

▶ **FILE #:** 2-D-14-UR

AGENDA ITEM #: 44

AGENDA DATE: 2/13/2014

▶ **APPLICANT:** JOHN DEERE LANDSCAPES

OWNER(S): Mike Griffith

TAX ID NUMBER: 104 168

JURISDICTION: County Commission District 6

STREET ADDRESS: 2214 Lovell Rd

▶ **LOCATION:** Southeast side of Lovell Rd., northeast side of Hickey Rd.

▶ **APPX. SIZE OF TRACT:** 19.44 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a pavement width of 20' within a 50' wide right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Landscape nursery

▶ **PROPOSED USE:** Landscape nursery & irrigation supply

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / PR, RA residential & A agricultural

South: Attached dwellings / PR residential

East: Detached dwellings / A agricultural

West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: The site is located in an area of detached dwellings that have been developed in the A (Agricultural) or PR (Planned Residential). Zones. Lovell Rd. is an arterial street that connects Middlebrook Pk. and Ball Camp Pk. with Pellissippi Parkway. (I-140).

STAFF RECOMMENDATION:

▶ **APPROVE the request for a nursery/landscape supply business as shown on the site plan subject to conditions**

1. Providing a sealed surface driveway and parking area as required by the Knox County Zoning Ordinance
2. All existing and proposed signage meeting the requirements of the Knox County Zoning Ordinance
3. Provision of a 50' wide greenway easement across the entire width of the site as requested by the Knox County Recreation Dept.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

COMMENTS:

A recent amendment to the Knox County Zoning Ordinance now permits John Deere Landscapes to seek approval of a use on review which will permit them to legitimately operate their business at this location. Previously, while operating at this location, the business has been cited by the Knox County Code Administration Department for operating an illegal business in an A (Agricultural) zone. In response to the County's enforcement action, John Deere sued Knox County, and they also attempted to get the site rezoned. That rezoning request was postponed pending action on the Zoning Ordinance amendment. The amendment to the Agricultural zone expands the section dealing with the retail sales of agricultural related products. It now permits the sale of all types of landscape materials.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposal will have no impact on schools.
2. No additional negative traffic impact is anticipated because the property is located on a minor arterial street and the business has been operating at this location for a number of years.
3. All utilities are in place to serve this facility.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed landscaping/ nursery business is consistent with the general standards for uses permitted on review: The proposed use is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will draw a minimal amount of additional traffic through this residential area.
2. With the recent amendments to the Zoning Ordinance, the proposal meets all relevant requirements of the A (Agricultural) zoning district, as well as other criteria for approval of a use-on-review.

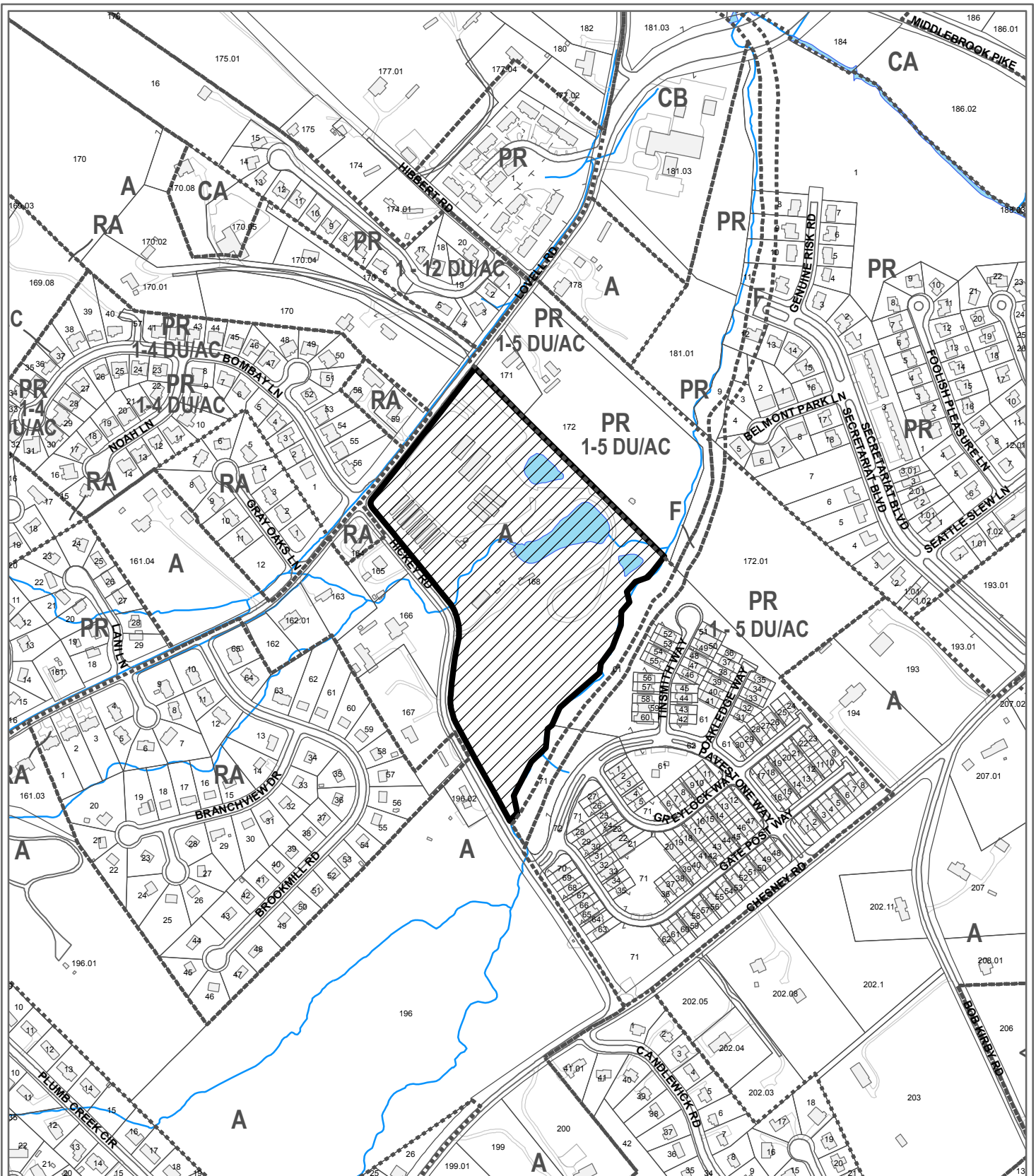
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Northwest County Sector Plan which proposes LDR (Low Density Residential) uses for this area.

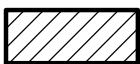
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-D-14-UR
USE ON REVIEW**



Landscape nursery & irrigation supply in A (Agricultural)

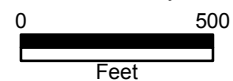
Original Print Date: 1/27/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: John Deere Landscapes

Map No: 104

Jurisdiction: County



NOTE: **ONE HOUR TO USE SUBURBAN**
OR CONTRACTUAL CONFIRMATION MUST
CONTACT:
 TENSASSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR
 CONFIRMATION NUMBER.

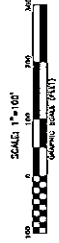
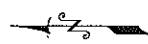
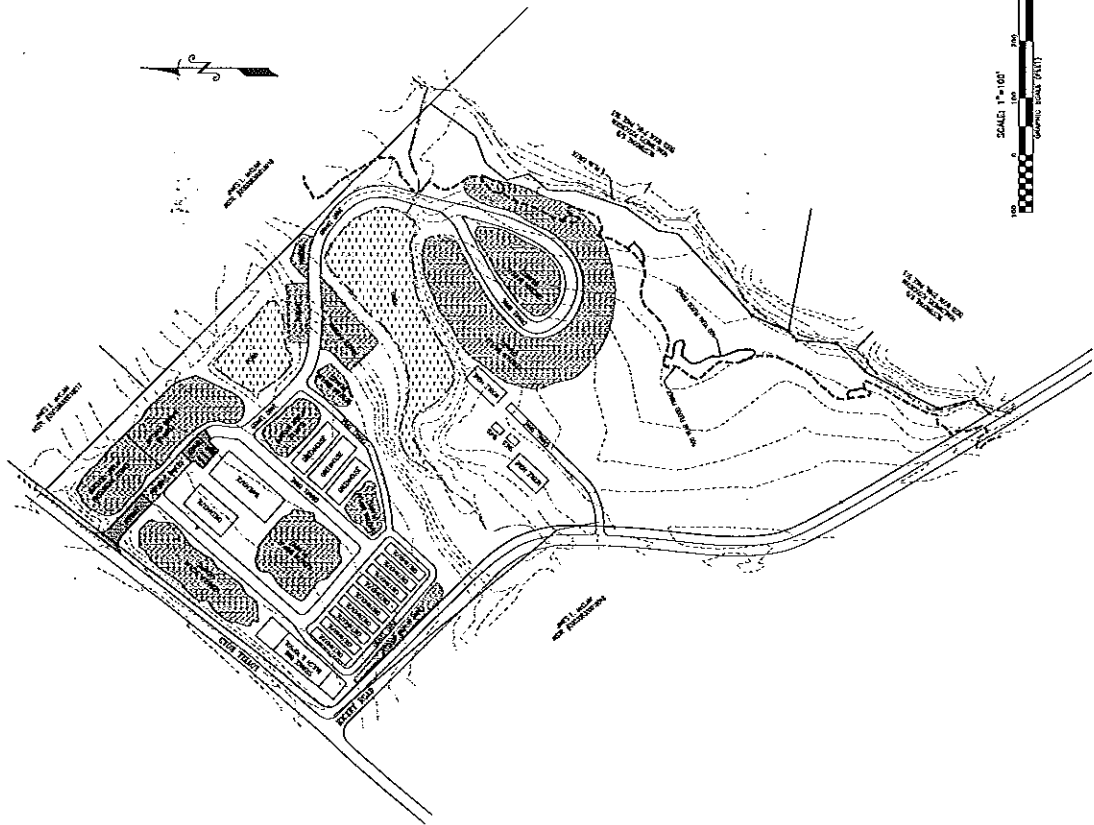
LOCATION MAP



- NOTES:
1. THE USE OF A ROAD MAP, OR ANY OTHER SOURCE, FOR THE LOCATION OF A PROJECT IS NOT GUARANTEED BY THE ENGINEER.
 2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT SITE AND HAS FOUND THE LOCATION OF THE PROJECT TO BE CORRECT.
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REVISED

2/15/14 -UR
 2-D-14-UR



LOUSE-HISLOPE
 JOHN DEERE LANDSCAPES
 2524 LOVELL RD.
 HOUSTON, TX 77056-3013

OWNER
 JAMES E. CORDON MCGUIRE
 HOUSTON, TX 77056

SCALE: 1"=100'

DATE: 12/23/13

OLD REFERENCE: DEED BOOK 137A, PAGE 12A

DEVELOPMENT PLAN FOR
 JOHN DEERE LANDSCAPES-LOVELL ROAD
 TAX MAP 104, PARCEL 108
 DISTRICT 4, WINDY COUNTY, TENNESSEE

24819-D
 SHEET 1 OF 1 (SHEET)

DESIGNED BY: [blank]
 DRAWN BY: [blank]
 CHECKED BY: [blank]

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