

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 1-B-24-SP **Related File Number:** 1-D-24-RZ  
**Application Filed:** 11/27/2023 **Date of Revision:**  
**Applicant:** BENJAMIN C. MULLUNS

## PROPERTY INFORMATION

**General Location:** East side of Ebenezer Rd, south of Cedar Springs Ln, north of Rosemont Blvd  
**Other Parcel Info.:**  
**Tax ID Number:** 132 037 (PART OF) **Jurisdiction:** County  
**Size of Tract:** 56.41 acres  
**Accessibility:** Access is via Ebenezer Road, a minor collector street with a 23-ft pavement width within a 50-ft right-of-way. Access is also available via Rosemont Boulevard, a local street with a 26-ft pavement width within a 53-ft right-of-way, Heathwood Bend, a local street with a 26-ft pavement width within a 60-ft right-of-way, and Rushmore Drive, a local street with a 26-ft pavement width within a 70-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:** 5 du/ac  
**Sector Plan:** Southwest County **Sector Plan Designation:** LDR (Low Density Residential), O (Office), HP (Hill)  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This area has a mix of office and commercial uses along with single family and multifamily neighborhoods. Ten Mile Creek runs along the western side of the subject property.

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

**Street:** 0 EBENEZER RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RAE (Exclusive Residential), PC (Planned Commercial), PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services), PR (Planned Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes, this is an extension of the plan designations and zones.  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category: LDR (Low Density Residential), O (Office), HP (Hillside Protection), SP (Stream Protection)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the O (Office) and LDR (Low Density Residential) land use classifications, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.

Staff Recomm. (Full):

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

CHANGES OF CONDITIONS WARRANTING AN AMENDMENT OF THE LAND USE PLAN:

1. This property's location marks a transition from office and commercial uses to the west and northwest and residential land uses to the east and southeast. There has been a significant increase in development of these land use types in both areas over the past twenty years.
2. The requested O (Office) and LDR (Low Density Residential) land use classifications already exist on the property, but will shift in a way that generally aligns with adjacent and surrounding development conditions. This shift is reflected in the Exhibit A maps.

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

1. The Southwest County Sector Plan was adopted in 2016, before a roadway reconfiguration and traffic signal were installed at the intersection of Ebenezer Road and Gleason Drive in 2018. This safety improvement supports consideration of more residential and office development a quarter-mile to the north on the subject property.
2. This is an urbanized area with ample utility infrastructure for development on the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current and proposed locations of the O and LDR land use classifications are not the result of an error or omission in the Southwest County Sector Plan.

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

1. The modest relocation of the O land use along the north section of the parcel and LDR along the south and rear relates to where these land uses are developing in the surrounding area.

Action: Approved

Meeting Date: 2/8/2024

Details of Action:

Summary of Action: Approve the O (Office) and LDR (Low Density Residential) land use classifications, as specified in the exhibit map, because they are minor extensions that are compatible with surrounding development. The HP (Hillside Protection) and SP (Stream Protection) areas would be retained.

Date of Approval: 2/8/2024

Date of Denial:

Postponements: 1/11/2024

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 3/25/2024

Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**      Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**