

# 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

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**File Number:** 6-A-06-RZ                      **Related File Number:**  
**Application Filed:** 5/11/2006              **Date of Revision:**  
**Applicant:** TOWERING OAKS PARTNERSHIP  
**Owner:**

### PROPERTY INFORMATION

**General Location:** North side Hatmaker Ln., southwest of Ridgeland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 130 073 (PART IN KNOX COUNTY)                      **Jurisdiction:** County  
**Size of Tract:** 30 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:** Single family residential                      **Density:** 5 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is within an area of scattered 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:** PR (Planned Residential)  
**Previous Requests:** 2-F-06-SP  
**Extension of Zone:** No  
**History of Zoning:** Property was approved for low density residential use in February 2006. (2-F-06-SP)

### PLAN INFORMATION (where applicable)

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

**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 PR (Planned Residential) zoning.  
APPROVE a density up to 5 dwellings per acre

Staff Recomm. (Full): PR zoning at up to 5 du/ac is consistent with other zoning and development in the area. The sector plan was recently amended to show this site for low density residential use.

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 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 PR zoning at up to 5 du/ac is consistent with the recent Southwest County Sector Plan amendment 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: 6/8/2006

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:

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: 7/24/2006

Date of Legislative Action, Second Reading: 8/28/2006

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: