



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-B-23-SP **AGENDA ITEM #:** 10
AGENDA DATE: 10/5/2023

▶ **APPLICANT:** ERIKA AYALA MUNOZ
OWNER(S): Leticia & Francisco Hernandez

TAX ID NUMBER: 80 J B 01801 (PORTION OF) [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 2812 MERCHANT DR

▶ **LOCATION:** Southeast side of Merchant Dr, northeast of Pleasant Ridge Rd

▶ **APPX. SIZE OF TRACT:** 3 acres

SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with a 30-ft pavement width within a right-of-way width that ranges from 62 ft to 72 ft.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** NC (Neighborhood Commercial), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial), HP (Hillside Protection)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No this is not an extension of the land use classification.

HISTORY OF REQUESTS: In 1982, this property was included in a rezoning request from A-1 (General Agricultural) to C-3 (General Commercial). A rezoning to O-3 (Office Park) was approved per staff recommendation. (12-D-82-RZ)

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Wholesale, public- quasi public land - O (Office), HP (Hillside Protection)

South: Office, public- quasi public land - NC (Neighborhood Commercial), CI (Civic Institutional), HP (Hillside Protection)

East: Agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection)

West: Commercial - NC (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT This area is an office and commercial node around the intersection of Merchant Drive and Pleasant Ridge Road. It is surrounded by single family and multifamily residential neighborhoods. There is a middle school to the south, and a large area of forested hillside to the east.

STAFF RECOMMENDATION:

- ▶ **Deny the sector plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications and the land use intent. The HP (Hillside Protection) will be retained.**

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. The subject property is part of a commercial and office node around the intersection of Merchant Drive and Pleasant Ridge Road, which has gradually expanded over the past 20 years with the addition of a Goodwill store in 2003 and a Dollar General store in 2016.
2. Although the requested GC (General Commercial) land use classification generally aligns with existing development in the area, it is not consistent with the land use classifications in the Northwest City Sector Plan. In the sector plan, this node is comprised of a contiguous area of the NC (Neighborhood Commercial) classification, which includes the subject property, coupled with an area of O (Office) classification to the north. Reclassifying a single parcel to the GC land use would break up cohesion in the land use map and could lead to more intensive development than intended by the sector plan.

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

1. There have been no significant infrastructure improvements to this area recently. However, it is noteworthy that Merchant Drive is a minor arterial street with sidewalks and a transit line. The property is in an urbanized area with ample utility capacity.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property is one of nine neighboring properties with the NC classification, which only permits consideration of the C-N (Neighborhood Commercial) zoning district. Currently there is no C-N zoning, and the predominant zoning among these properties is C-G-1 (General Commercial). The C-G-1 district is permitted in the requested GC land use classification. Even though the land use class here is inconsistent with current zoning and development, it is not necessarily the result of an error or omission in the sector plan.

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

1. This commercial node is surrounded by numerous residential neighborhoods, which supports maintaining the NC land use classification to promote commercial services for these communities.
2. Traffic counts along this section of Merchant Drive shows a modest decline over the past twenty years, which does not necessarily support or detract from the proposed GC land use classification.

ADDITIONAL CONSIDERATIONS:

1. The Northwest City Sector Plan describes the GC land use classification as one that should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts. The location criteria states that the GC land use is for existing commercial areas only. Given this explicit caution about extending the GC land use, adding it to an area where it does not currently exist would be inconsistent with the sector plan.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-B-23-RZ **AGENDA ITEM #:** 10
 10-B-23-PA **AGENDA DATE:** 10/5/2023

▶ **APPLICANT:** ERIKA AYALA MUNOZ
OWNER(S): Leticia & Francisco Hernandez

TAX ID NUMBER: 80 J B 01801 (PORTION OF) [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 2812 MERCHANT DR

▶ **LOCATION:** Southeast side of Merchant Dr, northeast of Pleasant Ridge Rd

▶ **TRACT INFORMATION:** 3 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with a 30-ft pavement width within a 62 ft to 72 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial), HP (Hillside Protection) / OP (Office Park), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial), HP (Hillside Protection) / C-G-1 (General Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No this is not an extension of the land use classification. It is a minor extension of the C-G-1 zoning district, which borders a portion of the subject parcel to the south and is also present across the street.

HISTORY OF ZONING REQUESTS: In 1982, this property was included in a rezoning request from A-1 (General Agricultural) to C-3 (General Commercial). A rezoning to O-3 (Office Park) was approved, per staff recommendation. (12-D-82-RZ)

SURROUNDING LAND USE, PLAN DESIGNATION, North: Wholesale, public- quasi public land - O (Office), HP (Hillside Protection) - O (Office), AG (Agricultural), HP (Hillside Protection Overlay)

ZONING South: Office, public- quasi public land - NC (Neighborhood Commercial), CI (Civic Institutional), HP (Hillside Protection) - O (Office), C-G-1 (General Commercial), AG (Agricultural), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection) - AG (Agricultural), HP (Hillside Protection)

Overlay)

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

NEIGHBORHOOD CONTEXT: This area is an office and commercial node around the intersection of Merchant Drive and Pleasant Ridge Road. It is surrounded by single family and multifamily residential neighborhoods. There is a middle school to the south, and a large area of forested hillside to the east.

STAFF RECOMMENDATION:

- ▶ **Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is inconsistent with surrounding land use classifications. The HP (Hillside Protection) will be retained.**

- ▶ **Deny the C-G-1 (General Commercial) district because it is inconsistent with the land use classifications in the Northwest City Sector Plan and the One Year Plan. The HP (Hillside Protection Overlay) will be retained.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The subject property is part of a commercial and office node around the intersection of Merchant Drive and Pleasant Ridge Road, which has gradually expanded over the past 20 years.
2. Although the requested GC (General Commercial) land use classification generally aligns with existing development in the area, it is not consistent with surrounding land use designations. Reclassifying a single parcel to the GC land use among the existing NC (Neighborhood Commercial) and O (Office) classifications would break up the cohesion of the land use map in this area. It could lead to more intensive development than intended by the One Year Plan.

AN ERROR IN THE PLAN:

1. The subject property is one of several surrounding properties with the NC classification, which only permits consideration of the C-N (Neighborhood Commercial) zoning district. Despite this, there is no C-N zoning, and the predominant zoning among these properties is C-G-1 (General Commercial). C-G-1 is permitted in the requested GC land use classification. Although the land use class here is not reflective of current zoning and development, it is not necessarily the result of an error in the plan.

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:

1. This commercial node is surrounded by numerous residential neighborhoods, which supports maintaining the NC land use classification to provide commercial services intended for these local communities.
2. There have been no significant changes in public facilities or capital improvements that affect this request for the GC land use classification.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in public policy pertaining to the proposed land use amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new studies or plans specific to the commercial land use class that apply to this request.

ADDITIONAL CONSIDERATIONS:

1. The One Year Plan describes how the GC class is intended for properties that are relatively flat. A portion of the subject parcel is within the HP (Hillside Protection) area, with steep slopes towards the rear of the lot.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS

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 subject property is part of a cluster of C-G-1 (General Commercial) and O (Office) zoned properties at the intersection of two minor arterial streets. There has been a gradual increase in commercial development over the past 20 years, with two new retail establishments being developed in accordance with general commercial zoning standards.
2. The requested C-G-1 zoning district is consistent with surrounding zoning and development.

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

1. The C-G-1 district is intended for retail, personal service, office, and residential uses along commercial nodes and corridors. It promotes mixed-use development in a pedestrian-oriented environment. Commercial uses are generally indoors, with limited exceptions per special use approval.
2. The subject property is part of a commercial and office node surrounded by residential communities. This is an area that supports a pedestrian environment; Merchant Drive and Pleasant Ridge Road have sidewalks and transit access. The Northwest Greenway and Pleasant Ridge Greenway trails are a short distance to the south. The property's location meets the intent of the C-G-1 zoning district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. There are no adverse impacts anticipated to occur with the proposed rezoning. C-G-1 is a predominant zoning district in the immediate area, and uses and dimensions in this district would be compatible with the surrounding built environment.

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 proposed C-G-1 zoning district is inconsistent with the NC (Neighborhood Commercial) land use classification in the North City Sector Plan and the One Year Plan, which only permits consideration of the C-N (Neighborhood Commercial) zoning district.
2. C-G-1 zoning at this location is consistent with the General Plan's development policy 9.11 to locate community-serving commercial areas where they can be easily shared by several neighborhoods. This commercial node is easily accessible to numerous low and medium density residential neighborhoods.

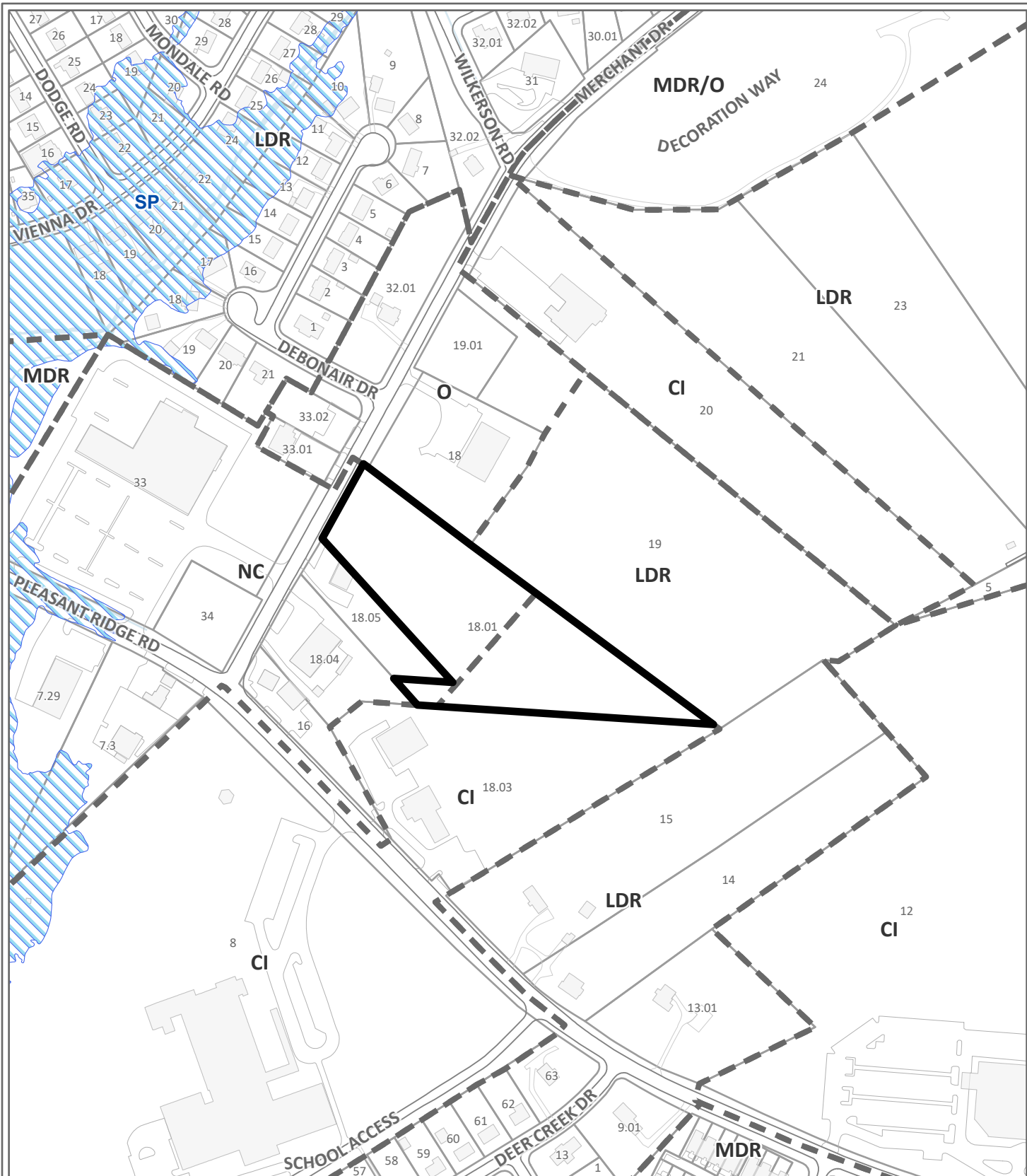
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This area has adequate infrastructure and facilities to accommodate an additional commercial development on the 3-acre parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/14/2023 and 11/28/2023. 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.



**10-B-23-SP
NORTHWEST CITY SECTOR PLAN MAP**

From: NC (Neighborhood Commercial), HP (Hillside Protection)

To: GC (General Commercial), HP (Hillside Protection)

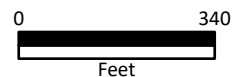
Petitioner: Erika Ayala Munoz

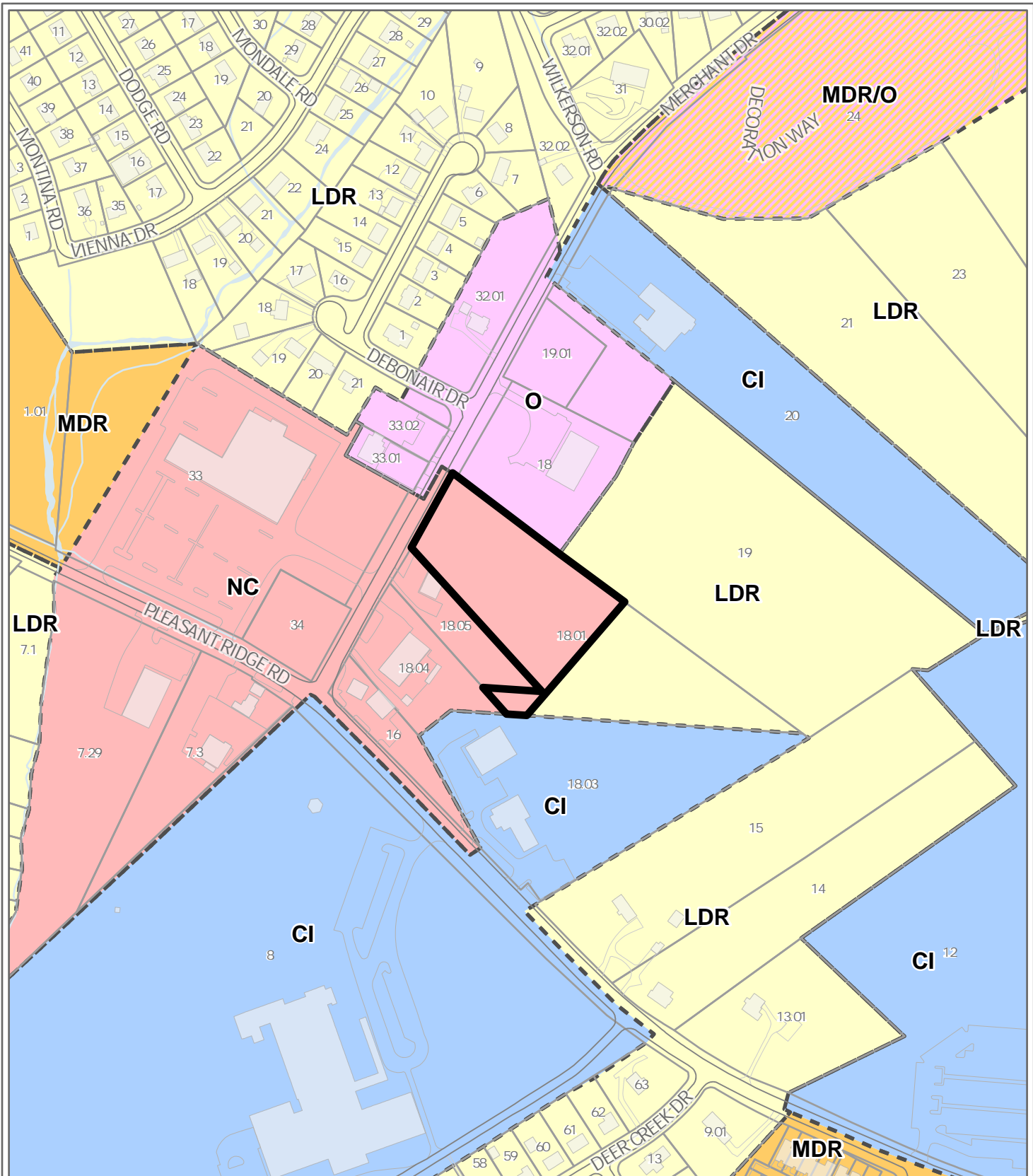
Map No: 80

Jurisdiction: City

Original Print Date: 8/24/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

10-B-23-PA

Petitioner: Erika Ayala Munoz



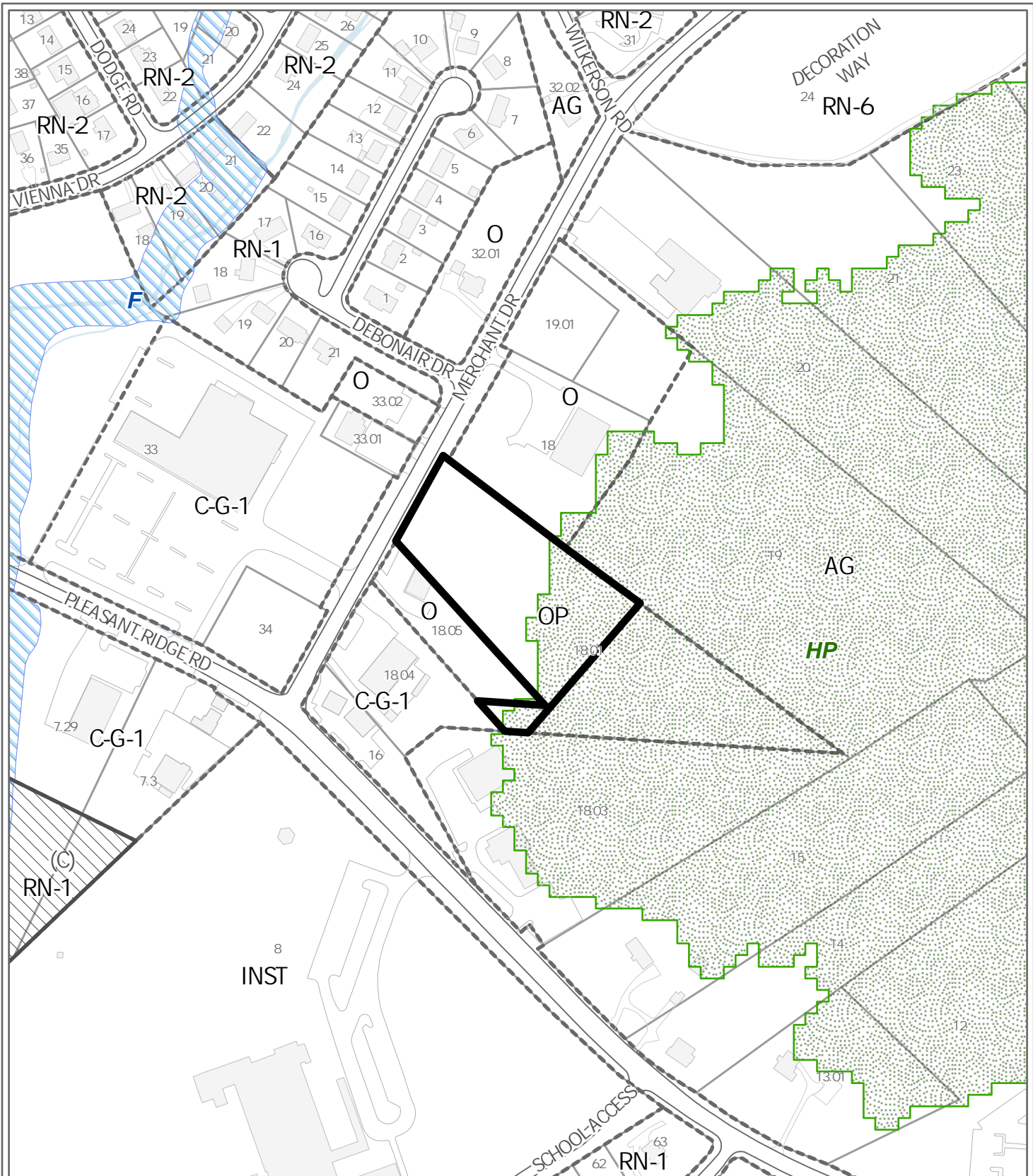
From: NC (Neighborhood Commercial), HP (Hillside Protection)

To: GC (General Commercial), HP (Hillside Protection)

Map No: 80
Jurisdiction: City

Original Print Date: 9/13/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

10-B-23-RZ

Petitioner: Erika Ayala Munoz

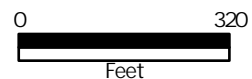


From: OP (Office Park), HP (Hillside Protection Overlay)

To: C-G-1 (General Commercial), HP (Hillside Protection Overlay)

Map No: 80
Jurisdiction: City

Original Print Date: 9/13/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	3.1		
Non-Hillside	2.0	N/A	
0-15% Slope	0.2	100%	0.2
15-25% Slope	0.2	50%	0.1
25-40% Slope	0.4	20%	0.1
Greater than 40% Slope	0.2	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	1.1	Recommended disturbance budget within HP Area (acres)	0.4
		Percent of HP Area	39.6%

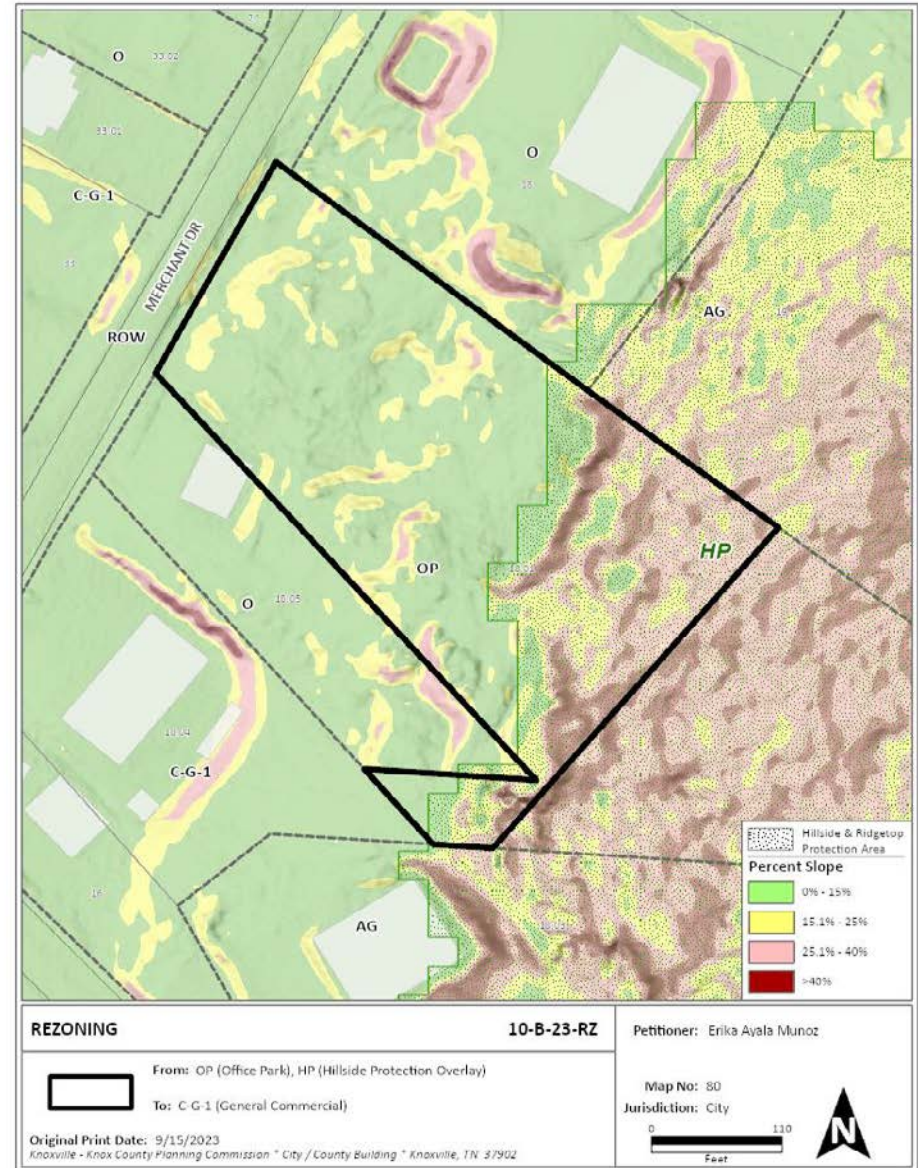
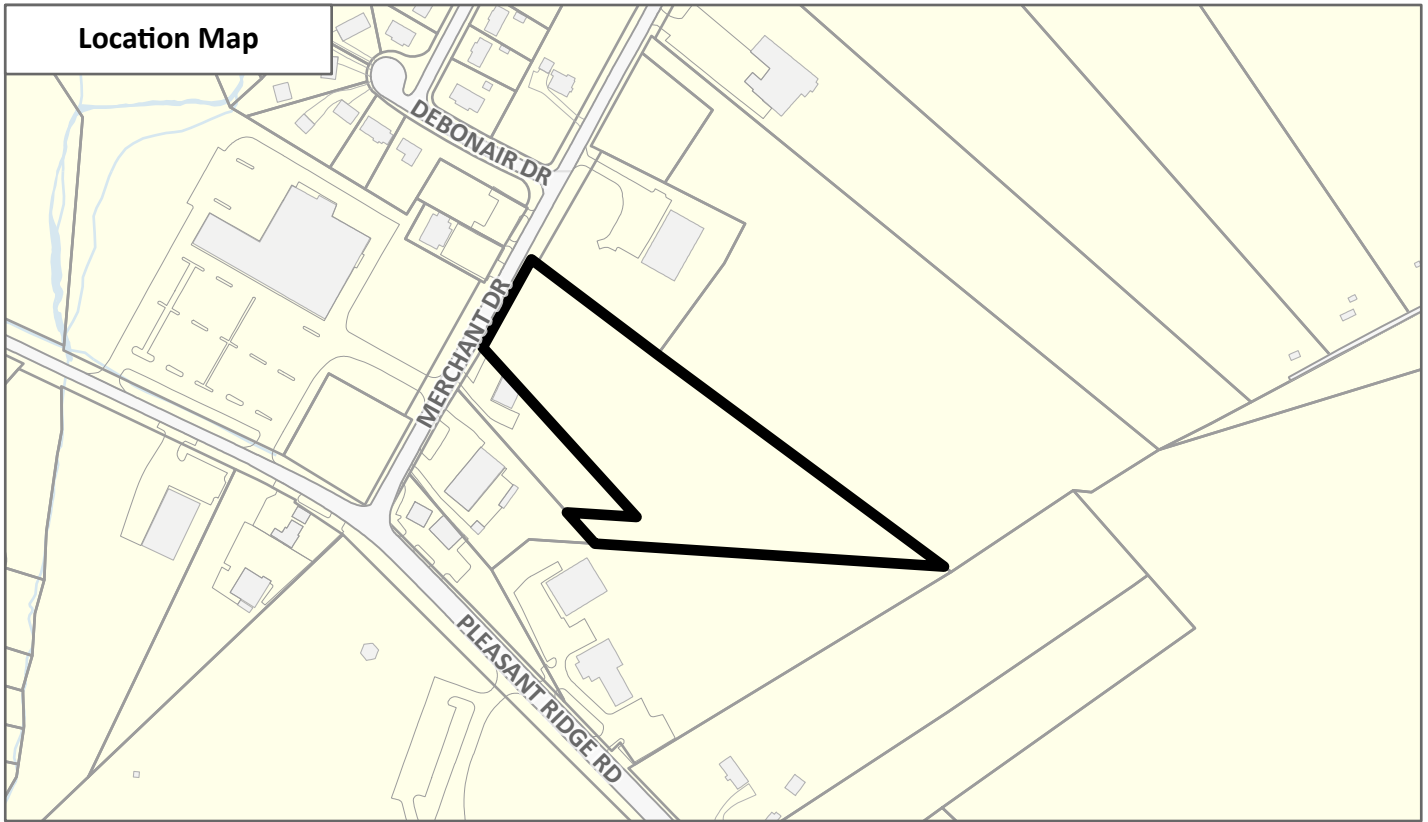


Exhibit A. Contextual Images

Location Map



Aerial Map

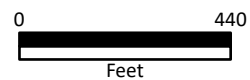


CONTEXTUAL MAPS 1

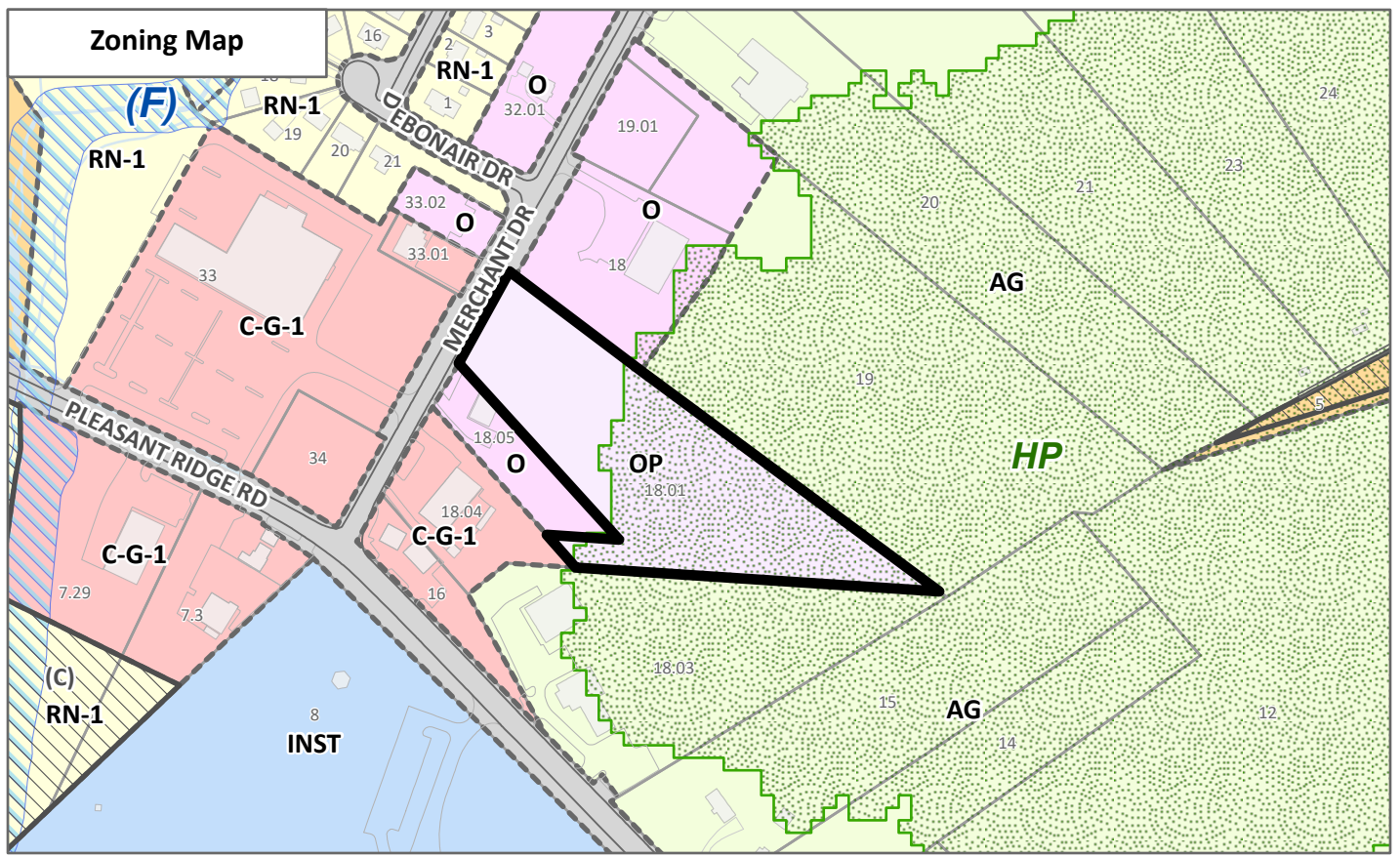
10-B-23-SP/10-B-23-PA/10-B-23-RZ



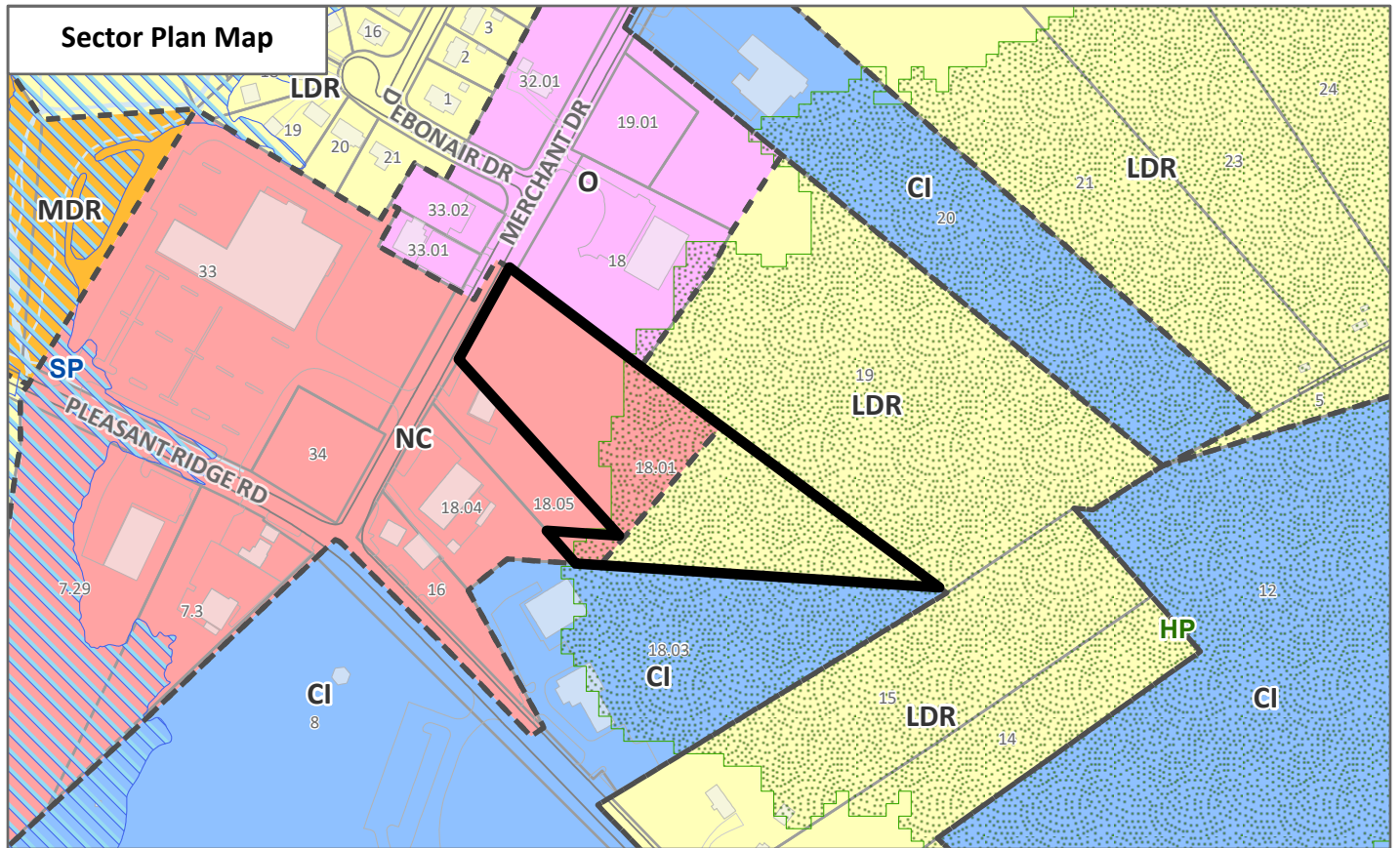
Case boundary



Zoning Map



Sector Plan Map

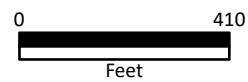


CONTEXTUAL MAPS 2

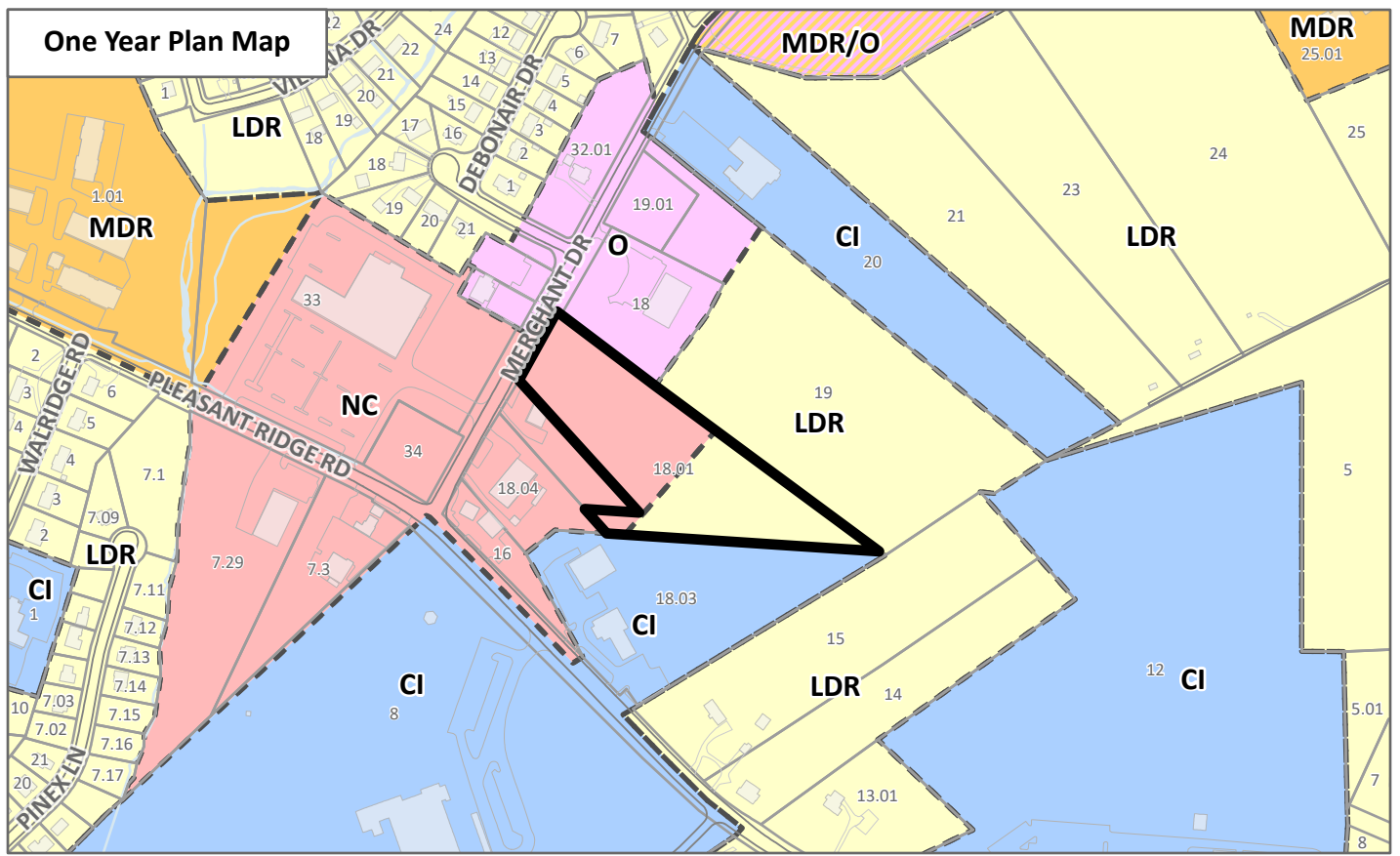
10-B-23-SP/10-B-23-PA/10-B-23-RZ



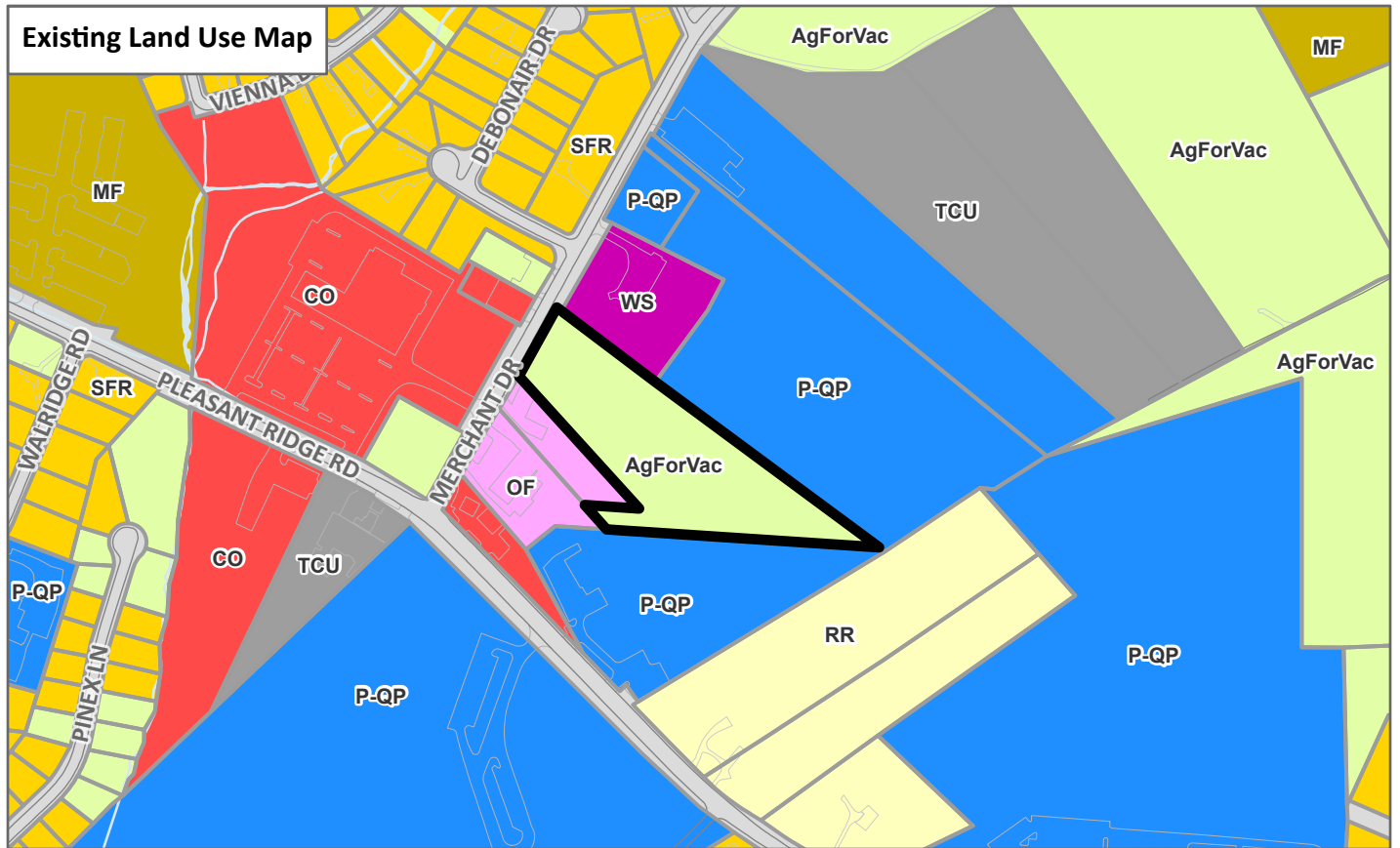
Case boundary



One Year Plan Map



Existing Land Use Map

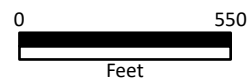


CONTEXTUAL MAPS 3

10-B-23-SP//10-B-23-PA/10-B-23-RZ



Case boundary





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Erika Ayala Munoz

Applicant Name

Affiliation

8/7/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-B-23-SP

File Number(s)

CORRESPONDENCE

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

Erika Ayala Munoz

Name / Company

106 Tiffany Place Oak Rdg Oak Ridge TN 37830

Address

865-951-4794 / erika.ayala86.ea60@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Leticia & Francisco Hernandez

Owner Name (if different)

6129 Babelay Rd Knoxville TN 37924

Owner Address

865-643-6700

Owner Phone / Email

0 MERCHANT DR

Property Address

80 J B 01801 P/O

Parcel ID

Part of Parcel (Y/N)?

3 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Merchant Dr., NE of Pleasant Ridge Rd.

General Location

City

Council District 5

OP (Office Park), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

NC (Neighborhood Comm) / HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change C-G-1 (General Commercial), HP (Hillside Protection Overlay)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment GC (General Commercial), HP (Hillside Protection)	
Proposed Plan Designation(s)	

up to 3 acres

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,700.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Erika Ayala Munoz Date: 8/7/2023
Please Print

Property Owner Signature: Leticia & Francisco Hernandez Date: 8/7/2023
Please Print



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Erika Ayala Munoz

Applicant Name

Affiliation

8/7/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

10-B-23-PA / 10-B-23-RZ

File Number(s)

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Phone / Email

CURRENT PROPERTY INFO

Leticia & Francisco Hernandez

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Owner Address

865-643-6700

Owner Phone / Email

0 MERCHANT DR

Property Address

80 J B 01801 P/O

Parcel ID

Part of Parcel (Y/N)?

3 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Merchant Dr., NE of Pleasant Ridge Rd.

General Location

City

Council District 5

OP (Office Park), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

NC (Neighborhood Comm), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change **C-G-1 (General Commercial), HP (Hillside Protection Overlay)**

Proposed Zoning

Pending Plat File Number

- Plan **GC (General Commercial), HP (Hillside Protection)**

Amendment

Proposed Plan Designation(s)

up to 3 acres

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$1,700.00

Fee 2

Fee 3

Total

AUTHORIZATION

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Erika Ayala Munoz

8/7/2023

Applicant Signature

Please Print

Date

Phone / Email

Leticia & Francisco Hernandez

8/7/2023

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

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- Planned Development
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SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Erika Ayala Munoz
Applicant Name

_____ Affiliation

Aug 7, 2023 Date Filed

10/5/2023 Meeting Date (if applicable)

File Number(s)

10-B-23-RZ

10-B-23-PA

10-B-23-SP

CORRESPONDENCE

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

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

Erika Ayala Munoz
Name

_____ Company

106 Tiffany Pl Address

Oak Ridge City

TN State

37830 ZIP

(865) 951-4794 Phone

erika.ayala86.ea60@gmail.com Email

CURRENT PROPERTY INFO

Leticia & Francisco Hernandez Property Owner Name (if different)

6129 Babelay Rd Knoxville TN 37924 Property Owner Address

(865) 643-6700 Property Owner Phone

0 Merchant Drive, Knoxville TN 37912 Property Address

080JB01001 - Partial approx. 3 acres Parcel ID

_____ Sewer Provider

_____ Water Provider

_____ Septic (Y/N)

STAFF USE ONLY

SE SIDE OF MERCHANT DR., NE OF PLEASANT RIDGE RD General Location

5 acres Tract Size

City County

5 District

OP Zoning District

OP Ag For Vac Existing Land Use

Northwest City Planning Sector

NC Sector Plan Land Use Classification

N/A Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change OP to C-G-1 (General Commercial)
 Proposed Zoning
 Plan Amendment Change (OYP) E Sector Plan: NC to GC (General commercial)
 Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) Approximately 3 acres (front portion) of the parcel

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
08011 650-	
Fee 2 0605 1050	
	#1050 650
	<u>\$1700</u>

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Erika Ayala Munoz
Applicant Signature

Erika Ayala Munoz
Please Print

Aug 7, 2023
Date

(865) 951-4794
Phone Number

erika.ayala86.ea60@gmail.com
Email

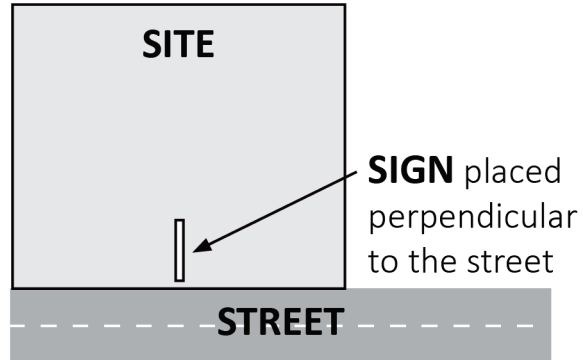
SG, 08/07/2023

[Signature]
Property Owner Signature

Francisco Hernandez
Please Print

Aug 7, 2023
Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 09/22/2023 _____ and _____ 10/06/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Erika Ayala Munoz

Date: 08/07/2023

File Number: 10-B-23-RZ/PA/SP



Sign posted by Staff



Sign posted by Applicant