# **CASE SUMMARY**

### APPLICATION TYPE: USE ON REVIEW

File Number: 2-B-09-UR Related File Number: 2-SA-09-C

Application Filed: 1/2/2009 Date of Revision:

Applicant: TENNESSEE INVESTMENTS, LLC



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#### PROPERTY INFORMATION

General Location: West side of Fretz Rd. southwest of N. Campbell Station Rd.

Other Parcel Info.:

Tax ID Number: 130 68 & 72.02 Jurisdiction: County

Size of Tract: 13.29 acres

Accessibility:

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached Residential Subdivision Density: 4.97 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR & AG/RR

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** 

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

Street: 937 Fretz Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

## PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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### 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a total of up to 66 detached residential dwellings on individual lots

subject to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering

and Public Works, to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other

criteria for approval of a concept plan and use-on-review.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. With the proposed widening of Fretz Rd. and the intersection improvements of Fretz Rd. and N. Campbell Station Rd. including the left turn lane on N. Campbell Station Rd., there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.

3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate and Middle Schools and Hardin Valley Academy.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached and attached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. The site is located in the Urban Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 5 du/ac. With a proposed density of 4.95 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 2/12/2009

**Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

subject to 2 conditions.

2. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

Summary of MPC action: APPROVE the development plan for a total of up to 66 detached residential dwellings on individual lots

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Date of MPC Approval:	2/12/2009	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 Legi	slative Action, Second Reading:	
Ordinance Number:		Other Ordina	ance Number References:	
Disposition of Case:		Disposition	of Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendment	s:	

**Effective Date of Ordinance:** 

Date of Legislative Appeal:

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