

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 9-B-22-UR **Related File Number:**
Application Filed: 7/27/2022 **Date of Revision:**
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: North side of Mynatt Road, west of Bowling Lane
Other Parcel Info.:
Tax ID Number: 48 045.02 (PART OF) **Jurisdiction:** County
Size of Tract: 8.6 acres
Accessibility: Access is via Mynatt Road, a major collector street with a 22-ft pavement width within a 57-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Mobile home park with 31 spaces **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 neighborhoods, single family homes on large lots and detached single family home subdivisions.

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), RB (General Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A to PR (12-B-08-RZ) (Withdrawn)

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), MDR (Medium Density Residential), HP (Hillside Protection)
Requested Plan Category:

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 use permitted on review for the proposed mobile home park, subject to 5 conditions.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3) Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream located east of and under the proposed Road A. If it is determined that there is a stream, the required stream buffers must be provided and mobile home spaces may have to be eliminated. Changes to the location of mobile home spaces or the internal road system may require a new Use on Review by the Planning Commission.
4) Providing all required fencing, landscaping and parking layout plans for review and approval by Planning Commission staff before permits are issued.
5) Any aspect of the mobile home park standards (Sec. 4.20 of the Knox County Zoning Ordinance) that are not explicitly shown on the plan must be verified during permitting with review and approval by Planning Commission staff. These include, but are not limited to, guest parking spaces, location of lighting standards, and external boundary enclosure (wall, fence or hedge).
With the conditions noted, this plan meets the requirements for approval of a mobile home park in the RB district, and the criteria for approval of a use on review.

Comments:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The subject property has an MDR (Medium Density Residential) land use designation. The North County Sector Plan defines MDR as a designation primarily intended for residential densities between 6 and 12 dwelling unit per acre (du/ac), and it explicitly allows mobile home parks as a residential form.
 - B. The site plan includes 39 mobile home spaces on an 8.6-acre lot, which equates to ~4.5 du/ac. Although this density is lower than the MDR threshold, it provides space for beneficial amenities such as a large community recreation area and ample yards for each home. The mobile home park use is consistent with the sector plan.
 - C. The proposed mobile home park is not in conflict with the General Plan, the Growth Policy Plan or any other adopted plans.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The mobile home park use is permissible in the RB (General Residential) zone, and the site plan does not conflict with zoning ordinance regulations pertaining to a mobile home park as described in Sec. 4.20.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed mobile home park is adjacent to several long-standing mobile home communities both north and south of Mynatt Road. The use and site plan conform well with the residential dimensions and character of the area where it is located.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. A stream determination study is pending and will be required before a building permit is issued. If there is a stream, the site plan will need to be adjusted to accommodate a 50-ft stream buffer as well as adequate stormwater management to avoid impacts to downstream properties. This unknown factor

further supports the site plan's lower residential density to make room for potential environmental considerations.

B. The mobile home park is not anticipated to injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Mynatt Road is a major collector street that leads to a commercial node and a major arterial street a short distance to the east. The proposed development is not anticipated to draw undue traffic into residential areas.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The proposed residential development is intentionally focused on a portion of the property that is outside the Hillside Protection (HP) area to the north. Conserving the steeper-sloped area of the property will help mitigate environmental impacts to the proposed development such as erosion and excessive stormwater runoff.

Action: Approved **Meeting Date:** 9/8/2022

Details of Action:

Summary of Action: Approve the use permitted on review for the proposed mobile home park, subject to 5 conditions.

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 Board of Zoning Appeals

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:**