

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 12-B-19-SP                      Related File Number: 12-D-19-RZ  
Application Filed: 10/28/2019              Date of Revision:  
Applicant: MESANA INVESTMENTS, LLC

## PROPERTY INFORMATION

General Location: West side of Fretz Road, north of Hatmaker Lane and I-40 / I-75  
Other Parcel Info.:  
Tax ID Number: 130 069                      Jurisdiction: County  
Size of Tract: 2 acres  
Accessibility: Access is via Fretz Road, a local street, with a pavement width of 13.9 feet and a right-of-way width of 50 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: RR (Rural Residential)  
Surrounding Land Use:  
Proposed Use: Extension of residential development                      Density: 1-5 du/ac  
Sector Plan: Northwest County              Sector Plan Designation: AG, LDR and HP  
Growth Policy Plan: Urban Growth Area (Farragut)  
Neighborhood Context: The area is primarily a mix of single family residential and large agricultural zoned lots. The adjacent properties to the north, south, and west have been rezoned for residential subdivision, but not yet constructed.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 921 Fretz Road  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & A (Agricultural)  
Former Zoning:  
Requested Zoning: PR (Planned Residential)  
Previous Requests: N/A  
Extension of Zone: Yes, PR zoning adjoins the property on three sides  
History of Zoning: None noted.

## PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural) / LDR (Low Density Residential) and HP (Hillside Protection)

Requested Plan Category: LDR (Low Density Residential) and HP (Hillside Protection)

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: 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: Liz Albertson

Staff Recomm. (Abbr.): Adopt resolution #12-B-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) and HP (Hillside Protection) land use designation due to trends in population growth in the sector, per attached resolution, Exhibit A.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:  
1. The Northwest County Sector continues to be one of the most rapidly growing parts of Knox County.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. There are no new roads or utilities that make development more feasible.
- 2. Any revision to the adjacent subdivision, Windsor Forest (5-D-18-SC), adding this parcel would have a re-evaluation of the improvements to the intersection with Fretz Road and N. Campbell Station Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There is not an obvious or significant error or omission in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1. The population of the Northwest County Sector continues to grow, warranting reconsideration of the original plan proposal for additional opportunities to accommodate residential density.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- 2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 12/12/2019

Details of Action:

Summary of Action: Adopt resolution #12-B-19-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) and HP (Hillside Protection) land use designation due to trends in population growth in the sector, per attached resolution, Exhibit A.

Date of Approval: 12/12/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Commission

**Date of Legislative Action:** 1/27/2020

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**