

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-H-24-DP Related File Number: 6-SD-24-C
Application Filed: 4/29/2024 Date of Revision:
Applicant: ERIC MOSELEY, S&E PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East side of Ebenezer Rd, north of Rosemont Blvd
Other Parcel Info.:
Tax ID Number: 132 037 (PART OF) **Jurisdiction:** County
Size of Tract: 33.14 acres
Accessibility: The property can be accessed via Heathwood Bend, a local street with a 25-ft pavement width within a 60-ft right-of-way. It can also be accessed via Rosemont Boulevard, a local street with a 25-ft pavement width within a 54-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:**
Planning Sector: Southwest County **Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The area surrounding the property is predominantly residential single-family homes.

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: PR(k) (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2024 the property was rezoned from RAE (Exclusive Residential) and PR (Planned Residential) to PR (Planned Residential) up to 4 du/ac (1-D-24-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Ebenezer Subdivision
No. of Lots Proposed: 113 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: Mike Reynolds
Staff Recomm. (Abbr.): Postpone the development plan to the July 11, 2024, Planning Commission meeting because the application does not address all conditions of the zoning approval.
Staff Recomm. (Full): Zoning Condition #6 (see below)

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac subject to 6 conditions:

A) The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B) The proposed density is 3.4 du/ac.

C) The rezoning conditions are outlined in the staff comments for the associated Concept Plan (6-SD-24-C). As of the publication date of this staff report, the applicant has not submitted a landscape plan as required by condition #6 of the rezoning (1-D-24-RZ).

D) The zoning ordinance requires a 50-ft separation for driveways at the intersection of two local streets. During the design plan phase, the corner lots will be evaluated to confirm compliance with this standard.

2) COMPREHENSIVE PLAN – SR (SUBURBAN RESIDENTIAL) PLACE TYPE

A) This property is currently split between the BP (Business Park) and SR (Suburban Residential) place types on the County's Future Land Use Map (FLUM). When the property was rezoned, a Sector Plan amendment was also approved from O (Office) to LDR (Low Density Residential) for the area corresponding to the current BP place type on the subject property (1-B-24-SP). The Sector Plan amendment was approved by the Knox County Commission on March 25, 2024, and the Knox County Comprehensive Land Use and Transportation Plan was adopted on April 22, 2024. Because of the timing between these two approvals, the plan amendments were not reflected in the adopted FLUM. An amendment to correct the FLUM map will be on the August 2024 Planning Commission agenda, the next monthly meeting where quarterly plan amendments can be considered. For this review, staff references the SR place type only for compliance with the policies of the Comprehensive Plan since it is more consistent with the LDR sector plan designation approved the month earlier. However, the proposed residential subdivision does conform with the BP place type because a range of housing may be considered as a secondary use.

B) Single family (detached) residential subdivisions are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes, is located within bikeable proximity to neighborhood commercial areas, and is accessed from a collector street. It is not feasible to implement the recommended street and path connections to adjacent neighborhoods because of the zoning conditions.

C) The proposal conforms with the form attributes of the SR place type, which recommends building heights of 1-2 stories, front setbacks of 20-30 ft, and limiting new dead-end streets.

3) COMPREHENSIVE PLAN – POLICIES

A) Per the Knox County Sidewalk Ordinance, sidewalks will be installed along the Ebenezer Road frontage of the subject site and a portion of Road A. This is consistent with Policy 11, which promotes

connectivity with new development and recommends pedestrian and vehicular connectivity to increase mobility and encourage active transportation and recreation.

B) The subdivision includes two stub-outs to adjacent properties to the north. The development has one permanent cul-de-sac that would otherwise lead to the same general area as the two stub-outs. This is consistent with Policies 11.2 and 14, which recommend limiting cul-de-sacs (dead-end streets) to provide greater connectivity and redundancy in the travel network rather than a single point.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The requested proposed density of 3.4 du/ac is consistent with the subject property's location within the Urban Growth Boundary of the Growth Policy Plan.

Action: Approved **Meeting Date:** 6/13/2024

Details of Action: Approve the development plan for a residential subdivision with up to 113 detached dwellings, subject to 1 condition.

1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the zoning conditions.

Summary of Action: Approve the development plan for a residential subdivision with up to 113 detached dwellings, subject to 1 condition.

Date of Approval: 6/13/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **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: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**