

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT

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

File Number: 8-H-08-SP **Related File Number:** 8-M-08-RZ
Application Filed: 7/10/2008 **Date of Revision:**
Applicant: TENNESSEE INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: West side Fretz Rd., north of Hatmaker Ln.
Other Parcel Info.: Sector plan for entire parcels 068 and 072. Rezoning for A-zoned portion of parcel 072 only.
Tax ID Number: 130 068 & 072 **Jurisdiction:** County
Size of Tract: 14.1 acres
Accessibility: Access will be by local streets constructed as part of this development to Fretz Rd., a local street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Dwellings and vacant land
Surrounding Land Use:
Proposed Use: Residential **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Ag/RR
Growth Policy Plan: Urban Growth Area (Farragut)
Neighborhood Context: This site will be incorporated into the adjacent development under construction and zoned PR Planned Residential at 5 du/ac.

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: 4-U-07-RZ, 12-W-07-RZ
Extension of Zone: Yes
History of Zoning: The rest of the development surrounding this property was zoned PR over the last several years.

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:

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:

Michael Brusseau

Staff Recomm. (Abbr.):

ADOPT RESOLUTION # 8-H-08-SP, amending the Northwest County Sector Plan to LDR (Low Density Residential) for this site and recommend that Knox County Commission also adopt the sector plan amendment. (See attached resolution, Exhibit A.)

Staff Recomm. (Full):

PR zoning at 5 dwelling units per acre is already in place on most of the site, consistent with the LDR designation. Some construction is underway surrounding this site. This plan amendment will put this site into the same land use category as the adjacent properties, and with approval of the requested PR zoning, allow this site to be incorporated into the development plans for the adjacent residential development.

Comments:

SECTOR PLAN REQUIREMENTS:
CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN
NEW ROAD OR UTILITY IMPROVEMENTS - The applicant will be required to make improvements to Fretz Rd. up to the subdivision entrance.
ERROR OR OMISSION IN CURRENT PLAN - The majority of the site is already zoned PR at a density of up to 5 du/ac. This plan amendment to LDR will bring the plan into consistency with the existing zoning.
CHANGES IN GOVERNMENT POLICY - This entire PR zoned property has been rezoned within the last few years, indicating the appropriateness for low density residential development at this location.
CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS - With the future road improvements to Fretz Rd. and the compilation of property rezoned to PR for this proposed subdivision, the trend in this area will continue to be for low density residential development.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

APPROVE Resolution # 8-H-08-SP amending the Northwest County Sector Plan to LDR (Low Density Residential) and recommend that Knox County Commission adopt by resolution the amendment.

Effective as of June 13, 2008, T.C.A. 13-3-303 has been amended to require thirty (30) day publication notice prior to the adoption of any amendment to the General Plan. This request was previously acted upon by MPC after the effective date of the new rule and, as a result, the previous actions by MPC are not valid. To rectify this situation, this plan amendment and rezoning request has been readvertised consistent with the 30 day requirement for ratification and reconfirmation of the previous MPC action on 9/11/2008 and County Commission action on 10/27/2008.

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 8/14/08

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action:

12/15/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other": withdraw 10/27/2008 to hear in December

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: