

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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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**File Number:** 1-I-17-RZ                      **Related File Number:**  
**Application Filed:** 11/23/2016              **Date of Revision:**  
**Applicant:** JOYCE WEBB

### PROPERTY INFORMATION

**General Location:** Northwest side Ebenezer Rd., northeast of S. Peters Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 L A 007                      **Jurisdiction:** County  
**Size of Tract:** 2.23 acres  
**Accessibility:** Access is via Ebenezer Rd., a major collector street with 24' of pavement width within 60' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Halfway house for women  
**Surrounding Land Use:**  
**Proposed Use:** Halfway house for women                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** MDR/O  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site was once a tennis academy, then a dog boarding and grooming business. Residential uses are located to the north and east, zoned A and PR. Office uses are located to the south and west, zoned OA, OB and A.

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

**Street:** 725 Ebenezer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** T (Transition) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services) & F (Floodway)  
**Previous Requests:** 9-M-00-RZ, 12-B-13-RZ  
**Extension of Zone:** Yes, extension of OB zoning from the south.  
**History of Zoning:** Property was rezoned from A (Agricultural) to T (Transition) in 2013 (12-B-13-RZ), specifically to accommodate an event facility. It had previously been approved for a dog grooming/boarding facility in the Agricultural zone (10-F-02-UR).

### 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that County Commission APPROVE OB (Office, Medical & Related Services) and F (Floodway) zoning.

Staff Recomm. (Full): OB zoning is compatible with the scale and intensity of surrounding development and zoning and is consistent with the sector plan proposal for the site. The current F (Floodway) zoned area will not change as a result of this proposal.

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:

1. OB zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed OB zoning is consistent with the Southwest County Sector Plan proposal for the site.
3. The adjacent property to the south was rezoned OB in 1992, consistent with the current sector plan proposal for the area, which calls for MDR/O (Medium Density Residential/Office) or O (Office) uses along the west side of Ebenezer Rd., between S. Peters Rd., Kingston Pike and Ebenezer Rd. (see attached portion of Southwest County Sector Plan map).

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

1. OB zoning provides areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent is to provide centralized, compact locations for business offices, clinics, medical and dental offices near residential neighborhoods.
2. Based on the above description, this site is appropriate for OB zoning.
3. The current F (Floodway) zoned area of the site will change as a result of this proposal.

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

1. The proposal, if approved, will allow the property to be redeveloped with office and/or residential uses, as permitted under OB zoning.
2. The impact to the street system will depend on the type of development proposed, but should be minimal.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available to serve the site.
5. No other area of the County will be impacted by this rezoning request.

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 Southwest County Sector Plan proposes MDR/O uses for the site, consistent with the requested OB zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for OB zoning on surrounding properties zoned

Agricultural, which is consistent with the sector plan proposal for office uses in the area.  
4. The proposal does not present any apparent conflicts with any other adopted plans.

**Action:** Approved **Meeting Date:** 2/9/2017

**Details of Action:**

**Summary of Action:** Recommend the Knox County Commission approve OB (Office, Medical, and Related Services) & F (Floodway) zoning.

**Date of Approval:** 2/9/2017 **Date of Denial:** **Postponements:** 1/12/2017

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 3/27/2017 **Date of Legislative Action, Second Reading:** 10/23/2017

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** Postponed **Disposition of Case, Second Reading:** Approved

**If "Other":** Postponed 7-24 to 10-23-17 **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**