



Michelle Portier <michelle.portier@knoxplanning.org>

Fwd: comments related to rezoning or 1103 and 1109 Fretz Road

Jessie Hillman <jessie.hillman@knoxplanning.org>
To: Michelle Portier <michelle.portier@knoxplanning.org>

Tue, Sep 12, 2023 at 8:32 AM

----- Forwarded message -----

From: **Jessie Hillman** <jessie.hillman@knoxplanning.org>
Date: Wed, Aug 9, 2023 at 3:09 PM
Subject: Fwd: comments related to rezoning or 1103 and 1109 Fretz Road
To: Naomi Hansen <naomi.hansen@knoxplanning.org>

----- Forwarded message -----

From: **Mark Shipley** <mshipley@townoffarragut.org>
Date: Fri, May 19, 2023 at 2:55 PM
Subject: comments related to rezoning or 1103 and 1109 Fretz Road
To: Commission@knoxcounty.org <Commission@knoxcounty.org>
Cc: Jessie Hillman <jessie.hillman@knoxplanning.org>, Darryl Smith <dsmith@townoffarragut.org>, Bart Hose <bhose@townoffarragut.org>, David Smoak <DSmoak@townoffarragut.org>

Dear Knox County Commission,

Thank you for the opportunity to comment on a proposed Sector Plan and Zoning Map amendment involving 1103 and [1109 Fretz Road](#) (4 C-23-SP/4-C-23-RZ) that are within the Town of Farragut Urban Growth Boundary. From the Town's perspective, we understand and would support the Sector Plan change from Agriculture to Low Density Residential. However, we have concerns with the Zoning Map amendment request to Planned Residential (PR) that would potentially permit a density of up to 5 units/acre. Some specific points we would like to make regarding the rezoning and/or subsequent development of these properties are as follows:

1. When the Hillside Protection Area is removed from the developable area, the density within the developed portions of the parcels requested for rezoning may likely exceed 5 units per acre. This is very dense, at least in comparison to the Ridgeland Subdivision to the north which has a developed density of less than 2 units per acre. The potential density associated with this rezoning would also appear to be high in relation to the physical characteristics, namely the topography and drainage, of the property. There are two closed depressions on this property (based on KGIS). If those are sinkholes, they should be left undisturbed. Disturbance within these areas could adversely affect stormwater and groundwater resources.
2. Access is a concern and should be carefully evaluated for safety purposes. This is along a curve on Fretz Road. There are sight distance considerations which are also related to our concerns over the potential density provided for in this rezoning request.
3. If rezoned and developed, there should be a walking trail or sidewalk constructed along the Fretz Road frontage that would tie into the sidewalk and trail constructed along a portion of Fretz Road and N. Campbell Station Road.
4. Any rezoning of these properties should be conditioned on the left (southbound) turn lane project being completed at the Fretz Road and N. Campbell Station Road intersection prior to the issuance of any building permits.

Should you have any questions please either call me at 865-966-7057 or email me at mshipley@townoffarragut.org. Thank you again for your consideration of our comments.

Sincerely,

Mark Shipley, AICP, CPM
Community Development Director
Farragut, TN



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