



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

▶ **FILE #:** 12-W-07-RZ
12-J-07-SP

AGENDA ITEM #: 99
AGENDA DATE: 12/13/2007

▶ **APPLICANT:** BENCHMARK COMPANIES
OWNER(S): ROBINSON LESTER JESSE & KAYE E

TAX ID NUMBER: 130 068
JURISDICTION: Commission District 6

▶ **LOCATION:** West side Fretz Rd., north of Hatmaker Ln.

▶ **TRACT INFORMATION:** 10 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Farragut)

ACCESSIBILITY: Access is via Fretz Rd. a two lane, local street with 18' to 19' of pavement within a 40' right-of-way.

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

WATERSHED: Turkey Creek

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

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residences, outbuildings and vacant land

▶ **PROPOSED USE:** Combine with detached residential subdivision to west

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: Yes

HISTORY OF ZONING REQUESTS: None noted for this site ,but two other properties have been rezoned PR in recent years.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences and vacant land / Ag/RR/A Agricultural
South: Residences and vacant land / AG/RR/A Agricultural
East: Residences and vacant land / AG/RR/A Agricultural
West: Vacant land / LDR/PR Residential

NEIGHBORHOOD CONTEXT: This undeveloped site is within a residential area that includes rural and low density residential uses that have occurred, and are occurring, under RA, PR and A zones

STAFF RECOMMENDATION:

▶ **APPROVE LDR (Low Density Residential) designation**

An LDR designation is consistent with other recent amendments made for the adjoining property and will allow this site to be developed with the adjoining property at a comparable density. Other low density uses are found in the area.

► **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 rural residential uses. The current A zoning of the site permits residential uses at a density of one dwelling per acre. Other properties in the area 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. Maximum development of this site as requested will add 50 residential units, 9 school aged children to area schools and 512 vehicle trips per day to local streets.
3. The PR zoning requires development plan approval prior to construction where the impacts of this proposed use may be evaluated and addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

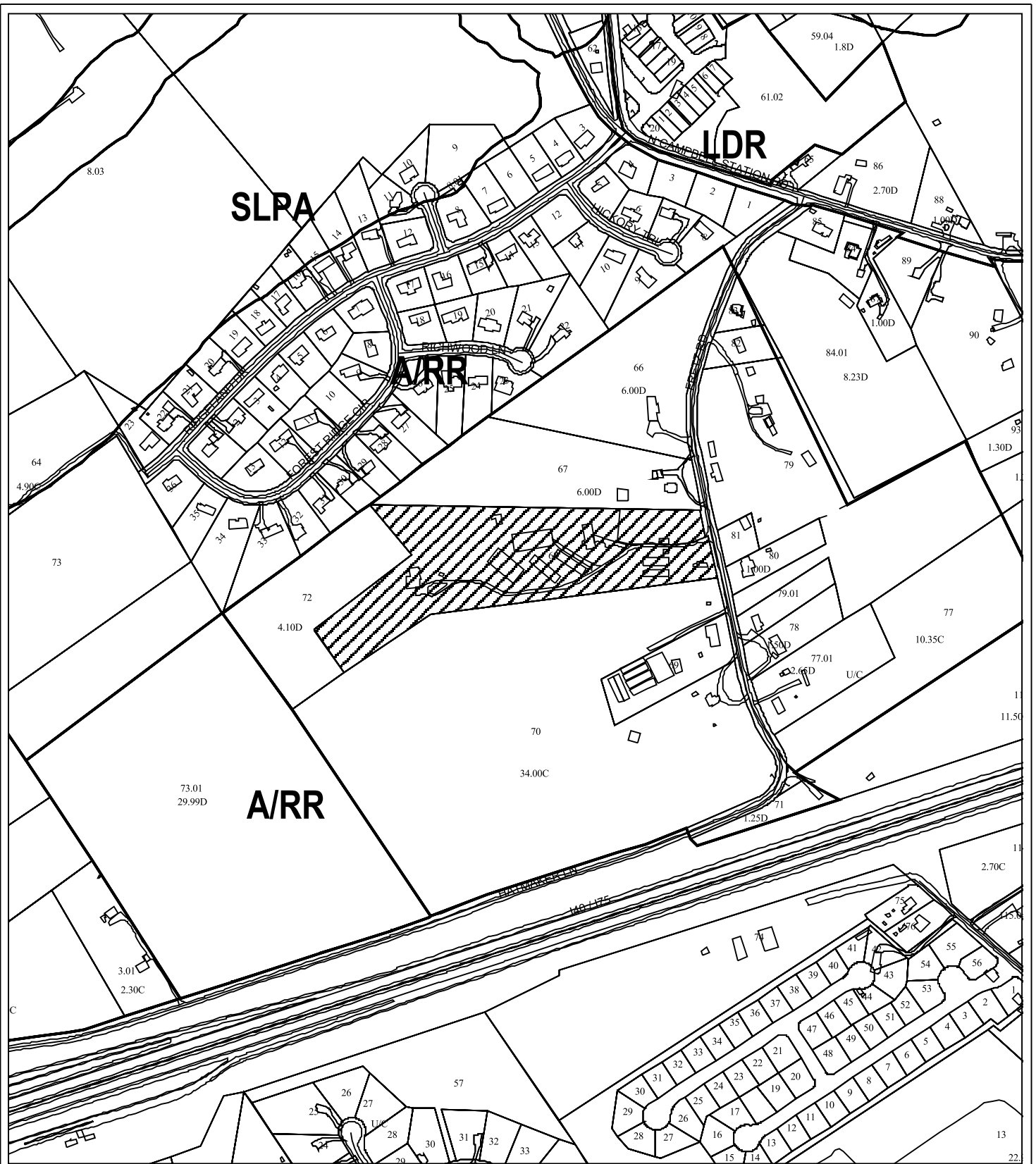
1. Approval of the LDR designation and PR zoning at up to 5 du/ac is consistent with other recent Northwest County Sector Plan amendments in this area to allow low density residential development.
2. The site is located within the Farragut Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request may lead to future low density residential designation requests for the sector plan.

ESTIMATED TRAFFIC IMPACT 512 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 9 (public and private school children, ages 5-18 years)

If approved, this item will be forwarded to Knox County Commission for action on 1/17/2008. 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.




**12-J-07-SP/12-W-07-RZ
SECTOR PLAN AMENDMENT
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Benchmark Companies

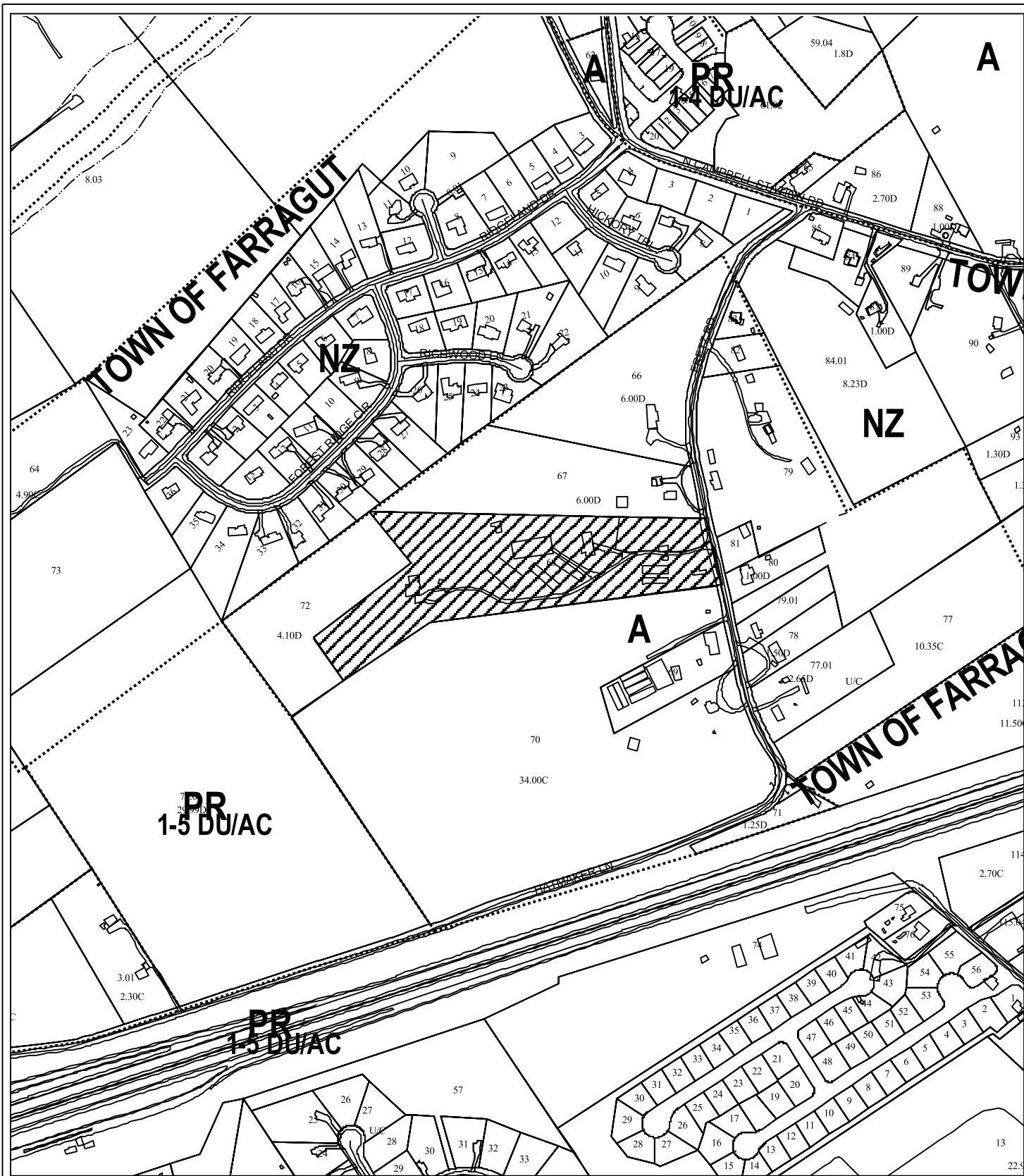
Map No: 130

Jurisdiction: County

 From: A/RR (Agricultural/Rural Residential)
To: LDR (Low Density Residential)

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





12-W-07-RZ
REZONING

Petitioner: Benchmark Companies

Map No: 130

Jurisdiction: County



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

Original Print Date: 11/26/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902