

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



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

## PROPERTY INFORMATION

General Location: West side of Fretz Rd, south of N. Campbell Station Rd  
Other Parcel Info.:  
Tax ID Number: 130 066, 067                      Jurisdiction: County  
Size of Tract: 12.72 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: North: Single family residential, agriculture/forestry/vacant - R-2 (General Single-Family Residential) in Farragut  
South: Single family residential - PR (Planned Residential) up to 5 du/ac in Knox County  
East: Agriculture/forestry/vacant, single family residential - A (Agricultural) in Knox County  
West: Single family residential - R-2 (General Single-Family Residential) in Farragut  
Proposed Use:    Density: 3.62 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:

## 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:

## 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 Subdivision  
**No. of Lots Proposed:** 46      **No. of Lots Approved:** 46  
**Variances Requested:** None  
**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 Concept Plan subject to 12 conditions.

**Staff Recomm. (Full):**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Installing a Type 'B' landscape screen along the south and northwest boundaries of the development per the condition of the PR (Planned Residential) zone, 9-K-23-RZ (see Exhibit D). The detailed landscape plan shall be reviewed and approved by Planning staff during the design plan phase.
- 3) Approval of a stormwater management plan by Knox County Engineering and Public Works during the design plan phases per the condition of the rezoning.
- 4) All access strips must have a minimum width of 25 ft for the entire depth, measured at a 90-degree angle to the parallel lot lines of the access strip.
- 5) The submitted geotechnical report (GEOservices, LLC, November 16, 2023) must be reviewed and approved by Knox County Engineering and Public Works during the design plan phase to determine if either of the areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.
- 6) If a submitted geotechnical report, reviewed and approved by Knox County Engineering and Public Works, determines that a closed contour identified by Knox County Engineering and Public Works is not a sinkhole, the certification to be provided by Knox County Engineering and Public Works must be placed on the final plat and sealed by the applicant's engineer.
- 7) Implementing the recommendations of the Transportation Impact Letter (TIL) for Fretz Road (Ardurra, 11/17/2023) as required by Knox County Engineering and Public Works during the design plan phase.
- 8) Installing a sidewalk along the Fretz Road frontage per Chapter 54, Article IV of the Knox County Code. The final design of the sidewalk will be determined by Knox County Engineering and Public Works during the design plan phase.
- 9) Providing a note on the final plat that lot 31 shall have an on-site vehicle turnaround if access is provided from Fretz Road.
- 10) All double frontage lots must meet the requirements of Section 3.02.A.4. of the Subdivision Regulations.
- 11) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 12) Meeting all applicable requirements of the Knox County Zoning Ordinance, including the four (4) conditions of the rezoning (9-K-23-RZ).

**Comments:** This proposal is for a 46-lot subdivision on this 12.72-acre site. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 4.5 du/ac subject to 4 conditions, in October 2023 (9-K-23-RZ).

**ZONING CONDITIONS**

The four conditions of the rezoning are: 1) submit and adhere to findings of a transportation impact letter (Exhibit B), 2) submit stormwater management plan to Knox County Engineering and Public

Works, 3) provide a 50-ft buffer around the largest closed contour lines, and 4) provide a type B landscape buffer around the entire boundary of the development facing existing homes.

-- TRANSPORTATION

The Transportation Impact Letter (TIL) studied the proposed access point to Fretz Road for adequate sight distance and whether turn lanes are warranted (Exhibit B). The study concludes that the proposed access point can obtain the minimum sight distance of 300 ft and turn lanes on Fretz Road are not warranted.

-- STORMWATER MANAGEMENT PLAN

The Subdivision Regulations require a preliminary stormwater plan with a concept plan submittal, which has been provided. The full stormwater management plan will be submitted to Knox County Engineering and Public Works during the design plan phase.

-- SINKHOLE (CLOSED CONTOUR) BUFFERS

The concept plan shows the location of two potential sinkholes and the required 50-ft buffer. The applicant submitted a "report of limited geotechnical exploration" that must be reviewed and approved by Knox County Engineering and Public Works during the design plan phase. If either of these are determined to be a sinkhole, the uppermost contour line of the sinkhole and the 50-ft buffer must be shown on the final plat. Any proposed lots that do not have buildable area outside of the sinkhole must be eliminated or combined with other lots with buildable area. Any structures proposed within a 50-ft sinkhole buffer must have foundations designed by a registered engineer. No structures are allowed within a sinkhole (closed contour) identified on the final plat.

-- LANDSCAPE SCREENING

The concept plan shows where the Type B landscape screening is required. The landscape shown is not representative of the actual number of trees and spacing recommended by the Type B landscape screening guidelines. The landscape plan is required to be reviewed and approved by Planning staff during the design plan phase and before clearing and grading commence on the site if concept plan condition # 2 is approved as recommended.

**Action:** Approved with Conditions **Meeting Date:** 12/14/2023

**Details of Action:**

**Summary of Action:** Approve the Concept Plan subject to 12 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:**