

# CASE SUMMARY

**APPLICATION TYPE: ORDINANCE AMENDMENT**

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

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**File Number:** 10-A-13-OA                      **Related File Number:**  
**Application Filed:** 9/24/2013              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:**  
**Other Parcel Info.:**  
**Tax ID Number:** 999 999                      **Jurisdiction:**  
**Size of Tract:**  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:**                                      **Density:**  
**Sector Plan:**                                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:** Amendments to the Knox County zoning ordinance at Article 5, Section 5.22.03 (W) regarding retail sales of agricultural products in the A (Agricultural) zoning district.

## ZONING INFORMATION (where applicable)

**Current Zoning:**  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested 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.:** Amendments to the Knox County zoning ordinance at Article 5, Section 5.22.03 (W) regarding retail sales of agricultural products in the A (Agricultural) zoning district.

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Michael Brusseau

**Staff Recomm. (Abbr.):** Approve the amendments

**Staff Recomm. (Full):**

**Comments:** Staff was requested by the planning commission to make recommendations to clarify the accessory relationship of sales of agricultural and horticultural products to the principal use of land as agriculture or horticulture in the Agricultural (A) zone district of the Knox County zoning ordinance.

### **BACKGROUND**

At its September 12, 2013 meeting, MPC considered a request for a sector plan amendment from Low Density Residential to Commercial land use classification and a change to the zoning map from Agricultural (A) to Business and Manufacturing (CB) zone district for property currently used by John Deere Landscapes, a nursery business that raises and sells trees, shrubs and plants, and sells other materials related to landscaping and landscape maintenance. The business is generally supported by surrounding residential development and the planning commission was uncomfortable with changing the future land use map classification to commercial in order to accommodate a change to the zoning map for this specific business. The commission postponed action on the sector plan and zoning map changes and directed staff to explore updating and amending the requirements of the A zone district.

### **ANALYSIS**

The current A zone specifically allows all types of agriculture and horticulture as permitted uses. The retail sales of agricultural/horticultural products is allowed as a use on review, but is limited. The retail sales of farm produce and several associated products, such as mulch and compost, and chemicals such as fertilizer, herbicides and fungicides are currently listed.

These proposed amendments clarify and minimally expand the type of retail sales that may be considered as uses permitted on review in the A zone district. Horticulture is defined as a "Branch of agriculture concerned with the cultivation of garden plants—generally fruits, vegetables, flowers, and ornamentals such as plants used for landscaping." Staff believes that a nursery selling landscaping related products is not dissimilar from a dairy farm selling milk and incidentally selling products related to using milk, a farm selling produce and incidentally selling food preparation equipment or an orchard selling fruit at a roadside stand and incidentally selling equipment used in processing fruit. Approval of these amendments would continue to allow the consideration of retail sales of agricultural/horticultural products as a use on review in the A zone district, and supplement the development criteria that must be addressed in order to do so.

**Action:** Approved

**Meeting Date:** 10/10/2013

**Details of Action:**

**Summary of Action:** Approve of the proposed amendments to the Agricultural (A) zone district as shown in Exhibit A.

**Date of Approval:** 10/10/2013

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 11/18/2013

**Date of Legislative Action, Second Reading:** 1/27/2014

**Ordinance Number:** O-13-11-101

**Other Ordinance Number References:** O-13-11-101

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**