

▶ **FILE #:** 1-T-07-RZ

**AGENDA ITEM #:** 81

**AGENDA DATE:** 1/11/2007

▶ **APPLICANT:** DENNIS J. AND JANA R. WEAVER

OWNER(S): ASME

TAX ID NUMBER: 135 H A 007

JURISDICTION: City Council District 1

▶ **LOCATION:** Southwest side Maloney Rd., northwest of Ginn Dr.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Maloney Rd., a two lane , minor collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District  
 Sewer Source: Knox-Chapman Utility District

▶ **PRESENT ZONING:** A-1 (General Agricultural)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Develop with adjacent RP-1 property

**DENSITY PROPOSED:** 5.99 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: Property was zoned A-1 following annexation into the City of Knoxville.

SURROUNDING LAND USE AND ZONING: North: Residences / LDR/ A Agricultural

South: Knox County Park / OS/ A-1 Agricultural

East: Residences / LDR/ A Agricultural

West: Residences / LDR and MDR / A-1 and RP-1 Residential

NEIGHBORHOOD CONTEXT: This site part of the old Maxey's Boat dock property that developed with residences and a marina under Agricultural zoning, and has recently begun redevelopment with condominiums and a boat dock under RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE RP-1 (Planned Residential) zoning.**  
**APPROVE a density up to 5.9 du/ac.**

RP-1 zoning up to 5.9 du/ac. is consistent with the zoning on the remainder of the development for this site. The One Year plan proposes low density residential use for this property.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. RP-1 zoning at a density up to 5.9 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 the number of units on this portion of the site is proposed to be built on the portion of the site that is currently zoned RP-1 at up to 8 units per acre. This would allow consideration of up to an additional 8 units for the previously approved 40 units on this site, based on an approximate

developable area of 5 acres above the 822' contour.

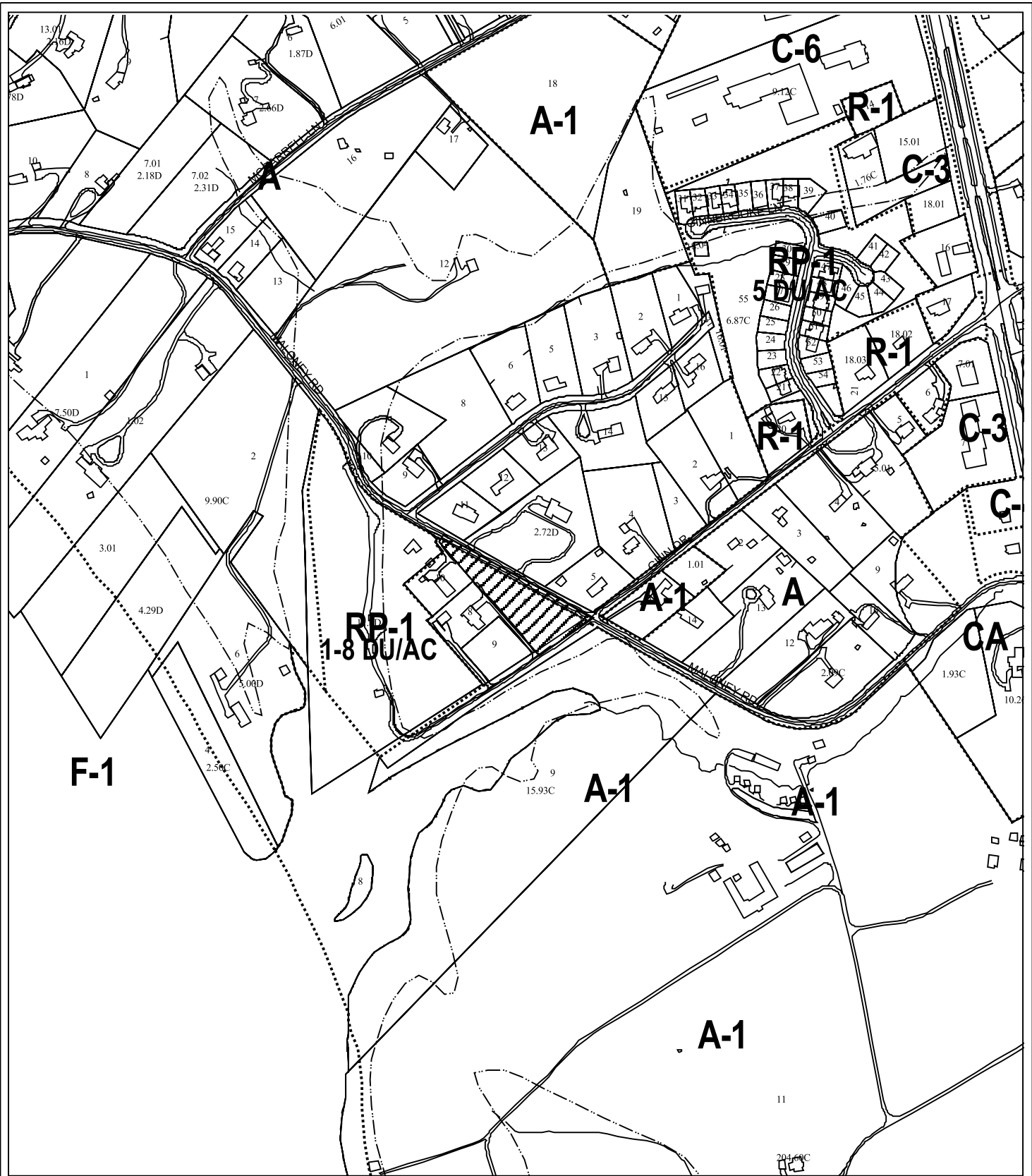
#### THE EFFECTS OF THE PROPOSAL

1. The additional of 8 units to the approved 40 dwelling unit development on the property will not substantially impact the area.
2. The revised density would generate approximately 480 vehicle trips per day for 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 of the revised development plan where the effects of the development on topographic constraints, drainage and traffic will be addressed.
5. A revised site plan for this development has been submitted for consideration and is requested for postponement to the 2/8/2007 MPC meeting.

#### 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 was 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.

If approved, this item will be forwarded to Knoxville City Council for action on 2/13/2007 and 2/27/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-T-07-RZ  
REZONING**

Petitioner: Dennis J. and Jana R. Weaver

Map No: 135

Jurisdiction: City



From: A-1 (General Agricultural)  
To: RP-1 (Planned Residential)

Original Print Date: 01/03/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

