CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 11-F-03-RZ Related File Number:

Application Filed: 10/3/2003 **Date of Revision:**

Applicant: PRESTIGE DEVELOPMENT

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East and west sides of Bishop Rd., south of Tate Trotter Rd.

Other Parcel Info.:

Tax ID Number: 47 64 Jurisdiction: County

Size of Tract: 23.94 acres

Accessibility: Access is via Bishop Rd., a major collector street with 40' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Single family residential subdivision Density: 3 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

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

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

Street: 7912 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: Not an extension of PR, but there is RA zoning to the north and south.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 11:52 AM Page 1 of 3

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

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

APPROVE a density of 1 to 3 du/ac.

Staff Recomm. (Full): PR zoning at up to 3 du/ac is compatible with the scale and intensity of the surrounding development

and zoning pattern, and is consistent with the adopted sector plan.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed zoning will allow development that is compatible with surrounding properties.

- 2. There are residential developments at similar densities on all sides of this site.
- 3. Water and sewer are available to the site, and the proposed zoning is consistent with the sector plan.
- 4. PR zoning requires MPC approval of a concept plan and use on review prior to development of the property. Issues such as drainage, lot layout, traffic, safety and access will be addressed as part of that review.

THE EFFECTS OF THE PROPOSAL

- 1. Rezoning this 23.94 acre site to PR at 1-3 du/ac will allow a maximum of 71 units to be considered for development approval.
- 2. Public water and sewer utilities are available to serve the site.
- 3. Bishop Rd. appears to have adequate sight distance for access to a subdivision. Required sight distance on Bishop Rd. from the proposed access drive will have to be certified on the development plans. At 71 units of single family development, this project could generate up to 710 additional vehicle trips per day on Bishop Rd.
- 4 This proposal will add approximately 39 school aged children to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential uses for this site, consistent with the request.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.
- 3. There may be future requests for residential zoning in this area, consistent with the sector plan.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre

Date of MPC Approval: 11/13/2003 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: County Commission

Date of Legislative Action: 12/15/2003 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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

If "Other":

1/31/2007 11:52 AM Page 2 of 3

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 11:52 AM Page 3 of 3