CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 1-T-07-RZ Related File Number:

Application Filed: 12/11/2006 **Date of Revision:**

Applicant: DENNIS J. AND JANA R. WEAVER

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Southwest side Maloney Rd., northwest of Ginn Dr.

Other Parcel Info.:

Tax ID Number: 135 H A 007 Jurisdiction: City

Size of Tract: 1.4 acres

Access is via Maloney Rd., a two lane, minor collector street with 20' of pavement within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Develop with adjacent RP-1 property Density: 5.99 du/ac.

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site part of the old Maxey's Boat dock property that developed with residences and a marina under

Agricultural zoning, and has recently begun redevelopment with condominiums and a boat dock under

RP-1 zoning.

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

Street: 3500 Maloney Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A-1 (General Agricultural)

Former Zoning:

Requested Zoning: RP-1 (Planned Residential)

Previous Requests: None noted

Extension of Zone: Yes

History of Zoning: Property was zoned A-1 following annexation into the City of Knoxville.

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE RP-1 (Planned Residential) zoning.

APPROVE a density up to 5.9 du/ac.

Staff Recomm. (Full): RP-1 zoning up to 5.9 du/ac. is consistent with the zoning on the remainder of the development for this

site. The One Year plan proposes low density residential use for this property.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at a density up to 5.9 units per acre is appropriate, considering the Fort Loudoun Lake high water constraints of this site, as well as the established low density development pattern in this

area.

2. The density calculation for the number of units on this portion of the site is proposed to be built on the portion of the site that is currently zoned RP-1 at up to 8 units per acre. This would allow consideration of up to an additional 8 units for the previously approved 40 units on this site, based on

an approximate developable area of 5 acres above the 822' contour.

THE EFFECTS OF THE PROPOSAL

1. The additional of 8 units to the approved 40 dwelling unit development on the property will not substantially impact the area.

2. The revised density would generate approximately 480 vehicle trips per day for the street system. Maloney Rd. should be adequate to handle the additional traffic.

3. Public water and sewer can be provided to the development from Knox-Chapman Utility District.

4. The requested RP-1 zoning requires MPC site plan approval of the revised development plan where the effects of the development on topographic constraints, drainage and traffic will be addressed.

5. A revised site plan for this development has been submitted for consideration and is requested for

postponement to the 2/8/2007 MPC meeting.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan recommends Low Density Residential and Stream Protection, which is consistent with the current zoning and density. The current MDR One Year Plan designation and RP-1 zoning at 1 to 8 du/ac was approved as a more suitable use to replace a commercial marina, which was closed.

2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Urban Growth.

3. The developer of this property will need to work with Knox County officials to address the inclusion of

a link in a potential Alcoa Highway Greenway.

MPC Action: Denied MPC Meeting Date: 1/11/2007

Details of MPC action: Denied RP-1 at up to 5.9 du/ac

Summary of MPC action: Deny RP-1 (Planned Residential) zoning at a density up to 5.9 dwelling units per acre

Date of MPC Approval: Date of Denial: 1/11/2007 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: 1/26/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 2/27/2007 Date of Legislative Action, Second Reading:

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Ordinance Number: Other Ordinance Number References:

Disposition of Case: Appeal Denied. Remains Disposition of Case, Second Reading:

denied.

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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