

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 5-L-04-RZ                      **Related File Number:** 7-A-04-PA  
**Application Filed:** 4/12/2004              **Date of Revision:**  
**Applicant:** OVERHOLT HOLDINGS, LLC AND RONALD A. WATKINS  
**Owner:**

### PROPERTY INFORMATION

**General Location:** West side N. Weisgarber Rd, north side Nightingale Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 M C 001                      **Jurisdiction:** City  
**Size of Tract:** 1.37 acres  
**Accessibility:** Access is via N. Weisgarber Rd a five lane, minor arterial street within a 100' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Garden center greenhouse and nursery for retail sales                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is within an area of office and multi-family development that has occurred under O-1 and PR-1 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** O-1 (Office, Medical, and Related Services) / F-1 (Floodway)  
**Former Zoning:**  
**Requested Zoning:** C-4 (Highway and Arterial Commercial) / F-1 (Floodway)  
**Previous Requests:** None noted  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned O-1 in the 1990's.

### 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: Ken Pruitt

Staff Recomm. (Abbr.): DENY C-4 (Highway and Arterial Commercial) zoning based on denial of the One Year plan amendment

Staff Recomm. (Full): C-4 (Highway and Arterial Commercial) zoning permits a wide range of commercial uses that are out of character with the established residential and office development pattern and O-1 and RP-1 zoning. Development of this site under C-4 zoning would adversely impact the area with commercial traffic, lighting, noise and outside display of merchandise.

Comments:

MPC Action: Denied (Withdrawn) MPC Meeting Date: 7/8/2004

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 5/13/2004

Date of Withdrawal: 7/8/2004 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": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: