



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

▶ **FILE #:** 12-P-07-RZ
12-E-07-SP

AGENDA ITEM #: 92
AGENDA DATE: 12/13/2007

▶ **APPLICANT:** BUTLER HOMES AND CONSTRUCTION, LLC
OWNER(S): JETTON DAVID

TAX ID NUMBER: 132 061
JURISDICTION: Commission District 5

▶ **LOCATION:** Northwest side Gleason Dr., northeast of Ebenezer Rd.

▶ **TRACT INFORMATION:** 12 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gleason Dr., a major collector with a 22' pavement width within an 88' right-of-way.

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

WATERSHED: Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) and SLPA (Slope Protection Area) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) and SLPA (Slope Protection Area) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Attached residential subdivision

DENSITY PROPOSED: 6.5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No, surrounding properties are designated as LDR; however, adjacent properties were developed at densities supported under MDR.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Residences / PR (Planned Residential)
South: Attached residences / PR (Planned Residential)
East: Detached & attached residences / PR (Planned Residential)
West: Attached residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This section of Gleason Dr. has developed with detached and attached residential subdivisions developed under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE MDR plan designation.**

Medium density residential uses are appropriate at this location along Gleason Dr., which has developed

with attached and detached residential subdivisions at densities ranging from 2 to 8 dwelling units per acre. The Southwest County Sector Plan proposes low density residential uses for this area; however, the development pattern that was placed on surrounding properties since the 1970's is predominately medium density residential.

► **APPROVE PR (Planned Residential) zoning.**
APPROVE a density of up to 6.5 du/ac.

PR zoning at the recommended density of 6.5 dwelling units per area is compatible with surrounding development and zoning which have developed at densities supported under the requested medium density residential sector plan amendment. The applicant is planning on leaving the existing house located on the property and develop attached residential units on the remainder of the site. The property does have some slope constraints and the PR zoning will allow the public and MPC staff to address these constraints when the development plan is submitted.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. PR zoning at up to 6.5 du/ac is compatible with the scale and intensity of existing and proposed residential development and zoning pattern along this section of Gleason Dr. The Anderson Ridge Condominiums, which are located adjacent the proposed site to the southwest, were developed at a density of 6.02 du/ac. The Lennox Court Subdivision, located across Gleason Dr. from the proposed site, was developed at around 8 du/ac. The Gleason Court Subdivision, located adjacent to the proposed site to the northeast, was developed at a density of 5 du/ac.
2. This site does have some slope constraints with the fall in grade back from Gleason Dr. With the recommended PR zoning, the protection and stabilization of the slopes and drainage ways, will be addressed with any development plan proposal.
3. PR zoning will require MPC use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns will be addressed.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. At the applicant's requested density, up to 78 residential units could be proposed on the subject property. The development would add approximately 763 vehicle trips per day to the street system and about 10 children under the age of 18 to the school system.
3. Sight distance appears adequate on Gleason Dr. for the development entrance, but this will need to be certified on the development plans.
4. Based on the attached slope analysis, 6.34% of the site has slopes of 25% or greater and about 40% of the site has slopes between 15% and 20%. In these areas, the applicant will be expected to meet all requirements of the hillside regulations in the Knoxville-Knox County Minimum Subdivision Regulations, as well as abide by other applicable slope protection requirements in approved MPC plans, including preservation of these sensitive areas.
5. The recommended zoning and density is compatible with the surrounding zoning, and the impact on adjacent properties will be minimized during the use on review/concept plan process.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes low density residential uses for the site; however, this land use designation is inconsistent with the development pattern that has occurred in this area since the 1970s. The MDR Southwest County Sector Plan amendment is necessary in order to rezone this site PR at a density of up to 6.5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Upon final approval of the rezoning, the developer will be required to submit a concept plan/use on review development plan prior to the property's development. The plan will show the property's proposed lot pattern and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT 763 (average daily vehicle trips)

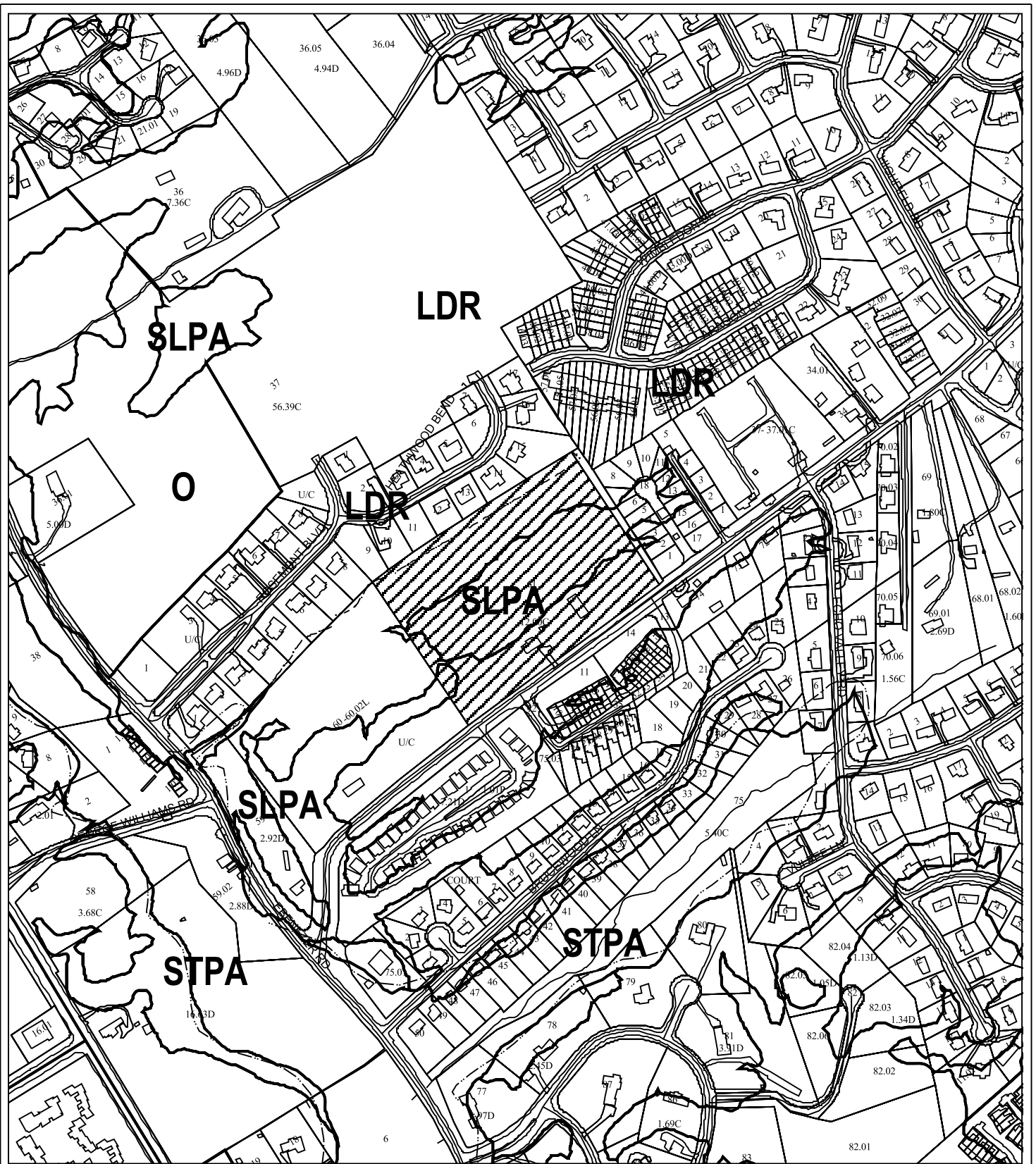
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

If approved, this item will be forwarded to Knox County Commission for action on 1/28/2008. 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-E-07-SP/12-P-07-RZ
SECTOR PLAN AMENDMENT
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Butler Homes and Construction, LLC

Map No: 132

Jurisdiction: County

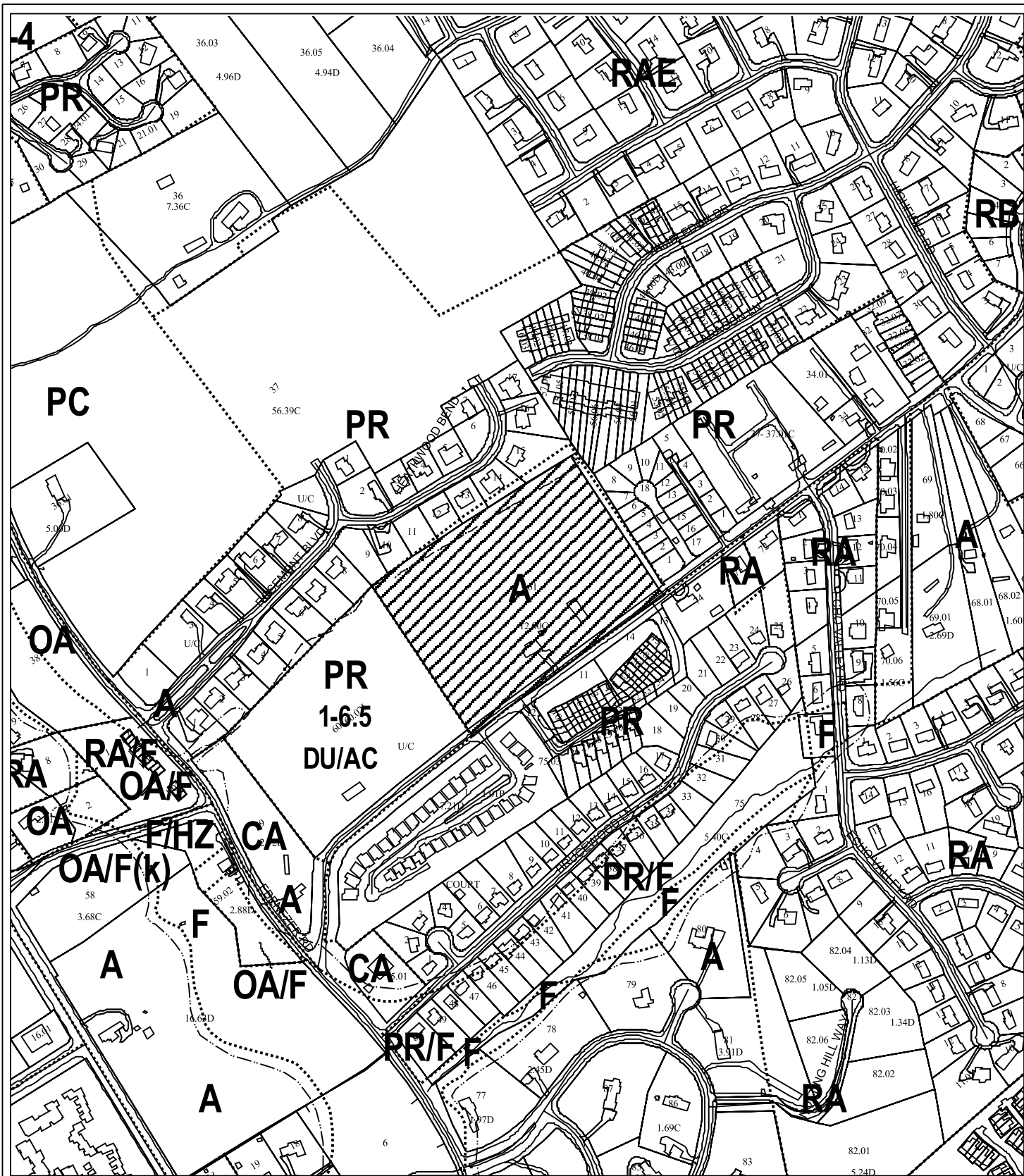


From: LDR (Low Density Residential) and SLPA (Slope Protection Area)

To: MDR (Medium Density Residential) and SLPA (Slope Protection Area)

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






12-P-07-RZ
REZONING

Petitioner: Butler Homes and Construction, LLC

Map No: 132

Jurisdiction: County

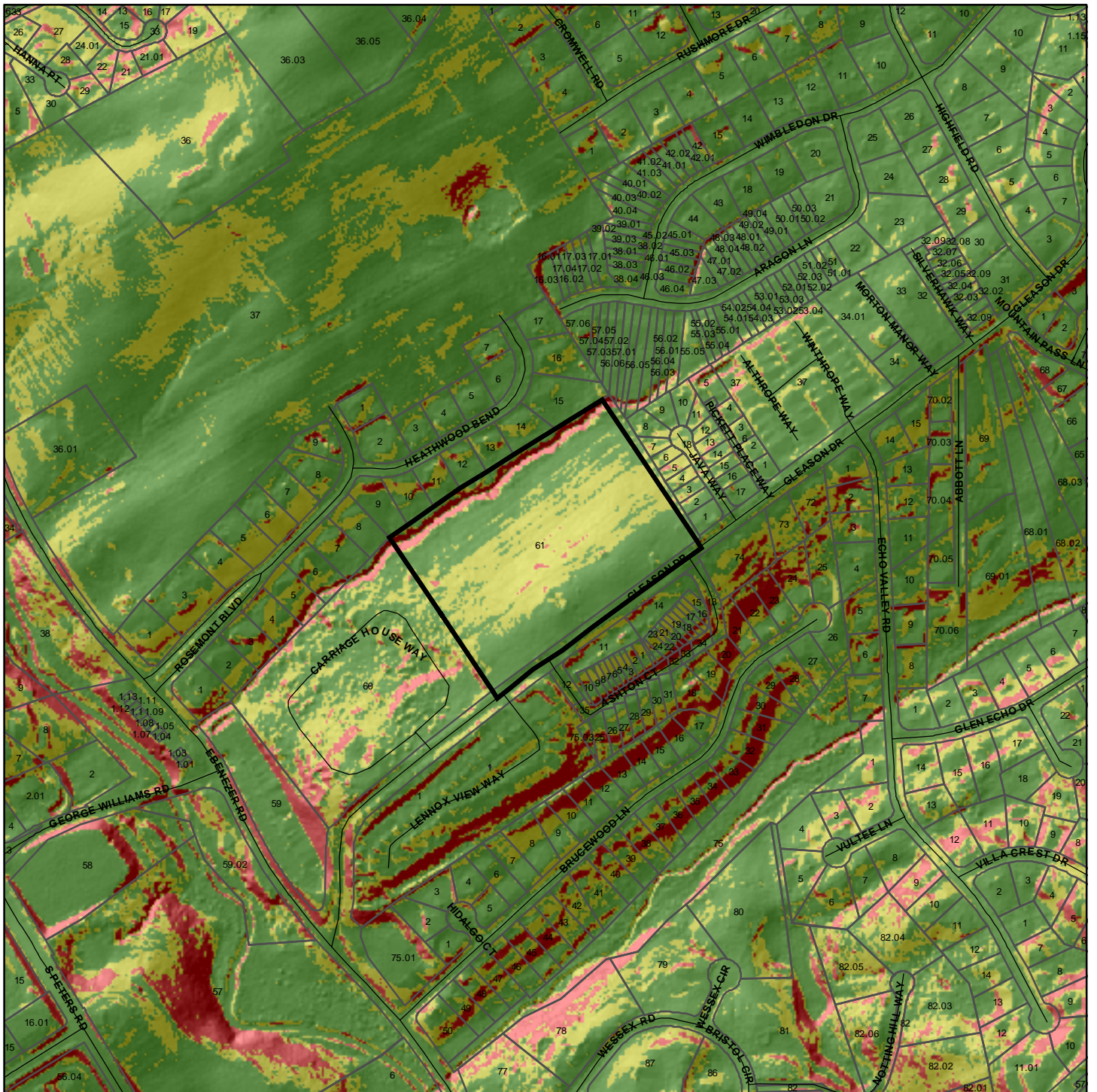
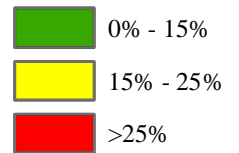


 From: A (Agricultural)
 To: PR (Planned Residential)

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

12-P-07-RZ Slope Analysis

Percent Slope



12-P-07-RZ REZONING

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

Original Print Date: 11/27/2007 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Butler Homes &
Construction, LLC

Map No: 132

Jurisdiction: County



12-P-07-RZ Slope Analysis

Slope	Gridcode	Cells	Sum_Acres	Percentage
0%-15%	1	12293	7.0552	54.20%
15%-25%	2	8948	5.1354	39.46%
> 25%	3	1438	0.8253	6.34%
Total Acres			13.0160	100.00%

From: <5langenbergs@comcast.net>
To: <kelly.schlitz@knoxmpc.org>
Date: 12/6/2007 8:39:19 PM
Subject: Rezoning Number 12-P-07-RZ-Opposition

Hello Ms. Schlitz,

I writing today to express my deep opposition to the Rezoning Project identified by Number 12-P-07-RZ. I am disappointed to learn that there is even a chance of this development, as this area is already highly densely populated. Further, as a Father of 3 small children, I am very concerned that a development of the type proposed will diminish the safety of the area for many reasons.

Please note my opposition for purposes of the agenda as I may not be able to attend the MPC meeting in which this will be discussed. However, I do anticipate a number of my neighbors will be in attendance.

Sincerely,

Michael Langenberg

Dear Kelley,

I am writing in reference to File Rezoning # (12-P-07-RZ). I live in Briarglen subdivision off Ebenezer road. I strongly oppose to this project of changing the property from AG to PR and oppose rezoning request of Butler Homes.

Thanks
Mohammad Shafi
8752 Heathwood Bend
Knoxville, TN 37923

Dear Ms. Schlitz,

I am writing in regard to a proposed rezoning (12-P-07-RZ) on property located on Gleason Road in West Knoxville. I am a resident of Briarglen Subdivision, which abuts the property to be rezoned. I am opposed to the plan as filed, specifically the number of units planned for the property. Traffic on Gleason Road backs up in the morning as residents leave for work, and again in the afternoon when they are returning home due to the enormous increase in residents over the past few years with no improvements in infrastructure to support that much traffic. Also there is a creek which runs between my subdivision and the proposed development which has widened and deepened over time due to the increased run off from the development upstream. This has caused erosion of our property on that side of Briarglen subdivision. I plan to attend the MPC meeting next week, but did want to voice my opposition to this rezoning in advance of the meeting.

Thank you for your time and consideration to this matter.

Carol Dunaway
8848 Rosemont Blvd.
Knoxville, TN 37923
865-539-0282

>>> "Phil Irwin" <pirwin@tbf.com> 12/6/2007 10:35:44 PM >>>

I am writing concerning the rezoning for property at 8821 Gleason Drive. The applicant is Phil Butler of Butler Homes. Our subdivision is currently heavily populated with condos in our area and our subdivision is one with a development of only 2 units per acre. We moved here to get away from all these "condo saturated" areas. It is my feeling that if someone is wanting to develop this property that it should be the same as our current restrictions, which would be 2 - 3 units per acre. Don't let a nice area in West Knoxville, turn into a condo development that lessens the appeal of our area. There has already been one developer who quietly turned a good portion of an area that backs up to our subdivision into a condo development. No question it has hurt our land values and is a "black eye" to our upscale neighborhood. Please don't let this happen to us again. We are prepared to fight this and will be present at any meetings concerning this property. Rezoning is not always a good thing. We have a child and safety is a key issue with us. Don't open up our back door to multiple neighbors and different safety issues. Since the inception of the previous condos, crime has been on the rise in our subdivision as well as in the condo development. Don't ruin our 30 home subdivision with a "lower class" development. We are going to fight this and it should be refused for rezoning. Thanks for hearing my concerns.

Phillip Irwin
8736 Heathwood Bend
Knoxville Tn 37923