

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:

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
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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 materials business **Density:**
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)

