# **CASE SUMMARY**

APPLICATION TYPE: PLAN AMENDMENT

#### NORTH COUNTY SECTOR PLAN AMENDMENT

File Number:	2-A-15-SP	Related File Number:	2-A-15-RZ
Application Filed:	12/4/2014	Date of Revision:	
Applicant:	RUSSELL AMANNS		



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#### PROPERTY INFORMATION

General Location:	West side Maynardville Pike, north side Rifle Range Dr.		
Other Parcel Info.:			
Tax ID Number:	48 E A 001	Jurisdiction:	County
Size of Tract:	10.24 acres		
Accessibility:	Access is via Maynardville Pike, a major arterial street with 4 lanes and a center median within 130- 150' of right-of-way, Rifle Range Rd., a minor arterial street with 20' of pavement width within 45-50' of right-of- right-of-way or Mynatt Rd., a major collector street with 20' of pavement width within 40-45' of right-of- way.		

### GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Self-service storage	e facility Density:	
Sector Plan:	North County	Sector Plan Designation: MDR	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This site is located in an area that has developed with commercial uses along Maynardville Pike and a mix of residential uses, including several mobile home parks, under CA, CB and RB zoning.		

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

Street:

6417 Maynardville Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning:	RB (General Residential)
Former Zoning:	
Requested Zoning:	CB (Business and Manufacturing)
Previous Requests:	None noted
Extension of Zone:	Yes, extension of GC plan designation and commercial zoning from the east
History of Zoning:	None noted

# PLAN INFORMATION (where applicable)

Requested Plan Category: GC (General Commercial)

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISP	OSITION	
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):		I recommend that County Com	the North County Sector Plan to GC ( mission also adopt the sector plan am	
Staff Recomm. (Full):	subject property.		ector plan designation from the east to ible with the surrounding land uses an des of the subject property.	
Comments:	SECTOR PLAN	REQUIREMENTS FROM GEN	ERAL PLAN (May meet any one of the	ese):
	CHANGES OF C	ONDITIONS WARRANTING A	MENDMENT OF THE LAND USE PLA	AN:
	THE PLAN AND No known improv However, the thre Rd.) and major a	MAKE DEVELOPMENT MORI vements have been made rece ee streets are classified as ma rterial street (Maynardville Pike	DS OR UTILITIES THAT WERE NOT E FEASIBLE: ntly to any of the roads that this site fro or collector (Mynatt Rd.), minor arteria e). These three streets have sufficient lic water and sewer utilities are availab	onts on. I (Rifle Range capacity to
	The plan currentl site is already zo on the site, which uses have now b commercial deve	ned CA, which is not reflected was consistent with the curre een removed from the site and	dential uses for this property. However on the plan. A mobile home park was nt MDR plan designation and RB zonir I the CA zoned portion has already being that the entire parcel be shown for	formerly located ng. All residential en prepared for
	DEVELOPMENT The property is s established to the (Maynardville Pik TRENDS IN DEV OF THE ORIGIN	IN CERTAIN AREAS: urrounded by CA and CB zonin e east and are appropriate at t ce). /ELOPMENT, POPULATION C AL PLAN PROPOSAL:	AS A DECISION TO CONCENTRATE ng. Commercial development and zon nis commercial node fronting on a maj PR TRAFFIC THAT WARRANT RECO	ing have been or arterial street NSIDERATION
			rea of Maynardville Pike is appropriate the established commercial node to the stablished commercial node to	
Action:	Approved		Meeting Date: 2/	12/2015
Details of Action:				
Summary of Action:	Adopt Resolution # 2-A-15-SP, amending the North County Sector Plan to GC (General Commercial) and recommend the Knox County Commission adopt the sector plan amendment.			
Date of Approval:	2/12/2015	Date of Denial:	Postponements:	
Date of Withdrawal:		Withdrawn prior to publi	cation?: 🗌 Action Appealed?:	

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Commission	
Date of Legislative Action:	3/23/2015	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: