

▶ **FILE #:** 12-S-06-RZ

AGENDA ITEM #: 80

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** **ROB SANDERS**

OWNER(S): LARRY V. BAILEY TRUST

TAX ID NUMBER: 47 07511

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Northeast side Bishop Rd., southeast of Valerie Ln.**

▶ **APPX. SIZE OF TRACT:** **1 acre**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **PRESENT ZONING:** **A (Agricultural)**

▶ **ZONING REQUESTED:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Residential**

DENSITY PROPOSED: **6 du/ac.**

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.

SURROUNDING LAND USE AND ZONING: North: Residences / PR Residential
 South: Residences / PR Residential
 East: Residences PR Residential
 West: Residence / A Agricultural

NEIGHBORHOOD CONTEXT: This site is surrounded by residential development that has occurred under A and PR zones.

STAFF RECOMMENDATION:

▶ **APPROVE PR (planned Residential) zoning.**
APPROVE a density up to 6 du/ac.

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.

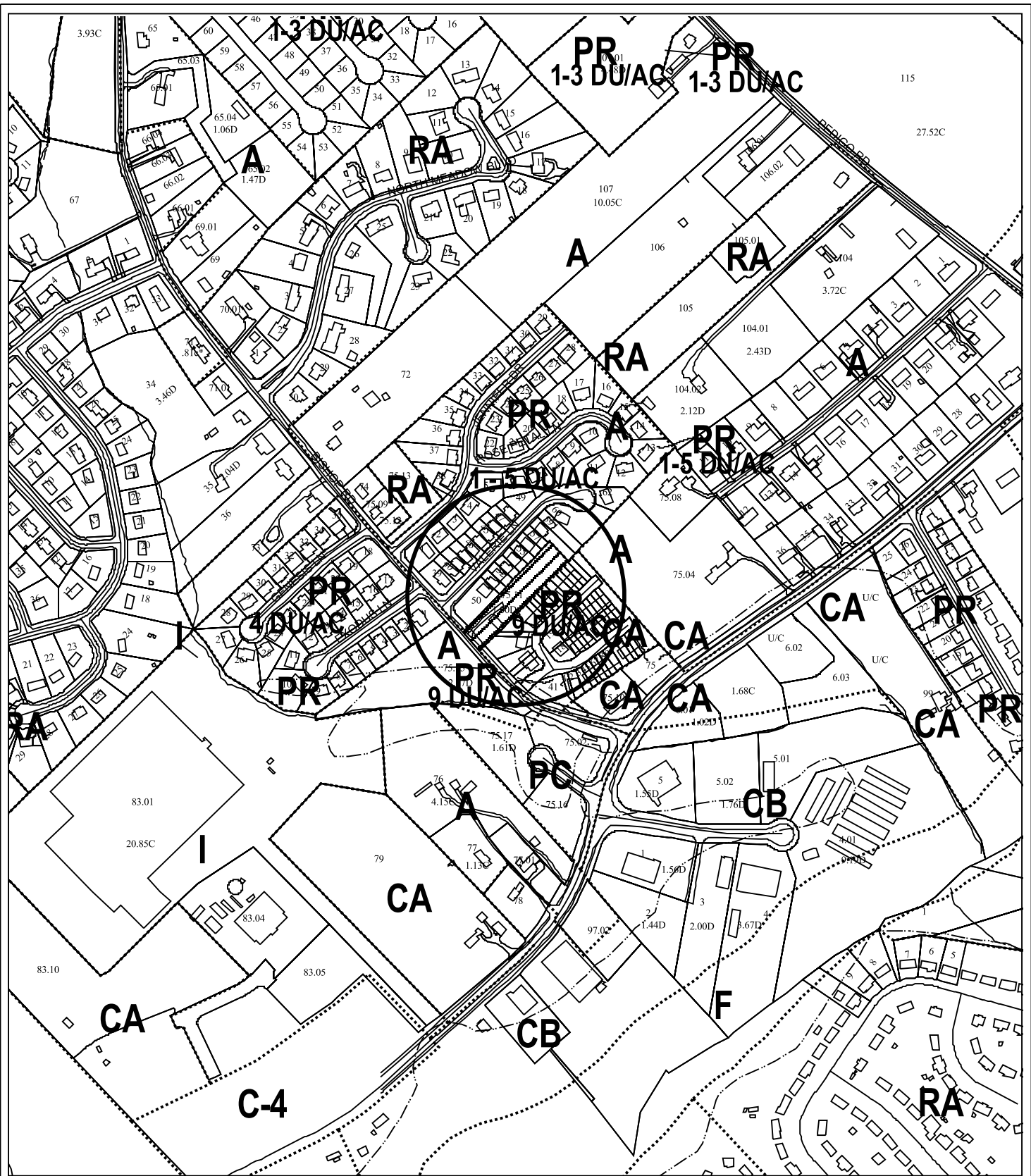
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 1/22/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-S-06-RZ
REZONING

Petitioner: Rob Sanders

Map No: 47

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 11/20/06

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

0 500'

