

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-B-22-SP Related File Number: 9-B-22-RZ
Application Filed: 7/13/2022 Date of Revision:
Applicant: JULIO MANUEL SOLIS ROBLERO

PROPERTY INFORMATION

General Location: South side of Mynatt Rd., west of Maynardville Pk.
Other Parcel Info.:
Tax ID Number: 48 045.05 Jurisdiction: County
Size of Tract: 6.99 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: Rural Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), MDR (Medium Den
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of mobile home communities, large rural residential lots and single family detached subdivisions among forested hillsides.

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

Street: 3116 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.
History of Zoning: 12-B-08-RZ: A to PR (withdrawn)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category: MDR (Medium Density Residential)

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) because it is consistent with the location criteria for MDR and development trends in the area.

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 to the North County Sector Plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There have no expansions of new roads or utilities that were not anticipated in the sector plan. However, existing roads and utilities would accommodate the proposed MDR (Medium Density Residential) designation. The property has access to a major collector street leading to a commercial node to the east.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The North County Sector Plan could have considered including the subject property in the existing grouping of MDR designated properties north and south of Mynatt Road to the east. The property is also located in between LDR (Low Density Residential) designated properties to the west and a commercial node to the east which meets the MDR criteria as a transition between commercial development and low density residential neighborhoods.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There has been recent expansion of MDR land use across Mynatt Road from the subject property, and the proposed amendment aligns with that trend.

Action: Approved

Meeting Date: 9/8/2022

Details of Action:

Summary of Action: Approve the sector plan amendment to MDR (Medium Density Residential) because it is consistent with the location criteria for MDR and development trends in the area.

Date of Approval: 9/8/2022

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: 10/24/2022

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: