

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 11-A-13-RZ                      **Related File Number:** 11-A-13-SP  
**Application Filed:** 9/17/2013                      **Date of Revision:**  
**Applicant:** STEVE HOBBS

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

### PROPERTY INFORMATION

**General Location:** North side Hall Dr., southwest of Dutchtown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 180    **Jurisdiction:** County  
**Size of Tract:** 2.7 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** School bus storage yard  
**Surrounding Land Use:**  
**Proposed Use:** School bus storage yard with retail sales    **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 9925 Hall Dr  
**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)



3. Approval of this request may lead to future rezoning and plan amendment requests for non-residential development on other properties in the area fronting on Hall Dr.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

**Action:** Denied **Meeting Date:** 12/12/2013

**Details of Action:**

**Summary of Action:** DENY CA (General Business) zoning.

**Date of Approval:** **Date of Denial:** 12/12/2013 **Postponements:** 11/14/13

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:** 1/10/2014

### **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 2/24/2014

**Date of Legislative Action, Second Reading:** 5/27/2014

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Other

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Held until 4-F-14-SP sector plan by County Commission goes to Commission

Appeal approved CA General Business approved.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**