

REZONING REPORT

▶ **FILE #:** 5-F-26-RZ

AGENDA ITEM #: 31

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** MP DEVELOPMENT GROUP LLC

OWNER(S): MP Development Group, LLC

TAX ID NUMBER: 47 062

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 BISHOP RD

▶ **LOCATION:** East side of Bishop Rd, across from the eastern terminus of Tate Trotter Rd

▶ **APPX. SIZE OF TRACT:** 5.38 acres

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **CURRENT ZONING:** PR (Planned Residential) up to 4.5 du/ac

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 4.7 du/ac

EXTENSION OF ZONING: 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).

SURROUNDING LAND USE AND ZONING: North: Single family residential, multifamily residential - A (Agricultural)

South: Single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

East: Single family residential - RA (Low Density Residential)

West: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

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.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone with up to 4.7 du/ac because it is consistent with the adopted plans.**

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.

ESTIMATED TRAFFIC IMPACT: 282 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 6/15/2026. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the County.

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

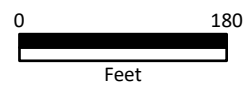
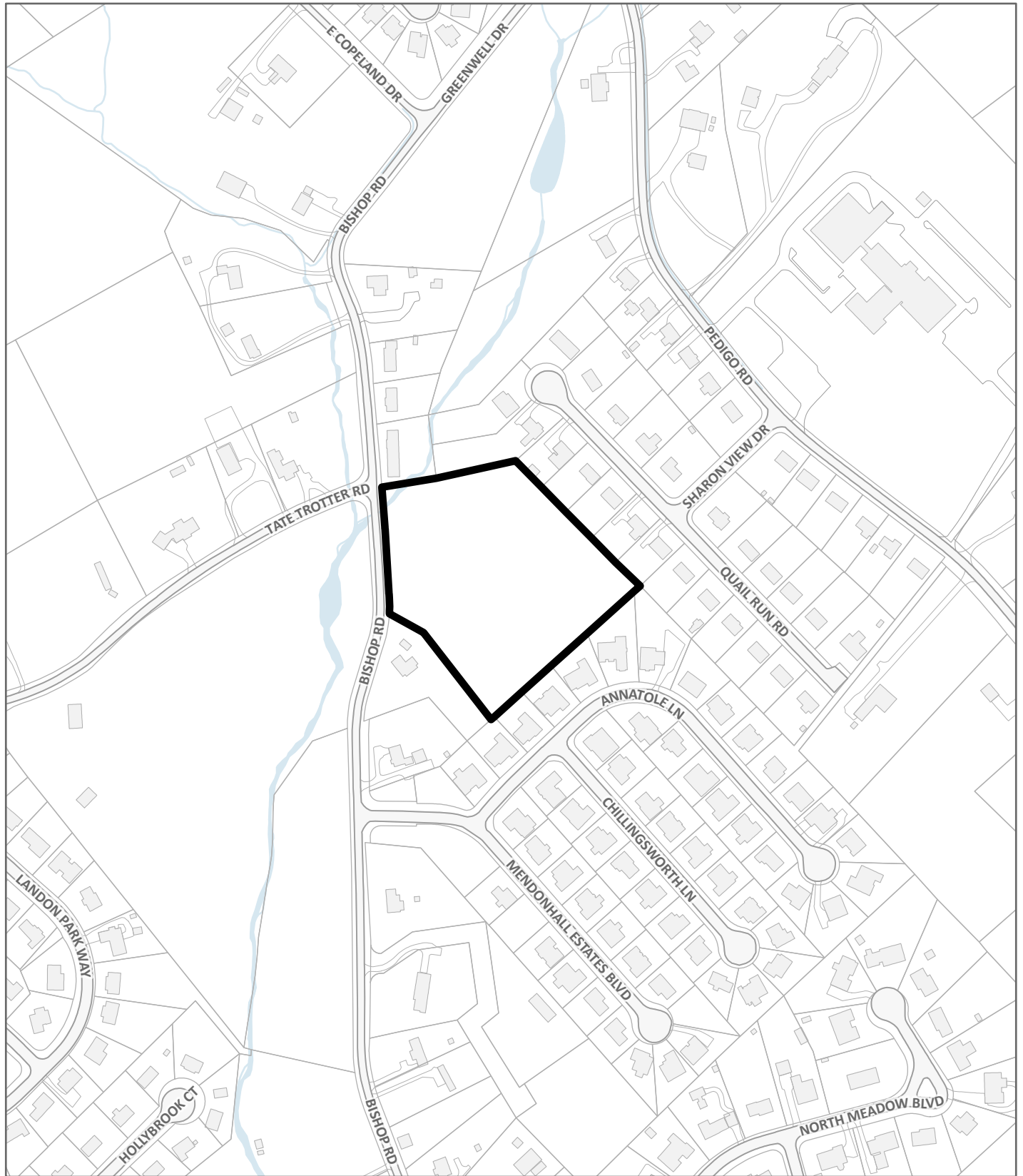


Exhibit A. Contextual Images

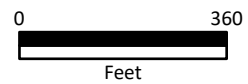


LOCATION MAP

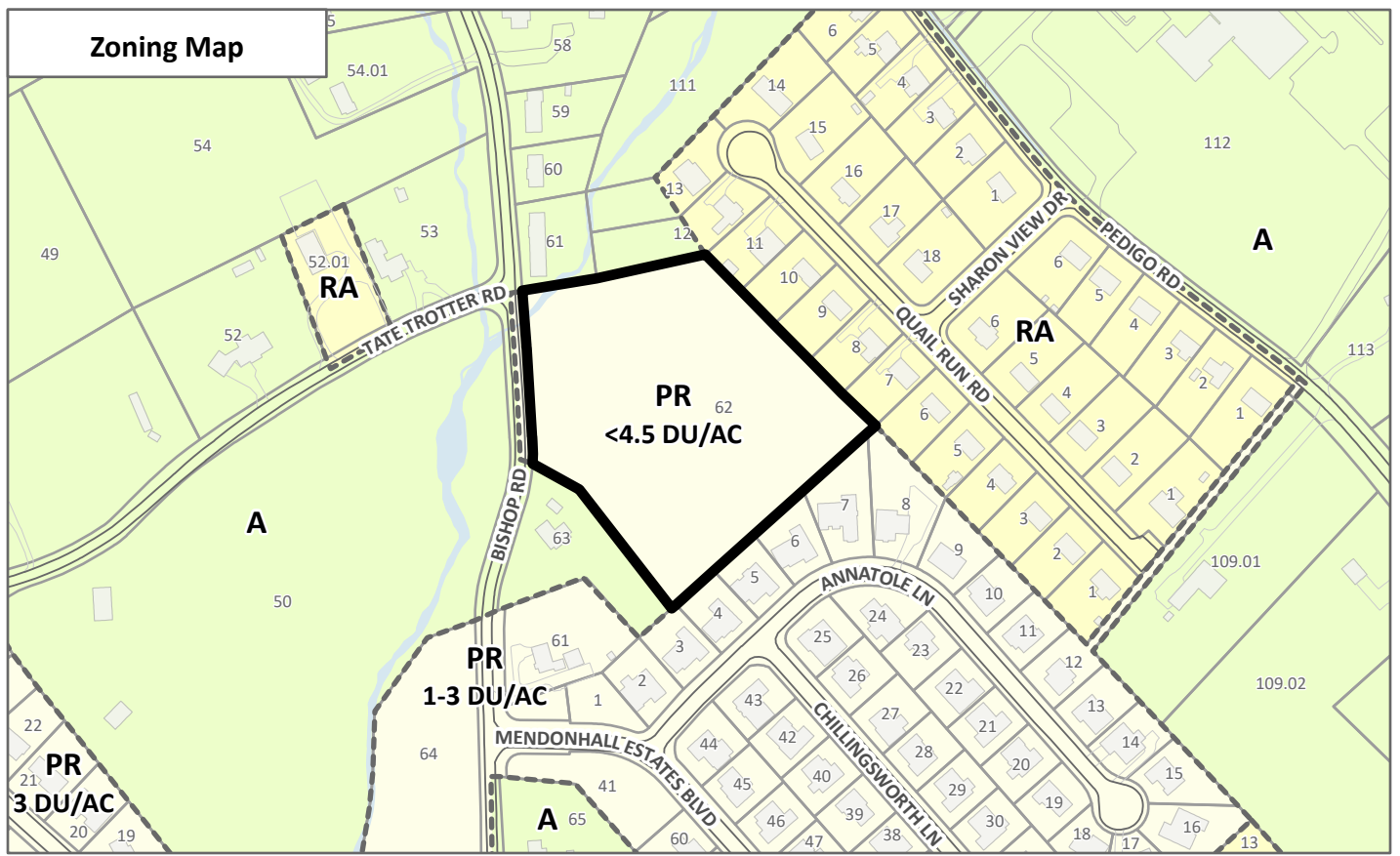
5-F-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

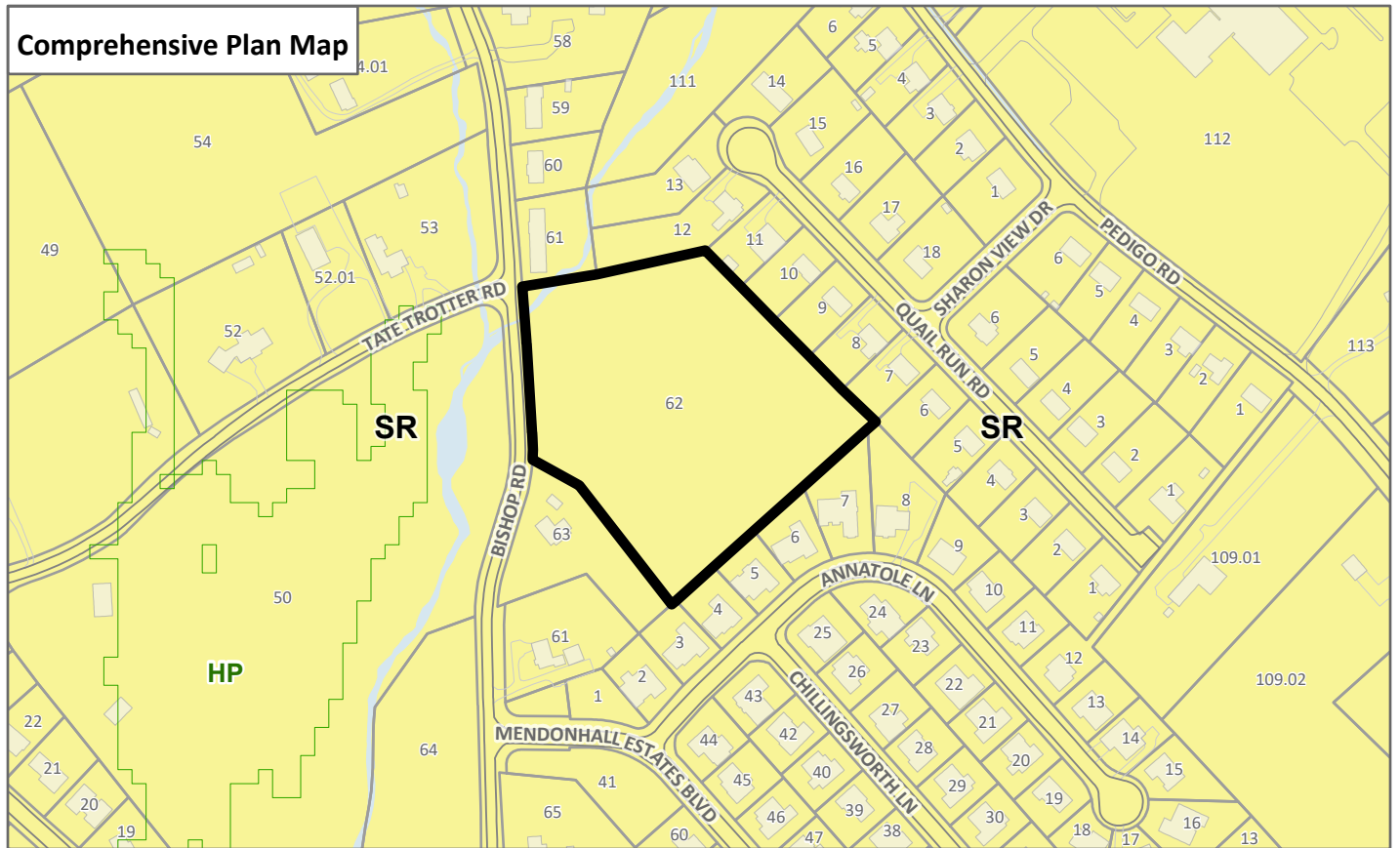


EXHIBIT A, CONTEXTUAL MAPS

5-F-26-RZ



Case boundary



Existing Land Use Map

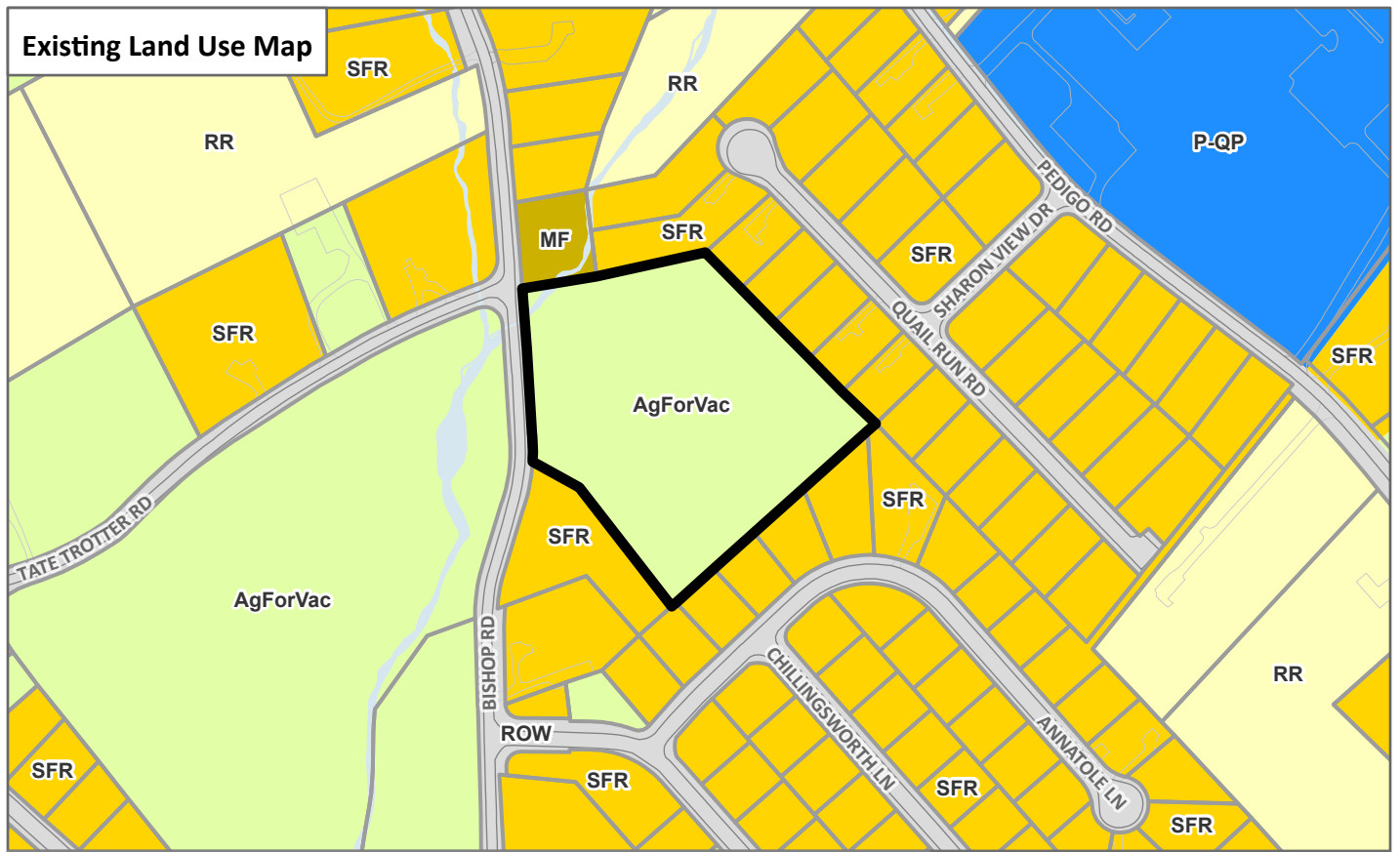
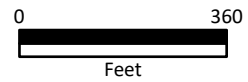


EXHIBIT A, CONTEXTUAL MAPS

5-F-26-RZ



Case boundary



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

~~May 1, 2026~~
05/02/2026

Date to be Posted

May 15, 2026

Date to be Removed

Applicant Signature

Chad Roberts

Applicant Name

Date

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

3.26