

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SD-25-C      Related File Number: 5-I-25-DP  
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: 135 003, 002, 00301, 00601 & 00602      Jurisdiction: County  
Size of Tract: 24.2 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: North: Agriculture/forestry/vacant land - A (Agricultural) in the County  
South: Tennessee River - F (Floodplain Overlay) in the City  
East: Tennessee River, multifamily residential, single family residential - RN-3 (General Residential Neighborhood), (C) former planned district in the City  
West: Rural residential, Tennessee River - A (Agricultural) in the County, F (Floodplain Overlay) in the City  
Proposed Use: Detached residential subdivision      Density: 0.62 du/ac  
Planning Sector: South County      Plan Designation: SR (Suburban Residential), SP (Stream Protection)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

## 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: PR (Planned Residential) up to 2 du/ac (pending 4-N-25-RZ)  
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: 15      No. of Lots Approved: 15

Variances Requested: VARIANCES

1. Reduce the K value at PVI station 3+16.44 on Road A from 25 to 11.5.
2. Reduce the K value from 25 to 10 on Road A at the intersection of Maloney Road and Road A.
3. Allow access easements off a of private right-of-way.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Reduce the right-of-way width of Road A from 50 ft to 40 ft.
2. Increase the centerline grade from 1% to 2% at Road A and Maloney Rd.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the pavement width of Road A from 26 ft to 20 ft.

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

**Staff Recomm. (Abbr.):** Approve the variance to reduce the K value from 25 to 11.5 at PVI STA 3+16.44 on the private right-of-way (Road A), based on the following evidence of hardship.

A. Due to the property's proximity to the water and the FEMA floodway covering a large portion of the property and the existing houses, a reduction of the vertical curve length is needed to keep site grading balanced.

B. These conditions are due to the floodway, are not applicable to other property, and not created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommend approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to 10 at Maloney Rd and the private right-of-way (Road A), based on the following evidence of hardship.

- A. Due to the existing steeper topography along Road A coming from the intersection with Maloney Road, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. These conditions are due to the topography, as Road A has been strategically located to optimize the sight distance.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to have an access easement connect to a private right-of-way, based on the following evidence of hardship.

- A. The access easement serves the existing homes on the property.
- B. These conditions are due to the existing homes and the proximity to the floodway, are not applicable to other property, and not created by any person having an interest in the property.
- C. Granting of the variance would not be detrimental to the public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. Due to topographical challenges, an access easement must be created for Lots 10,11,12,13.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.
6. Donating right-of-way per the Major Road Plan for a paved greenway along Maloney Rd frontage as requested by the Knox County Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County zoning ordinance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

**Comments:**

This proposal is for 15 new single-family lots on Maloney Road just west of Alcoa Highway. The total area is approximately 24.2 acres; however only 8.55 acres are above the 822 ft-contour. The proposed density is 1.75 du/ac, based on the acreage above the 822 contour.

**Action:**

Approved with Conditions

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

**Details of Action:**

**Summary of Action:**

Approve the variance to reduce the K value from 25 to 11.5 at PVI STA 3+16.44 on the private right-of-way (Road A), based on the following evidence of hardship.

A. Due to the property's proximity to the water and the FEMA floodway covering a large portion of the property and the existing houses, a reduction of the vertical curve length is needed to keep site grading balanced.

B. These conditions are due to the floodway, are not applicable to other property, and not created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommend approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to 10 at Maloney Rd and the private right-of-way (Road A), based on the following evidence of hardship.

- A. Due to the existing steeper topography along Road A coming from the intersection with Maloney Road, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. These conditions are due to the topography, as Road A has been strategically located to optimize the sight distance.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to have an access easement connect to a private right-of-way, based on the following evidence of hardship.

- A. The access easement serves the existing homes on the property.
- B. These conditions are due to the existing homes and the proximity to the floodway, are not applicable to other property, and not created by any person having an interest in the property.
- C. Granting of the variance would not be detrimental to the public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. Due to topographical challenges, an access easement must be created for Lots 10,11,12,13.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 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:**