CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





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County

Density: 3.46 du/ac

Jurisdiction:

owner.

PROPERTY INFORMATION

General Location: South side of Mascot Rd., west side of Saylors Ford Rd.

Other Parcel Info.:

Tax ID Number: 42 195.37

Size of Tract: 47.36 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

- Proposed Use: Detached single-family subdivision
- Sector Plan: Northeast County Sector Plan Designation: LDR

Growth Policy Plan:

Neighborhood Context:

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

PR (Planned Residential)

Planned Growth Area

Saylors Ford Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

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 DISPOSITI	ON	
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 169 detached single family dwellings on individual lots subject to 2 conditions.		
Staff Recomm. (Full):	 Meeting all applicable requirements of the approved Meeting all applicable requirements of the Knox Court 		
	With the conditions noted, this plan meets the requireme on-Review.	nts for approval of a Concept Plan and a Use-	
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	 The proposed subdivision will have minimal impact of serve this site. 	n local services since all utilities are available to	
	The proposed detached single-family subdivision at a density (up to 5 du/ac) with the approved zoning.	density of 3.57 du/ac, is consistent in use and	
	 Any school age children living in this development ar Elementary and Carter Middle and High Schools. 	e presently zoned to attend East Knox County	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ES ZONING ORDINANCE	TABLISHED BY THE KNOX COUNTY	
	 The proposed detached single-family subdivision with development within a PR (Planned Residential) Zone an Ordinance. 		
	2. The proposed subdivision is consistent with the gene The proposed development is consistent with the adopte Sector Plan. The use is in harmony with the general pur use is compatible with the character of the neighborhood significantly injure the value of adjacent property.	d plans and policies of the General Plan and pose and intent of the Zoning Ordinance. The	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PL	NFORMITY OF THE PROPOSAL TO ADOPTED PLANS	
	 The Northeast County Sector Plan designates this pr zoning for the site allows a density up to 5 du/ac. At a subdivision is consistent with the Sector Plan and zoning The site is located within the Planned Growth Area of Policy Plan map. 	proposed density of 3.57 du/ac, the proposed designations.	
MPC Action:	Approved	MPC Meeting Date: 8/10/2006	
Details of MPC action:	 Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review. 		
Summary of MPC action:	APPROVE the development plan for up to 169 detached single family dwellings on individual lots subject to 2 conditions.		
Date of MPC Approval:	Date of Denial:	Postponements: 7/13/2006	

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 Appea	:	Effective Date of Ordinance: