

# CASE SUMMARY

## APPLICATION TYPE: REZONING

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-W-07-RZ      **Related File Number:** 12-J-07-SP  
**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:**

### 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:**

### 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:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

## **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 PR (Planned Residential) zoning.  
APPROVE a density up to 5 du/ac.

Staff Recomm. (Full):

PR zoning at up to 5 du/ac. is the same as the adjoining site with which this site will be developed. The sector plan calls for rural use, but the adjoining site has been amended to low density residential.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. This site is located in an area where both rural residential and single family subdivisions have developed.
2. The site is designated for rural residential uses. The current A zoning of the site permits residential uses at a density of one dwelling per acre. Other properties in the area have more intense residential development as permitted under the requested LDR designation.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available to serve the site.
2. Maximum development of this site as requested will add 50 residential units, 9 school aged children to area schools and 512 vehicle trips per day to local streets.
3. The PR zoning requires development plan approval prior to construction where the impacts of this proposed use may be evaluated and addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of the LDR designation and PR zoning at up to 5 du/ac is consistent with other recent Northwest County Sector Plan amendments in this area to allow low density residential development.
2. The site is located within the Farragut Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future low density residential designation requests for the sector plan.

MPC Action:

Approved

MPC Meeting Date: 12/13/2007

Details of MPC action:

Summary of MPC action:

APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre

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: