CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT

File Number: 3-E-04-SP 2/9/2004 Application Filed:

Related File Number: Date of Revision:

Applicant: IVAN SCOTT CANTRELL

Owner:

PROPERTY INFORMATION

General Location: Northwest side Tell Mynatt Rd., northeast of Maynardville Pike **Other Parcel Info.:** Tax ID Number: 20 P A 1,2 Jurisdiction: County Size of Tract: 0.5 acre Current access is via Tell Mynatt Rd., a minor collector street with 20' of pavement width within the Accessibility: greater than 200' of Maynardville Pike right of way in this section. The applicant claims that future access to the site via Maynardville Pike has been negotiated with TDOT. Maynardville Pike is

GENERAL LAND USE INFORMATION

Existing Land Use:	Dwelling		
Surrounding Land Use:			
Proposed Use:	Used car lot		Density:
Sector Plan:	North County	Sector Plan Designation:	Agricultural / Rural Residential
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This area is developed with rural residential dwellings under A zoning.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 5503 Tell Mynatt Rd

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

A (Agricultural) and RA (Low Density Residential) **Current Zoning:** Former Zoning: **Requested Zoning: Previous Requests:** Extension of Zone: No

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)



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scheduled for improvements in the near future.

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:	Michael Brusseau		
Staff Recomm. (Abbr.):	DENY C (Commercial) sector plan amendment.		
Staff Recomm. (Full):	Commercial uses at this location would be a spot sector plan amendment and would be an intrusion of incompatible commercial uses into a rural residential area.		
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL 1. The property is located in a rural residential area. The site is not proposed for commercial use by the sector plan. 2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan, which does not allow a request for CA zoning, which is the commercial zone needed for automobile sales. 3. If approved, the applicant's request will allow this site to be zoned CN (Neighborhood Commercial) or CR (Rural Commercial), neither of which list, as permitted, the applicant's proposed use of the property for automobile sales. 4. The proposal is contrary with the established rural residential uses and Agricultural zoning of surrounding properties. A commercial designation would permit a range of commercial uses incompatible with other uses in the area and give the applicant development rights that no other surrounding property owners would have. 5. The applicant would be required to seek a permitted use determination under CN or CR zoning to allow the use of the property for automobile sales. Staff would be unlikely to recommend approval of that request, because it is not similar to any listed permitted uses in those zones. THE EFFECTS OF THE PROPOSAL 1. Public water is available to serve the site, while sewer is not available. 2. Commercial development of this site will impact Tell Mynatt Rd. with additional turning movements in this area, but it will have no impact on schools. Maynardville Pike is scheduled for improvements in the near future. A copy of these improvements, as provided by the applicant, is attached. 3. CN or CR zoning allows uses that are incompatible with surrounding zoning and uses. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The North County Sector Plan proposes agricultural and rural residential uses for this site and the adjoining area. 2. The site is located within the Rural Area of the Knoxville-Knox Cou		
MPC Action:	Denied MPC Meeting Date: 3/11/2004		
Details of MPC action:			
Summary of MPC action:	DENY C (Commercial) sector plan amendment.		
Date of MPC Approval:	Date of Denial:3/11/2004Postponements:		
Date of Withdrawal:	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: