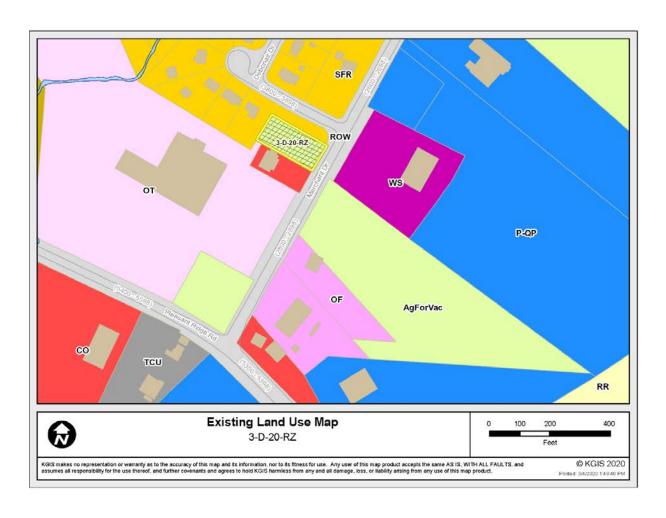


### 3-D-20-RZ: Exhibit A – Contextual Images





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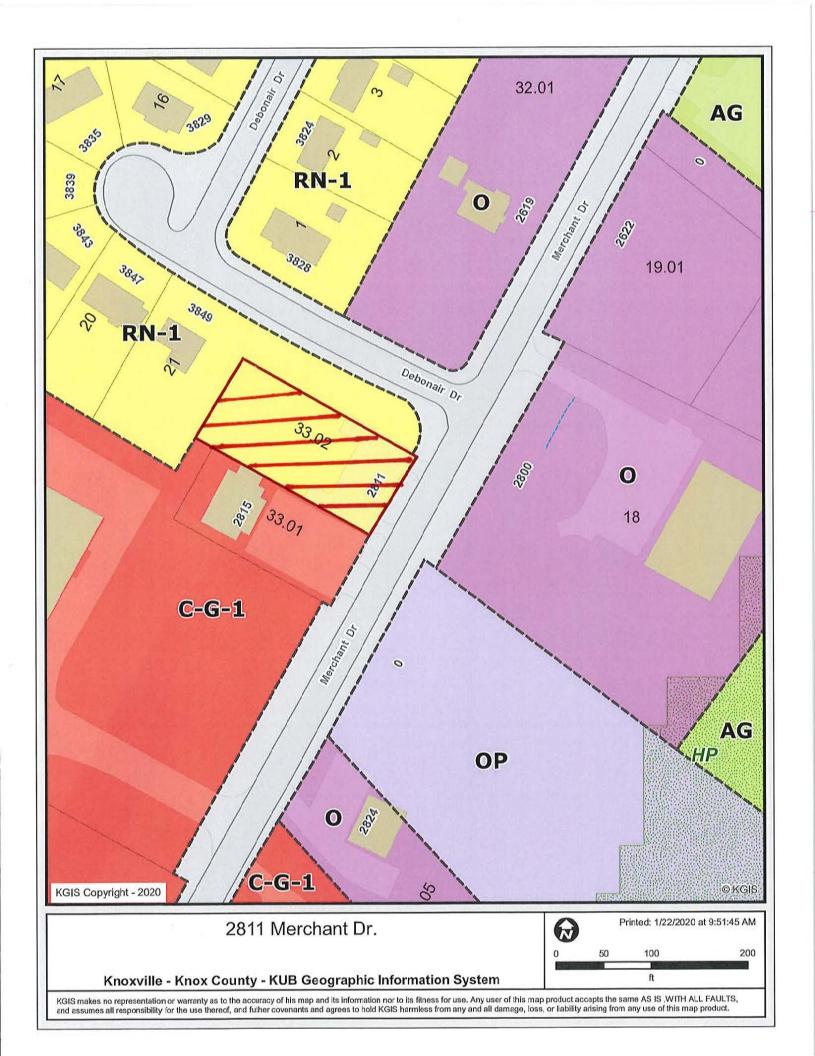


# DEVELOPMENT REQUEST

Planning   Development Plan   Concept Plan				
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Root Alcorn Architects  Applicant  Foun 21, 2020  March 12, 2020  Meeting Date (if applicable)  File Numbers(s)  CORRESPONDENCE  Alcorrespondence related to this application should be directed to the approved contact listed below.  Applicant owner option Holder rooject Surveyor Engineer Architect/Landscape Architect  Bob Alcorn Bob Alcorn Architects  Name  Company  IS45 Western Ave Suite 110 Vnoxville Tn. 37921  Address  City State Zip  BUS-US9-0729 balcornarchitects yahoo.com  Phone  Email  CURRENT PROPERTY INFO  John & Barbara Schneider Knoxville Tn. 3791B  Bus-604-3005  Owner Address  Owner Phone  2011 Cunningham Rd  Company  Merchants Drive  Property Address Ws Merchant Drive  North west City County  Tract Size  Jurisdiction (specify district above) Activ County  Tract Size	Charles and commence and the Commence of the C	☐ Use on Review / Special Us	se 🔲 Final Plat	Rezoning
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Date Filed    March   2,2020   3-D-20 RZ     Meeting Date (if applicable)   File Numbers(s)    Applicant   Owner   Option Holder   Project Surveyor   Engineer   Architect/Landscape Architect     Bob Alcorn   Bob Alcorn Architects     Company   ISATS Western Ave   Suite 110   Vnoxville   Tn. 37921     Address   City   State   Zip     Blos-659-0729   balcornarchitects   yahoo.com     Phone   Email     Current Property INFO   3101   Cunningham Rd     Tohn & Barbara Schneider   Knoxville   Tn. 37918   865-604-3005     Owner Name (if cifferent)   Owner Address   Owner Phone     2811   Merchants Drive   OBOH C 03302     Property Address WS Merchant Dr., Sw of Wilkerson Byrel 10     North west City   Not Pleasant Rights   19,639   Suft     General Location   Tract Size     Jurisdiction (specify district above)   Scity   County   Zoning District     Jurisdiction (specify district above)   Scity   County   Zoning District     Address   County   County   County   County   County     County   County   County   County   County   County     County   County   County   County   County   County     County   County   County   County   County   County   County     County	Applicant Applicant	TITCHITECIS		Planning
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Hg For Vac N LUB KUB Existing Land Use Septic (Y/N) Sewer Provider Water Provider	9	Sentic (V/N)	Sewer Provider	Water Provider

### **REQUEST**

	REQUEST						
N F	☐ Development Plan ☐ Use on Review / Special Use	4- 54 C SHIP	1000				
DEVELOPMENT	☐ Residential ☐ Non-Residential		White III				
ELOI	☐ Home Occupation (specify):						
DEV	Other (specify):						
SUBDIVISION							
	☐ Proposed Subdivision Name	Un	it / Phase Number				
	☐ Parcel Change						
BDIV	☐ Combine Parcels ☐ Divide Parcel Total Number of Lo	ots Created:					
SU	Other (specify):						
	☐ Attachments / Additional Requirements						
718	222	too Early (					
	□ Zoning Change: RN-1 to Proposed Zoning	COLOR COLOR					
SONING	E B AVE						
	Plan Amendment Change:  Proposed Plan Designation(s)						
7	Froposed Property Use (specify)  Proposed Density (units/acre)  Previous Rezoning Requests						
	☐ Other (specify):						
	. Other (specify).						
287	PLAT TYPE	FEE 1:	TOTAL:				
7	☐ Staff Review ☐ Planning Commission	1.000					
ONE	ATTACHMENTS	FEE 2:					
STAFF USE ONLY	☐ Property Owners / Option Holders ☐ Variance Request		\$ 1000				
	ADDITIONAL REQUIREMENTS	XX					
	☐ Design Plan Certification (Final Plat only) ☐ Use on Review / Special Use (Concept Plan only)	FEE 3:					
	☐ Traffic Impact Study	l xx					
	AUTHORIZATION						
La Partie la Partie de la							
Michelle Portier			1/2020				
	Staff Signature Please Print	Date					
	2100						
	TOD Hycom Bob Alco	orn 1/2	21/2020				
	Applicant Signature Please Print	PROVINCENDO ANTI-LOS DE LA CASE DE LA COMO DE LA COMPANSIÓN DELA COMPANSIÓN DE LA COMPANSIÓN DE LA COMPANSIÓN DE LA COMPANSIÓ					





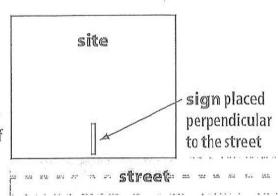
## REQUIRED SIGN POSTING AGREEMENT

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 Alcour
Printed Name: Bob Alcorn
Phone: 865-659-0729 Email: Dalcornarchitectayahoo.com
Date: 1/21/2020
File Number: 3-D-20-RZ