

# Knoxville - Knox County - KUB Geographic Information System Parcel Plot

Parcel Number : 155 02503  
Scale : 1 in = 150 ft  
23-Jan-2007

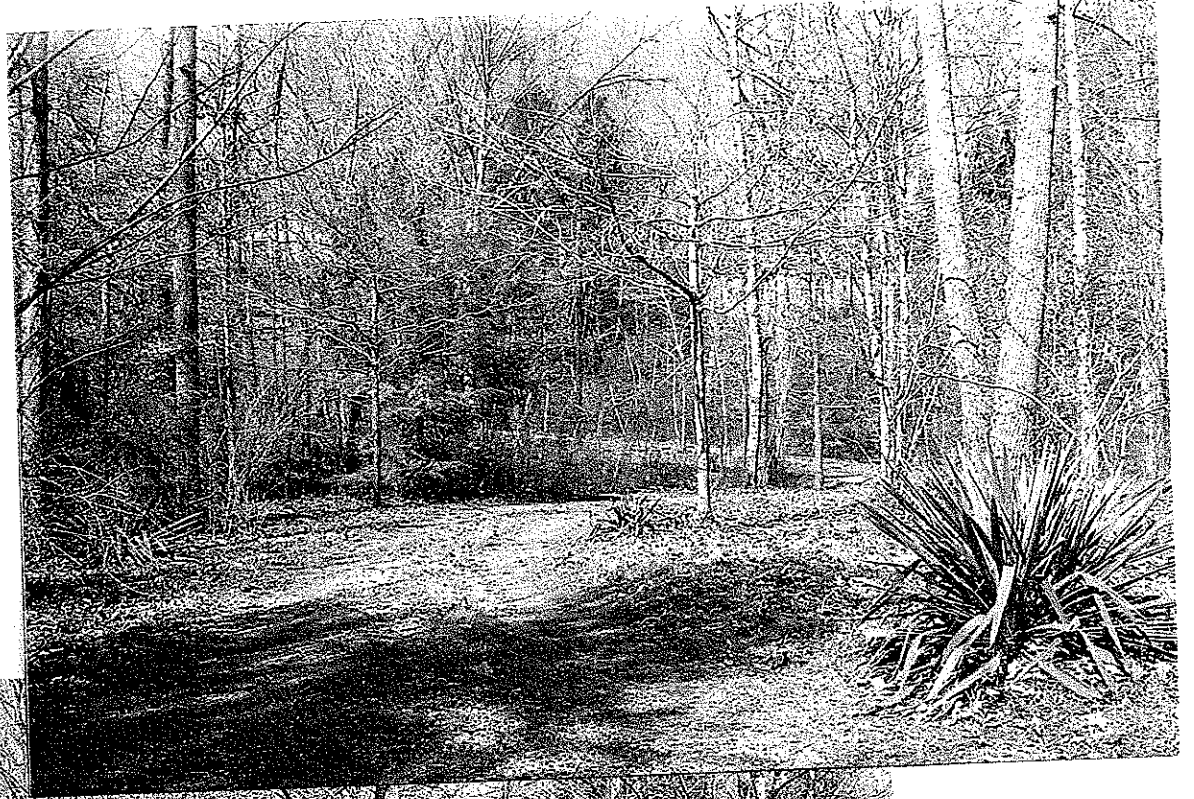
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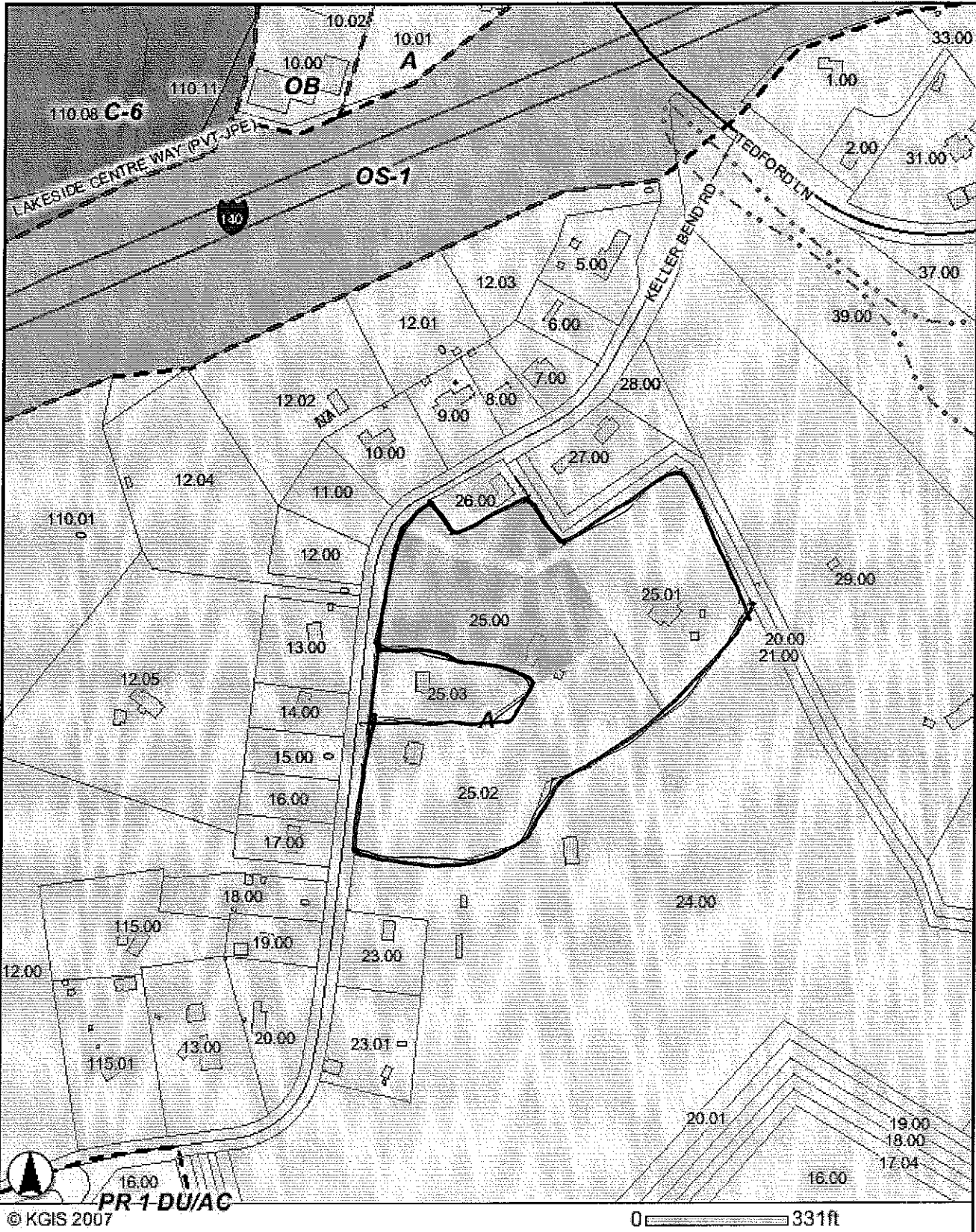








