

# REZONING REPORT

▶ **FILE #:** 1-G-19-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 1/10/2019

▶ **APPLICANT:** PYA WALTMAN CAPITAL

OWNER(S): Bill PYA Waltman Capital

TAX ID NUMBER: 144 088

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1402 Ebenezer Rd

▶ **LOCATION:** East side of Ebenezer Road, east of Highbridge Drive

▶ **APPX. SIZE OF TRACT:** 0.86 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Accessed from Ebenezer Rd. N., a minor arterial with 63' of pavement width within a 72' 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:** T (Transition)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** General office

EXTENSION OF ZONE: No

HISTORY OF ZONING: 11-C-13-RZ - AG to OB - Withdrawn; 4-I-00-RZ - A to CA - Denied

SURROUNDING LAND USE AND ZONING: North: Single Family Residential / RA (Low Density Residential)

South: Single Family Residential / A (Agriculture and Estate)

East: Single Family Residential / RA (Low Density Residential)

West: Single Family Residential, Day Care / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: A series of single-family subdivisions accessed by Ebenezer Rd, a minor arterial with some office and commercial uses located to the south.

## STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE T (Transition) zoning with one condition.**

Staff recommends T (Transition) zoning with a condition that the residential structure be reused, keeping the residential appearance of the site.

## 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:**

With the increasing population of the southwestern portions of Knox County traffic volumes on Ebenezer Rd. have increased over time. There is a need to establish zones and uses on minor arterials like Ebenezer Rd. that serve the community, while maintaining the residential appearance. Transition zoning strikes the balance between commercial and residential development. Transition zoning will not have an adverse impact on the surrounding area and maintains the residential character.

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

The T zone permits commercial uses such as professional offices that are not major traffic generators and are intended not open objectionable types of commercial uses. Adding the condition that the existing residential structure remain on site will ensure that the residential appearance is kept. The review of the plans for compliance with this condition will be reviewed through the development plan submittal to the Planning Commission.

**THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY/COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:**

The area is already served by adequate transportation and utility infrastructure. Having professional offices will not contribute to congestion in surrounding areas.

**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:**

The proposed rezoning does not conflict with the Southwest County Sector Plan, General Plan, Growth Plan or 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 2/25/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.