CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



Application Filed: 2/25/2022 Date of Revision:

Applicant: DENNIS PATTERSON



PROPERTY INFORMATION

General Location: East side of Old Maynardville Pike, west side of Maynardville Pike at intersection with Loyston Road

Other Parcel Info.:

Tax ID Number: 3 080, 08001, 067 & 066 OTHER: (PART OF) Jurisdiction: County

Size of Tract: 3.35 acres

Access is via Maynardville Pike, a major arterial, with 4 travel lanes and a center turn lane within a

right-of-way width of 112-ft. Access is also via Loyston Road, a minor collector with a pavement width of 25-ft within a right-of-way width of 60-ft. Access is also via Old Maynardville Pike, a local street, with

Pavement width of 24-ft within a right-of-way width of 50-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, single family residential

Surrounding Land Use:

Proposed Use: Density:

Sector Plan: North County Sector Plan Designation: RC (Rural Commercial), AG (Agricultural) & HP (Hil

Growth Policy Plan: Rural Area

Neighborhood Context: This is rural commercial node along Maynardville Pike and Old Maynardville Pike. The surrounding

area is primarily large lot agricultural zoned areas with single family residential homes.

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

Street: 9202, 9204, 9210, & part of 9216 Old Maynardville Pk.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: CA (General Business)

Previous Requests:

Extension of Zone: Yes, RC is adjacent to the north and east.

History of Zoning: 4-C-85-RZ: A to CA

PLAN INFORMATION (where applicable)

8/15/2022 10:56 AM Page 1 of 3

Current Plan Category: AG (Agricultural) & HP (Hillside Protection)

Requested Plan Category: RC (Rural Commercial) & HP (Hillside Protection) for 9202 and 9204 Old Maynardville Pk.

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: Liz Albertson

Staff Recomm. (Abbr.): Approve the sector plan amendment to RC (Rural Commercial) and HP (Hillside Protection) for 9202

and 9204 Old Maynardville Pike because it is a minor extension and consistent with the surrounding

rural development.

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 have been improvements to the road network in this area.

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

THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1) In 2014, road improvements on Maynardville Pike and Loyston Road occurred, making a minor

expansion of the Rural Commercial node more feasible at this location.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There were no obvious or significant errors or omissions in the plan. However, the RC designation could have extended through the parcels to the south of the existing RC area because it is well served

by roads on three sides.

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 RC (Rural Commercial) and HP (Hillside Protection) for 9202

and 9204 Old Maynardville Pike because it is a minor extension and consistent with the surrounding

rural development.

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: 6/27/2022 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

8/15/2022 10:56 AM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

8/15/2022 10:56 AM Page 3 of 3