

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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:** 1-N-07-UR                      **Related File Number:**  
**Application Filed:** 12/6/2006              **Date of Revision:**  
**Applicant:** DENNIS & JANA WEAVER

## PROPERTY INFORMATION

**General Location:** Southwest side of Maloney Rd., northwest of Ginn Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 H A 007    OTHER: 135-007                      **Jurisdiction:** City  
**Size of Tract:** 12.35 acres  
**Accessibility:** Access is via Maloney Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Condominiums                                      **Density:** 7.51 du/ac  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Property in the area is zoned A and A-1 agricultural and F-1 floodway. Development in the area consists of single family dwellings, a U.T. farm and Fort Loudon Lake.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) & A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned PR (Planned Residential) @ 1-8 du/ac in 2002

## 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: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant

Staff Recomm. (Full):

Comments:

The applicant is proposing a revised development plan for the previously approved 40 unit residential condominium project that also included a 40 slip marina. The revised plan proposes the same number of dwelling units but in a totally different arrangement. The original plan proposed townhouse type units along the lake frontage. The new plan shows the units located in three buildings. Two of the buildings will three stories in height and contain 31 units. The third building will contain 5 units and it is proposed to be two stories in height. The site contains a total of 11.2 acres. However, only 5.33 acres of the site may be used in calculating the permitted development density for the project. The remainder of the land is under water or in the flowage easement of Fort Loudon Lake. The site was zoned RP-1 with a permissible density of up to 8 units per developable acre in 2002. The residential development as proposed is under the permitted maximum development density for this site.

These applicant's had a request to rezone some adjoining property on MPC's January 11, 2007 agenda. The request was to change a 1.4 acre site from A-1 (General Agricultural) to RP-1 (Planned Residential at 5.9 du/ac. The rezoning request was denied by MPC. Mr. Weaver has appealed MPC's decision to deny their rezoning request. The matter was on City Council's February 27, 2007 meeting agenda.

With the appeal on the rezoning pending, Mr. Weaver stated that he is not prepared to move forward at this time with the revised development plan. He has requested this matter be postponed until the March 8, 2007 MPC meeting.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/8/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements: 1/11/2007,2/8/2007

Date of Withdrawal: 3/8/2007

Withdrawn prior to publication?:  Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knoxville City Council

Date of Legislative Action:

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: