CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 5-Q-25-RZ **Related File Number:**

Application Filed: 3/25/2025 **Date of Revision:**

Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: West side of Ebenezer Rd, south of Highbridge Dr

Other Parcel Info.:

Tax ID Number: 144 096, 097, 095 (PART OF) **Jurisdiction:** County

Size of Tract: 6.53 acres

Accessibility: Access is via Ebenezer Road, a minor arterial with a pavement width which varies from 60 ft to 65 ft within a right-of-way which varies from 83 ft to 105 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office, Single Family Residential, Rural Residential

Surrounding Land Use:

Proposed Use: **Density:** up to 10 du/ac

Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area contains a mix of commercial and residential uses. Residential uses are single family dwellings on small suburban lots. Commercial uses are small service operations along Ebenezer Road. Blue Grass Elementary is located about 600 ft to the south of the subject site.

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

Street: 1439 EBENEZER RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests:

Extension of Zone: No, this is not an extension of the zoning, though there is PR up to 5 du/ac to the north and PR up to 3 du/ac to the west.

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: Samiul Haque

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 10 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

Staff Recomm. (Full):

Comments: This rezoning request includes three parcels comprising 6.35 acres on the west side of Ebenezer Road. The northern parcel contains a veterinary clinic at the front side of the property that would retain its Agricultural zone.

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 near the Bluegrass Elementary School has experienced several new developments in recent years, including a commercial establishment across the subject property (constructed between 2022-2024) and a crosswalk with pedestrian-activated warning light that connects the subject property to the community-oriented businesses (installed in 2018).
2. The proposed rezoning would be consistent with other residential growth in the vicinity, such as the 22-unit Bluegrass Bend Subdivision north on of the property (constructed between 2015-19), six new homes on the east side of Ebenezer Road (constructed between 2018-22), and the 56-lot Heritage at Bluegrass and 36-lot Bluegrass Ridge subdivisions west of the elementary school (constructed between 2022-24).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:
1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses.
2. At 10 du/ac, up to 65 dwelling units could be accommodated on this 6.53-acre land.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. No significant adverse impacts are anticipated to occur with the PR zone. The property is located on a 5-lane minor arterial street with several nearby amenities which supports consideration of more residential intensity in this area. Any development under the PR zone would require development plan approval by the Planning Commission which involves a public hearing process.

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 amendment is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development and wide range of housing choices.
2. The proposed rezoning is compatible with the property's SR (Suburban Residential) place type, as designated in the Comprehensive Plan. The SR place type allows consideration of the PR zone with a

density of up to 12 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 10 du/ac is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criterion 1) and it is compatible with the current zoning of adjacent sites (criterion 2).
4. The proposed rezoning is consistent with the Comprehensive Plan Implementation Policy 5 that promotes neighborhoods with a variety of housing types and amenities in close proximity. Besides the Blue Grass Elementary School and the neighborhood-scale commercial development mentioned above, there is a gas station and a day care center on the south side of the school, a commercial corridor along S Northshore Drive one mile to the south, and three other schools within a 2-mile radius of the subject property.
5. The property's location on an established neighborhood along a minor arterial street with sidewalks is consistent with the Comprehensive Plan's Action 9.3 that recommends growth in areas that are already served by adequate infrastructure.

Action: Approved **Meeting Date:** 5/8/2025

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 10 du/ac because it is compatible with surrounding development and consistent with the Knox County Comprehensive Plan.

Date of Approval: 5/8/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 6/16/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Approved PR (Planned Residential) up to 10 du/ac subject to two conditions: 1) a pocket park/green space with a minimum size of .25 acre required; 2) green giants shall be planted 6 feet off center as a barrier on each side.

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