



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 11-J-06-RZ **AGENDA ITEM #:** 84  
 11-D-06-SP **AGENDA DATE:** 11/9/2006

▶ **APPLICANT:** PILOT CORPORATION /JED CAMPBELL  
**OWNER(S):** MILTON A. TURNER

**TAX ID NUMBER:** 132 09902  
**JURISDICTION:** Commission District 5

▶ **LOCATION:** Northeast side Ebenezer Rd., southeast side Westland Dr.

▶ **TRACT INFORMATION:** 6.9 acres.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Ebenezer Rd., and Westland Dr., five lane and three lane minor arterial streets, respectively, at this location.

**UTILITIES:** Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and STPA (Stream Protection) / PR (Planned Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) and STPA (Stream Protection) / CA (General Business)

▶ **EXISTING LAND USE:** Commercial nursery

▶ **PROPOSED USE:** Pilot Food Mart and other commercial uses.

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** Property was zoned PR in 1970's, and this area was shown for community commercial development under the PR zone provisions, but was never developed as approved.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
 North: Westland Dr. and vacant land / STPA/F Floodway  
 South: Utility building and Residences LDR/PR Residential  
 East: Greenhouses and residence / LDR/PR Residential  
 West: Ebenezer Rd and church /STPA/LDR/F Floodway

**NEIGHBORHOOD CONTEXT:** This developed site is within an area of residential and related uses that have developed under PR, SC-1, A-1, OS-1 and A zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE C (Commercial) sector plan designation.**

A commercial designation of this site would be consistent with the plans approved for this site in the 1980's for a shopping center and apartments under the PR zone. The current landscaping business operating on the property would also be consistent with the commercial designation. The sector plan proposes LDR for

this site reflecting the PR zoning.

► **APPROVE PC (Planned Commercial) zoning. (Applicant requested CA.)**

PC zoning will allow the proposed uses while requiring development plan approval, where traffic safety and other issues related to the offset Ebenezer Rd./Westland Dr. intersection, may be identified and addressed.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The properties to the west, north and northwest are zoned F, SC-1 and Industrial and shown for STPA, CN and I by the sector plan. The applicant's request will allow this site to be developed with commercial uses in a manner consistent with the established and proposed uses of surrounding properties.
2. A commercial designation and PC zoning would permit a range of commercial uses compatible with other non-residential uses and zoning in the area. A limited commercial pattern around the Ebenezer Rd./Westland Dr. intersection is appropriate and has begun to emerge in this area.
3. Development permitted under the requested CA zoning would not allow community involvement in the development plan approval process, while the staff proposed PC zone will require development plan approval to address any concerns over traffic safety and stream protection issues.

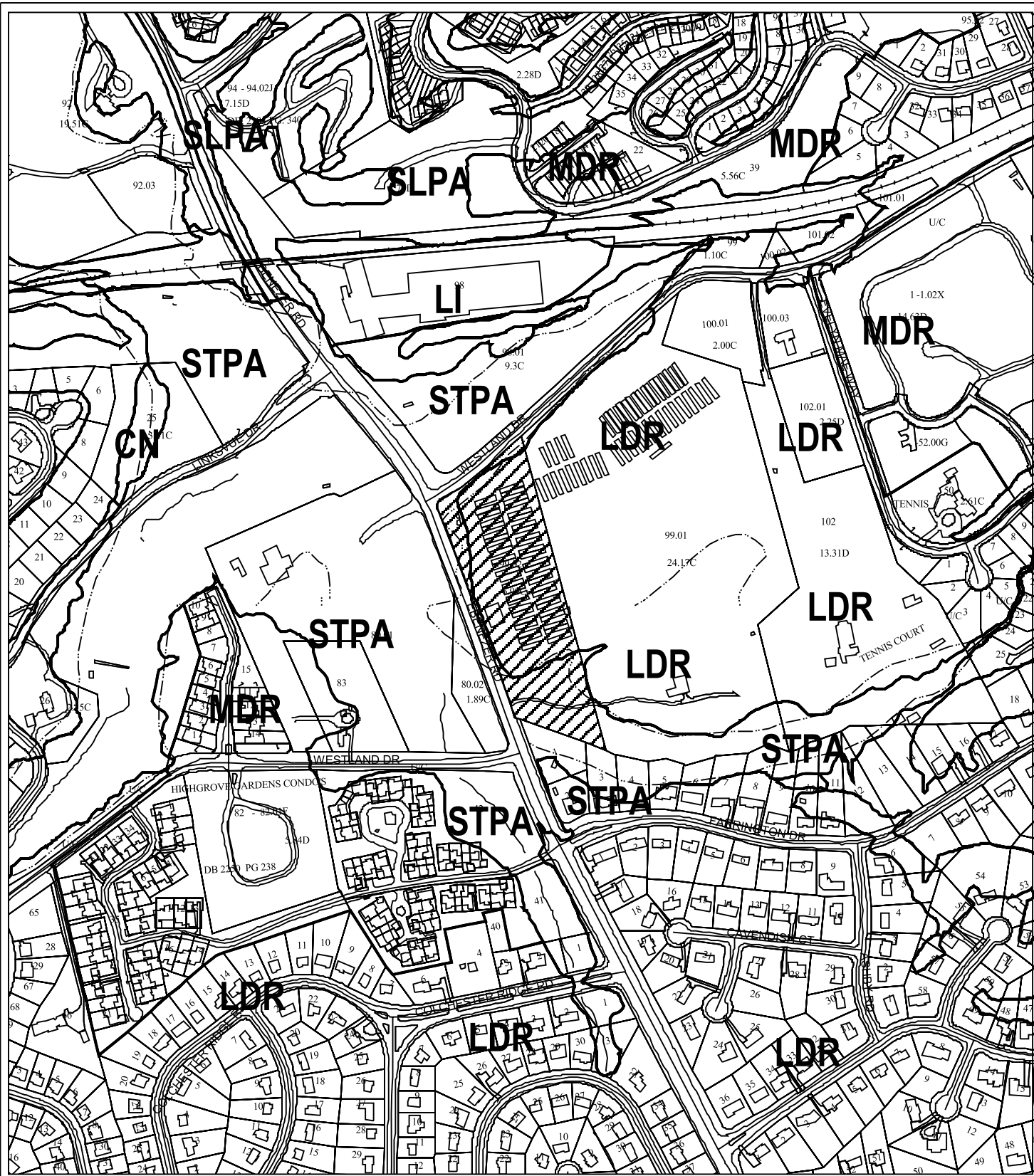
**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. CA or PC development will impact the Ebenezer Rd./ Westland Dr. intersection with additional turning movements in this area, but it will have no impact on schools.
3. CA and PC zoning allows uses proposed by the applicant and that are compatible with surrounding zoning and uses.
4. The staff recommendation for PC zoning will allow the review of the developer's proposal for traffic access and circulation, considering the site's location at a very busy offset intersection. Turning movements to and from the site must be carefully considered to avoid potentially dangerous conflicts for north and south bound traffic on Ebenezer Rd and east and west bound traffic on Westland Dr. The plan previously approved under the PR zone was considered at a time when Ebenezer Rd was a two lane rural road and Westland Dr. had no turn lanes at the intersection. No development plan should be approved until access and drainage issues are adequately addressed.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Sector Plan proposes stream protection and low density residential use for this site. The proposed sector plan amendment for commercial designation is required for either CA or PC rezoning of this site.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
3. This approval could lead to a limited number of similar requests for other properties around the Ebenezer Rd./Westland Dr. intersection.

If approved, this item will be forwarded to Knox County Commission for action on 12/18/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**11-D-06-SP/11-J-06-RZ  
SECTOR PLAN AMENDMENT  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: LDR (Low Density Residential) and STPA (Stream Protection)

To: C (Commercial) and STPA (Stream Protection)

Original Print Date: 10/25/06      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Pilot Corporation /  
Jed Campbell

Map No: 132

Jurisdiction: County






11-J-06-RZ  
REZONING

Petitioner: Pilot Corporation  
- Jed Campbell

Map No: 132

Jurisdiction: County



 From: PR (Planned Residential)  
To: CA (General Business)

Original Print Date: 10/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



## OFFICE OF COUNTY EXECUTIVE

Department of Engineering & Public Works • 205 West Baxter Avenue, Knoxville, TN 37917

### MEMORANDUM

**TO:** Ken Pruitt, MPC  
**FROM:** Cindy Pionke, Knox County *CMP*  
**DATE:** October 27, 2006  
**RE:** 11-J-06-RZ and 11-D-06-SP

The property located at the southeast corner of Ebenezer Road and Westland Drive (east) is on MPC's agenda for rezoning from Ag to CA at the November 10, 2006 MPC meeting. Knox County has an approved Congestion Mitigation and Air Quality (CMAQ) project for this intersection. CMAQ projects are federally funded and usually require a local match. Knox County is in the process of getting contracts signed so that this project can proceed.

The proposed project is to add a second left turn lane on westbound Westland Drive to southbound Ebenezer Road as well as construct a northbound right turn lane from Ebenezer Road to eastbound Westland Drive. The turn lanes will be 200 feet long with appropriate tapers.

The preliminary site plan that you provided me has some access issues that will need to be addressed when an application for a building permit is submitted. The proposed driveway on Ebenezer Road appears that it will need to move further south and the proposed western driveway on Westland Drive poses problems for traffic flow. A traffic impact study will be required when the applicant applies for a building permit if this rezoning is approved.

**MPC November 9, 2006**

**Agenda Item # 84**