

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 4-B-22-SP Related File Number: 4-H-22-RZ
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
Accessibility: 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History of Zoning: 12-B-08-RZ: A to PR (Withdrawn)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)

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: