

CASE SUMMARY

APPLICATION TYPE: REZONING

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 3-D-21-RZ **Related File Number:** 3-A-21-SP
Application Filed: 1/21/2021 **Date of Revision:**
Applicant: BENJAMIN MULLINS OBO HOME FEDERAL BANK OF TENNESSEE

PROPERTY INFORMATION

General Location: East side of Ebenezer Rd., south side of Bexhill Dr., & north side of Gatwick Dr.
Other Parcel Info.:
Tax ID Number: 144 L B 003 **Jurisdiction:** County
Size of Tract: 2.51 acres
Accessibility: This property has three frontages. Ebenezer Road is a minor arterial with four lanes and a center turning lane and 65 ft of pavement width within 75 ft of right-of-way. Bexhill Drive and Gatwick Drive are both local roads with a 29-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area consists of predominantly single family detached residential uses, though there is a small neighborhood commercial node nearby to the south at the corner of Bluegrass and Ebenezer Roads. Bluegrass School is at the northwest quadrant of that intersection.

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

Street: 1401 Bexhill Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / RA (Low Density Residential)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No
History of Zoning: None noted for this property

PLAN INFORMATION (where applicable)

commercial uses are more intense than single family residential uses, and are therefore farther afield from a park than additional single family dwellings.

Action: Approved **Meeting Date:** 4/8/2021
Details of Action: Approve CN zoning because of an error in the sector plan. Commissioners who voted "no" on the sector plan amendment changed their vote to yes for the rezoning so that the zoning would be in compliance with the sector plan.
Summary of Action: Approve CN zoning.
Date of Approval: 4/8/2021 **Date of Denial:** **Postponements:** 3/11/2021
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 7/26/2021 **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:**