ZONING



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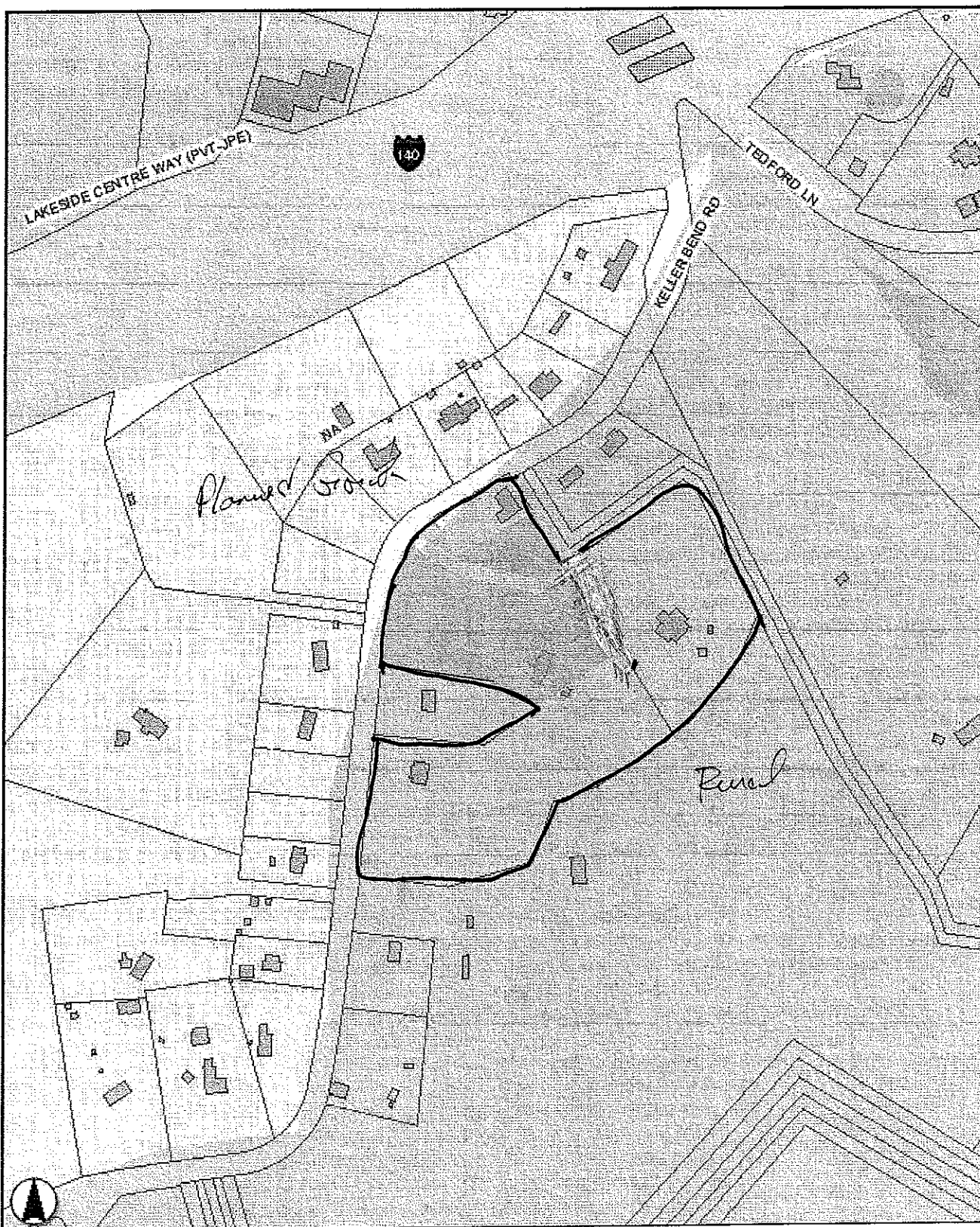
### KGIS Map

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37902 - [www.kgis.org](http://www.kgis.org) Printed: Mon Mar 12 2007

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*Growth*



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0 331ft

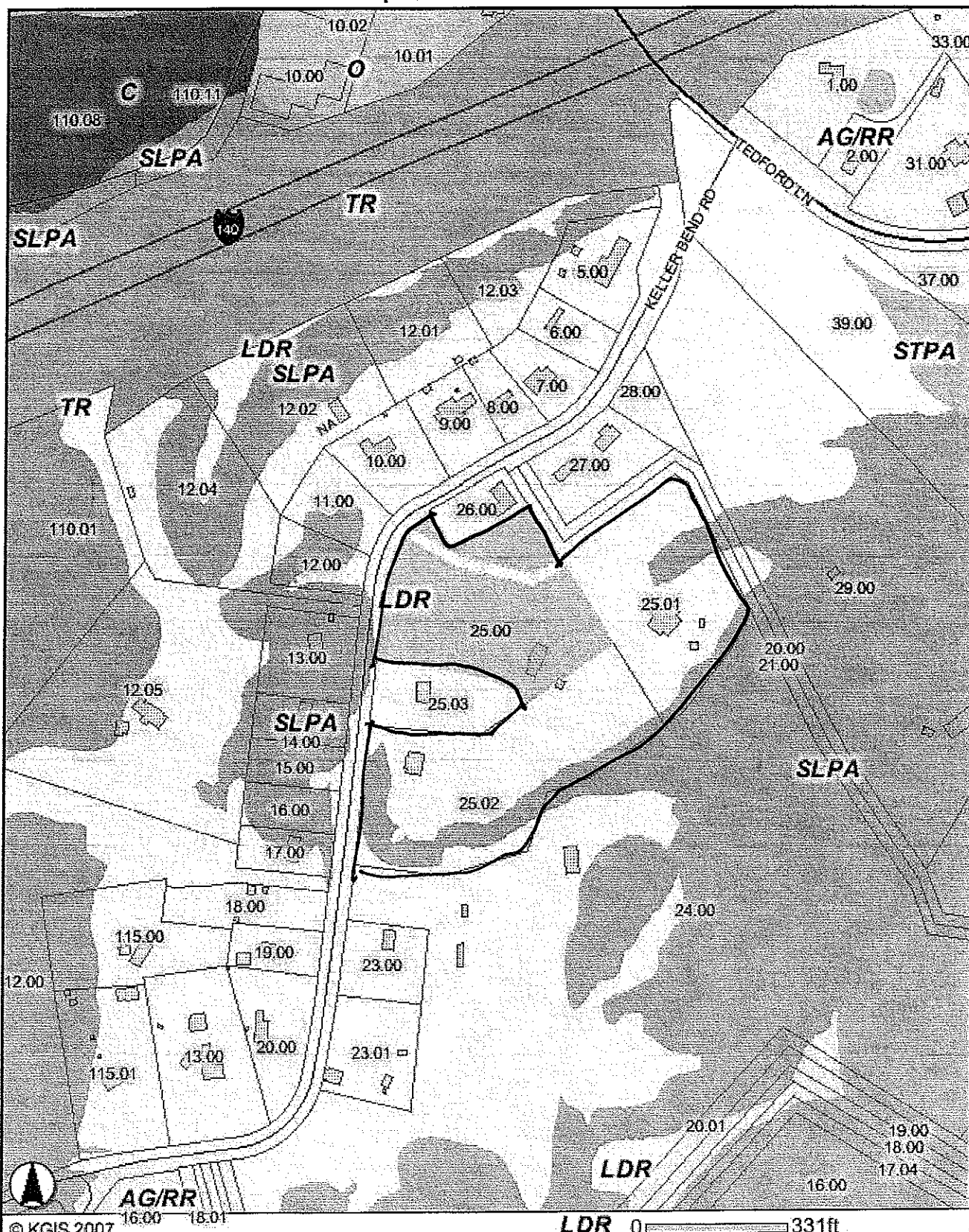
### KGIS Map

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# Sector Plan



## KGIS Map

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- In conjunction with the comprehensive plans of Knoxville, Knox County and Farragut, provide a unified physical design for the development of the local community;
- Encourage a pattern of compact and contiguous development to be guided into urban areas and planned growth areas;
- Establish an acceptable and consistent level of public services and community facilities and ensure timely provision of those services and facilities;
- Promote the adequate provision of employment opportunities and the economic health of the region;
- Conserve features of significant statewide or regional architectural, cultural, historical, or archaeological interest;
- Protect life and property from the effects of natural hazards, such as flooding;
- Take into consideration such other matters that may be logically related to or form an integral part of a plan for the coordinated, efficient and orderly development of the local community; and
- Provide for a variety of housing choices and assure affordable housing for future population growth.

### Policies

1. The Rural, Planned Growth, and Urban Growth Boundary designations of this plan shall not impair the rights of a landowner to lawfully use property in accordance the provisions of the Zoning Ordinances of Knoxville, Knox County and Farragut.
- ② Rezoning decisions shall be consistent with the Growth Plan Map and policies.
3. The following policies shall apply in the Rural Area:
  - 3.1 The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. A land use listed in the Zoning Ordinance as a "use on review" may be approved by the Planning Commission if they find that the proposed development complies with all applicable standards in ordinance.
  - ③.2 Rezoning within the Rural Area shall be limited to the following zoning districts: Agricultural (A), Estate (E), Open Space (OS), Floodway (F), Planned Residential (PR at densities up to two (2) dwelling units per acre based on the site's environmental characteristics and Health Department determination of septic system capability (with exceptions noted in #3.3) & #3.5 below), Transition (T), Historic Overlay (H), Planned Commercial (PC), subject to the conditions listed below in #3.4, and Light Industrial (LI) and (I), subject to the conditions listed below in #3.6. By February 1, 2001, MPC shall deliver recommended text of

new Planned Business/Industrial Park, Neighborhood Commercial and Rural Community Commercial zoning districts to County Commission for legislative action. Upon the enactment of these zoning district regulations, these new zones shall replace the PC, LI and I zones in the preceding list of zones.

3.3 Rezoning on slopes of 25 percent or more shall be limited to the following zoning districts: Open Space (OS), Estate (E) and Planned Residential (PR) at densities of one (1) dwelling unit per two or more acres. Rezonings on slopes of 15 to 25 percent shall be limited to zoning districts which have a minimum one (1) acre lot size; Agriculture (A), Estate (E), Open Space (OS), and Planned Residential (PR) on lots of one (1) or more acres are appropriate.

Attached map shows slope on property less than 15%.

3.4 In rural areas, rezoning to Planned Commercial (PC) shall only be approved for commercial uses or services needed to serve rural area residents, such as food markets, convenience stores, gasoline service stations and professional or business offices. A site plan shall be reviewed and approved by the Metropolitan Planning Commission concurrently with any rezoning to Planned Commercial in the Rural Area. Such commercial facilities and rezoning shall be consistent with the Sector Plans adopted by the planning commission.

See Attached maps and Traffic count/Pattern.

3.5 Extensions of low density residential development (densities of 1 to 3 dwelling units per acre) into the rural area shall be limited to the following conditions: (a) the property must be zoned Planned Residential (PR); (b) provision of sanitary sewer and public water services; (c) connecting collector and arterial roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of the Knox County Engineering and Public Works Department or its successor; and (d) a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area. The intent of this section is to allow extensions of low density residential development into rural areas when urban services (sanitary sewer, water, and adequate roads) become available. These areas should be reclassified "Planned Growth" when the growth plan is periodically revised and amended.

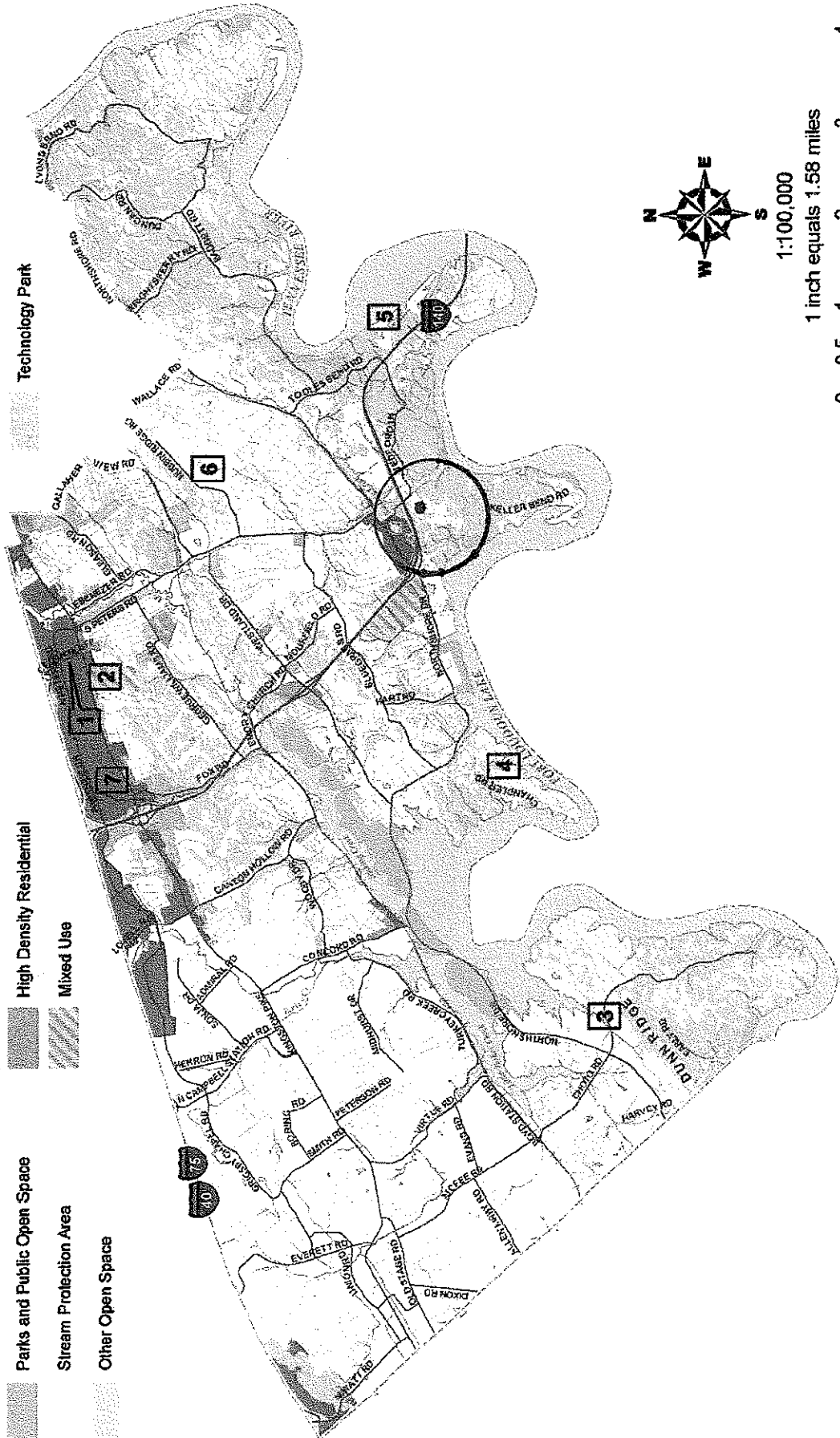
3.6 Land within the Rural area may be rezoned for business parks or industries only under the following conditions:

- a.) The rezoning is consistent with the applicable Sector Plan. The Sector Plan may be amended upon recommendation of the Metropolitan Planning Commission in accordance with provisions of state law regarding adoption and amendment of regional plans.
- b.) Wetlands, floodways, streams, or hillside lands with pre-development slopes of 16 % or greater, as defined in Section 82-30 of the Knoxville-Knox County Subdivision Regulations shall not be rezoned for industrial or commercial use.
- c.) The rezoning application must include deed restrictions which specify permitted land uses and to create design standards for landscaping, architecture, drainage, utilities and transportation access. These restrictions shall be similar to

# Map 10: Proposed Land Use

## Legend

	Slope Protection Area		Agricultural/Rural Residential		Commercial		Public Institutional		Business Park
	Low-Medium Density Residential		Low Density Residential		Neighborhood Commercial		Light Industrial		Transportation
	Medium Density Residential and Office		Medium Density Residential		Office		Heavy Industrial		Technology Park
	Parks and Public Open Space		High Density Residential		Mixed Use				
	Stream Protection Area								
	Other Open Space								

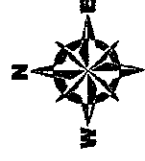
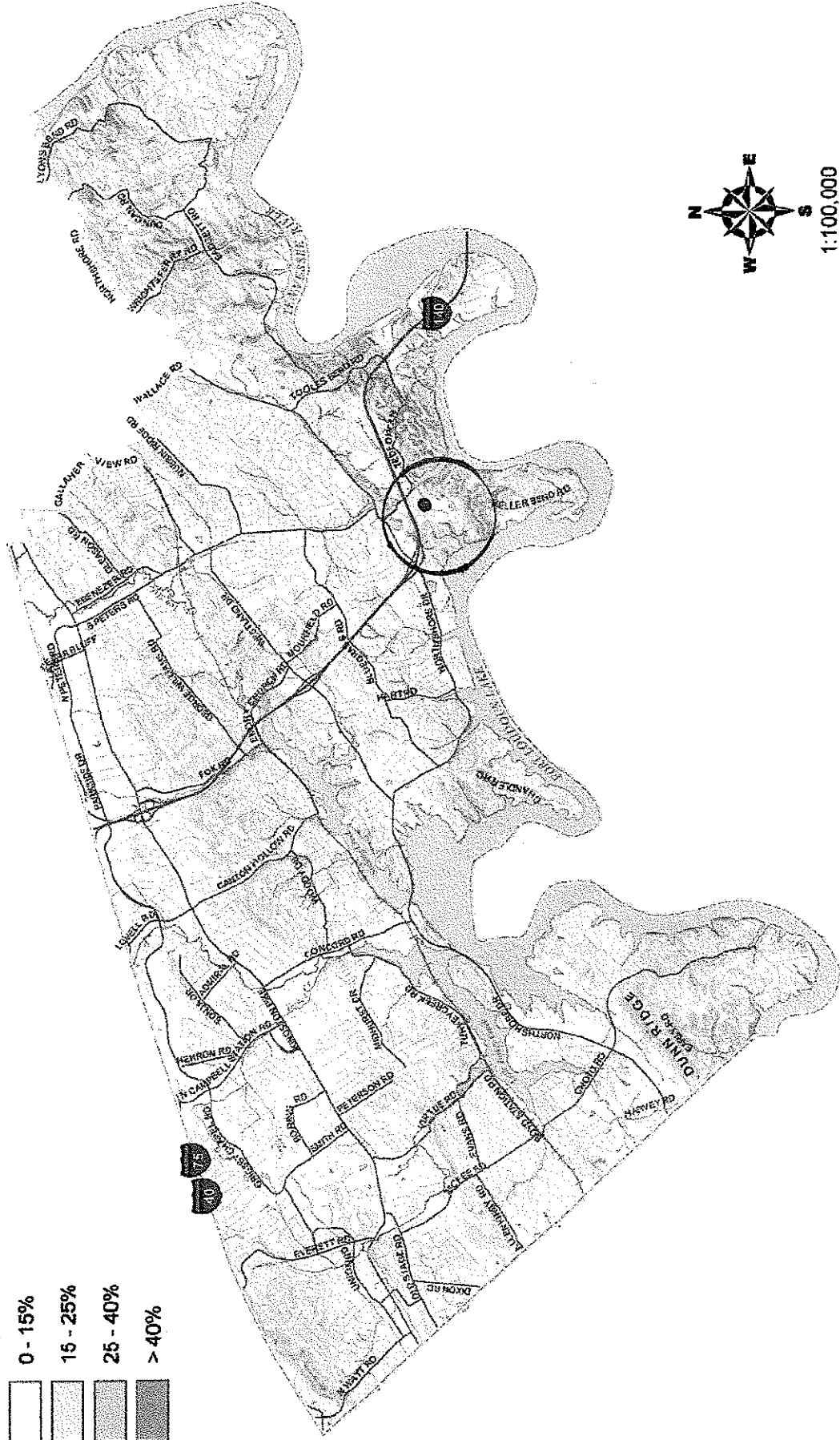
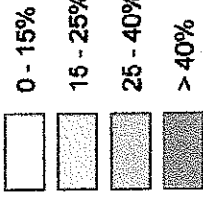


# Map 4: Environmental Constraints

## Legend

Flood Fringe

Percent Slope



1:100,000

1 inch equals 1.58 miles



# Map 7: Existing Transportation System

## Legend

• Traffic Count Sites

— KAT Routes

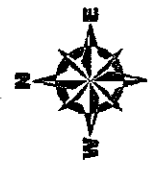
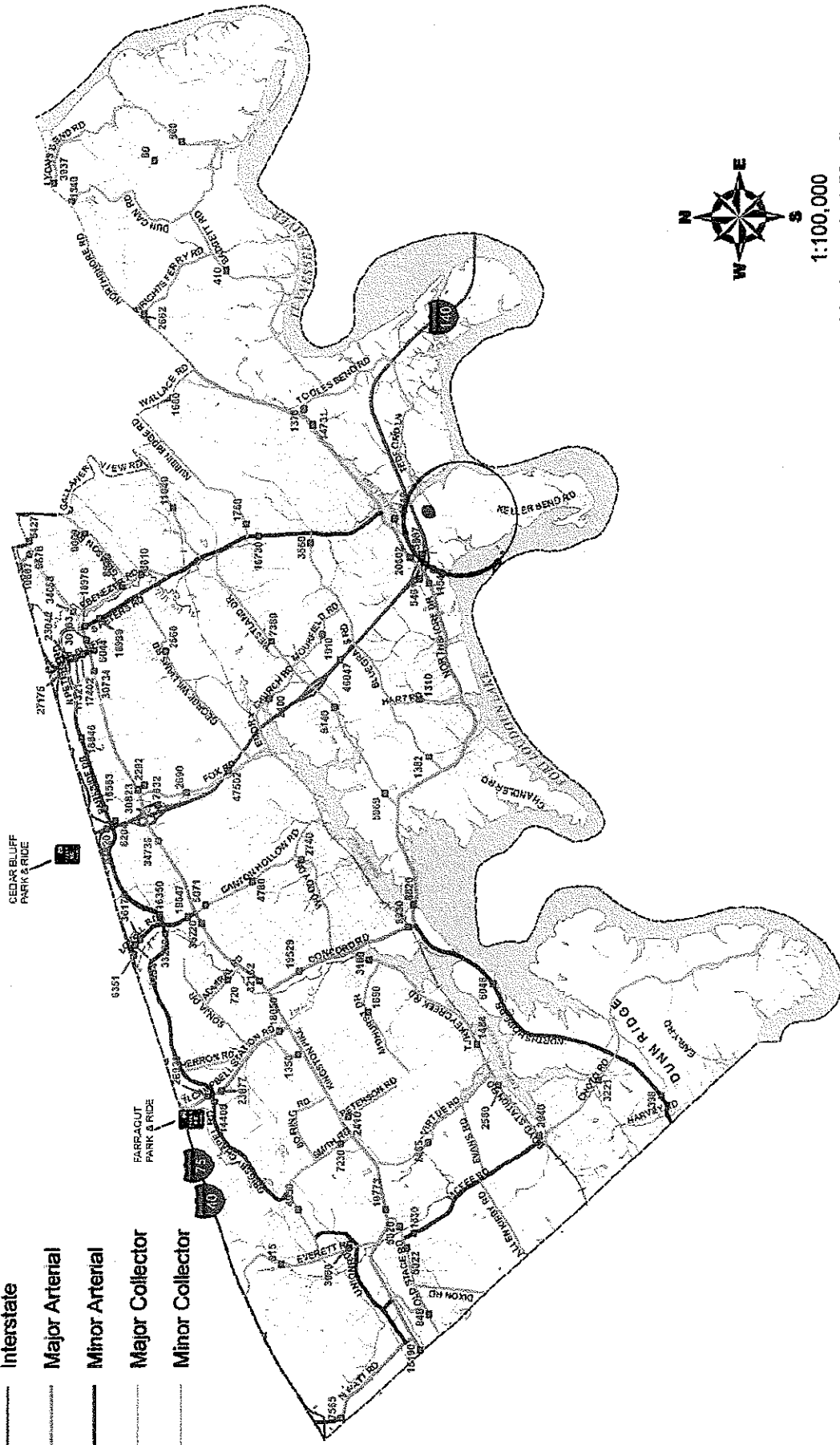
— Interstate

