

▶ **FILE #:** 7-N-08-RZ

**AGENDA ITEM #:** 58

**AGENDA DATE:** 7/10/2008

▶ **APPLICANT:** DAVID JETTON

OWNER(S): DAVID JETTON

TAX ID NUMBER: 132 061

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side Gleason Dr., southwest of Java Way

▶ **APPX. SIZE OF TRACT:** 12 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gleason Dr., a major collector street 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 ZONING:** PR (Planned Residential) @ 4 du/ac

▶ **ZONING REQUESTED:** PR (Planned Residential) @ 5 du/ac

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

EXTENSION OF ZONE: Yes, this property is completely surrounded by PR zoning at densities ranging from 3 to 7 du/ac.

HISTORY OF ZONING: A plan amendment request was submitted in 12-P-07-RZ/12-E-07-SP for MDR. MPC and County Commission denied that request and approved PR at 4 du/ac.

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)  
 South: Residential condominiums / PR (Planned Residential)  
 East: Residences / PR (Planned Residential)  
 West: Residential condominiums / 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 PR (Planned Residential) zoning subject to providing a continuous landscaped buffer along the northwest property line (Type A Landscaping).  
 APPROVE a density of up to 5 du/ac.**

PR zoning at the recommended density of 5 du/ac is compatible with surrounding development and zoning which have developed at densities ranging from 3 to 7 du/ac. The applicant intends on leaving the existing house located on the property and develop a residential subdivision 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 5 du/ac is compatible with the scale and intensity of the 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 and condition, the protection and stabilization of the slopes and drainageways, 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 60 residential units could be proposed on the subject property. The development would add approximately 603 vehicle trips per day to the street system and about 7 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. With the recommended condition that the applicant provide a continuous landscaped buffer along the northwest property line, the potential impact on the slope and the adjoining residential subdivision will be reduced.
6. 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 which is supported by the request of 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. The Planned Growth Area supports a compact development pattern with a range of housing choices.

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: 603 (average daily vehicle trips)

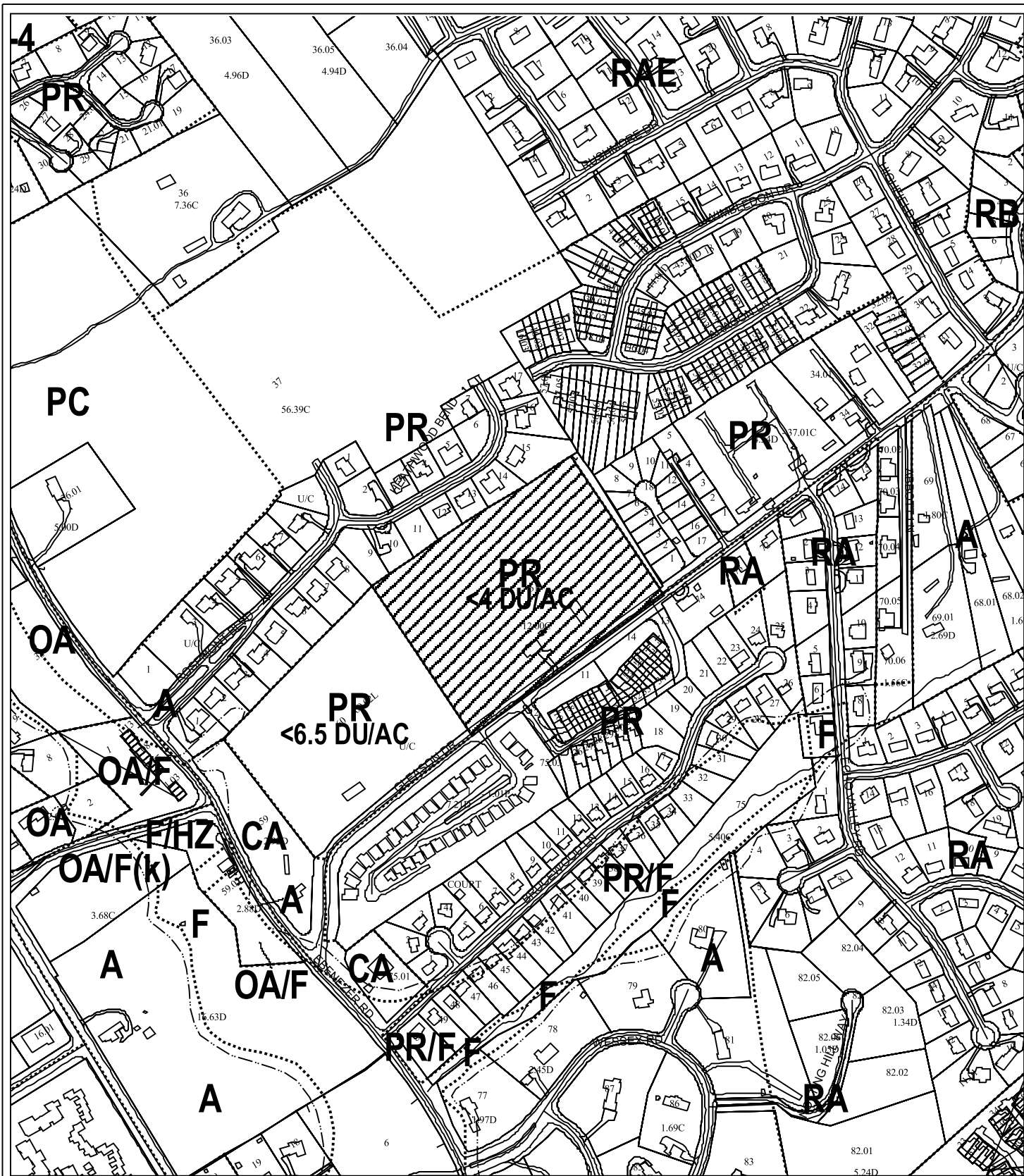
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (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 8/25/2008. 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.



7-N-08-RZ  
REZONING

Petitioner: David Jetton

Map No: 133

Jurisdiction: County



From: PR (Planned Residential) @ 4 du/ac

To: PR (Planned Residential) @ 5 du/ac

Original Print Date: 06/19/08

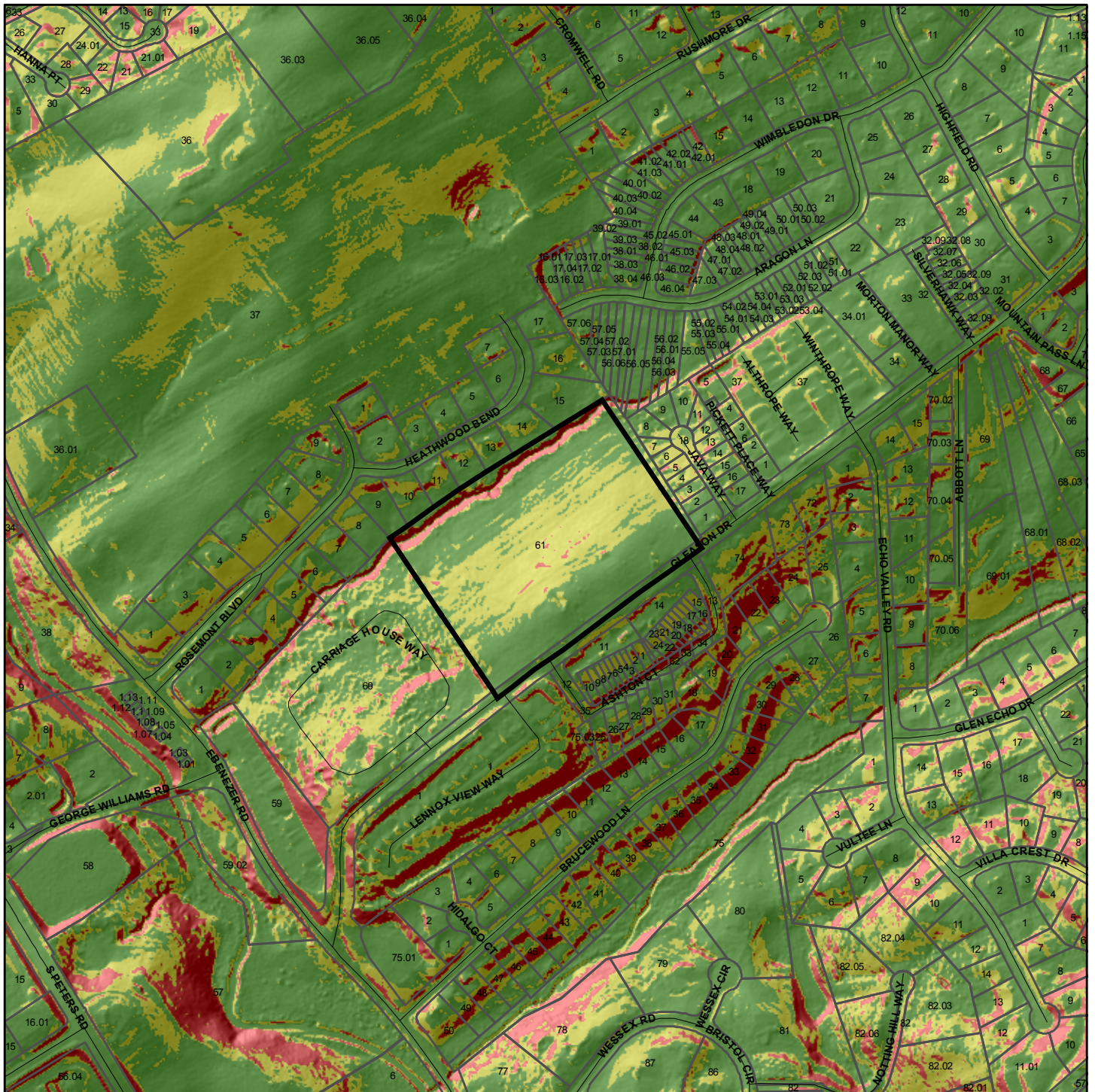
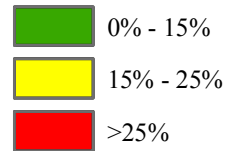
Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# 7-N-08-RZ Slope Analysis

