

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

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**File Number:** 9-A-09-SP                      **Related File Number:** 9-A-09-RZ  
**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:** Current access is via Lovell Rd., a minor arterial street with 20' of pavement width within 50-80' of right of way. Access could also be gained from Hickey Rd., a local street with 19' of pavement width within 50' of right of way.

## 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:** This area is developed primarily with residential uses under A, PR and RA zoning. The exception is the subject property, which is developed with a wholesale/retail nursery that also sells irrigation and landscaping supplies, under A zoning.

## 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:** No  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)



Date of Withdrawal: 3/13/2014

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

Date of Legislative Action: 4/28/2014

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: