



Whitney Warner &lt;whitney.warner@knoxplanning.org&gt;

**Farragut Position on File No. 2-F-24-RZ and 2-C-24-SP**

1 message

**Mark Shipley** <mshipley@townoffarragut.org>

Tue, Mar 5, 2024 at 2:04 PM

To: Whitney Warner &lt;whitney.warner@knoxplanning.org&gt;

Cc: Bart Hose &lt;bhose@townoffarragut.org&gt;, Holley Marlowe &lt;hmarlowe@townoffarragut.org&gt;

Whitney,

Hope you're doing well. I am sending you this email to convey the Town of Farragut's firm opposition to a rezoning request that we initially referred to in the following email that was sent on January 25:

*We looked over these rezoning requests. For the case number (2-F-24-RZ) it is a proposal to rezone the property immediately to the east of the Tapestry Apartments from Planned Residential to (OB) Office, Medical & Related Services. This would not seem to be consistent with the residential nature of the Tapestry apartments and, of more concern, with the single-family residential neighborhood to the east of the site. Adequate buffering could mitigate the impacts but I still question sandwiching an office use between two larger residential uses/areas. The access to the site also seems to present a potential issue given the location of the lots existing frontage relative to the driveway for the Tapestry, the intersection of Snyder Rd. with Outlet Drive, and the entrance to the new Tommy's Water Sports. An office use may be a lower traffic generator than a fairly dense residential development, which could be developed now, but there still appears to a lot of potential for turning conflicts in the area. Engineering should weigh in on this issue. Finally, there appears to be a lot of closed contour depressions on the property. We think the property is over zoned now given these constraints and issues.*

The Town's understanding at that time, given the name of the zoning district, was that this rezoning would provide for an office use. We pointed out some considerations concerning this request since it is on land that is within the Town's Growth Boundary Area. This morning, I discovered that this rezoning is actually intended to provide for a mixed-housing development with a density of up to 24 units per acre. As you know, the current zoning of Planned Residential provides for a density of up to 12 units per acre, which is generally consistent with the Tapestry Multi-Family development to the immediate west though still too high from the Town's perspective. The Town of Farragut is in agreement with the Knox County Planning staff and is against the requested rezoning to OB for the following reasons:

1. Lack of adequate infrastructure to serve the density requested. Snyder Road and Outlet Drive are two lane roads with a center turn lane in Outlet Drive. The infrastructure that would serve this high density development is within the Town and there are no plans to improve the infrastructure to support a development with this level of density.
2. The access for this development is a Town of Farragut street and would not meet the Town's Driveways and Other Access Ways Ordinance.
3. The adjacent single family subdivision in the County has a developed density of roughly 1.75 units per acre. A rezoning that would provide for a density of up to 24 units per acre is very incompatible and would provide no transition. Appropriate transitions are important concepts that citizens have encouraged throughout the County's recent efforts to update its Land Use Plan.
4. The property has what are shown as a number of closed contours (likely sinkholes). Within the Town these cannot be disturbed for a number of reasons, including adverse effects on the overall stormwater system. Surface runoff naturally enters these closed contours and helps balance the

stormwater runoff in the surrounding area. If you look at the Tommy's Slalom Shop on the south side of Outlet Drive across from this property, you will notice the closed contour areas undisturbed. Protecting the areas which naturally receive stormwater runoff is critical to not creating flooding and potentially contamination issues on properties in this general area.

As always, we greatly appreciate the opportunity to provide comment on matters that greatly affect the Town of Farragut. Could you please provide the members of the MPC with this response? Should you have any questions or need any additional information please let me know. Thank you again.

Mark Shipley, AICP, CPM  
Community Development Director