

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 5-I-25-DP      Related File Number: 5-SD-25-C  
Application Filed: 3/24/2025      Date of Revision:  
Applicant: TRENT G. HARRELL, PE

### PROPERTY INFORMATION

General Location: Southwest side of Maloney Rd, northwest of Raines Ln  
Other Parcel Info.:  
Tax ID Number: 135 002,003,00301,00601,00602      Jurisdiction: City and County  
Size of Tract: 24.34 acres  
Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use: Water, Agriculture/Forestry/Vacant Land, Rural Residential  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision      Density:  
Planning Sector: South County      Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 MALONEY RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Maloney Estates

No. of Lots Proposed: 13      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:

**Staff Recomm. (Abbr.):** Approve the development plan for up to 15 single family homes on individual lots and a reduction to the peripheral boundary as shown on the site plan, subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knox County zoning ordinance.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**Comments:** DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

### 1) ZONING ORDINANCE

A. The property is pending a rezoning to PR (Planned Residential) with a density of up to 2 du/ac. The applicant is proposing to create 15 single family lots, which will bring the development density to 1.75 du/ac.  
2. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft. The river constrains the property. The applicant requests a reduction to the peripheral setback from 35 ft to 30 ft along Maloney Rd. Lots 10, 11, 12, 13 request a reduction to 15 ft. Lot 15 request a reduction to 30 ft along the western boundary line.  
3. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

### 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) with the SP (Stream Protection) area designation on the Future Land Use Map. The housing mix is predominantly single family subdivisions with lots smaller than one acre. The development plan proposes 15 single family lots on 24.2 acres. The stream protection boundary follows the FEMA floodway. The no fill line is noted on the plan, and building footprints for Lots 9 and 14 are shown to verify buildable area.

### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The plan is consistent with Implementation Policy 21, to connect a system of greenways, and Policy 12, which calls for safety improvement for all users. The development requires right-of-way dedication for a greenway along the property's frontage for the planned connection of the Knox-Blount Greenway. Maloney Road in this section is approximately 18 ft wide without shoulders or a sidewalk/greenway path.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

**Action:** Approved with Conditions

**Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 15 single family homes on individual lots and a reduction to

the peripheral boundary as shown on the site plan, subject to 2 conditions.

**Date of Approval:**

5/8/2025

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knoxville-Knox County Planning Commission

**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:**