

# 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:** 6-G-01-RZ                      **Related File Number:**  
**Application Filed:** 5/8/2001              **Date of Revision:**  
**Applicant:** JUDY SHELTON DAVIS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side of Ebenezer Rd., north of S. Northshore Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 155 H A 004                      **Jurisdiction:** County  
**Size of Tract:** 1.03 acres  
**Accessibility:** Access is via Ebenezer Rd., a minor arterial street with 4 travel lanes having 52' of pavement width within 90' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Bell South utility boxes and a paved driveway are on the site.  
**Surrounding Land Use:**  
**Proposed Use:** Garden center expansion                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area has been developed with mostly residential uses, along with a church on the west side of Ebenezer Rd. The exception is the landscaping business to the south that is proposed to be expanded onto the subject property.

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

**Street:** 1904 Ebenezer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural) & F (Floodway)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business) & F Floodway  
**Previous Requests:** None noted  
**Extension of Zone:** Yes. Extension of CA to the south.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**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: MAB

Staff Recomm. (Abbr.): APPROVE CA (General Business) & F (Floodway).

Staff Recomm. (Full): CA zoning represents a logical extension of the CA zoning to the south.

Comments: CA zoning is recommended only on the portion currently zoned A, with the Floodway zoned portion remaining unchanged. The extension of the CA zoning will allow the applicant to lease the land for an expansion of the existing landscaping business to the south and could provide more area for customer parking and vehicle circulation, which is currently lacking.

The Southwest County Sector Plan proposes low density residential uses for the property, however, this request represents a logical extension of the CA zoning from the south and is a reasonable request in the opinion of staff.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:

Summary of MPC action: APPROVE CA (General Business) & F (Floodway)

Date of MPC Approval: 6/14/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 7/23/2001

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Denied

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Denied CA General Business/Floodway

Date of Legislative Appeal:

Effective Date of Ordinance: