CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



Application Filed: 2/22/2022 Date of Revision:

Applicant: KNOXVILLE EXCAVATING



PROPERTY INFORMATION

General Location: 1960' West of Maynardville Pike

Other Parcel Info.:

Tax ID Number: 48 04502 Jurisdiction: County

Size of Tract: 42.08 acres

Access is via Mynatt Road, a major collector street with a 20-ft pavement width within a 70-ft right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential) & HP (Hillside Prote

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is adjacent to mobile home parks to the east and southeast. There are forested

hillsides to the north, and a mix of detached singly family and attached multifamily residential subdivisions to the west and southwest. A large commercial node exists a mile northeast on

Maynardville Pike.

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

Street: 3117 Mynatt Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: RB (General Residential)

Previous Requests:

Extension of Zone: Yes, the MDR (Medium Density Residential) designation and RB (General Residential) zone is

adjacent to the east.

History of Zoning: 12-B-08-RZ: A to PR (Withdrawn)

PLAN INFORMATION (where applicable)

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Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category: MDR (Medium Density Residential) & HP (Hillside Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside

Protection) for the portion of the property as shown in Exhibit C because it is a minor extension of the

land use classification.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of

these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1) There are no substantial changes of conditions in the area warranting an amendment of the land

use plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1) There are no known expansions of roads or utilities that were not anticipated in the sector plan,

though existing roads and utilities would accommodate proposed development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) The North County Sector Plan could have considered a minor extension of MDR (Medium Density Residential) to the portion of the subject property without steep slopes, as shown in Exhibit C. There is an established agglomeration of MDR properties adjacent to the subject property to the south and east. The property is also located between LDR (Low Density Residential) uses to the west and commerical nodes to the east, meeting the sector plan's location criteria for MDR as a transition

between these land uses.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION

OF THE ORIGINAL PLAN PROPOSAL:

1) There have been no new trends in development, population or traffic in this area that warrant

reconsideration of the original plan.

Action: Approved Meeting Date: 4/14/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) and HP (Hillside

Protection) for the portion of the property as shown in Exhibit C because it is a minor extension of the

land use classification.

Date of Approval: 4/14/2022 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 5/23/2022 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:

Effective Date of Ordinance:

Date of Legislative Appeal:

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