CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

File Number: 4-A-02-SP Related File Number: 4-O-02-RZ

Application Filed: 3/20/2002 Date of Revision:

Applicant: SOUTHERN SHADE NURSERY COMPANY

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: North side of Middlebrook Pike, east side of Overton Ln.

Other Parcel Info.:

Tax ID Number: 105 L B 47.01 Jurisdiction: County

Size of Tract: 1.34 acres

Accessibility: Access is via Middlebrook Pike, a minor arterial street with 4 lanes and center median within 110' of

right of way, or via Overton Ln., a local street with 26' of pavement width and 60' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Telecommunications tower and retail nursery and landscaping materials business

Surrounding Land Use:

Proposed Use: Telecommunications tower and retail nursery and landscaping Density:

materials business

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context: This area has been developed with residential uses under A, RA, and PR zoning. Commercial

businesses, developed under CA or C-3 zoning, and in areas designated by the sector plan for commercial use, are located about 2000' to the west at Joe Hinton Rd. and about 800' to the east at N.

Gallaher View Rd.

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: CA (General Business)

Previous Requests: None noted.

Extension of Zone: Yes. Extension of commercial from the east.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

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Current Plan Category: Low Density Residential

Requested Plan Category: Commercial

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY Commercial sector plan amendment.

Staff Recomm. (Full): The property is surrounded on three sides by residential uses. Commercial use of this property is

inappropriate. Approval of this request will create pressure for similar requests along this section of

Middlebrook Pike.

Comments:

MPC Action: Denied MPC Meeting Date: 4/11/2002

Details of MPC action:

Summary of MPC action: DENY Commercial

Date of MPC Approval: Date of Denial: 4/11/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?: 4/12/2002

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 5/28/2002 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Denied Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Appeal denied, MPC denial stands.

Date of Legislative Appeal: Effective Date of Ordinance:

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