

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT SOUTHWEST COUNTY SECTOR PLAN AMENDMENT

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:** 8-A-13-SP      **Related File Number:** 8-B-13-RZ  
**Application Filed:** 6/21/2013      **Date of Revision:**  
**Applicant:** JACOB DUNAWAY

### PROPERTY INFORMATION

**General Location:** East side Ebenezer Rd., east of Highbridge Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 144 088      **Jurisdiction:** County  
**Size of Tract:** 0.8 acres  
**Accessibility:** Access is via Ebenezer Rd., a minor arterial street with four lanes and center turn lane, having 63' of pavement width within 70' of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Landscaping business  
**Surrounding Land Use:**  
**Proposed Use:** Landscaping business office, parking of commercial vehicles and equipment      **Density:**  
**Sector Plan:** Southwest County      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This area along Ebenezer Rd. is developed with low density residential uses under A, PR and RA zoning.

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

**Street:** 1402 Ebenezer Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

**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.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

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

**Staff Recomm. (Full):** Approval of commercial uses at this location would clearly be a spot sector plan amendment that does not meet any of the below criteria that could warrant an amendment to the sector plan. The site is surrounded by low density residential land uses and zoning.

**Comments:** SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

No road improvements have been made recently to Ebenezer Rd. Despite being classified as an arterial street, Ebenezer Rd. is primarily developed with residential uses.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The plan appropriately calls for low density residential (LDR) development at this location. This property is located within a large area of LDR designated and developed land. Approval of commercial uses for this site would be a spot sector plan amendment.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There have not been significant changes that have taken place to justify amendment of the sector plan. Staff maintains that commercial uses are not appropriate along this section of Ebenezer Rd. Approval of these requests could lead to additional requests for commercial uses in the future on properties fronting on Ebenezer Rd.

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

There are no apparent trends that warrant an amendment to the sector plan.

**Action:** Denied (Withdrawn)

**Meeting Date:** 9/12/2013

**Details of Action:**

**Summary of Action:**

**Date of Approval:**

**Date of Denial:**

**Postponements:** 8/8/13

**Date of Withdrawal:** 9/12/2013

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 10/28/2013

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**

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