

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 9-I-23-RZ **Related File Number:** 1-J-24-SP
Application Filed: 7/28/2023 **Date of Revision:**
Applicant: DALE AKINS

PROPERTY INFORMATION

General Location: Northeast side of Ebenezer Road, northwest side of Westland Drive
Other Parcel Info.: Application request to change rezoning; received 12/05/2023.
Tax ID Number: 132 098.01 **Jurisdiction:** County
Size of Tract: 9.3 acres
Accessibility: Access is via Ebenezer Road, a minor arterial street with a 60-ft pavement width within a 123-ft right-of-way. Access is also via Westland Drive, a minor arterial street with a 50-ft pavement width within a 66-ft to 76-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MDR (Medium Density Residential), SP (Stream Pr
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property has active industrial uses adjacent to the north, and is predominantly surrounded by multifamily and single family residential development.

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: A (Agricultural), F (Floodway), I (Industrial)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests:
Extension of Zone: No, but the property to the south is zoned PR with a density of 12 du/ac set by the MDR land use class.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), SP (Stream Protection)

Requested Plan Category: LI (Light Industrial)

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 CB (Business and Manufacturing) zone because it is compatible with adjacent industrial uses and provides a transition of land use intensity. The F (Floodway) zone would be retained.

Staff Recomm. (Full):

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 COUNTY GENERALLY:

1. The proposed CB (Business and Manufacturing) zone provides a logical transition of zoning intensity between the Pip’s Iron Works building to the north, which is zoned I (Industrial) and the more recent PR (Planned Residential) zoned apartment developments to the southwest.
2. Additionally, the widening at the intersection of Westland Drive and Ebenezer Road in 2016 improves traffic capacity for more intensive zoning at this location.

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

1. The CB zone is designed for a wide range of business and manufacturing uses that are well-served by this property’s direct access to an industrial plant by the same owner, a rail line, and arterial streets that were improved relatively recently.

THE 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 portions of the property that can be utilized for business and manufacturing uses are severely restricted to the north side that abuts industrial zoning. This is due to the permanent Floodway zone and FEMA flood zone designations along the southern border that are generally undevelopable. This condition provides a natural vegetative buffer that should mitigate adverse impacts from the CB zone on nearby properties.

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

1. The proposed CB zone next to a long-standing industrial plant with rail access is consistent with the General Plan’s development policy 1.3 to provide incentives for the redevelopment or rehabilitation of older industrial facilities.
2. The rezoning is compatible with the recommended LI (Light Industrial) land use amendment in the Southwest County Sector Plan.
3. The proposed zoning is consistent with the Planned Growth Area in the Growth Policy Plan, and is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Approve the CB (Business and Manufacturing) zone because it is compatible with adjacent industrial uses and provides a transition of land use intensity. The F (Floodway) zone would be retained.

Date of Approval: 1/11/2024

Date of Denial:

Postponements: 9/14/2023

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2024

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: