

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 3-G-25-DP                      Related File Number: 3-SD-25-C  
Application Filed: 1/27/2025              Date of Revision:  
Applicant: CHAD ROBERTS

## PROPERTY INFORMATION

General Location: East side of Bishop Rd, southeast of Tate Trotter Rd  
Other Parcel Info.:  
Tax ID Number: 47 062                      Jurisdiction: County  
Size of Tract: 5.38 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Attached and detached residential subdivision                      Density:  
Planning Sector: North County              Plan Designation: SR (Suburban Residential)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

## 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:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Meredith Park  
No. of Lots Proposed: 25                      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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 4 conditions.

Staff Recomm. (Full):  
1. No more than 24 dwelling units are permitted unless a new survey is approved and recorded verifying the subject property with the PR up to 4.5 du/ac zone is large enough to accommodate 1 additional dwelling unit.  
2. Meeting all applicable requirements of the Knox County zoning ordinance.  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
4. The maximum height of attached dwellings will be 35 ft.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

- A. The property is zoned PR (Planned Residential) with a density of up to 4.5 du/ac. The applicant proposes creating 25 lots on 5.37 acres, bringing the development density to 4.66 du/ac. The total deeded acreage is 5.56 acres, allowing up to 25 units, and will be verified before submitting design plans.
- 2. The PR zone allows single family and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).
- 3. The height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. The development plan proposes single family and attached houses ranging from the largest single family home on a 12,834 sq ft lot to a 2,456 sq ft townhouse lot.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. This development is consistent with Implementation Policy 2.1, creating buffers and transitions between higher residential intensities. A Type B Landscape screen is proposed along property lines where townhomes abut single family homes. The Type B screen should be a minimum of 12 feet in width and is appropriate when abutting less intense land uses.
- B. Implementation Policy 5.2 encourages a mix of housing types in neighborhoods. The development includes attached and detached houses on a range of lot sizes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

**Action:** Approved with Conditions **Meeting Date:** 3/13/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, subject to 4 conditions.

**Date of Approval:** 3/13/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville-Knox County Planning Commission

**Date of Legislative Action:** **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:**