

▶ **FILE #:** 4-U-07-RZ

**AGENDA ITEM #:** 91

**AGENDA DATE:** 4/12/2007

▶ **APPLICANT:** BENCHMARK REALTORS

OWNER(S): WALKER JOSEPH F JR & ANGELA B

TAX ID NUMBER: 130 PORTION OF 072 MAP ON FILE AT MPC

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest of Hatmaker Ln., southwest of Fretz Rd.

▶ **APPX. SIZE OF TRACT:** 2.43 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Hatmaker Ln., a local street with 20 ft. of pavement within the I-40/75 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:** Addition to Towering Oaks residential development

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted for this site, but adjoining property was rezoned PR @ 5 du/ac in 2006.(6-A-06-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / Town of Farragut  
 South: Vacant land / A and PR Residential  
 East: Residences and vacant land A Agricultural  
 West: Vacant land /PR Residential

NEIGHBORHOOD CONTEXT: This property is part of a rural residential area that has urban residential development occur around it under RA and PR zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PR (Planned Residential) zoning.**  
**APPROVE a density up to 5 du/ac.**

PR zoning at up to 5 du/ac. is the same as the adjoining site with which this site will be developed. The sector plan calls for rural use, but the adjoining site has been amended to low density residential.

**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.

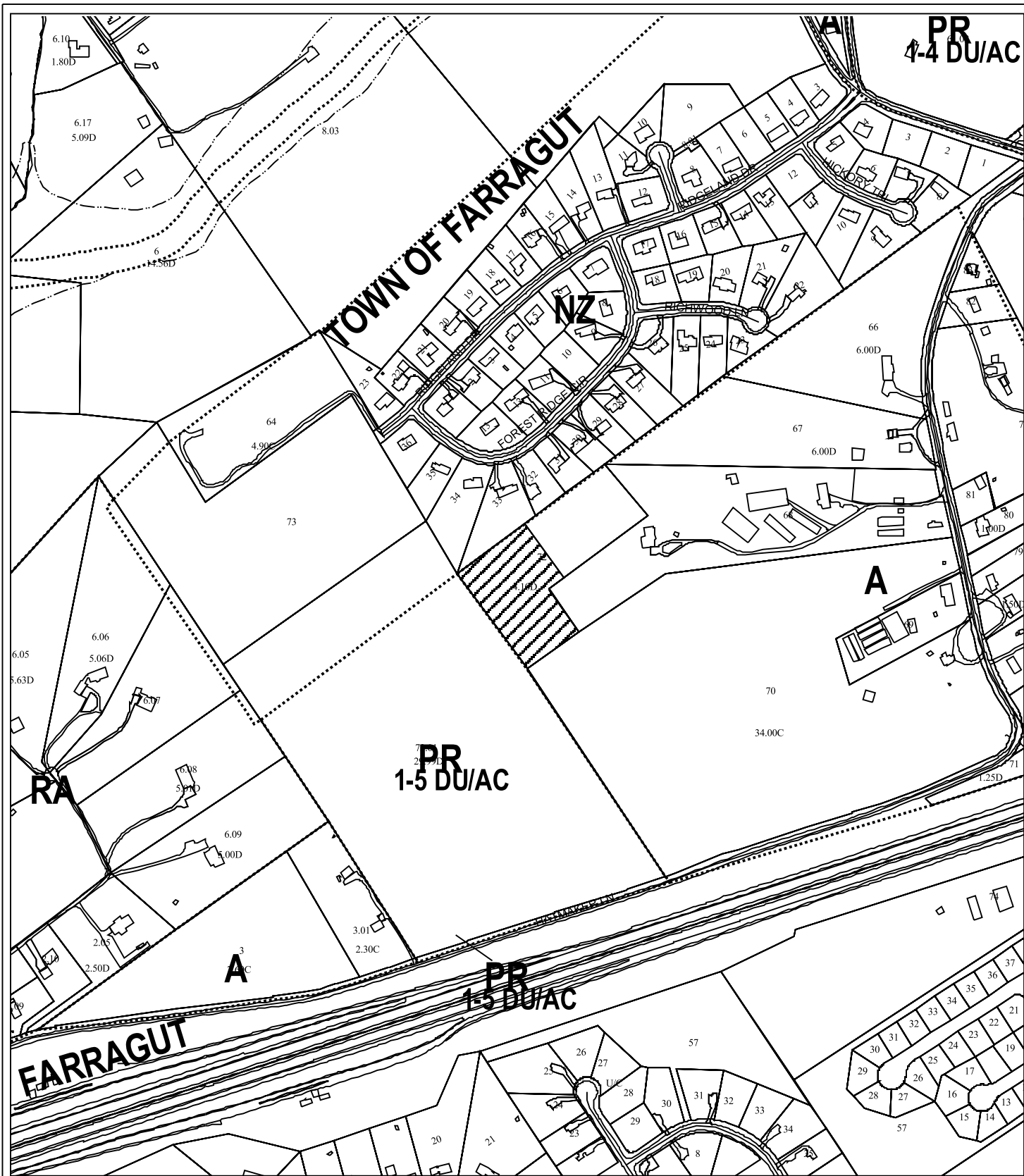
**THE EFFECTS OF THE PROPOSAL**

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 5/29/2007. 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.



**4-U-07-RZ  
REZONING**

Petitioner: Benchmark Realtors

Map No: 130

Jurisdiction: County



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

Original Print Date: 03/20/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902