

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 6-Q-24-RZ **Related File Number:**
Application Filed: 4/29/2024 **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 01 **Jurisdiction:** County
Size of Tract: 2.71 acres
Accessibility: Access is via Ebenezer Road, a minor collector street with 20-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Southwest County **Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area has a mix of office and commercial uses along with single family and multifamily neighborhoods. Ten Mile Creek runs along the western side of the subject property across Ebenezer Road.

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

Street: 300 EBENEZER RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
Previous Requests:
Extension of Zone: Yes, this would be an extension of the OB zone.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

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 because it is compatible with surrounding development and consistent with the Comprehensive Plan.

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. This area of Southwest Knox County bordering the City jurisdiction has seen rapid commercial and residential development over the past 10 to 15 years. In particular, nearby properties to the northwest along Kingston Pike were converted from pasture and forest to retail commercial centers between 2008 and 2020. Similarly, farmland and forest to the south and southwest of the subject property have transitioned into single-family and multi-family residential communities since 2000.
2. In March of 2024, the property abutting the northern and rear lot lines of the subject property were rezoned from PC (Planned Commercial) to the OB (Office, Medical, and Related Services) zone. The property abutting the southern lot line was rezoned from PC to PR (Planned Residential). The PR-zoned property to the south and east is currently in the development plan review stage for a single-family residential subdivision with 113 lots.
3. The requested rezoning from PC to OB on this lot would be a minor extension of the zone that is consistent with surrounding permitted land uses.

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

1. The existing PC zoning is intended for a coordinated arrangement of commercial buildings on lots that are at least 20 acres in size, though the Planning Commission can approve smaller developments.
2. The OB zone is intended to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods. It is also noteworthy that any use permitted in the RB (General Residential) zone is permitted in the OB zone as well.
3. The subject property was part of a much larger PC-zoned area until recently, and now it is a 2.7-acre remnant that does not meet the PC district's intent for a unified commercial development. The property is more aligned with the purpose statement of the OB zone, and a rezoning to this district would be compatible with surrounding development potential and zoning districts.

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. There are no adverse impacts anticipated to occur with the proposed rezoning to the OB zone on this small lot. The uses permitted by the OB zone are aligned with the existing office development nearby to the north on Ebenezer Road, and the residential subdivisions that exist to the south, east, and potentially adjacent to the lot.

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 proposed rezoning is consistent with the Comprehensive Plan's BP (Business Park) place type, which permits consideration of the OB district as a partially related zone. The OB district is compatible with the current zoning of adjacent sites, which meets criteria #2 in Appendix H of the Plan for approval

of a partially related zone.

2. The proposed rezoning is not in conflict with any other adopted plans for the area. This includes the property's designation as part of the Urban Growth Area in the Growth Policy Plan.

Action: Approved **Meeting Date:** 8/8/2024

Details of Action:

Summary of Action: Approve the OB (Office, Medical, and Related Services) zone because it is compatible with surrounding development and consistent with the Comprehensive Plan.

Date of Approval: 8/8/2024 **Date of Denial:** **Postponements:** 6/13/2024, 7/11/2024

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/16/2024

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: