

▶ **FILE #:** 5-E-18-RZ

**AGENDA ITEM #:** 37

**AGENDA DATE:** 5/10/2018

▶ **APPLICANT:** HUGH M. PATTERSON

OWNER(S): Hugh M. Patterson

TAX ID NUMBER: 144 091

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1418 Ebenezer Rd

▶ **LOCATION:** East side Ebenezer Rd., north of Bexhill Dr.

▶ **APPX. SIZE OF TRACT:** 0.68 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ebenezer Rd., a minor arterial street with four lanes and a center turning lane and 65' of pavement width within 75' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential

EXTENSION OF ZONE: Yes, extension of RA zoning from the north, east and west

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached houses under construction / RA (Low Density Residential)

South: Detached house / RA (Low Density Residential)

East: Detached residential subdivision / RA (Low Density Residential)

West: Ebenezer Rd., residential development / RA (Low Density Residential) and PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A, RA and PR zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that County Commission APPROVE RA (Low Density Residential) zoning.**

RA zoning is consistent with the sector plan designation, is an extension of zoning from the north and east, and will allow uses compatible with the surrounding land uses and zoning pattern.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (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. RA zoning is compatible with the scale and intensity of the surrounding development and zoning pattern in the area.
2. The proposed RA zoning is consistent with the Southwest County Sector Plan proposal for the site.
3. If approved, the applicant would have the potential to subdivide the property into lots of less than 1 acre. The minimum lot size under the current A zoning would be 1 acre. The requested RA zoning will allow minimum lot sizes of 10,000 sq. ft., if connected to sanitary sewer.

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

1. RA zoning provides for residential areas with low population densities. These areas are intended to be defined and protected from encroachment of uses not performing a function necessary to the residential environment.
2. Based on the above description, this site is appropriate for RA zoning.
3. If connected to sewer, the RA zone allows detached residential development with a minimum lot size of 10,000 sq. ft. Without sewer, the minimum lot size is 20,000 sq. ft., subject to approval by Knox County Health Department.

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 applicant intends to subdivide the subject property into more than one residential lot for construction of detached housing. The current A zoning requires a minimum lot size of one acre. RA zoning will allow this 1 acre site to be subdivided into lots smaller than one acre in size.
2. The impact to the street system will be minimal. With the plat submitted to subdivide the property, a right-of-way dedication of 100 feet from the centerline of Ebenezer Rd. will be required.
3. The proposed zoning is compatible with surrounding development, and there should be minimal impact to the surrounding area and no adverse affect to any other part of the County.
4. Public water and sewer utilities are available in the area, but may need to be extended to serve the site.
5. No other area of the County will be impacted by this rezoning request.

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 Southwest County Sector Plan proposes low density residential use for the site, consistent with the requested RA zoning.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future requests for RA zoning on surrounding properties zoned Agricultural, which is consistent with the sector plan proposal for low density residential uses in the area.
4. The proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 6/25/2018. 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.



REZONING  PLAN AMENDMENT

Name of Applicant: Hugh M. Patterson

Date Filed: 03-26-2018 Meeting Date: 5-10-18

Application Accepted by: Sherry Michienzi

Fee Amount: \$500 File Number: Rezoning 5-E-18RZ

Fee Amount: \_\_\_\_\_ File Number: Plan Amendment \_\_\_\_\_



**PROPERTY INFORMATION**

Address: 1418 Ebenezer Rd  
 General Location: E. side Ebenezer Rd  
N. of Dextrill Dr

Parcel ID Number(s): 144 091

Tract Size: 0.68 Acres

Existing Land Use: VACANT

Planning Sector: SW County

Growth Policy Plan: \_\_\_\_\_

Census Tract: 5712

Traffic Zone: 169

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**Requested Change**

**REZONING**

FROM: A

TO: RA

**PLAN AMENDMENT**

One Year Plan  \_\_\_\_\_ Sector Plan

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

**PROPOSED USE OF PROPERTY**

Residential - Detached

Density Proposed 2.9 Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

PROPERTY OWNER  OPTION HOLDER

PLEASE PRINT

Name: Hugh M. Patterson

Company: \_\_\_\_\_

Address: 201 St. Andrews Dr

City: Knoxville State: TN Zip: 37934

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Richard LeMay

Company: LeMay + Associates

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

Fax: 671-0213

E-mail: rlemay@lemayassociates.com

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Richard LeMay

Company: LeMay + Associates

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

E-mail: rlemay@lemayassociates



**LEMAY AND ASSOCIATES**

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10816 Kingston Pike, 2nd Floor  
Knoxville, TN 37934  
Phone: 865-671-0183 – Fax: 865-671-021

I authorize LeMay and Associates to act on my behalf for submission of rezoning request for Map 144 Parcel 091. Address 1418 Ebenezer Road.

Hugh M. Patterson

