

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 11-D-06-SP **Related File Number:** 11-J-06-RZ
Application Filed: 10/9/2006 **Date of Revision:**
Applicant: PILOT CORPORATION /JED CAMPBELL
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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side Ebenezer Rd., southeast side Westland Dr.
Other Parcel Info.:
Tax ID Number: 132 09902 **Jurisdiction:** County
Size of Tract: 6.9 acres
Accessibility: Access is via Ebenezer Rd., and Westland Dr., five lane and three lane minor arterial streets, respectively, at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial nursery
Surrounding Land Use:
Proposed Use: Pilot Food Mart and other commercial uses. **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This developed site is within an area of residential and related uses that have developed under PR, SC-1, A-1, OS-1 and A zones.

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

Street: 1000 Ebenezer Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests: Property was PR in the 1990's
Extension of Zone: No
History of Zoning: Property was zoned PR in 1970's, and this area was shown for community commercial development under the PR zone provisions, but was never developed as approved.

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) and STPA (Stream Protection)

Requested Plan Category: C (Commercial) and STPA (Stream Protection)

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE C (Commercial) sector plan designation.

Staff Recomm. (Full): A commercial designation of this site would be consistent with the plans approved for this site in the 1980's for a shopping center and apartments under the PR zone. The current landscaping business operating on the property would also be consistent with the commercial designation. The sector plan proposes LDR for this site reflecting the PR zoning.

Comments: **NEED AND JUSTIFICATION FOR THE PROPOSAL**
1. The properties to the west, north and northwest are zoned F, SC-1 and Industrial and shown for STPA, CN and I by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established and proposed uses of surrounding properties.
2. A commercial designation and PC zoning would permit a range of commercial uses compatible with other non-residential uses and zoning in the area. A limited commercial pattern around the Ebenezer Rd./Westland Dr. intersection is appropriate and has begun to emerge in this area.
3. Development permitted under the requested CA zoning would not allow community involvement in the development plan approval process, while the staff proposed PC zone will require development plan approval to address any concerns over traffic safety and stream protection issues.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve the site.
2. CA or PC development will impact the Ebenezer Rd./ Westland Dr. intersection with additional turning movements in this area, but it will have no impact on schools.
3. CA and PC zoning allows uses proposed by the applicant and that are compatible with surrounding zoning and uses.
4. The staff recommendation for PC zoning will allow the review of the developer's proposal for traffic access and circulation, considering the site's location at a very busy offset intersection. Turning movements to and from the site must be carefully considered to avoid potentially dangerous conflicts for north and south bound traffic on Ebenezer Rd and east and west bound traffic on Westland Dr. The plan previously approved under the PR zone was considered at a time when Ebenezer Rd was a two lane rural road and Westland Dr. had no turn lanes at the intersection. No development plan should be approved until access and drainage issues are adequately addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The Sector Plan proposes stream protection and low density residential use for this site. The proposed sector plan amendment for commercial designation is required for either CA or PC rezoning of this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This approval could lead to a limited number of similar requests for other properties around the Ebenezer Rd./Westland Dr. intersection.

MPC Action: Approved

MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE C (Commercial) and STPA (Stream Protection)

Date of MPC Approval: 11/9/2006

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: 12/18/2006

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: