

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: 7-N-08-RZ **Related File Number:**
Application Filed: 6/10/2008 **Date of Revision:**
Applicant: DAVID JETTON

PROPERTY INFORMATION

General Location: North side Gleason Dr., southwest of Java Way
Other Parcel Info.:
Tax ID Number: 132 061 **Jurisdiction:** County
Size of Tract: 12 acres
Accessibility: Access is via Gleason Dr., a major collector street with a 22' pavement width within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residential development **Density:**
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This section of Gleason Dr. has developed with detached and attached residential subdivisions developed under PR zoning.

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: PR (Planned Residential) @ 4 du/ac
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 5 du/ac
Previous Requests: 12-P-07-RZ/12-E-07-SP
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.

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 subject to providing a continuous landscaped buffer along the northwest property line (Type A Landscaping).
APPROVE a density of up to 5 du/ac.

Staff Recomm. (Full):

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 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 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.

MPC Action: Denied

MPC Meeting Date: 7/10/2008

Details of MPC action:

Summary of MPC action: DENY a density of up to 5 du/ac.

Date of MPC Approval:

Date of Denial: 7/10/2008

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 8/25/2008

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: