

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 4-D-01-PA                      **Related File Number:** 4-I-01-RZ  
**Application Filed:** 3/12/2001              **Date of Revision:**  
**Applicant:** PEBCO PROPERTIES, INC.  
**Owner:**

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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## PROPERTY INFORMATION

**General Location:** Southeast side Merchant Dr., southwest of Fredonia Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 80 C A 3.01                      **Jurisdiction:** City  
**Size of Tract:** 0.53 acres  
**Accessibility:** Access is via Merchant Dr., a 3-lane major arterial street with center turn lane having 50' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land.  
**Surrounding Land Use:**  
**Proposed Use:** Insurance office.                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This section of Merchant Dr. has been developed with a school, some offices, and a mix of single-family and multi-family residential uses. Some commercial uses have been developed to the southwest toward Clinton Hwy. along Merchant Dr.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1710 Merchant Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** Property was approved O-1 in the 1970's but never changed on zoning maps.  
**Extension of Zone:** No. The property to the southwest, on the opposite side of the entrance drive for the apartments, has an Office designation.  
**History of Zoning:** Property was approved for O-1 zoning in the 1970's, but it was never recorded on the zoning maps.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: O (Office)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE O (Office).

Staff Recomm. (Full): Office development permitted at this site would be comparable to the existing office development to the southwest and would be compatible with the scale and intensity of surrounding land uses and zoning.

Comments: The Northwest City Sector Plan proposes low density residential uses for this site. This site was approved for O-1 zoning in the 1970's, but apparently, was never changed on the zoning maps.

MPC Action: Approved    MPC Meeting Date: 4/12/2001

Details of MPC action:

Summary of MPC action: APPROVE O (Office)

Date of MPC Approval: 4/12/2001                      Date of Denial:                      Postponements:

Date of Withdrawal:                      Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 5/15/2001                      Date of Legislative Action, Second Reading: 5/29/2001

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: