CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:12-H-01-URApplication Filed:11/15/2001Applicant:CAROL MORENOOwner:CAROL MORENO

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.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Three single family houses and wholesale nursey 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History of Zoning:	Property was withdrawn from CA consideraton in October 2001.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:

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:	kp	
Staff Recomm. (Abbr.):	APPROVE the retail nursery center subject to 4 conditions:	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Health Dept. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. Installation of landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. Meeting all applicable requirements of the Knox County Zoning Ordinance. 	
	With the conditions noted, this plan meets the requirements for approval in the A Zone, and the other criteria for approval of a Use on Review.	
Comments:	The applicant is proposing to use 4 acres of her 29 acre wholesale nursery site for a retail nursery sales facility. This proposal complies with the requirements set forth in Article 5 Section 5.22.03 W. of the Knox County Zoning Ordinance. The existing wholesale nursery operation has been located on this site since the early 1980's. The widening of Middlebrook Pike to a four-lane, median divided arterial street will accommodate this additional retail operation. An application for CA zoning to accommodate this use was withdrawn after the A zone requirements were amended to allow use on review consideration of an incidental retail facility.	
MPC Action:	Approved MPC Meeting Date: 12/13/2001	
Details of MPC action:	 MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 3. Installation of landscaping as shown on the development plan within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. 4. Meeting all applicable requirements of the Knox County Zoning Ordinance. With the conditions noted, this plan meets the requirements for approval in the A Zone, and the other criteria for approval of a Use on Review.	
Summary of MPC action:	APPROVE the retail nursery center subject to 4 conditions:	
Date of MPC Approval:	12/13/2001Date of Denial:Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:	
	LEGISLATIVE ACTION AND DISPOSITION	

LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:			
Date of Legislative Action:	Date of Legislative Action, Second Reading:		
Ordinance Number:	Other Ordinance Number References:		
Disposition of Case:	Disposition of Case, Second Reading:		
If "Other":	If "Other":		

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: