# **CASE SUMMARY**

APPLICATION TYPE: REZONING

File Number: 4-K-01-RZ Related File Number:

Application Filed: 3/14/2001 Date of Revision:

Applicant: CAROL MORENO

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

#### PROPERTY INFORMATION

General Location: West side Middlebrook Pike, southeast of Bob Kirby Rd.

Other Parcel Info.:

Tax ID Number: 104 213 OTHER: PART (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: Two single family houses

**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 within an older rural and low density residential development pattern along Middlebrook Pike

under A, RA and PR zoning. Recent requests for office and commercial rezoning and uses have been

considered in this area.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9502 Middlebrook Pike

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: No

History of Zoning: None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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.): Permit withdrawal of this rezoning request and submittal of a use on review request for a retail center in

the A zone.

Staff Recomm. (Full): Based on a recent amendment to the Knox County Zoning Ordinance, a commercial center selling

products raised on the property may now be considered as a use-on-review by MPC. The sector plan

proposes low density residential use for this site.

**Comments:** The applicant raises flowers on this site and is proposing to build a garden center to sell her products,

as well as other related items. An amendment to consider this type of use as a "Use On Review" was

approved by MPC and County Commission.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 10/11/2001

**Details of MPC action:** 

**Summary of MPC action:** 

Date of MPC Approval: Date of Denial: Postponements: 4/12-6/14/01, 8/9-

9/13/01

Date of Withdrawal: 10/11/2001 Withdrawn prior to publication?: 

Action Appealed?:

### 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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