

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-S-06-RZ **Related File Number:**
Application Filed: 11/13/2006 **Date of Revision:**
Applicant: ROB SANDERS
Owner:

PROPERTY INFORMATION

General Location: Northeast side Bishop Rd., southeast of Valerie Ln.
Other Parcel Info.:
Tax ID Number: 47 07511 **Jurisdiction:** County
Size of Tract: 1 acre
Accessibility: Access is via Bishop Rd., a major collector street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Residential **Density:** 6 du/ac.
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is surrounded by residential development that has occurred under A and PR zones.

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

Street: 7620 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:
Extension of Zone: Yes
History of Zoning: None noted for this site, but other property in the area has been rezoned PR and developed in recent years.

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 DISPOSITION

Planner In Charge: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE PR (planned Residential) zoning.
APPROVE a density up to 6 du/ac.

Staff Recomm. (Full): PR zoning at up to 6 du/ac. is consistent with adjoining residential development that includes both attached and detached residential units. The sector plan supports medium density development at up to 12 units per acre for this site.

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 one acre site to PR at 6 du/ac will allow a maximum of 6 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. A 6 unit development could generate up to 60 additional vehicle trips per day on Bishop Rd.
4. This proposal will add approximately 7 school aged children to the school system.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan proposes medium 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: 12/14/2006

Details of MPC action:

Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 6 dwelling units per acre

Date of MPC Approval: 12/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/22/2007

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: