

# 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

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**File Number:** 12-H-01-UR                      **Related File Number:**  
**Application Filed:** 11/15/2001              **Date of Revision:**  
**Applicant:** CAROL MORENO  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southwest side Middlebrook Pike, southeast of Bob Kirby Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 213 (PART) OTHER: MAP ON FILE.                      **Jurisdiction:** County  
**Size of Tract:** 4.8 acres  
**Accessibility:** Access is via Middlebrook Pike, a two lane, minor arterial street scheduled for widening to a four lane median divided facility in this area.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Three single family houses and wholesale nurse operation  
**Surrounding Land Use:**  
**Proposed Use:** Retail Garden Center                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is part of an older rural residential area that is undergoing residential, office and commercial zoning and redevelopment.

## 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**History of Zoning:** Property was withdrawn from CA consideraton in October 2001. (4-K-01-RZ)

## PLAN INFORMATION (where applicable)

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



**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**