

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-G-19-RZ **Related File Number:**
Application Filed: 11/26/2018 **Date of Revision:**
Applicant: PYA WALTMAN CAPITAL

PROPERTY INFORMATION

General Location: East side of Ebenezer Road, east of Highbridge Drive
Other Parcel Info.:
Tax ID Number: 144 088 **Jurisdiction:** County
Size of Tract: 0.86 acres
Accessibility: Accessed from Ebenezer Rd. N., a minor arterial with 63' of pavement width within a 72' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: General office **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: A series of single-family subdivisions accessed by Ebenezer Rd, a minor arterial with some office and commercial uses located to the south.

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

Street: 1402 Ebenezer Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: T (Transition)
Previous Requests: 4-1-00-RZ: Denied A to CA, 8-B-13-RZ: Withdrawn A to CA, 11-C-13-RZ: Denied A to OB
Extension of Zone: No
History of Zoning: 11-C-13-RZ - AG to OB - Withdrawn; 4-1-00-RZ - A to CA - Denied

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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:

Jeff Archer

Staff Recomm. (Abbr.):

RECOMMEND that City Council APPROVE T (Transition) zoning with one condition.

Staff Recomm. (Full):

Staff recommends T (Transition) zoning with a condition that the residential structure be reused, keeping the residential appearance of the site.

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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:

With the increasing population of the southwestern portions of Knox County traffic volumes on Ebenezer Rd. have increased over time. There is a need to establish zones and uses on minor arterials like Ebenezer Rd. that serve the community, while maintaining the residential appearance. Transition zoning strikes the balance between commercial and residential development. Transition zoning will not have an adverse impact on the surrounding area and maintains the residential character.

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

The T zone permits commercial uses such as professional offices that are not major traffic generators and are intended not open objectionable types of commercial uses. Adding the condition that the existing residential structure remain on site will ensure that the residential appearance is kept. The review of the plans for compliance with this condition will be reviewed through the development plan submittal to the Planning Commission.

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

The area is already served by adequate transportation and utility infrastructure. Having professional offices will not contribute to congestion in surrounding areas.

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:

The proposed rezoning does not conflict with the Southwest County Sector Plan, General Plan, Growth Plan or any other adopted plans.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

RECOMMEND that City Council APPROVE T (Transition) zoning with one condition.

Date of Approval:

1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 2/25/2019

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: