

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 12-C-17-SP      **Related File Number:** 12-L-17-RZ  
**Application Filed:** 11/3/2017      **Date of Revision:**  
**Applicant:** CASCADE FALLS LLC AND WALT DICKSON

## PROPERTY INFORMATION

**General Location:** West side Fretz Rd., south of Woodhollow Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 070      **Jurisdiction:** County  
**Size of Tract:** 34 acres  
**Accessibility:** Access is via Fretz Rd., a local street with 16' of pavement width within 40' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential      **Density:** 5 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** AG  
**Growth Policy Plan:** Urban Growth Area (Farragut)  
**Neighborhood Context:** This area is developed with agricultural and rural to low density residential uses under A, PR, RA and Town of Farragut zoning.

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

**Street:** 905 Fretz Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes, extension of LDR plan designation and PR zoning from the north and west  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural)  
**Requested Plan Category:** LDR (Low Density Residential)

**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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION #12-C-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

Low density residential use of this site is appropriate for this site. The requested density is compatible with surrounding zoning and development in the area. Surrounding properties in both Knox County and the Town of Farragut area zoned for and developed with LDR uses.

Comments:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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

Some minor improvements have been made recently to Fretz Rd. to accommodate development to the west. Further improvements may be necessary to handle the additional traffic that would be generated by low density residential development of the site. Utilities are available in the area, but may need to be extended to serve the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan appropriately proposes agricultural and rural residential uses for the site, consistent with the current A zoning. This property is located within the Urban Growth Area of Farragut and is in close proximity to other low density residential development.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

These sections of Fretz Rd. and Hatmaker Ln. have been approved for low density residential uses both in Knox County and the Town of Farragut. This proposal continues that trend.

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

An LDR plan designation and PR zoning at 5 du/ac was approved to the north and west (Brandywine at Turkey Creek) in 2006 and 2008. This requested plan amendment is similar to those approved plan amendments.

Action:

Approved

Meeting Date: 12/14/2017

Details of Action:

Summary of Action:

Adopt Resolution #12-C-17-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend the Knox County Commission also adopt the sector plan amendment.

Date of Approval:

12/14/2017

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: 1/22/2018

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**