



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT**

▶ **FILE #:** 1-K-07-RZ

AGENDA ITEM #: 72

AGENDA DATE: 1/11/2007

▶ **APPLICANT:** TOM LEACH

OWNER(S): HUMPHREY JERRY W & BRENDA E

TAX ID NUMBER: 47 072

JURISDICTION: County Commission District 7

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

▶ **APPX. SIZE OF TRACT:** 5.9 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bishop Rd., a major collector street with 20' of pavement width within 50' of 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:** Horse farm and residence

▶ **PROPOSED USE:** Town home development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: Yes, extension of PR from the southeast.

HISTORY OF ZONING: None noted for this site

SURROUNDING LAND USE AND ZONING: North: Dwellings / RA (Low Density Residential)

South: Dwellings / A (Agricultural), RA (Low Density Residential) and PR (Planned Residential)

East: Vacant land / A (Agricultural)

West: Bishop Rd. - Dwellings / A (Agricultural) and RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has been developed primarily with low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac.**

PR zoning at the recommended density is compatible with surrounding development and zoning, appropriate for the topography of the site and consistent with the sector plan proposal for the property.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at the recommended density is compatible with the scale and intensity of the other residential development in the area and is consistent with the sector plan proposal for the site.
2. The site does not have steep slope characteristics and has direct access to Bishop Rd., which is a major

collector street, making it appropriate for development at the proposed density. The site is located about 1,500 feet northwest of E. Emory Rd., which is a major arterial street.

3. There are other developments accessed from Bishop Rd. to the southeast between this site and E. Emory Rd, that are zoned for and developed at 5 du/ac or greater.

4. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.

2. At the applicant's requested density, up to 29 dwelling units could be proposed on the subject property. The development of the proposed condominiums would add approximately 261 vehicle trips per day to the street system and about 4 children under the age of 18 to the school system. Sight distance appears to be available on Bishop Rd. for the development entrance, but this will need to be certified on the development plans.

3. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

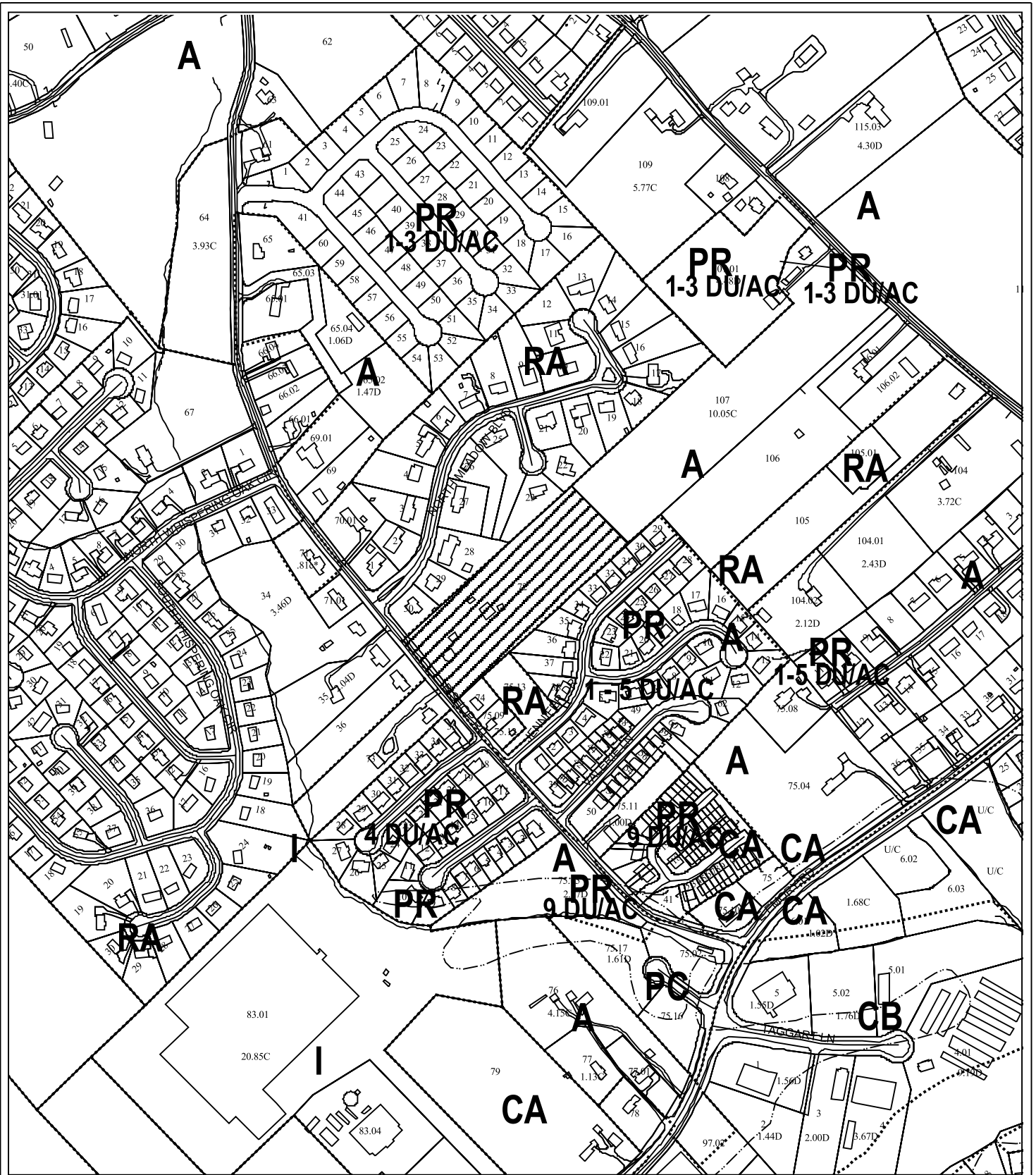
1. The North County Sector Plan proposes low density residential uses for the site, consistent with this proposal.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

3. This request may generate similar requests for residential zoning in this area in the future, consistent with the low density residential sector plan proposal.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2007. 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.



**1-K-07-RZ
REZONING**

Petitioner: Tom Leach

Map No: 47

Jurisdiction: County



From: A (Agricultural)

To: PR (Planned Residential)

Original Print Date: 12/27/06

Revised:

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

0 500'

