

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-N-25-RZ

**Related File Number:**

**Application Filed:** 2/24/2025

**Date of Revision:**

**Applicant:** JAMES I SMITH

## PROPERTY INFORMATION

**General Location:** Southwest side of Maloney Rd, west of Ginn Farm Dr

**Other Parcel Info.:**

**Tax ID Number:** 135 002, 003, 00301, 00601, & 00602

**Jurisdiction:** County

**Size of Tract:** 24.34 acres

**Accessibility:** Access is via Maloney Road, a minor collector street with 17 ft of pavement width within a right-of-way width that varies from 42 ft to 44 ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Water, Agriculture/Forestry/Vacant Land, Rural Residential

**Surrounding Land Use:**

**Proposed Use:**

**Density:** up to 2 du/ac

**Planning Sector:** South County

**Plan Designation:** SR (Suburban Residential), SP (Stream Protection)

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** The subject property lies in a residential area along the Tennessee River with a mix of single family homes on large 1+ acre lots and single family and multifamily subdivisions off of side streets. The Maloney Road and Alcoa Highway interchange lies 0.5 miles to the east. Maloney Road Park, the University of Tennessee farms, and IC King Park are within a mile of the property.

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

**Street:** 3516 MALONEY RD

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural), F (Floodway)

**Former Zoning:**

**Requested Zoning:** PR (Planned Residential), F (Floodway)

**Previous Requests:**

**Extension of Zone:** No, it is not an extension.

**History of Zoning:** In 1990 the southern part of the property was part of a rezoning to add the F (Floodway) zone (2-O-90-RZ). In 1993 this same section was part of a rezoning to F-1 (Floodway) following annexation into the City (3-C-93-RZ).

## 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.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The F (Floodway) zone would be retained.

Staff Recomm. (Full):

Comments: PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1980s, development trends in the surrounding area have been residential and commercial. Residential development has consisted of single-family dwellings on various lot sizes, duplexes, and townhouse developments. Commercial development has been concentrated along Alcoa Highway, a commercial corridor 0.57 miles north of the subject property.
2. Ongoing road improvements to Alcoa Highway have included widening road lanes, installing roundabouts near minor collector roads such as Montlake Drive and Maloney Road, and adding sidewalks and bike lanes.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. The subject property is in the SP (Stream Protection) area and is largely within 100-year and 500-year floodplains. Due to these environmental constraints, the PR zone is appropriate to consider here as it allows for development to be clustered outside floodplains and environmentally sensitive areas.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval before construction begins. The plan will be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. There are closed contours throughout the subject property that could indicate the presence of sinkholes unless a geotechnical survey is done to determine otherwise (Exhibit B). If it is determined that they are sinkholes, a 50-ft no-build buffer may be required.
3. Any proposed developments must comply with the Knox County Stormwater Ordinance, which provides the necessary regulations relating to grading, filling, drainage, and other general site preparations to mitigate runoff and protect public health and safety.

PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated with the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. The PR zone is considered partially related to the SR place type. Per Appendix H, partially related zones must meet additional criteria. The proposed rezoning meets the first criterion, as the housing types supported by the PR zone with a density of 2 du/ac align with the

land use mix of the SR place type, which includes single-family dwellings on lots smaller than an acre and small scale attached dwellings.

2. The recommended rezoning complies with Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities. The subject property is 0.25 miles west of the Maloney Road Park and Knox-Blount Greenway trail, roughly a mile from IC King Park, and just south of the commercial corridor along Alcoa Highway. The area's various commercial and public amenities support a rezoning of this site.

3. The rezoning also complies with Implementation Policy 7, to encourage development practices that conserve natural features. The requested density of 2 du/ac would allow flexibility for a moderate increase in development without the pressure to overdevelop an environmentally sensitive site.

4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which encourages a more compact pattern of development. The PR zone with up to 2 du/ac supports the intent of the Planned Growth Area.

**Action:** Approved

**Meeting Date:** 4/10/2025

**Details of Action:**

**Summary of Action:** Approve the PR (Planned Residential) zone with up to 2 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding development. The F (Floodway) zone would be retained.

**Date of Approval:** 4/10/2025

**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:** 5/12/2025

**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:**