

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



**File Number:** 12-D-19-RZ                      **Related File Number:** 12-B-19-SP  
**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.:** This sector plan amendment and rezoning request is for the AG / A only portion of the parcel  
**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 lot agricultural zoned lots. The adjacent properties to the north, south, and west have been planned 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,  
**History of Zoning:**

### 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.): Approve PR (Planned Residential) up to 4 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning. (Applicant requested up to 5 du/ac).

Staff Recomm. (Full):

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The Northwest County Sector continues to be the fastest growing part of Knox County.
- 2. Additional opportunities to increase residential density are needed because of this rapid growth.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

- 1. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
- 2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

- 1. No adverse impacts should arise from the approval of PR up to 4 du/ac on this approximate 2 acre parcel.
- 2. Left turn lane improvements on N. Campbell Station Road are required as part of the 2018 traffic study that was completed for the approved concept plans (5-SD-18-C and 9-SD-18-C) of the adjacent PR zoned areas. These improvements will be required to occur by the mid-point of development for the adjacent properties, as noted in the approved staff reports (see Exhibit B).

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The proposed amendment is consistent with the accompanying staff recommended sector plan amendment to LDR.
- 2. PR up to 4 du/ac does not appear to be in conflict with any other adopted plans in Knox County.

Action: Approved

Meeting Date: 12/12/2019

Details of Action:

Summary of Action: Approve PR (Planned Residential) up to 4 du/ac, which is consistent with the requested LDR (Low Density Residential) sector plan designation and the surrounding zoning. (Applicant requested up to 5 du/ac).

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:**