CASE SUMMARY APPLICATION TYPE: REZONING



File Number:	6-Q-19-RZ	Related File Number:	
Application Filed:	5/2/2019	Date of Revision:	
Applicant:	MESANA INVESTMENTS, LLC		

PROPERTY INFORMATION

General Location:	East side of Old Rutledge Pike, North side of M	lascot Road	
Other Parcel Info.:			
Tax ID Number:	41 281	Jurisdiction: C	County
Size of Tract:	10.09 acres		
Accessibility:	Access is via Old Rutledge Pike, a minor collector, with a pavement width of 23' feet within a right-of- way width of 60' feet. Access is also via Mascot Road, a minor collector with a pavement width of 19.6' feet within a right-of-way width of 60' feet.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Rural residential / Vacant		
Surrounding Land Use:			
Proposed Use:	Residential development		Density: 1-5 du/ac
Sector Plan:	Northeast County	Sector Plan Designation:	LDR (Low Density Residential)
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	The area is primarily a mix of single family residential and rural residential uses.		

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

Street:

8610 Old Rutledge Pike

Sileei.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:CA (General Business) / A (Agricultural)Former Zoning:PR (Planned Residential)Previous Requests:Extension of Zone:History of Zoning:None noted.

PLAN INFORMATION (where applicable)

Current 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:	Liz Albertson		
Staff Recomm. (Abbr.):	RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4 du/ac. (Applicant requested 5 du/ac)		
Staff Recomm. (Full):		ector plan land use classification	(Planned Residential) zoning up to 4 du/ac, which is of LDR (Low Density Residential) for this property.
Comments:	REZONING REC	QUIREMENTS FROM ZONING (RDINANCES (must meet all of these):
	CHANGED OR O CITY/COUNTY O 1. The property i 2. The tract is ac 2.8 du/ac. Howe THE PROPOSE THE APPLICAB 1. The PR zone imaginative solu characterized by provision for com project by unified 2. Each planned compatibility sha THE PROPOSE COUNTY, NOR AMENDMENT. 1. The adjacent Density Residen recommendatior 2. Staff also reco THE PROPOSE GENERAL PLAN	CHANGING CONDITIONS IN TH GENERALLY: is located within the Planned Gro djacent to a residential neighborh ver, the rest of the surrounding a D AMENDMENT SHALL BE COL LE ZONING ORDINANCE: is intended to provide optional m tions to environmental design pro- a unified building and site devel nmercial, religious, educational, a d architectural and open space tr unit development shall be comp all be determined by the planning D AMENDMENT SHALL NOT AI SHALL AND DIRECT OR INDIR neighborhood has an approxima tial), however, the rest of the are n is for PR at 4 du/ac, rather than pommends connectivity to the exis D AMENDMENT SHALL BE COL N OF KNOXVILLE AND KNOX C	atible with the surrounding or adjacent zones. Such commission by review of the development plans. DVERSELY AFFECT ANY OTHER PART OF THE ECT ADVERSE EFFECTS RESULT FROM SUCH the built out density of 2.8 du/ac and is zoned RA (Low a is primarily large agricultural zoned lots, so the staff the 5 du/ac the applicant requested.
Action:	Approved	s consistent with and not in confli	Meeting Date: 6/13/2019
Details of Action:			
Summary of Action:	RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density up to 4 du/ac. (Applicant requested 5 du/ac)		
Date of Approval:	6/13/2019	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publica	ation?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: **Knox County Commission** Date of Legislative Action: 7/22/2019 Date of Legislative Action, Second Reading: Ordinance Number: **Other Ordinance Number References:** Disposition of Case: Approved as Modified **Disposition of Case, Second Reading:** If "Other": If "Other": Amendments: Amendments: Approve PR at density up to 4.7 du/ac Date of Legislative Appeal: Effective Date of Ordinance: