

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-P-07-RZ **Related File Number:** 12-E-07-SP
Application Filed: 11/5/2007 **Date of Revision:**
Applicant: BUTLER HOMES AND CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: Northwest side Gleason Dr., northeast of Ebenezer Rd.
Other Parcel Info.:
Tax ID Number: 132 061 **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Zero lot line residential subdivision **Density:** 6.5 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR and SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8821 Gleason Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Kelley Schlitz

Staff Recomm. (Abbr.):

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

Staff Recomm. (Full):

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.

MPC Action: Approved as Modified **MPC Meeting Date:** 12/13/2007
Details of MPC action: APPROVE PR (Planned Residential) zoning.
APPROVE a density of up to 5 du/ac. (Staff recommended 6.5 du/ac.)
Summary of MPC action: APPROVE PR (Planned Residential) at a density up to 5 dwelling units per acre
Date of MPC Approval: 12/13/2007 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission
Date of Legislative Action: 1/28/2008 **Date of Legislative Action, Second Reading:** 2/25/2008
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: Postponed **Disposition of Case, Second Reading:** Approved as Modified
If "Other": **If "Other":**
Amendments: **Amendments:**
Approved PR up to 4 du/ac.
Date of Legislative Appeal: **Effective Date of Ordinance:**