CASE SUMMARY

APPLICATION TYPE: REZONING

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

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

Applicant: SOUTHERN SHADE NURSERY COMPANY

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: 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:

GENERAL LAND USE INFORMATION

Existing Land Use: Retail nursery and landscaping materials business

Surrounding Land Use:

Proposed Use: 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:

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:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:57 PM Page 1 of 2

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:

Staff Recomm. (Abbr.): DENY CA (General Business) zoning.

Staff Recomm. (Full): CA zoning should be denied based on the recommendation for denial of the sector plan amendment.

Comments: The applicant was cited for operating an illegal retail nursery and landscaping materials business on this

1.34 acre site. This site is not suitable for commercial zoning because it is surrounded on three sides by residential zoning and development. Establishing commercial zoning on this site would place a commercial use facing the rear of a residential use across Middlebrook Pike. Approval of this request could lead to future commercial requests on the south side of Middlebrook Pike across from the subject

property.

A telecommunications tower is located on the northwestern portion of the subject property on a tract

that is being leased.

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

Details of MPC action:

Summary of MPC action: DENY CA (General Business)

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:

1/31/2007 12:57 PM Page 2 of 2