

▶ **FILE #:** 4-P-06-RZ

**AGENDA ITEM #:** 72

**AGENDA DATE:** 4/13/2006

▶ **APPLICANT:** CBJ, LLC

OWNER(S): SAME

TAX ID NUMBER: 42 19537

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side Saylor's Ford Rd., southeast side Mascot Rd.

▶ **APPX. SIZE OF TRACT:** 47.37 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Rd. a minor collector street and Saylor's Ford Rd., a local street, both with 18' pavement widths within 40' rights-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

▶ **PRESENT ZONING:** RA (Low Density Residential)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Mixed residential development

**DENSITY PROPOSED:** 5 du/ac.

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was zoned RA in 2001 (11-J-01-RZ).

SURROUNDING LAND USE AND ZONING: North: Railroad right-of-way / RA and I Industrial

South: Vacant land and residences / I and A Agricultural

East: Residences / I and RA Residential

West: Bank, church and vacant land / A and I Industrial

NEIGHBORHOOD CONTEXT: This site is within the Mascot mining community which has developed under I, A and RA zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.  
 APPROVE a density up to 5 dwellings per acre**

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**

1. Other properties in the immediate area are developed with residential uses under A, PR, RA and I zoning.
2. 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.
3. The property is accessed from Mascot Rd., which is classified as a minor collector street on the major road plan.
4. 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

1. Public water and sewer utilities are available in the area to serve the site.
2. 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.
3. 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 Saylor's 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.
4. The site does not have steep slope characteristics, which makes it appropriate for development at the proposed density.
5. 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 Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 5/22/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.

