

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 5-F-26-RZ **Related File Number:**
Application Filed: 3/4/2026 **Date of Revision:**
Applicant: MP DEVELOPMENT GROUP LLC

PROPERTY INFORMATION

General Location: East side of Bishop Rd, across from the eastern terminus of Tate Trotter Rd
Other Parcel Info.:
Tax ID Number: 47 062 **Jurisdiction:** County
Size of Tract: 5.38 acres
Accessibility: Access is via Bishop Road, a major collector with a pavement width which varies between 16.5 ft and 19.5 ft within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:** up to 4.7 du/ac
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is comprised of single family residential dwellings on a mix of medium-sized rural lots and small suburban lots. There are limited active agricultural operations in the area, and Emory Rd, a major arterial road and commercial corridor, is located approximately a mile south of the site.

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

Street: 0 BISHOP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.5 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: No, this would not be an extension.
History of Zoning: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4.5 du/ac in 2019 (10-G-19-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Development trends in the surrounding area have largely been residential in nature, consisting of single-family and townhouse subdivisions. Commercial and office uses have been concentrated south of the subject property along E Emory Road.
2. In 2019, the subject property was rezoned from A (Agricultural) to PR (Planned Residential) with up to 4.5 du/ac (10-G-19-RZ). At the time of the rezoning, the subject property had an estimated area of 5.56 ac, which would have permitted up to 25 dwelling units. A concept plan with a development plan was approved in 2025 (3-SD-25-C/3-G-25-DP). The approval was for no more than 24 dwelling units unless a new survey is approved and recorded verifying the subject property is large enough to accommodate 1 additional dwelling unit. After a formal survey was conducted, the property was found to have 5.38 ac, which permits up to 24 units. The applicant has requested to rezone to an increased density of 4.7 du/ac, which would permit up to 25 dwelling units.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The Copper Ridge Branch blue line stream runs through the northwestern corner of the subject property. The existing PR zone is appropriate at this location, as it allows residential development to be clustered away from environmentally sensitive areas.
3. The minor increase in density would allow the creation of one lot.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. The subject property has direct access to Bishop Road, a major collector street with nearby connections to other classified streets such as Tate Trotter Road and Pedigo Road to the north and E Emory Road to the south, and would not require traffic to be routed through residential neighborhoods.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS.

1. The subject property is designated as SR (Suburban Residential) on the Future Land Use Map, which allows consideration of the PR zone with up to 4.7 du/ac. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 4.7 du/ac are consistent with the

secondary uses recommended in the SR place type, such as attached residential.

2. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The PR zone with up to 4.7 du/ac would permit the development of attached and detached residential dwellings with varying lot sizes.

3. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

Action: Approved

Meeting Date: 5/14/2026

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.

Date of Approval: 5/14/2026

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: 6/15/2026

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: