CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





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PROPERTY INFORMATION

General Location: Northeast side of Bishop Rd., south of North Meadow Blvd Other Parcel Info.: Tax ID Number: 47 072 Jurisdiction: County Size of Tract: 5.9 acres Accessibility: GENERAL LAND USE INFORMATION **Existing Land Use:** Surrounding Land Use: Attached residential development Density: 4.92 du/ac **Proposed Use:**

Sector Plan:	North County	Sector Plan Designation:	LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

7644 Bishop Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

PR (Planned Residential) pending

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 DISPOSITION
Planner In Charge:	Tom Brechko
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 27 attached residential dwellings on individual lots subject to 4 conditions.
Staff Recomm. (Full):	 Approval of the PR (Planned residential) zoning density designation allowing up to 5 du/ac by the Knox County Commission. Installing all landscaping as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. 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 in the PR zone and the other spirate for approval of a unspirate.
Comments:	criteria for approval of a use-on-review EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed subdivision will have minimal impact on local services since utilities are available to serve this site. The proposed attached residential subdivision at a density of 4.58 du/ac, is consistent in use and density (up to 5 du/ac) with the recent rezoning recommendation. Other subdivision development in the area has occurred under the PR zoning district at similar densities. Any school age children living in this development are presently zoned to attend Brickey McCloud Elementary and Powell Middle and High Schools. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 With the stated conditions, the proposed attached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it is located on a major collector street.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The North County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning recommended for this site will allow a density up to 5 du/ac. With a proposed density of 4.58 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.
MPC Action:	Approved MPC Meeting Date: 2/8/2007
Details of MPC action:	
Summary of MPC action:	APPROVE the development plan for up to 27 attached residential dwellings on individual lots subject to 4 conditions.

Date of MPC Approval:

2/8/2007

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:
Action Appealed?:

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 Appeal:

Effective Date of Ordinance: