

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



**File Number:** 12-D-23-DP      **Related File Number:** 12-SD-23-C  
**Application Filed:** 10/30/2023      **Date of Revision:**  
**Applicant:** ERIC MOSELEY AND SCOTT SMITH

## PROPERTY INFORMATION

**General Location:** Fretz Rd and N Campbell Station Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 130 066,067      **Jurisdiction:** County  
**Size of Tract:** 12.89 acres  
**Accessibility:** Access is via Fretz Road, a local street with a 24-ft pavement width within a 40-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:** 4.48 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Farragut Urban Growth Boundary  
**Neighborhood Context:** This area is comprised of forest and residential developments. There are newer subdivisions with lot sizes ranging from approximately 5,000 to 9,000 square feet, and older subdivisions and residential properties with lots in the 1/2-acre to multi-acre range.

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

**Street:** 1103 FRETZ RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (k) (Planned Residential) up to 4.5 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was rezoned from A to PR(k) up to 4.5 du/ac, subject to 4 conditions.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Fretz Road Development  
No. of Lots Proposed: 57                      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: Mike Reynolds  
Staff Recomm. (Abbr.): Approve the development plan for a residential subdivision with up to 46 detached dwellings on individual lots and reduction of the peripheral setback from 35 ft to 25 ft per condition #2, subject to 2 conditions.  
Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2) The peripheral setback along the Fretz Road frontage shall be a minimum of 50 ft from the centerline of Fretz Road.

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:**

**PERIPHERAL SETBACK REDUCTION**

The applicant is requesting a reduction of the 35-ft peripheral setback to 25 ft on all external boundaries of the development. A 25-ft peripheral setback was approved by the Planning Commission for the Brandywine at Turkey Creek subdivision to the south. There are four lots in the Ridgeland subdivision, located in the Town of Farragut, with structures that are close to the northwest boundary of the subject development. The proposed lots that adjoin the Ridgeland subdivision are approximately 130 ft deep and will have a Type B landscape screen along this boundary per the zoning condition.

The applicant is voluntarily proposing to dedicate 25 ft of right-of-way from the centerline of Fretz Road so the required 5 ft wide sidewalk along the Fretz Road frontage is fully within the public right-of-way. If the right-of-way dedication does not happen, or if less than 25 ft from the centerline of Fretz Road is dedicated, development plan condition #2 ensures that the peripheral setback line, as proposed and recommended for approval by staff, would not change locations.

If development plan condition #2 is approved as recommended and the landscape screening is provided per the zoning condition, Planning staff is recommending approval of the peripheral setback reduction to 25 ft.

**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**

PR(k) (Planned Residential) up to 4.5 du/ac:

a) The PR zone allows 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 (Article 5, Section 5.13.15).

b) This PR(k) zone district is approved for a maximum of 4.5 du/ac, subject to 4 conditions. The proposed density is 3.62 du/ac.

c) The four (4) conditions of the PR zoning have been addressed by the applicant as outlined in the staff comments above and the conditions of approval.

d) The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting a 25-ft peripheral setback. See the staff comments above for additional information.

**2) GENERAL PLAN – DEVELOPMENT POLICIES**

a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The development will consist of detached houses,

which is consistent with the nearby residential development. A Type B landscape screen will be provided along the boundaries adjacent to the existing residential development.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.62 du/ac.

B) Phase 2 has approximately 2.5 acres of Hillside Protection (HP) area and the slope analysis recommends disturbing no more than 2.0 acres of the HP area. The HP area is split into two areas, along the Fretz Road frontage with slopes that are largely 0-15%, and in the southwest corner with slopes that are largely 15-25%. This proposal assumes all of the HP areas will be disturbed, however, some areas may be preserved depending on the final grading plan. These HP areas have low to moderate steepness of slope and are not on significant ridge features.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-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 service.

**Action:** Approved with Conditions

**Meeting Date:** 12/14/2023

**Details of Action:**

**Summary of Action:** Approve the development plan for a residential subdivision with up to 46 detached dwellings on individual lots and reduction of the peripheral setback from 35 ft to 25 ft per condition #2, subject to 2 conditions.

**Date of Approval:** 12/14/2023

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**