

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 1-J-24-SP Related File Number: 9-I-23-RZ
Application Filed: 12/12/2023 Date of Revision:
Applicant: DALE AKINS

PROPERTY INFORMATION

General Location: Northeast side of Ebenezer Rd, northwest side of Westland Dr
Other Parcel Info.:
Tax ID Number: 132 09801 **Jurisdiction:** County
Size of Tract: 9.3 acres
Accessibility: Access is via Ebenezer Road, a minor arterial street with a 60-ft pavement width within a 123-ft right-of-way. Access is also via Westland Drive, a minor arterial street with a 50-ft pavement width within a 66-ft to 76-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property has active industrial uses adjacent to the north, and is part of a commercial, office and industrial node surrounded by multifamily and single family residential developments.

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: A (Agricultural), F (Floodway)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing), F (Floodway)
Previous Requests:
Extension of Zone: No, this is not an extension of the plan designation or zoning district.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), SP (Stream Protection)

Requested Plan Category: LI (Light Industrial), 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 LI (Light Industrial) land use classification because it is consistent with adjacent development. The SP (Stream Protection) area 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. The most significant changes recently in this area at the intersection of two minor arterial streets, Westland Drive and Ebenezer Road, has been the replacement of a large plant nursery with a multifamily development and several service-oriented commercial businesses in 2022. This transition of land use occurred at the southeast corner of the intersection.
2. The subject property, located in the northeast quadrant of this arterial intersection, is owned by Pip's Iron Works, which has operated a steel fabrication business since at least 1990. This industrial operation utilizes its access to a freight rail line adjacent to the north.
3. The proposed Southwest County Sector Plan amendment from the MDR (Medium Density Residential) land use classification to the LI (Light Industrial) classification may not reflect the most recent changes in developmental conditions, but is a more practical land use designation considering the established and active industrial operations at this location.

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

1. In 2016, the intersection of Ebenezer Road and Westland Drive was expanded to provide an additional right-turn lane on Ebenezer Road and two additional lanes on Westland Drive. This improvement eases congestion and improves traffic capacity at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current MDR classification is not necessarily the result of an error, the sector plan could have considered the LI classification on this property that is adjacent to active industrial uses. The LI land use better reflects long-standing operations here as well as the advantageous access to a freight line.

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

1. Development in this area has been trending towards more residential uses with the ongoing development of the Crescent Ebenezer apartments to the southwest. However, this residential land use is heavily buffered from the proposed LI classification across Westland Drive by a Stream Protection area within a FEMA designated floodway area that comprises the majority of the subject property. This buffer area is densely forested, and it would be challenging for light industrial activities to occur anywhere but the northernmost areas of the lot that abut Pip's Iron Works and connect to the rail line.

OTHER CONSIDERATIONS:

1. The LI land use classification is described in the sector plan as older industrial areas used for the light manufacturing, assembling, warehousing and distribution of goods. Substantial landscaped buffers are expected between uses of lesser intensity, particularly residential, office and agricultural uses.
2. The subject property is part of an established industrial plant, and it is primarily comprised of a vegetative and floodway buffer between this more intensive use and the apartment development across an arterial street. These conditions meet the intent of the LI land use classification.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the LI (Light Industrial) land use classification because it is consistent with adjacent development. The SP (Stream Protection) area would be retained.

Date of Approval: 1/11/2024

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: 2/26/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: