CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:4-P-06-RZApplication Filed:3/10/2006Applicant:CBJ, LLCOwner:CBJ

PROPERTY INFORMATION

General Location:	Southwest side Saylors Ford Rd., southeast side Mascot Rd.		
Other Parcel Info.:			
Tax ID Number:	42 19537	Jurisdiction:	County
Size of Tract:	47.37 acres		
Accessibility:	Access is via Mascot Rd. a minor collector street and Saylors Ford Rd., a local street, both with 18' pavement widths within 40' rights-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Mixed residential dev	velopment	Density: 5 du/ac.
Sector Plan:	Northeast County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This site is within the Mascot mining community which has developed under I, A and RA zoning.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential)	
Previous Requests:	I to RA in 2001 (11-J-01-RZ)	
Extension of Zone:	No	
History of Zoning:	Property was zoned RA in 2001 (11-J-01-RZ).	

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:	Ken Pruitt			
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density up to 5 dwellings per acre			
Staff Recomm. (Full):	PR zoning at up to 5 du/ac is consistent with other residential development in the area. The sector plan proposes low density residential use for this site.			
Comments:	 NEED AND JUSTIFICATION FOR THE PROPOSAL Other properties in the immediate area are developed with residential uses under A, PR, RA and I zoning. PR zoning at up to 5 du/ac is compatible with the scale and intensity of the surrounding development and zoning pattern and is consistent with the sector plan proposal for the property. The property is accessed from Mascot Rd., which is classified as a minor collector street on the major road plan. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed. 			
	 THE EFFECTS OF THE PROPOSAL Public water and sewer utilities are available in the area to serve the site. At the requested density, up to 235 dwelling units could be proposed on the subject property. The development of the proposed attached single family detached dwellings would add approximately 2350 vehicle trips per day to the street system and about 137 children under the age of 18 to the school system. If more than 75 units are proposed, a traffic impact study will be required to be submitted with the development plans. The applicant will be expected to work with MPC and Knox County Engineering to address any traffic safety concerns with the development of and access to this site. The widening of either Saylors Ford Rd., or Mascot Rd., or both , may be required with the approval of a development plan. Depending upon the total number of units proposed, a second access point may also be needed. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density. The proposal is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process. 			
	 CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The Northeast County Sector Plan proposes low density residential uses for the site, consistent with this proposal. 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 3. This request may generate similar requests for PR zoning in this area in the future on properties which are designated for low density residential uses by the sector plan. Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by 			
MPC Action:	Knox County Engineering and MPC staff. Approved MPC Meeting Date: 4/13/2006			
	Approved MPC meeting Date: 4/13/2006			
Details of MPC action:				

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre Summary of MPC action: Date of MPC Approval: 4/13/2006 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:	5/22/2006	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: