CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:8-A-09-RZApplication Filed:6/9/2009Applicant:DAVID L. HURST

Related File Number: Date of Revision:

Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 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 INFORMATION

General Location:	North side Oak Ridge Hwy., northeast of Hazelnut Dr.		
Other Parcel Info.:			
Tax ID Number:	79 046	Jurisdiction:	County
Size of Tract:	0.52 acres		
Accessibility:	Access is via Oak Ridge Hwy., a major arterial street with 38' of pavement width within 120' of right of way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land	
Surrounding Land Use:		
Proposed Use:	Car wash Density:	
Sector Plan:	Northwest County Sector Plan Designation: Mixed Uses (O, MDR)	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)	
Neighborhood Context:	This area on the north side of Oak Ridge Hwy. and south of Beaver Ridge Rd., is developed with several homes, under A zoning, but is primarily vacant. There is a solid waste collection facility located about 600 feet west of the site, fronting on Oak Ridge Hwy., which is zoned OB.	

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:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current 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.:

	MPC ACTION AND DISPOSITION		
Planner In Charge:	Michael Brusseau		
Staff Recomm. (Abbr.):	DENY CA (General Business) zoning.		
Staff Recomm. (Full):	A sector plan amendment application is required prior to consideration of the rezoning. The application was postponed for 60 days at the August 13, 2009 meeting to give the applicant time to file the application for a sector plan amendment. This application has not been filed, so this rezoning application can not be considered for approval.		
Comments:	The Northwest County Sector Plan proposes mixed uses for this site. In the text of the plan, it is specified that this area is proposed for office or medium density residential development only. Therefore, a sector plan amendment to C (Commercial) is necessary to accompany this CA zoning request. This sector plan application was not filed at MPC prior to either deadline date in order to meet plan amendment public notice requirements for the August or September meetings, therefore postponement to the October 8, 2009 MPC meeting was necessary. The standard fee deadline for the October meeting was August 24, 2009. In the August staff report, staff noted that if the application was not submitted by the deadline, it would recommend that the item be removed from the agenda at the October meeting. Procedurally, denial of the application is the only path that staff has to remove the item, without action from the applicant. The applicant has been contacted repeatedly about the required sector plan amendment and has not responded.		
Action:	Denied Meeting Date: 10/8/2009		
Details of Action:			
Summary of Action:	DENY CA (General Business) zoning.		
Date of Approval:	Date of Denial:10/8/2009Postponements:8/13/2009		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	11/16/2009	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: