Application Filed:	8/4/2009	Date of Revision:	4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902	
Applicant:	BULLDOG DEVELOPM	ENT (REFERRED BACK BY COUNTY COMMISSION)	8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g	
PROPERTY INFO	ORMATION			
General Location:	Southeast side I	Southeast side Hammer Rd., north side I-40, southwest of Union School Rd.		
Other Parcel Info.:				
Tax ID Number:	72 111	Jurisdictio	n: County	
Size of Tract:	9.6 acres			
Accessibility:	Access is via Ha	Access is via Hammer Rd., a major collector street with 18' of pavement width within 50' of right of way.		
GENERAL LAND	USE INFORMATIC	DN		
Existing Land Use:	Vacant			
Surrounding Land L	lse:			
Proposed Use:	Storage facility	De	ensity:	
Sector Plan:	East County	Sector Plan Designation: LDR		
Growth Policy Plan:	Urban Growth A	Urban Growth Area (Outside City Limits)		
Neighborhood Cont		This area is developed with rural residential uses under A zoning. There is a billboard located on the adjacent parcel to the west within a small CB zoned area.		
ADDRESS/RIGH	T-OF-WAY INFORM	IATION (where applicable)		
Street:	6828 Hammer R	Rd		
Location:				
Proposed Street Na	me:			
Department-Utility F	leport:			
Reason:				
ZONING INFORM	/ATION (where app	licable)		
Current Zoning:	A (Agricultural)			
Former Zoning:				
Requested Zoning:	CA (General Bu	siness)		
Previous Requests:	CA zoning and (CA zoning and C plan designation were denied in 2009 (6-G-08-RZ/6-D-08-SP).		
Extension of Zone:	No	No		
History of Zoning:	Staff and MPC r	ecommended denial of the same requests on June 12, 2008	8 (6-G-08-RZ/6-D-08-SP).	
PLAN INFORMA	TION (where applic	able)		
Current Plan Catego	ory: LDR (Low Densi	LDR (Low Density Residential)		
Requested Plan Cat	egory: C (Commercial)	C (Commercial)		

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

EAST COUNTY SECTOR PLAN AMENDMENT

Related File Number:

10-A-09-RZ

1/22/2010 03:25 PM

File Number:

10-A-09-SP



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.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	DENY C (Commercial) sector plan designation.		
Staff Recomm. (Full):	Commercial use of this property would be out of character with surrounding land uses and zoning and would be a spot sector plan amendment. Additionally, the proposal does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan.		
Comments:	MPC staff had previously recommended denial of these requests and MPC voted to deny both requests at the October 8, 2009 meeting. The applicant appealed MPC's decisions on both applications. The Knox County Commission, at its November 16, 2009 meeting, referred the items back to MPC for further consideration. MPC staff has reconsidered the merits of sector plan application and maintains its recommendation to deny. The site clearly does not meet any of the general plan criteria regarding changes of conditions warranting amendment of the land use plan. With the recommended denial of the sector plan amendment to commercial, the requested CA zoning can not be considered. SECTOR PLAN REQUIREMENTS: CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN: NEW ROAD OR UTILITY IMPROVEMENTS: No road or utility improvements have been made recently in the area. ERROR OR OMISSION IN CURRENT PLAN: The plan appropriately calls for LDR development at this location. Approval of commercial at this location would be a spot sector plan amendment. The small CB zoned parcel to the west is not recognized as commercial on the sector plan. It was rezoned CB for placement of a billboard before sector plan amendments were required to accompany rezoning requests. CHANGES IN GOVERNMENT POLICY: No changes have occurred that warrant this sector plan change. These same requests were recommended for denial by MPC on June 12, 2008. CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:		
Action:	to CA. Denied Meeting Date: 1/14/2010		
Details of Action:			
Summary of Action:	DENY C (Commercial) sector plan designation.		
Date of Approval:	Date of Denial:1/14/2010Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?: 10/9/2009		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:		Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:		Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: