

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 9-A-09-RZ **Related File Number:** 9-A-09-SP
Application Filed: 7/10/2009 **Date of Revision:**
Applicant: JAMES L. MCCLAIN

PROPERTY INFORMATION

General Location: Southeast side Lovell Rd., northeast side Hickey Rd.
Other Parcel Info.:
Tax ID Number: 104 168 **Jurisdiction:** County
Size of Tract: 19.44 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Wholesale/retail nursery, irrigation and landscaping supplies
Surrounding Land Use:
Proposed Use: Wholesale/retail nursery, irrigation and landscaping supplies **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2214 Lovell Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

maintained for compatibility with surrounding land uses and zoning.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. Approval of this request may lead to future rezoning and plan amendment requests for commercial development in the immediate area, on properties zoned residential or agricultural. The current sector plan proposes low density residential uses for all of the surrounding properties in the immediate area. The closest commercially designated area on the sector plan is about 2000 feet north along Middlebrook Pike. The closest commercial zoning (CB) is located about 750 feet north along Lovell Rd.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. New law provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Denied (Withdrawn) **Meeting Date:** 3/13/2014

Details of Action:

Summary of Action:

Date of Approval: **Date of Denial:** **Postponements:** 9/10/09-5/13/10
&11/14/13

Date of Withdrawal: 3/13/2014 **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: