



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT REPORT**

▶ **FILE #:** 2-F-06-SP

AGENDA ITEM #: 73

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** TOWERING OAKS PARTNERSHIP
OWNER(S): RONALD V. & JANICE SUE HUSKEY

TAX ID NUMBER: 130 073

JURISDICTION: Commission District 6

▶ **LOCATION:** North side Hatmaker Ln., west of Fretz Rd.

▶ **APPX. SIZE OF TRACT:** 43 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via hatmaker Ln., a local street with 18' of pavement within the I-40/75 interstate right-of-way

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

▶ **PRESENT PLAN AND ZONING DESIGNATION:** A/RR (Agricultural/Rural Residential) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION:** LDR (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Residences and vacant land / NZ (Farragut) /AG/RR /NZ and A Agricultural

South: I-40/75 ROW /NPD/ NZ (Farragut)

East: Residence and vacant land /AG/RR / A Agricultural

West: Residences / AG/RR / A and RA Residential

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.

STAFF RECOMMENDATION:

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

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.

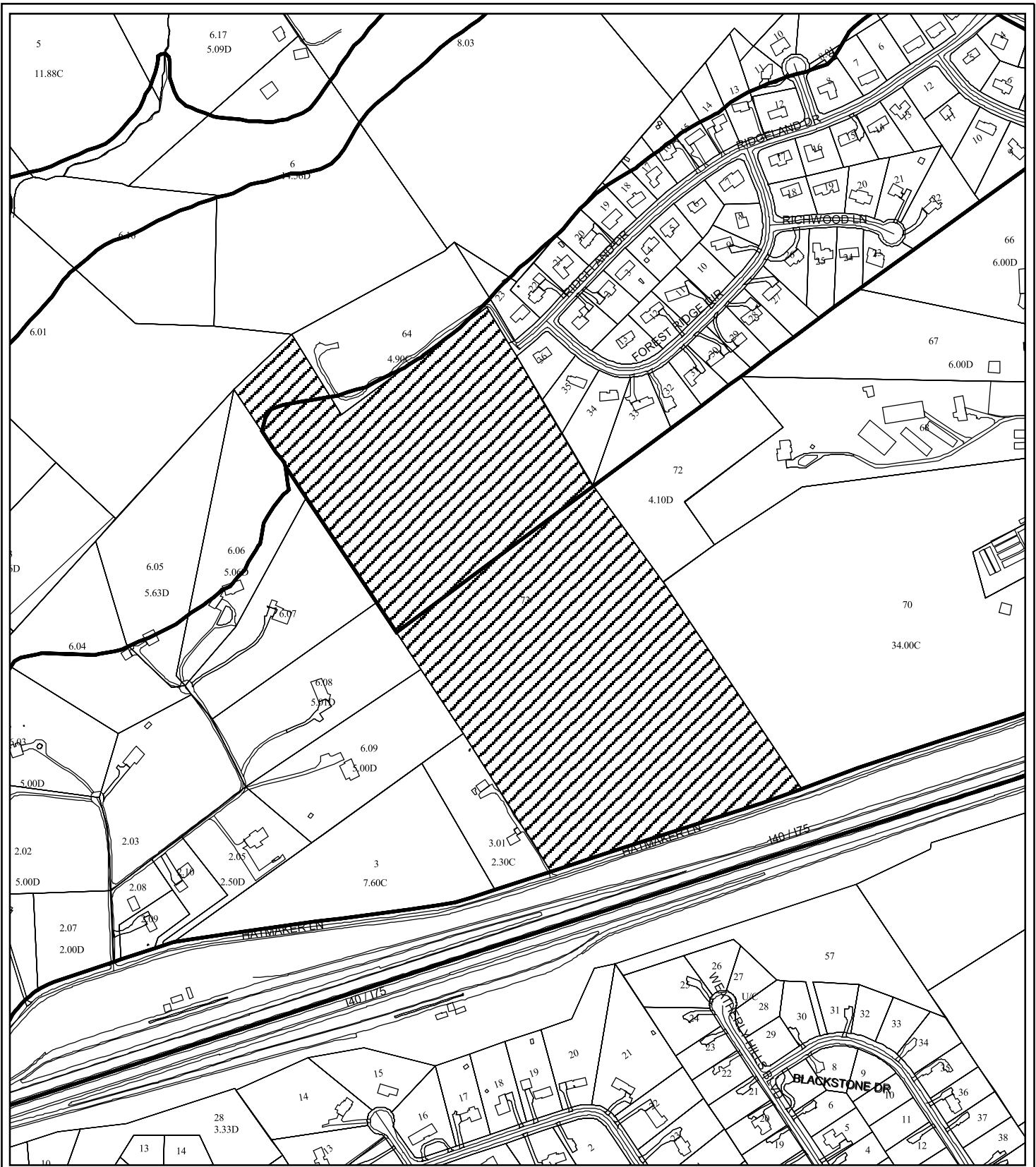
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 3/27/2006. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-F-06-SP
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: A/RR (Agricultural/Rural Residential)

To: LDR (Low Density Residential)

Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Towering Oaks Partnership

Map No: 130

Jurisdiction: County

