



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SB-07-C **AGENDA ITEM #:** 22
2-B-07-UR **AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** BISHOP RIDGE
▶ **APPLICANT/DEVELOPER:** TOM LEACH
OWNER(S): TOM LEACH

TAX IDENTIFICATION: 47 72
JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Bishop Rd., southeast of North Meadow Blvd.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 5.9 acres

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

▶ **EXISTING LAND USE:** Residence and horse farm

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)
South: Residences / A (Agricultural), RA (Low Density Residential) & PR (Planned Residential)
East: Vacant land / A (Agricultural)
West: Residences / A (Agricultural) & RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: Joe Ferowich

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **POSTPONE** until the March 8, 2007 MPC meeting as recommended by Staff

▶ **POSTPONE** until the March 8, 2007 MPC meeting as recommended by Staff

COMMENTS:

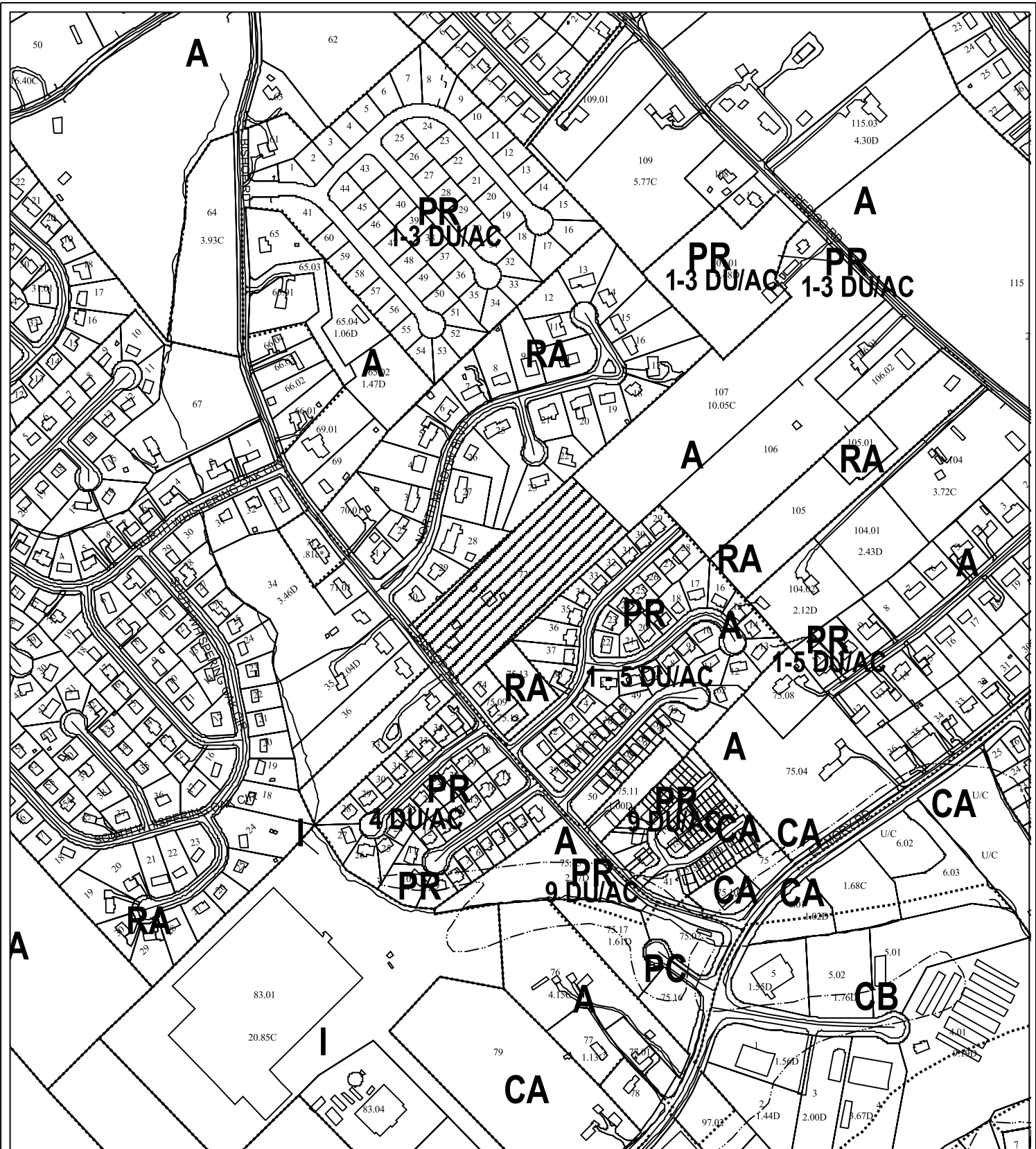
The applicant is proposing to subdivide this 5.9 acre tract into 29 attached residential lots at a density of 4.92 du/ac. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on January 11, 2007. The request will be considered by the Knox

County Commission on February 26, 2007.

There are three sinkholes/closed contour areas located on the property that extend onto adjoining property. Due to the potential impact of drainage in this area, Knox County Engineering Staff has requested that the drainage study be provided at the concept plan stage of the subdivision. Since Engineering Staff had not received the study as of the date of this report, Staff is recommending that the concept plan/use-on-review application be postponed.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



2-SB-07-C/2-B-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential development in PR (Planned Residential) pending

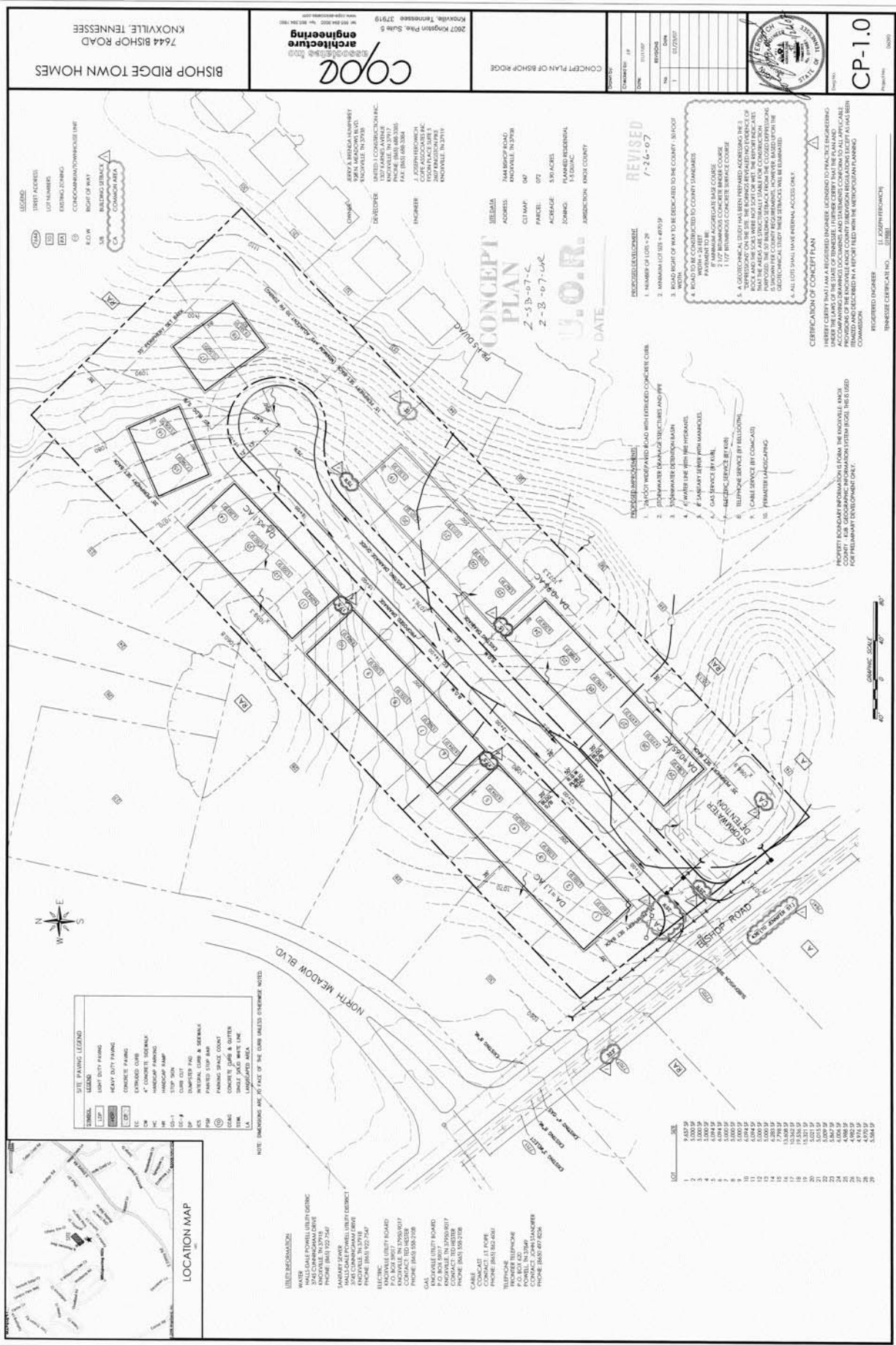
Original Print Date: 01/22/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bishop Ridge
 Tom Leach

Map No: 125

Jurisdiction: County





DATE	DESCRIPTION
1/24/07	REVISED
1/24/07	DATE
1	NO.
1	REVISION
1	DATE
1	BY
1	CHKD
1	APP'D



C4.0



SYMBOL	COMMON NAME	LANDSCAPE LEGEND	SIZE	SPACING	NO. REQUIRED
17	COCONUT PALM	17'	6"-8"	ASL	17
18	FLORIDA PALM	18'	5'-6"	ASL	18
19	WAX PALM	19'	6'-8"	ASL	19
20	WAX PALM	20'	6'-8"	ASL	20
21	WAX PALM	21'	6'-8"	ASL	21
22	WAX PALM	22'	6'-8"	ASL	22
23	WAX PALM	23'	6'-8"	ASL	23
24	WAX PALM	24'	6'-8"	ASL	24
25	WAX PALM	25'	6'-8"	ASL	25
26	WAX PALM	26'	6'-8"	ASL	26
27	WAX PALM	27'	6'-8"	ASL	27
28	WAX PALM	28'	6'-8"	ASL	28
29	WAX PALM	29'	6'-8"	ASL	29
30	WAX PALM	30'	6'-8"	ASL	30
31	WAX PALM	31'	6'-8"	ASL	31
32	WAX PALM	32'	6'-8"	ASL	32
33	WAX PALM	33'	6'-8"	ASL	33
34	WAX PALM	34'	6'-8"	ASL	34
35	WAX PALM	35'	6'-8"	ASL	35
36	WAX PALM	36'	6'-8"	ASL	36
37	WAX PALM	37'	6'-8"	ASL	37
38	WAX PALM	38'	6'-8"	ASL	38
39	WAX PALM	39'	6'-8"	ASL	39
40	WAX PALM	40'	6'-8"	ASL	40
41	WAX PALM	41'	6'-8"	ASL	41
42	WAX PALM	42'	6'-8"	ASL	42
43	WAX PALM	43'	6'-8"	ASL	43
44	WAX PALM	44'	6'-8"	ASL	44
45	WAX PALM	45'	6'-8"	ASL	45
46	WAX PALM	46'	6'-8"	ASL	46
47	WAX PALM	47'	6'-8"	ASL	47
48	WAX PALM	48'	6'-8"	ASL	48
49	WAX PALM	49'	6'-8"	ASL	49
50	WAX PALM	50'	6'-8"	ASL	50
51	WAX PALM	51'	6'-8"	ASL	51
52	WAX PALM	52'	6'-8"	ASL	52
53	WAX PALM	53'	6'-8"	ASL	53
54	WAX PALM	54'	6'-8"	ASL	54
55	WAX PALM	55'	6'-8"	ASL	55
56	WAX PALM	56'	6'-8"	ASL	56
57	WAX PALM	57'	6'-8"	ASL	57
58	WAX PALM	58'	6'-8"	ASL	58
59	WAX PALM	59'	6'-8"	ASL	59
60	WAX PALM	60'	6'-8"	ASL	60
61	WAX PALM	61'	6'-8"	ASL	61
62	WAX PALM	62'	6'-8"	ASL	62
63	WAX PALM	63'	6'-8"	ASL	63
64	WAX PALM	64'	6'-8"	ASL	64
65	WAX PALM	65'	6'-8"	ASL	65
66	WAX PALM	66'	6'-8"	ASL	66
67	WAX PALM	67'	6'-8"	ASL	67
68	WAX PALM	68'	6'-8"	ASL	68
69	WAX PALM	69'	6'-8"	ASL	69
70	WAX PALM	70'	6'-8"	ASL	70
71	WAX PALM	71'	6'-8"	ASL	71
72	WAX PALM	72'	6'-8"	ASL	72
73	WAX PALM	73'	6'-8"	ASL	73
74	WAX PALM	74'	6'-8"	ASL	74
75	WAX PALM	75'	6'-8"	ASL	75
76	WAX PALM	76'	6'-8"	ASL	76
77	WAX PALM	77'	6'-8"	ASL	77
78	WAX PALM	78'	6'-8"	ASL	78
79	WAX PALM	79'	6'-8"	ASL	79
80	WAX PALM	80'	6'-8"	ASL	80
81	WAX PALM	81'	6'-8"	ASL	81
82	WAX PALM	82'	6'-8"	ASL	82
83	WAX PALM	83'	6'-8"	ASL	83
84	WAX PALM	84'	6'-8"	ASL	84
85	WAX PALM	85'	6'-8"	ASL	85
86	WAX PALM	86'	6'-8"	ASL	86
87	WAX PALM	87'	6'-8"	ASL	87
88	WAX PALM	88'	6'-8"	ASL	88
89	WAX PALM	89'	6'-8"	ASL	89
90	WAX PALM	90'	6'-8"	ASL	90
91	WAX PALM	91'	6'-8"	ASL	91
92	WAX PALM	92'	6'-8"	ASL	92
93	WAX PALM	93'	6'-8"	ASL	93
94	WAX PALM	94'	6'-8"	ASL	94
95	WAX PALM	95'	6'-8"	ASL	95
96	WAX PALM	96'	6'-8"	ASL	96
97	WAX PALM	97'	6'-8"	ASL	97
98	WAX PALM	98'	6'-8"	ASL	98
99	WAX PALM	99'	6'-8"	ASL	99
100	WAX PALM	100'	6'-8"	ASL	100

CONCEPT PLAN
2-5B-07-C
2-B-07-UR

