# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8

www•knoxmpc•org

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History of Zoning:	Property was withdrawn from CA consideraton in October 2001.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):	<ol> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>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.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>	
	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:	<ul> <li>MPC action:</li> <li>1. Meeting all applicable requirements of the Knox County Health Dept.</li> <li>2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.</li> <li>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.</li> <li>4. Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ul> 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: