

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Gazebo
No. of Lots Proposed: 32 **No. of Lots Approved:** 0
Variances Requested: Not identified
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 6 conditions
Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Participation in KUB's sewer capacity reservation program
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90)
5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC), Tenn. Valley Authority (TVA) and the U.S. Army Corp of Engineers.
6. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

Comments:

This applicant is proposing a 32 unit residential development with boat slips for use by the residents of the development. 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.

The proposed residential development will be a combination of attached and detached dwelling units on individual lots. Each dwelling will have a two car garage. The developer is proposing a number of amenities for the residents which includes a boardwalk along the lake and boat slips. In discussions with the applicant's engineer and as noted on the plan, the boat slips are being provided as an amenity to the project and that only property owners in the project would have access to the boat slips.

The site was the location of the Maxey Boat Dock. On October 14, 1999, MPC approved a plan for a 130 slip marina, fuel dock, picnic area, 2000 square feet of retail space and a restaurant at this location. That decision was affirmed by City Council on November 16, 1999 after the matter was appealed by an area resident. In 2003 MPC approved a plan for 40 attached condominium units and a like number of boat slips for this site. In 2004 a revised plan was submitted that contained the 40 residential units with up 120 boat slips. That plan was withdrawn before it was acted on by MPC.

The Cities of Knoxville, Alcoa and Maryville, Knox and Blount Counties, and the University of Tennessee have proposed a greenway that will connect these entities. The proposed path of the greenway would pass through or around this site. In order to accommodate the greenway, the applicant will be required to show a 15' wide easement along the Maloney Rd. frontage.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The residential development will have minimal impact on local services. All utilities are in place, or can be extended, to serve this site.
2. The use is consistent with the residential, park and agricultural uses found in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed residential development is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning

Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas,

2. The plan meets all requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the South County Sector Plan which proposes medium density residential uses for this area.

Action: Approved **Meeting Date:** 6/14/2012

Details of Action:

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Summary of Action: APPROVE the concept plan subject to 6 conditions

Date of Approval: 6/14/2012 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**