

▶ **FILE #:** 6-A-06-RZ

AGENDA ITEM #: 63

AGENDA DATE: 6/8/2006

▶ **APPLICANT:** TOWERING OAKS PARTNERSHIP

OWNER(S):

TAX ID NUMBER: 130 073 (PART IN KNOX COUNTY)

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side Hatmaker Ln., southwest of Ridgeland Dr.

▶ **APPX. SIZE OF TRACT:** 30 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban 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 ZONING:** A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: Property was approved for low density residential use in February 2006. (2-F 06-SP)

SURROUNDING LAND USE AND ZONING: North: Vacant land / Town of Farragut

South: I-40/75 right-of-way

East: Residence and vacant land / A Agricultural

West: Residences / A and RA Residential

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.

STAFF RECOMMENDATION:

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

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.

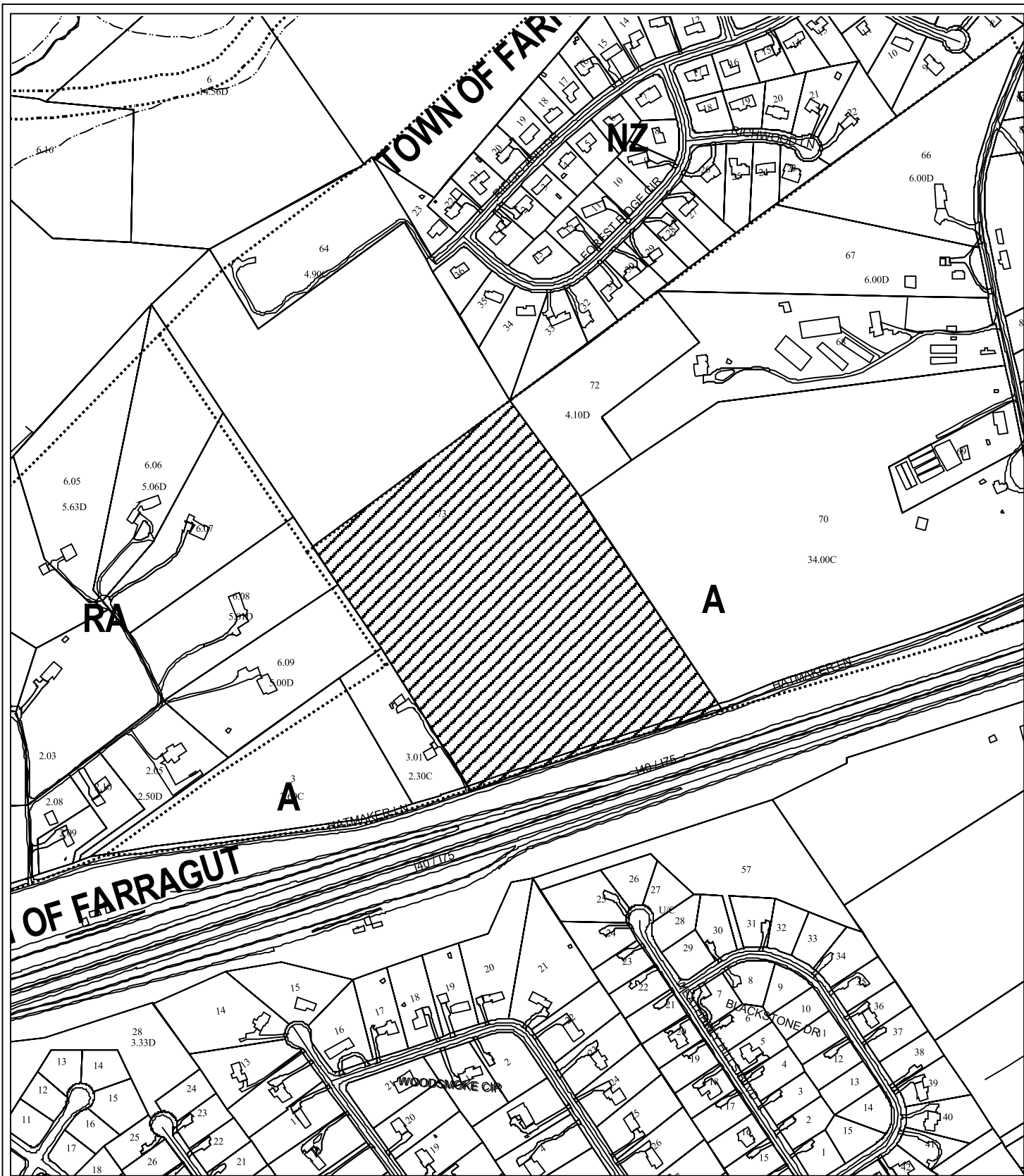
THE EFFECTS OF THE PROPOSAL

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.

If approved, this item will be forwarded to Knox County Commission for action on 7/24/2006. 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.



**6-A-06-RZ
REZONING**

Petitioner: Towering Oaks Partnership

Map No: 130

Jurisdiction: County



From: A (Agricultural)
To: PR (Planned Residential)

Original Print Date: 05/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902