

# 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

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File Number: 12-J-07-SP                      Related File Number: 12-W-07-RZ  
Application Filed: 11/5/2007                      Date of Revision:  
Applicant: BENCHMARK COMPANIES

## PROPERTY INFORMATION

General Location: West side Fretz Rd., north of Hatmaker Ln.  
Other Parcel Info.:  
Tax ID Number: 130 068                      Jurisdiction: County  
Size of Tract: 10 acres  
Accessibility: Access is via Fretz Rd. a two lane, local street with 18' to 19' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residences, outbuildings and vacant land  
Surrounding Land Use:  
Proposed Use: Combine with detached residential subdivision to west                      Density: 5 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation: Ag/RR  
Growth Policy Plan: Urban Growth Area (Farragut)  
Neighborhood Context: This undeveloped site is within a residential area that includes rural and low density residential uses that have occurred, and are occurring, under RA, PR and A zones

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

Street:  
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  
History of Zoning: None noted for this site ,but two other properties have been rezoned PR in recent years.

## PLAN INFORMATION (where applicable)

Current Plan Category: A/RR (Agricultural/Rural Residential)  
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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LDR (Low Density Residential) designation

Staff Recomm. (Full):

An LDR designation is consistent with other recent amendments made for the adjoining property and will allow this site to be developed with the adjoining property at a comparable density. Other low density uses are found in the area.

Comments:

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential)

Date of MPC Approval:

12/13/2007

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:

1/28/2008

Date of Legislative Action, Second Reading: 2/25/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Postponed

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: