

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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Knoxville, Tennessee 37902  
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**File Number:** 11-J-01-RZ                      **Related File Number:**  
**Application Filed:** 10/24/2001              **Date of Revision:**  
**Applicant:** CBJ, LLC  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side Mascot Rd., west side Saylor Ford Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 42 195    **Jurisdiction:** County  
**Size of Tract:** 51 acres  
**Accessibility:** Access is via Mascot Rd., a minor collector street with 18' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential    **Density:**  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This vacant site is part of the Mascot mining community that developed as a mining community within I zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I (Industrial)  
**Former Zoning:**  
**Requested Zoning:** RA (Low Density Residential)  
**Previous Requests:** None noted for this site but other property has been zoned RA along Saylor Ford Rd.  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other nearby property has been rezoned to RA.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: kp

Staff Recomm. (Abbr.): APPROVE RA (Low Density Residential) zoning

Staff Recomm. (Full): Zoning changes from industrial to residential zones have been ongoing in the Mascot area since the mid 1980's. RA zoning is compatible with that trend and other residential zoning and residential uses found in the area. The sector plan proposes low density residential uses for the site.

Comments: Many of the residential uses within the Mascot community have been zoned residential as the mining company transferred property to private ownership. Rezoning this property to RA would continue that trend in a manner consistent with adjoining and nearby residential zoning and uses. If there are any mining related environmental issues related to the residential development of this site, they will need to be addressed with the concept subdivision application.

MPC Action: Approved MPC Meeting Date: 11/8/2001

Details of MPC action:

Summary of MPC action: APPROVE RA (Low Density Residential)

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

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

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: County Commission

Date of Legislative Action: 12/17/2001 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: