

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



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

PROPERTY INFORMATION

General Location: West side 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: 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:
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: This area is comprised of forest and residential developments. There are newer subdivisions with lot sizes ranging from approximately 5,000 to 9,000 square feet, and older subdivisions and residential properties with lots in the 1/2-acre to multi-acre range.

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: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

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

Requested Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

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 sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is consistent with changing conditions and development in the area.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area along Fretz Rd has seen significant residential development since the Northwest County Sector Plan was adopted in 2016. Approximately 280 new single family residential lots have been completed or are under construction to the south of the subject property. The requested LDR (Low Density Residential) land use classification is consistent with these changing conditions in the immediate vicinity.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. In response to the rapid population growth in this particular area, Knox County Engineering and Public Works has plans to improve the Fretz Road and N Campbell Station Road intersection with turn lanes. Construction is estimated to begin by the end of 2023, and these roadway improvements would better support low density residential development on the subject property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current AG (Agricultural) land use classification is not the result of an error, the LDR designation is an appropriate consideration at this location. The subject property and surrounding area is in the Urban Growth Area of Farragut and is adjacent to low density residential subdivisions within Farragut's jurisdictional boundary.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The recent and ongoing construction of the Brandywine and Towering Oaks residential subdivisions to the south are indicative of how this area is trending away from agricultural land uses towards low density residential development.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Approve the sector plan amendment to LDR (Low Density Residential) and HP (Hillside Protection) because it is consistent with changing conditions and development in the area.

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: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: