

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-B-24-RZ

Related File Number: 8-B-24-PA

Application Filed: 5/8/2024

Date of Revision:

Applicant: BENJAMIN C MULLINS

PROPERTY INFORMATION

General Location: East side of Ebenezer Rd, south of Kingston Pike

Other Parcel Info.:

Tax ID Number: 132 036

Jurisdiction: County

Size of Tract: 7.12 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: Southwest County **Plan Designation:** N/A

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

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

Street: 8801 GROSPPOINT DR

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), RAE (Exclusive Residential), PR (Planned Residential) up to 4 du/ac

Former Zoning:

Requested Zoning: OB (Office, Medical, and Related Services)

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: N/A

Requested Plan Category:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the OB (Office, Medical, and Related Services) zone and the PR (Planned Residential) zone up to 4 du/ac, as shown in Exhibit C, because they are consistent with surrounding development, subject to 1 condition.

Staff Recomm. (Full): 1. Development within the OB-zoned portion of the lot shall not access Grospoint Drive.

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This area of Southwest Knox County bordering the City jurisdiction has seen rapid commercial and residential development over the past 10 to 15 years. Nearby properties to the northwest along Kingston Pike were converted from pasture and forest to retail commercial centers between 2008 and 2020. Similarly, large areas to the south and southwest of the subject property have seen an ongoing conversion to single-family and multi-family residential communities since 2000.
2. In March of 2024, the parcel abutting the subject property to the south and west was approved for a rezoning to OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac, which connects to this current rezoning request. A development plan for 113 single-family lots on that parcel was approved in June (6-SD-24-C/6-H-24-DP).
3. The proposed rezoning to OB for the western 4 acres, and the PR zone up to 4 du/ac for the eastern 3.12 acres is a logical minor extension from the south and west, and it is compatible with existing and proposed surrounding development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The OB zone is intended for professional and business offices designed in a way where buildings are surrounded by landscaped yards and open areas. A wide range of residential development may also occur, since any use permitted in the RB (General Residential) zone is also permitted in the OB zone.
2. The requested OB zone is consistent with adjacent zoning, where there is an existing office park. It is also a short distance from Kingston Pike and the extensive commercial activity along that corridor. This context is consistent with the intent of the OB zone.
3. The PR zone is intended for residential development of areas with environmental challenges. It permits residential development that is concentrated in the optimal area of a lot to avoid more sensitive areas, such as steep slopes, streams or sinkholes. The PR zone also emphasizes compatibility with adjacent zones.
4. The subject parcel is in the HP (Hillside Protection) area, and it has steep slopes exceeding 25% in some areas. These conditions support consideration of the PR zone to provide development flexibility in response to these environmental constraints. The PR zone here is also a minor extension that is compatible with the adjacent zones.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The recommended condition for approval states that future development under the OB zone should be prohibited from accessing Grospoint Drive. This addresses the concern that more intensive office, commercial and/or residential development could bring undue traffic onto that winding residential street.
2. There are no other adverse impacts anticipated to occur with the proposed rezonings, which permit development that is compatible with the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The requested PR zone is partially related to the SR place type that exists on the property. The requested OB zone is partially related to the recommended BP place type amendment to part of this parcel. Both zones meet the additional criteria in the Comprehensive Plan for considering partially related zones, by being compatible with the current zoning of adjacent sites.

2. The rezonings are consistent with the Comprehensive Plans' Implementation Policy 5 to create neighborhoods with a variety of housing types and amenities in close proximity. Both zones permit consideration of a range of housing forms and are supported by the service-oriented commercial amenities along the Kingston Pike corridor to the north.

3. The rezonings are consistent with the parcel's inclusion in the Urban Growth Boundary of the Growth Policy Plan. The Urban Growth Boundary is designed to support a reasonably compact pattern of development to expand the economy and offer a wide range of housing choices in coordination with the provision of adequate infrastructure.

Action: Approved with Conditions

Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the OB (Office, Medical, and Related Services) zone and the PR (Planned Residential) zone up to 4 du/ac, as shown in Exhibit C, because they are consistent with surrounding development, subject to 1 condition.

Date of Approval: 10/3/2024

Date of Denial:

Postponements: 8/8/2024

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 11/12/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve OB (Office, Medical, and Related Services) and PR (Planned Residential) up to 4 du/ac, with three conditions: 1) development within the OB portion of the property not access Grospoint Drive;

2) The 35 ft peripheral boundary adjacent to Hannah's Place shall not be reduced; and 3) a type C landscape screen along the boundary with Hannah's Place shall not interfere with any utility pipeline.

Date of Legislative Appeal:

Effective Date of Ordinance: