

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-C-23-RZ **Related File Number:** 4-C-23-SP
Application Filed: 1/19/2023 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC

PROPERTY INFORMATION

General Location: E of Fretz Rd, south of N Campbell Station Rd
Other Parcel Info.:
Tax ID Number: 130 067,066 **Jurisdiction:** County
Size of Tract: 12.89 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du./ac
Sector Plan: Northwest County **Sector Plan Designation:** AG (Agricultural), , HP (Hillside Protection)
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: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: AG (Agricultural), , HP (Hillside Protection)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with changing conditions and surrounding development.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6:30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. There has been significant residential development along Fretz Rd just south of the subject property, with the relatively recent and ongoing construction of the Brandywine at Turkey Creek, Windsor Forest, and Towering Oaks residential subdivisions.
2. Roadway enhancements are planned to occur at Fretz Road and N Campbell Station Road to improve conditions for turning vehicles at this intersection. There are also plans for significant upgrades to N Campbell Station Road as it reaches I-40/75 within the Farragut boundaries. The purposes of the interchange improvements include accommodating future traffic demands and relieving capacity deficiencies, according to a report by the Knoxville Regional Transportation Planning Organization and Tennessee Department of Transportation.
3. The proposed rezoning from A (Agricultural) to PR (Planned Residential) at a density of 5 du/ac is a minor extension of this zone from the south, and it is consistent with changing conditions and increasing capacity in the area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to provide for creative responses to environmental constraints on a property. It permits clustering of residential density in order to preserve environmentally sensitive areas and maximize development potential on optimal portions of a property.
2. There are multiple closed contours on the site, which could indicate the presence of sinkholes. If they are sinkholes, they would require a 50-ft no-build buffer around the largest contour line. A determination of sinkholes by GeoTech Services may be required.
3. The subject parcel is also within the HP (Hillside Protection) area, and has additional, isolated steep-sloped areas not accounted for in the HP overlay.
4. The PR zone provides the development flexibility to avoid these slopes and depressions, as intended by the Zoning Ordinance.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The PR zone emphasizes compatibility with surrounding and adjacent zones, as determined through Planning Commission review of development plans. Knox County staff and the Planning Commission will evaluate plans to address issues such as roadway access, provision of sidewalks, topography and stormwater management in a forum that enables public input.
2. The planned roadway improvements should improve capacity for future traffic along Fretz Road and N Campbell Station Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The PR zone up to 5 du/ac is consistent with the staff recommendation to amend the Northwest

County Sector Plan from AG to LDR.

2. The proposed rezoning is consistent with the Growth Policy Plan's Urban Growth Boundary, which is designed to encourage a reasonably compact pattern of development and offer a wide range of housing choices.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the PR (Planned Residential) zone up to 5 du/ac because it is consistent with changing conditions and surrounding development.

Date of Approval: 4/13/2023

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: 5/22/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: