

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-L-24-DP                      Related File Number: 11-SI-24-C  
Application Filed: 10/2/2024              Date of Revision:  
Applicant: SCOTT SMITH

## PROPERTY INFORMATION

**General Location:** East side of Ebenezer Rd, north of Rosemont Blvd  
**Other Parcel Info.:**  
**Tax ID Number:** 132 037                      **Jurisdiction:** County  
**Size of Tract:** 33.14 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:** Reduction of the peripheral setback along the north property boundary, modification to the temporary turnarounds, and additional retention pond                      **Density:** 3.2 du/ac  
**Planning Sector:** Southwest County              **Plan Designation:** SR (Suburban Residential), BP (Business Park)  
**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:** PR(k) (Planned Residential) up to 4 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2024 a rezoning case from RAE (Exclusive Residential), PC (Planned Commercial), and PR (Planned Residential) to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 5 du/ac by the Planning Commission, but this was amended by the County Commission who

approved up to 4 du/ac, subject to 6 conditions (one of which was related to the peripheral setback) in case 1-D-24-RZ. The case was accompanied by a sector plan amendment case (1-B-24-SP).

### **PLAN INFORMATION (where applicable)**

Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Ebenezer Subdivision

No. of Lots Proposed: 106      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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the revision to the development plan (6-H-24-DP) to reduce the peripheral setback from 35 ft to 15 ft along the northeast boundary as shown on the development plan, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac subject to 6 conditions:

A) The requested modifications are consistent with the PR zone and the 6 zoning conditions listed below.

Zoning conditions (case number 1-D-24-RZ):

- (1) Will not reduce the 35-ft peripheral setback adjacent to Briarglen or Suburban Hills,
- (2) No stub-outs (connections) to Briarglen or Suburban Hills (Subdivisions),
- (3) 6-ft Green Giants to be (a) as close to 3 ft off the property line as allowed by site conditions (along the shared property line with the Briarglen Subdivision), (b) neighbors can pay the difference between 6 ft and 8 ft, and (c) 12-ft off-center,
- (4) Traffic study at the expense of the developer,
- (5) The entrance will be from Ebenezer Road, and
- (6) Include a landscape plan.

2) COMPREHENSIVE PLAN – SR (SUBURBAN RESIDENTIAL) PLACE TYPE

A) Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes, is located within bikeable proximity to neighborhood commercial areas, and is accessed from a collector street.

B) The turnarounds at the termini of Road 'A' and Road 'B' will have right-of-way stub-outs to the adjacent properties to the north.

3) COMPREHENSIVE PLAN – POLICIES A) The turnarounds at the termini of Road 'A' and Road 'B' will have right-of-way stub-outs to the adjacent properties to the north. This is consistent with Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of

housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development meets the relevant standards of the Growth Policy Plan.

**Action:** Approved with Conditions **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the revision to the development plan (6-H-24-DP) to reduce the peripheral setback from 35 ft to 15 ft along the northeast boundary as shown on the development plan, subject to 1 condition.

**Date of Approval:** 11/14/2024 **Date of Denial:** **Postponements:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**