

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 10-Q-15-RZ      **Related File Number:** 10-F-15-SP  
**Application Filed:** 8/31/2015      **Date of Revision:**  
**Applicant:** GUSTO DEVELOPMENT, LLC

### **PROPERTY INFORMATION**

**General Location:** Southeast side Ball Camp Pike, northeast of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 107 073, 074 & 075      **Jurisdiction:** County  
**Size of Tract:** 2.07 acres  
**Accessibility:**

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Three houses  
**Surrounding Land Use:**  
**Proposed Use:** 46,000 square foot grocery store      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### **ZONING INFORMATION (where applicable)**

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:** None noted  
**Extension of Zone:**  
**History of Zoning:**

### **PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** C (Commercial)

**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:

Michael Brusseau

Staff Recomm. (Abbr.):

TABLE the rezoning consideration, at the request of the applicant.

Staff Recomm. (Full):

The applicant submitted a request to table on November 4, 2015.

Comments:

Separate applications have been filed by Knox County for commercial consideration of an adjacent 7.45 acres to the southeast on Knox County owned land. Those applications have been requested and recommended for withdrawal. It is unknown if the applicant will proceed with rezoning of the subject properties, but they do not wish to withdraw the applications at this time. It is staff's understanding that the applicants intend to hold a public meeting in the subject area to discuss the requests with area residents sometime between now and the time these items are requested to be untabled. A written request to untable will be required before these items may be placed back on MPC's agenda. The items may be placed on the following month's agenda after action is taken to untable the requests.

Action:

Withdrawn

Meeting Date: 5/10/2018

Details of Action:

Summary of Action:

Withdraw

Date of Approval:

Date of Denial:

Postponements: 10/8/2015

Date of Withdrawal:

5/10/2018

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

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: