

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 12-B-01-UR                      **Related File Number:**  
**Application Filed:** 11/15/2001              **Date of Revision:**  
**Applicant:** DENNIS LANGLEY DBA CREEKSIDE NURSERIES  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side S. Northshore Dr., northeast of Bickerstaff Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 145 028                      **Jurisdiction:** County  
**Size of Tract:** 6.2 acres  
**Accessibility:** Access is via S. Northshore Dr., a major arterial street with 22' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Greenhouses and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Retail nursery sales facility                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is in an area of developing single family housing, both within subdivisions and on larger tracts of land zoned A, RB and PR.

## 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:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): Approve a 600 sq. ft. incidental retail sales area at the front of the established greenhouses subject to four conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  3. Meeting all requirements of the Knox County Zoning Ordinance.
  4. Submitting to staff a site plan drawn to scale showing compliance with all requirements of this approval.

The applicant's attorney submitted the attached plan identifying a 12' x 30' open area at the front of the existing greenhouses as their retail sales area. While this plan is not drawn to scale, it does serve to show the incidental nature of the sales area to the growing operation. The plan elements show there is ample area for required parking and circulation. The open area between the retail space and associated parking area along with the established tree line at the property line provide a suitable buffer to the adjoining, undeveloped property.

Comments: This six-acre site is developed with a 6,000 sq. ft. green house and a 1,000 sq. ft. office/service area that has been approved by Knox County Code Enforcement for wholesale agricultural production with the present access driveway and the existing sign identifying the business . None of the property outside of the greenhouses is presently used for growing products, although the attached plan does propose some area around the greenhouse for agricultural products. The revised plan incorporates the elements needed to show compliance with the Agricultural zoning ordinance requirements for incidental retail sales related to this horticultural production.

MPC Action: Approved MPC Meeting Date: 2/14/2002

- Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Department.
  2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  3. Meeting all requirements of the Knox County Zoning Ordinance.
  4. Submitting to staff a site plan drawn to scale showing compliance with all requirements of this approval.

The applicant's attorney submitted the attached plan identifying a 12' x 30' open area at the front of the existing greenhouses as their retail sales area. While this plan is not drawn to scale, it does serve to show the incidental nature of the sales area to the growing operation. The plan elements show there is ample area for required parking and circulation. The open area between the retail space and associated parking area along with the established tree line at the property line provide a suitable buffer to the adjoining, undeveloped property.

Summary of MPC action: Approve a 600 sq. ft. incidental retail sales area at the front of the established greenhouses subject to four conditions:

Date of MPC Approval: 2/14/2002 Date of Denial: Postponements: 12/13/01,1/10/02

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**