CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 8-J-03-RZ Related File Number:

Application Filed: 7/14/2003 Date of Revision:

Applicant: MICHAEL BRADY, INC.

Owner:



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

PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 135 007 Jurisdiction: City

Size of Tract: 9.3 acres

Accessibility: Access is via Maloney Rd., a minor collector street and Ginn Rd., a local street, with 20' and 18'

pavements respectively within 40' rights-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and boat docks

Surrounding Land Use:

Proposed Use: Condominiums Density: 12 du/ac

Sector Plan: South County Sector Plan Designation: LDR

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

Neighborhood Context: This site is within a rural to low density development pattern that includes single family housing and a

county park, within A-1, A RP-1 and PR zones.

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

Street: 3512 Maloney Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) at 1-8 du/ac

Former Zoning:

Requested Zoning: RP-1 (Planned Residential) at 1-12 du/ac

Previous Requests: None noted

Extension of Zone: No

History of Zoning: Property was approved for MDR (Medium Density Residential) and zoned PR at 1 to 8 units in 2002 (1-

D-02-PA/1-E-02-RZ).

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.): DENY RP-1 (Planned Residential) zoning increase in density from a maximum of 8 to 12 dwelling units

per acre

Staff Recomm. (Full): The present maximum density of 8 units per acre is greater than surrounding established residential

development pattern. Part of this site is subject to flooding, which will require that all units be placed on an approximately 5 acre portion of the property above the 822' contour, giving the appearance of even more intense development. The sector plan proposes low density residential and stream protection for

this site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. RP-1 zoning at a density of 1-8 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 number of units will exclude the portion of the site below the 822' contour. The site is currently zoned RP-1 at 1 to 8 units per acre, which would allow consideration of up to 40 units on this site, based on an approximate developable area of 5 acres above the 822' contour. The requested 12 units per acre would allow up to 60 units to be proposed for the property. The requested density would be too high, given the surrounding area's low density residential character.

3. The site is not suitable for a 60-unit residential development because approximately 53% of the site is below the 822' contour as defined by TVA. Although F-1 (Floodway) it is not shown, this area is

subject to flooding..

THE EFFECTS OF THE PROPOSAL

- 1. The present 1-8 du/ac will allow consideration of up to 40 dwelling units to be developed on the property. This will add approximately 22 school aged children to the school system.
- 2. The present density would add approximately 400 vehicle trips per day to 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 where the effects of the development on topographic constraints, drainage and traffic will be addressed.

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 has been 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 (Withdrawn) MPC Meeting Date: 8/14/2003

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 8/14/2003 Withdrawn prior to publication?: Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Effective Date of Ordinance:

Legislative Body:	
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:

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