

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### NORTHWEST COUNTY SECTOR PLAN AMENDMENT

**File Number:** 2-F-06-SP                      **Related File Number:**  
**Application Filed:** 1/18/2006              **Date of Revision:**  
**Applicant:** TOWERING OAKS PARTNERSHIP  
**Owner:**

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

#### PROPERTY INFORMATION

**General Location:** North side Hatmaker Ln., west of Fretz Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 073                      **Jurisdiction:** County  
**Size of Tract:** 43 acres  
**Accessibility:** Access is via hatmaker Ln., a local street with 18' of pavement within the I-40/75 interstate right-of-way

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Residential development                      **Density:** 1-5 du/ac.  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is within a residential area of scatter residential lots and more dense subdivision development that has occurred under A, RA, and Town of Farragut zoning.

#### 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:**  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted

#### 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:

Surveyor:

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 for the Knox County portion of this site, limited to PR zoning

**Staff Recomm. (Full):** The requested LDR designation is compatible and consistent with surrounding residential zoning and development that includes rural residential and urban subdivision development. The sector plan proposes Agricultural/Rural Residential uses for the portion of the site within Knox County's jurisdiction.

**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. Approval of low density residential designation would allow the applicant to file a residential rezoning for this site at up to 5 dwellings per acre. The property has access to Ridgeland Dr. located in the Town of Farragut and Hatmaker Ln., a local deadend street extending from Fritz Rd..
3. The site is designated for low density residential uses and slope protection. The current A zoning of the site permits residential uses at a density of one dwelling per acre. Other properties 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. Development of this site will impact schools and local streets.
3. The site's topography shows a sink hole on the southern portion of property that will need to be protected in any development of the site

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. Approval of this amendment to the Southwest County Sector Plan will allow low density residential rezoning.
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:** 2/9/2006

**Details of MPC action:**

**Summary of MPC action:** APPROVE LDR (Low Density Residential) designation for the Knox County portion of this site, limited to PR zoning

**Date of MPC Approval:** 2/9/2006 **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:** 3/27/2006 **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** Approved **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**