



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SG-08-C **AGENDA ITEM #:** 6
 1-J-08-UR **AGENDA DATE:** 9/8/2011

POSTPONEMENT(S): 1/10/2008-3/10/2008

▶ **SUBDIVISION:** BUTLER HOMES ON GLEASON DR.

▶ **APPLICANT/DEVELOPER:** BUTLER HOMES & CONSTRUCTION

OWNER(S): Butler Homes and Construction, LLC

TAX IDENTIFICATION: 132 061

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northwest side of Gleason Dr., north of Ashton Ct.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 12.41 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND 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)

▶ **NUMBER OF LOTS:** 70

SURVEYOR/ENGINEER: David Campbell

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ **WITHDRAW**

▶ **WITHDRAW**

ESTIMATED TRAFFIC IMPACT 692 (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.

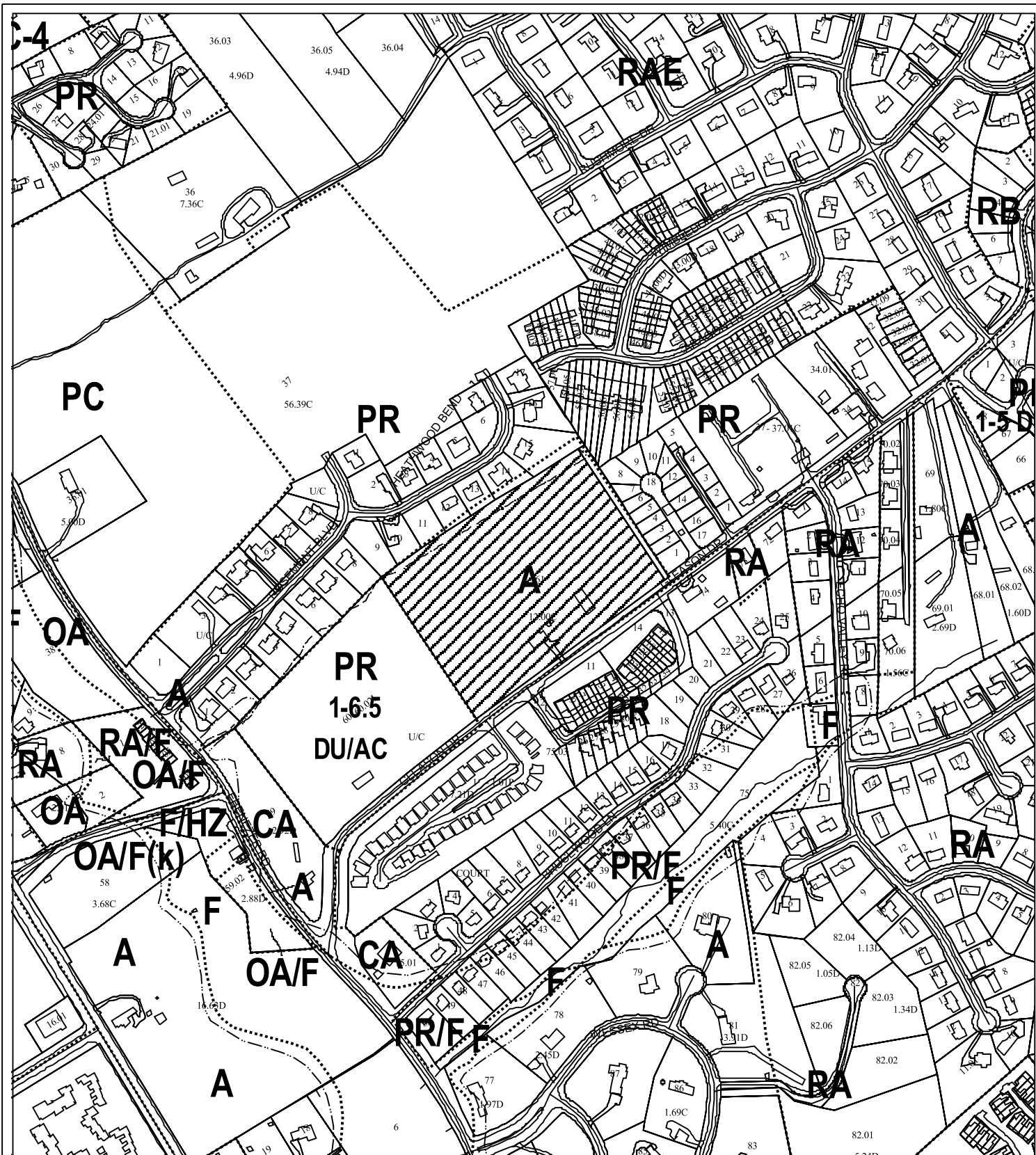
ESTIMATED STUDENT YIELD: 44 (public and private school children, ages 5-18 years)

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.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



1-SG-08-C/1-J-08-UR
 CONCEPT PLAN/USE ON REVIEW

 Attached residential subdivision in PR (Planned Residential)

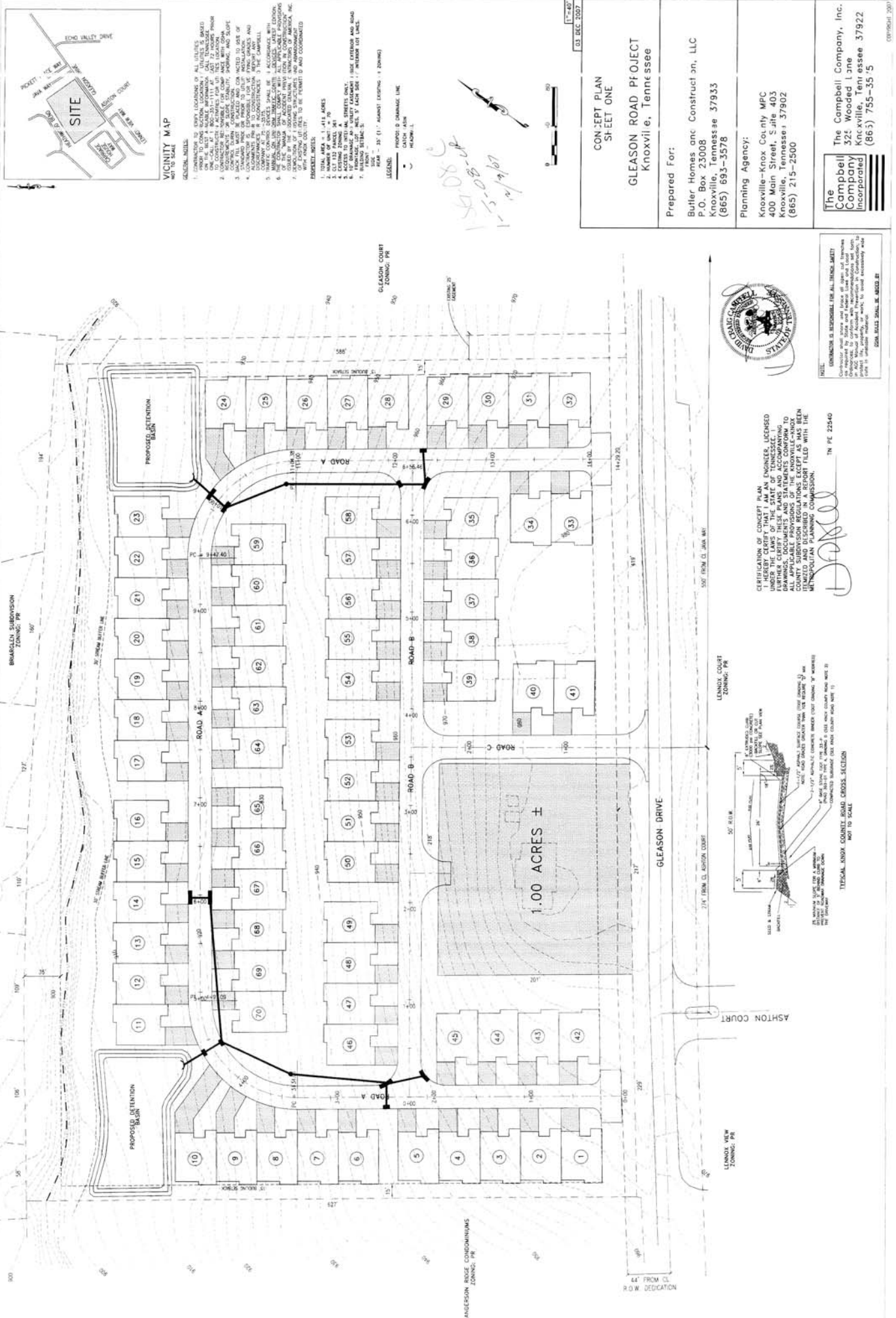
Original Print Date: 12/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Butler Homes on Gleason Dr.
 Butler Homes & Construction

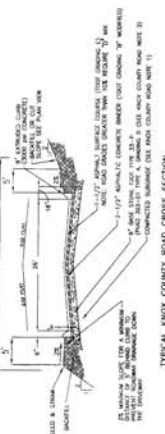
Map No: 132

Jurisdiction: County





CERTIFICATION OF CONCEPT PLAN: I, ENGINEER LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THE CONCEPT PLAN, DRAWINGS, EXHIBITS, AND STATISTICAL INFORMATION TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY ZONING ORDINANCES, AS AMENDED, HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CONTROL AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.



NOTE: ENGINEER IS RESPONSIBLE FOR ALL TRUCK WEIGHTS. The Engineer for State and Federal Roadway Design is Responsible for the Design of the Roadway. The Engineer for State and Federal Roadway Design is Responsible for the Design of the Roadway. The Engineer for State and Federal Roadway Design is Responsible for the Design of the Roadway.

GLEASON ROAD PROJECT SHEET ONE
 Prepared For: Butler Homes and Construction, LLC
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