CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT EAST COUNTY SECTOR PLAN AMENDMENT

File Number: 6-D-08-SP Related File Number: 6-G-08-RZ

Application Filed: 5/2/2008 **Date of Revision:**

Applicant: BULLDOG DEVELOPMENT, LLC



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PROPERTY INFORMATION

General Location: South side Hammer Rd., north side I-40, west of Union School Rd.

Other Parcel Info.:

Tax ID Number: 72 111 Jurisdiction: County

Size of Tract: 9.6 acres

Access is via Hammer Rd., a major collector street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Storage Density:

Sector Plan: East County Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: 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/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6828 Hammer Rd.

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: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: C (Commercial)

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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 Action: Denied MPC Meeting Date: 6/12/2008

Details of MPC action:

Summary of MPC action: DENY C (Commercial)

Date of MPC Approval: Date of Denial: 6/12/2008 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 7/28/2008 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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