



PLAN AMENDMENT REPORT

▶ FILE #: 1-E-21-SP **AGENDA ITEM #:** 7
 POSTPONEMENT(S): 1/14/2021 **AGENDA DATE:** 2/11/2021
▶ APPLICANT: BENJAMIN C. MULLINS OBO HILTON CAPITAL GROUP
 OWNER(S): Girls Scouts of Tanasi Council, Inc.

TAX ID NUMBER: 80 J B 021, 023 & 024 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 2400, 2600 Merchant Dr. & 5291 Oakhill Dr.
▶ LOCATION: South of Merchant Dr between Clinton Hwy & Pleasant Ridge Rd.
▶ APPX. SIZE OF TRACT: 39.3 acres
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with 33 feet of pavement width and 65 feet of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ PRESENT PLAN AND ZONING DESIGNATION: LDR (Low Density Residential) / HP (Hillside Protection) / C-N (Neighborhood Commercial) District / AG (Agricultural) District / HP (Hillside Protection) Overlay District on 2400 Merchant Drive; AG (Agricultural) District / HP (Hillside Protection) Overlay District on the remaining property
▶ PROPOSED PLAN DESIGNATION: MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)
▶ EXISTING LAND USE: Agriculture/forestry/vacant
EXTENSION OF PLAN DESIGNATION: No
HISTORY OF REQUESTS: 4-J-14-RZ: Withdrawn - A-1 & C-1 to RP-1 up to 5.99 du/ac
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)
 South: Agriculture/forestry/vacant - LDR (Low Density Residential)
 East: Public/quasi-public - CI (Civic Institutional)
 West: Multifamily residential - MDR (Medium Density Residential)
NEIGHBORHOOD CONTEXT This area is primarily a mix of low density and medium density residential uses between two commercial nodes, one at the intersection with Clinton Highway, and a smaller scale commercial area at the intersection with Pleasant Ridge Road.

STAFF RECOMMENDATION:

- ▶ **Approve MDR (Medium Density Residential) / HP (Hillside Protection) because it is compatible with the surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no changing conditions that warrant 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:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is no obvious error in the plan.

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

1. Creating options for a variety of housing types in walkable areas around schools and along transit routes encourages neighborhood connectivity and meets a growing demand for housing in the City. This area is within the Parental Responsibility Zone for both Northwest Middle and Norwood Elementary school and is located between two commercial nodes. Sidewalks are along Merchant Drive and it is serviced by transit. The characteristics of this area warrant reconsideration to MDR (Medium Density Residential) / HP (Hillside Protection) at this location.

State law regarding amendments of the general plan (which includes 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:

- 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.
- 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 90 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell Elementary.

- 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 3/9/2021 and 3/23/2021. 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.