CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-K-07-RZ Related File Number:

Application Filed: 11/29/2006 Date of Revision:

Applicant: TOM LEACH

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northeast side Bishop Rd., southeast of North Meadow Blvd., northwest of Jennifer Dr.

Other Parcel Info.:

Tax ID Number: 47 072 Jurisdiction: County

Size of Tract: 5.9 acres

Accessibility: Access is via Bishop Rd., a major collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Horse farm and residence

Surrounding Land Use:

Proposed Use: Town home development Density: 5 du/ac

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed primarily with low density residential uses under A, RA and PR zoning.

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

Street: 7644 Bishop Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning: PR (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes, extension of PR from the southeast.

History of Zoning: None noted for this site

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Michael Brusseau

APPROVE PR (Planned Residential) zoning. Staff Recomm. (Abbr.):

APPROVE a density of up to 5 du/ac.

Staff Recomm. (Full): PR zoning at the recommended density is compatible with surrounding development and zoning,

appropriate for the topography of the site and consistent with the sector plan proposal for the property.

NEED AND JUSTIFICATION FOR THE PROPOSAL Comments:

- 1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
- 2. The site does not have steep slope characteristics and has direct access to Bishop Rd., which is a major collector street, making it appropriate for development at the proposed density. The site is located about 1,500 feet northwest of E. Emory Rd., which is a major arterial street.
- 3. There are other developments accessed from Bishop Rd. to the southeast between this site and E. Emory Rd. that are zoned for and developed at 5 du/ac or greater.
- 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 applicant's requested density, up to 29 dwelling units could be proposed on the subject property. The development of the proposed condominiums would add approximately 261 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. Sight distance appears to be available on Bishop Rd. for the development entrance, but this will need to be certified on the development plans.
- 3. The recommended zoning and density 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 North County Sector Plan proposes low density residential uses for the site, consistent with this
- 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 residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

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.

Approved MPC Action: MPC Meeting Date: 1/11/2007

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of up to 5 dwelling units per acre

Date of MPC Approval: 1/11/2007 Date of Denial: Postponements:

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

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 2/26/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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