## Percent Slope



## 7-N-08-RZ REZONING

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

Original Print Date: 6/24/2007 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Butler Homes &  
Construction, LLC

Map No: 132

Jurisdiction: County



7-N-08-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%

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

### Type "A" Screen: Dense

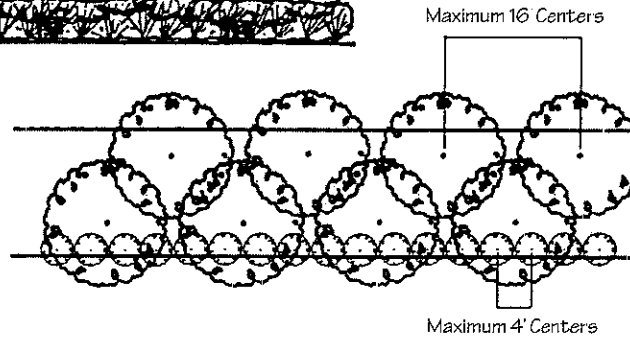
**APPROPRIATE LOCATION:** Boundaries of commercial and industrial developments adjoining residential areas

**NOTE:** Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft high continuous dense evergreen hedge, fence, wall or earth berm

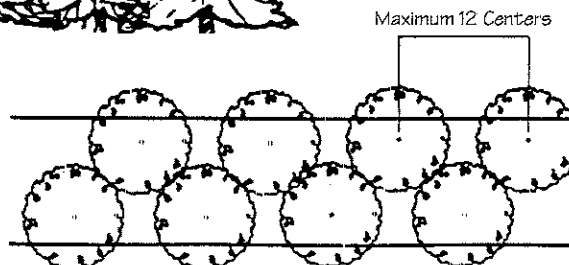
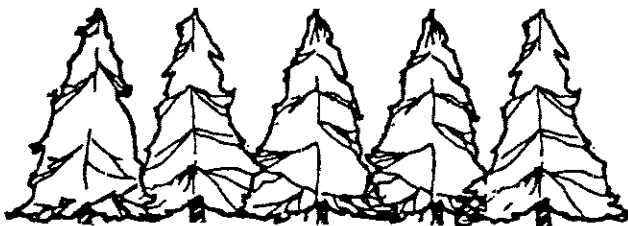
TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT  
Installed: 8 ft.  
Mature: 30 ft.



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

#### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.