— Major Arterial

— Minor Arterial

— Major Collector

— Minor Collector



1:100,000

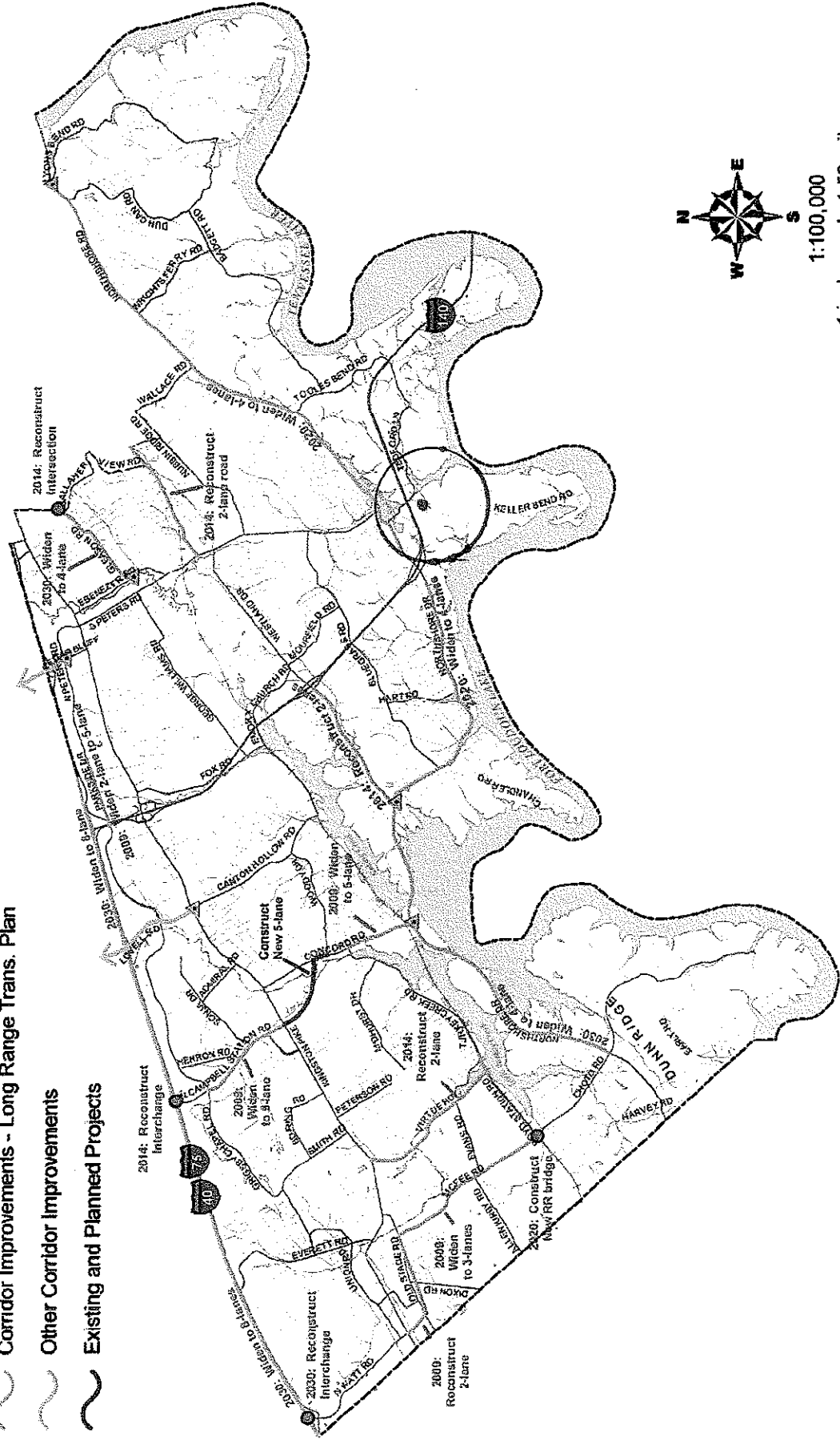
1 inch equals 1.58 miles



# Map 12: Transportation Plan

## Legend

- Intersection Improvements - Long Range Trans. Plan
- ▲ Other Improvements
- ~ Corridor Improvements - Long Range Trans. Plan
- ~ Other Corridor Improvements
- ~ Existing and Planned Projects



1:100,000

1 inch equals 1.58 miles



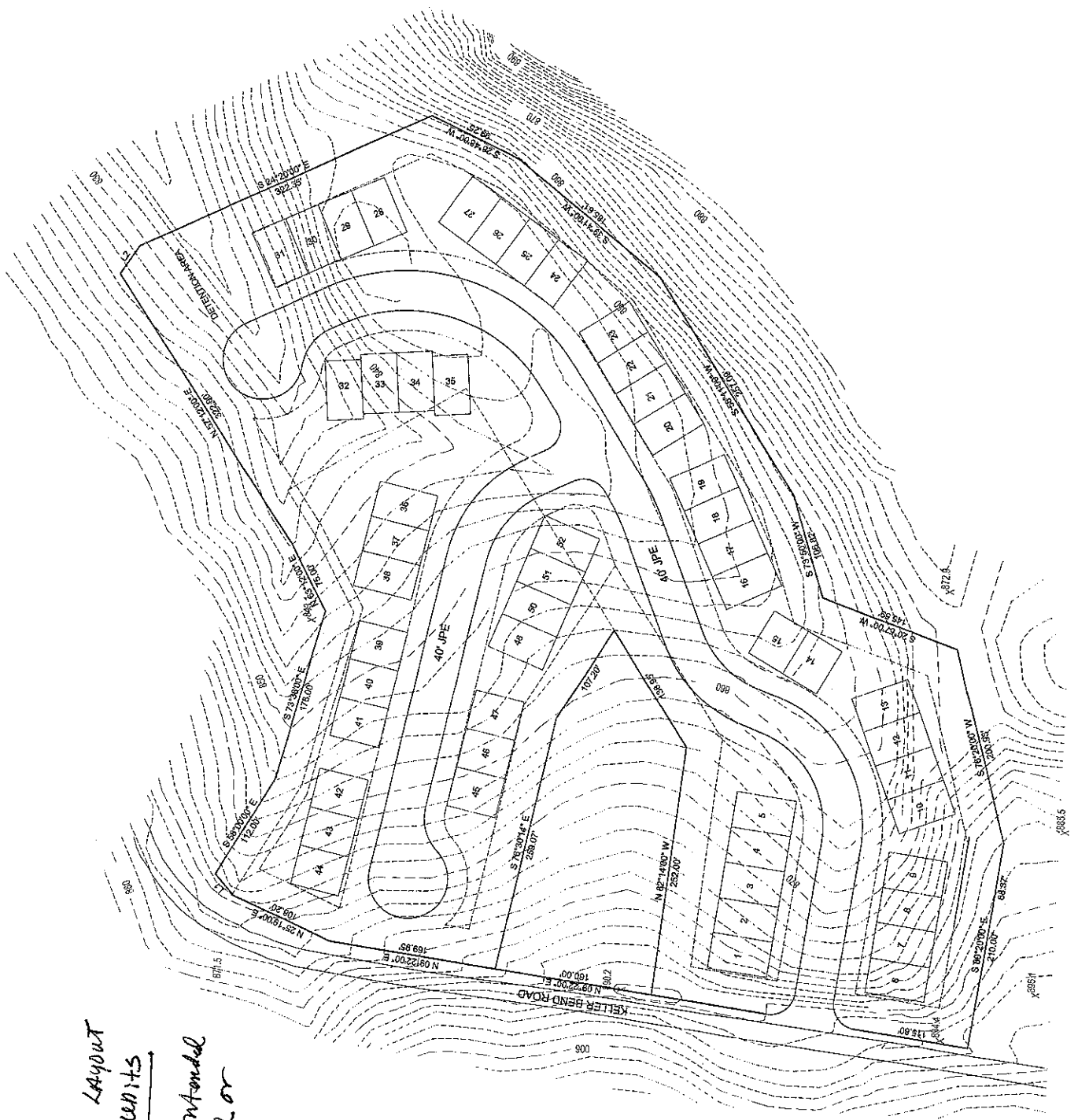


### 2004-2006 Traffic Counts for Knox County

Station	Street	Location	2004	2005	2006
C482	Keith Ave	W of Schofield St	6,236		
C483	Keith Ave	E of Schofield St	5,993		
T371	Keith Ave	W of Glenn Ave	3,914	4,005	4,290
M265	Keller Bend Rd	S of Northshore Dr		2,890	
M253	Kimberlin Heights Dr	E of Chapman Hy		640	
T099	Kimberlin Hgts Dr	W of Seven Islands Rd	305	702	772
T103	Kimberlin Hgts Dr	W of Hodges Ferry Rd	3,427	4,291	3,854
C005	Kingston Pk	W of Lovell Rd		33,145	
C007	Kingston Pk	W of Cogdill Rd		34,697	
C012	Kingston Pk	E of Fox Rd		30,785	
C020	Kingston Pk	E of Cedar Bluff Rd		29,751	
C022	Kingston Pk	E of Ebenezer Rd		32,081	
C029	Kingston Pk	W of Gallaher View Rd		32,900	
C034	Kingston Pk	W of Downtown West Blvd		33,459	
C043	Kingston Pk	E of N Winston Rd		26,103	
C044	Kingston Pk	E of Montvue Rd		30,992	
C062	Kingston Pk	E of Wesley Rd		28,422	
C068	Kingston Pk	W of Westwood Rd		30,582	
C080	Kingston Pk	E of Scenic Dr		22,544	
M081	Kingston Pk	@ Loudon Co Line	15,190	15,315	15,290
T123	Kingston Pk	E of Morrell Rd	35,988	37,068	35,603
T128	Kingston Pk	Windsor Square Area	30,734	27,340	27,738
T138	Kingston Pk	E of Concord Rd	32,162	31,218	32,155
T158	Kingston Pk	W of Neyland Dr	31,182	31,248	30,086
T159	Kingston Pk	W of Forrest Park Blvd	22,873	19,045	20,140
T363	Kingston Pk	E of Everett Rd	19,773	19,534	19,995
C498	Kirby Rd	W of Holman Rd	3,596		
C503	Knott Rd	N of Middlebrook Pk N	2,844		
C402	Knox Rd	S of Cedar Ln	5,126		
C276	Knoxville Zoo Dr	W of Lingburton Dr	1,985		2,054
T100	Kodak Rd	S of Thorngrove Pk	600	649	572

Initial Concept Layout  
for SA Attached Units

\* These are not intended  
to be submitted or  
Applied for!



1" = 50'

ROBERT L. SLUSHER ASSOCIATES

*Consulting Engineers*  
4617 CHAMBLISS AVENUE  
KNOXVILLE, TENNESSEE, 37919  
TELEPHONE: 865-588-3551  
5/3/07



Metropolitan Planning Commission  
403 City County Building  
400 Main Street  
Knoxville, TN. 37902

Certified Mail

Attention: Mr Randy Massey

Dear Mr. Massey:

This is written with reference to File Number 5-H-07-RZ (Preston Ford) rezoning request on Keller Bend, Knox County, TN.

I have owned and lived at 2214 Keller Bend since 1969 in my house located on the lake side of the 13 plus acres. The west side of my property is fifty (50) feet from the east side of the proposed subject rezoning request.

I have been informed the MPC in going to APPROVE Mr. Ford's request for the 11.03 acres from Agricultural "A" to Planned Residential "PR" at the May 10th, 2007 meeting.

I object to the Commission even thinking of this Approval without investigating the possible damage to other property owners in the drainage area and in this case ,ME.

First, I do not believe the members of the Commission considered the path of the drainage from the area with 33 houses in place , only the fact the opposite side of the road is Planned Residential and made their decision on this bases.

The entire project is below the Keller Bend roadway with the present wooded and grass site draining through my culvert, under my driveway, which has been in place since I built my home.

The Approval of this request will present Flooding problems with destruction of my driveway and property

The attached letter from Mr. Ford implies the Site will meet MPC'S requirements.

What are these? Are they same as Knox County's Storm Water Regulations? Developers seem to ignore whatever they are without any problem. Review the problems in North Knox County for the answer.

It is my understanding Mr. Ford is not a developer but a Real Estate person. Who will be responsible for any future work on this Site once he sells it?

I am a Consulting Engineer, in practice in Knoxville, TN. For over 40 years. Storm and Site Drainage are part of my services in my Practice and in my opinion MPC'S Approval of this request is a disaster on the making

This request is for the Commission to DISAPPROVE Mr. Fords request prevent future Problems and Litigation.

I will be available to meet with you and the Commission Members at my property to discuss this matter further.

Thank you for you consideration.

Your truly,



Robert L. Slusher P.E.

2214 Keller Bend  
Knoxville, IN. 37922

Office # 588-3551

Fax #584-3369

Home #690-7889

enc:

**COPY**

April 30, 2007



**MEMO: TO PROPERTY OWNERS, KELLER BEND ROAD**

Dear Resident:

This memo is written to acquaint you with the rezoning request that is being submitted to the Metropolitan Planning Commission for the approximately 11 acres of land, made up of three adjoining parcels on Keller Bend Road (See attached map).

We're presently applying for rezoning of this property from Agricultural to Planned Residential, with a density of up to three detached houses per acre. Our plan is to develop the land into a restricted, residential community, designed to compliment the rural surrounding of the area, and to enhance the future property values.

We've spent considerable time analyzing the area, and can assure you that our development plans will have a positive impact on your neighborhood. All land use, traffic, drainage and other issues will meet the requirements and regulations of the MPC.

While discussing our initial plan with Mrs. Rule of your Keller Bend Homeowners Association, it was suggested that we specifically inform you as the property owners adjacent to, and most likely to be affected by, our development.

We are hopeful that you will be supportive of this development, and agree that it will have a positive impact on your neighborhood. Our intention is to make this development a "win/win" situation, and invite your comments, questions or concerns.

We'll be happy to meet with you personally, or by phone at your request.

Sincerely,

Preston A. (Buz) Ford  
1108 Greywood Drive  
Knoxville, TN 37923  
Phone: 805-1909 Fax: 539-0646  
Email: pafordjr@aol.com

CC: P.B. Rule, Keller Bend Homeowners Association  
2825 Keller Bend Rd.  
Knoxville, TN 37922-6518

**COPY**

**From:** <kevin.wood@motivaent.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/7/2007 11:13:30 PM  
**Subject:** File # 5-H-07-RZ

Mark,

Will you please forward this note to all MPC commissioners regarding the proposed development on Keller Bend Road?

Our property runs alongside a significant portion of the subject property. We purchased our home on 7+ acres two years ago in an effort to alleviate concerns with high density neighborhoods and to allow ourselves some additional privacy. We understand the need for economic and residential development but request that this rezoning be limited to one home per acre.

Although this development will only result in a moderate increase in population in the immediate area, it sets a precedent for the type of development we are working to avoid. I'm sure you already know the average size of properties in the immediate area (39 properties from 2217 Keller Bend up to and including the Quarry neighborhood) is over 1 acres per house (52,260 sq ft) and this doesn't include any property over 4 acres. Although we have several properties under one acre, the larger properties balance the smaller ones.

Higher density development should be left to the Northshore Town Center area with 700 residences planned. Based on the current rate of build out at Northshore Town Center, it will provide housing needs for the next 20 years. There is simply no "need" for 3 homes per acre in this area. The developers only desire is to make as much money as possible and move along to the next development.

We also have concerns around the affects of continual increases in residential density including runoff, increased traffic and the lack of infrastructure to support the increased population.

We request the you limit this development to 1 unit per acre.

Thanks,

Kevin Wood  
Wholesale Area Manager  
East Region - Motiva  
cell: 865-322-0150  
office: 401-429-2230  
kevin.wood@motivaent.com

**From:** schriver <schriver@utk.edu>  
**To:** <bettyjo.mahan@knoxmpc.org>  
**Date:** 5/8/2007 10:53:29 AM  
**Subject:** MPC Commissioners

Ladies and Gentlemen, my name is William(Bill) R. Schriver, and my home and my daughter's home, Lisa (Schriver) Eyssen , are on Keller Bend Road. Mr. Preston Ford has an option on an 11-acre tract on Keller Bend Road, currently zoned as Agriculture, and he is requesting that it be re-zoned for three residential units per acre. I strongly oppose his request for several reasons. (1) The subject property is in the Southwest Sector Plan and reserved for one unit per acre;(2) the proposed development has a high potential of damaging adjacent property owned by Robert Slusher; and (3) all other developments on Keller Bend occurring during the past (with the exception of Mariners Pointe) have been limited to one unit per acre. The Keller Bend Homeowners Association, of which I am a member and Board Director, welcomes the orderly, low-intensity development of our neighborhood, but we strongly oppose the destruction of the character of our neighborhood as would occur were Mr. Ford's request approved by MPC. Thank you for your consideration.

Sincerely,

William R. Schriver  
2624 Keller Bend Road  
Knoxville, TN 37922

**CC:** <dhutch10@att.net>, <elayman814@aol.com>, <hillbkr@comcast.net>, <jandjconley@comcast.net>, <parkeram@ornl.gov>, <patd@nisuscorp.com>

**From:** "Brian Boling" <brianb@protectandconnect.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/9/2007 1:34:48 PM  
**Subject:** Proposed rezoning near the KB/Tedford road intersection

Dear Mr. Donaldson,

I am a property owner on Keller Bend Road, owning 14.5 acres between my 2614 and 2618 Keller Bend Road properties. I am extremely uncomfortable with the approach of allowing the rezoning of the Keller Bend / Tedford road intersection to include up to 3 units per acre. Your allowance of one unit per acre for the Quarry at Keller Bend Road a few years back seemed a very logical and pragmatic approach to that development, and while we have not enjoyed the construction process, I must say that the result is quite reasonable. I would hope that your group will consider use of that same approach as a precedent and only allow this new rezoning one unit per acre as well on the new rezoning proposal being considered near the Keller Bend and Tedford Road intersection. I do support any family in wanting to improve their property and profit from the development in this wonderful neighborhood. I simply want to avoid the reality of high density at the front (Tedford) and back (Mariners Point) end of Keller Bend Road, with the balance of owners like me sandwiched in between with no hope of ever subdividing below five acres, much less ever getting water and sewer down to our homes. I appreciate in advance your consideration of this matter and hope that you will match the Quarry at Keller Bend template at one unit per acre.

Regards, Brian Boling



**From:** "Pat Dietrich" <Patd@niscuscorp.com>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/9/2007 3:15:15 PM  
**Subject:** Keller Bend

Hello:

As homeowners on Keller Bend, we would like to register our feelings about File #5 H 07 RZ. We strongly disagree with the potential rezoning of this property to three units per acre. Keller Bend should remain as it is, one unit per acre. The "justification" for the rezone, we understand, is that it is "close" to the zoning boundary of higher density. "Close" shouldn't be good enough. The boundary should remain firm and not shift.

Thank you,

Allan and Patricia Dietrich

3017 Keller Bend

Knoxville, TN 37853