

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 11-C-07-UR

AGENDA ITEM #: 77

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** MELTON HILL MARINA

OWNER(S): BILLY HARRISON MELTON HILL MARINA

TAX ID NUMBER: 76 O E 001.01

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southwest side of Solway Ferry Rd., northwest of Sparks Rd.

▶ **APPX. SIZE OF TRACT:** 2.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Solway Ferry Rd., a local street with a pavement width of 14' within a 30' wide right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: Not available

WATERSHED: Clinch River

▶ **ZONING:** CA (General Business)

▶ **EXISTING LAND USE:** Marina with 44 boat slips

▶ **PROPOSED USE:** Marina with 104 boat slips

HISTORY OF ZONING: Original marina approved in 1989 with expansion to its exiting size in 1997

SURROUNDING LAND USE AND ZONING: North: Melton Hill Lake / F floodway

South: Detached residences / RA residential, A agricultural & CA commercial

East: Detached residences / CA commercial

West: Detached residences / A agricultural

NEIGHBORHOOD CONTEXT: The site is located at the dead-end of Solway Ferry Rd. The site is surrounded by existing residences that have been developed in the RA residential and A agricultural zones.

STAFF RECOMMENDATION:

▶ **DENY the development plan for the expansion of the marina due to the following:**

1. The standards for marina development contained in the Knox County Zoning Ordinance dictate that a marina must have "adequate access to thoroughfares." The only vehicular access to the site is via a substandard 14' wide Solway Ferry Rd. that dead-ends at the marina. This road does not meet any current standard for safe two-way traffic operation.
2. Staff believes the request does not comply with the general standards for uses permitted on review as contained in the Knox County Zoning Ordinance because it will cause a substantial increase in the amount of non residential traffic on Solway Ferry Rd. This is believed to incompatible with the existing residential uses along this narrow road.

3. Basic infrastructure is marginal at best. Sewage disposal is via a septic system and water service is provided by a 2" diameter line. The Knox County Fire Marshall's office has said the available water flow limits fire fighting capability.

COMMENTS:

The original plan for Melton Hill Marina containing 16 boat slips and a fuel dock was approved by MPC in 1989. The site did not meet a number of the requirements for a marina at that time. The Knox County Board of Zoning Appeals approved a number of variances that permitted the dock to begin operation. In 1997 an expansion plan was submitted for consideration by MPC that would permit 28 additional boat slips. That plan was denied by MPC. However, the plan for the 28 additional slips was approved by the Knox County Board of Zoning Appeals. At the present time the marina is approved for a total of 44 boat slips. This applicant is now requesting that he be permitted to add another 60 boat slips that would bring the total number of slips to 104.

The staff is opposed to the proposed expansion for the same reasons we opposed the expansion back in 1997. Solway Ferry Rd. which provides vehicular access to the site is only 14' wide. It is a dead-end street with a number of residences located along the road. The marina is at the very end of the road. All traffic coming to and from the marina has to pass the houses located along the road. Due to the narrowness of the road, staff believes that a doubling of the size of the existing marina will present a significant problem in terms of traffic flow and safety. Additionally, the sight distance at the intersection of Solway Ferry Rd. and Sparks Road is limited.

The expansion of the site will result in an increase in the number of vehicles that will be using this substandard residential street. The Knox County Zoning Ordinance states that uses permitted on review should not be so located to draw significant additional traffic through residential streets. Solway Ferry Rd. is a narrow road that does not have much traffic on it today. Doubling the size of the Marina will almost double the amount of traffic on the road.

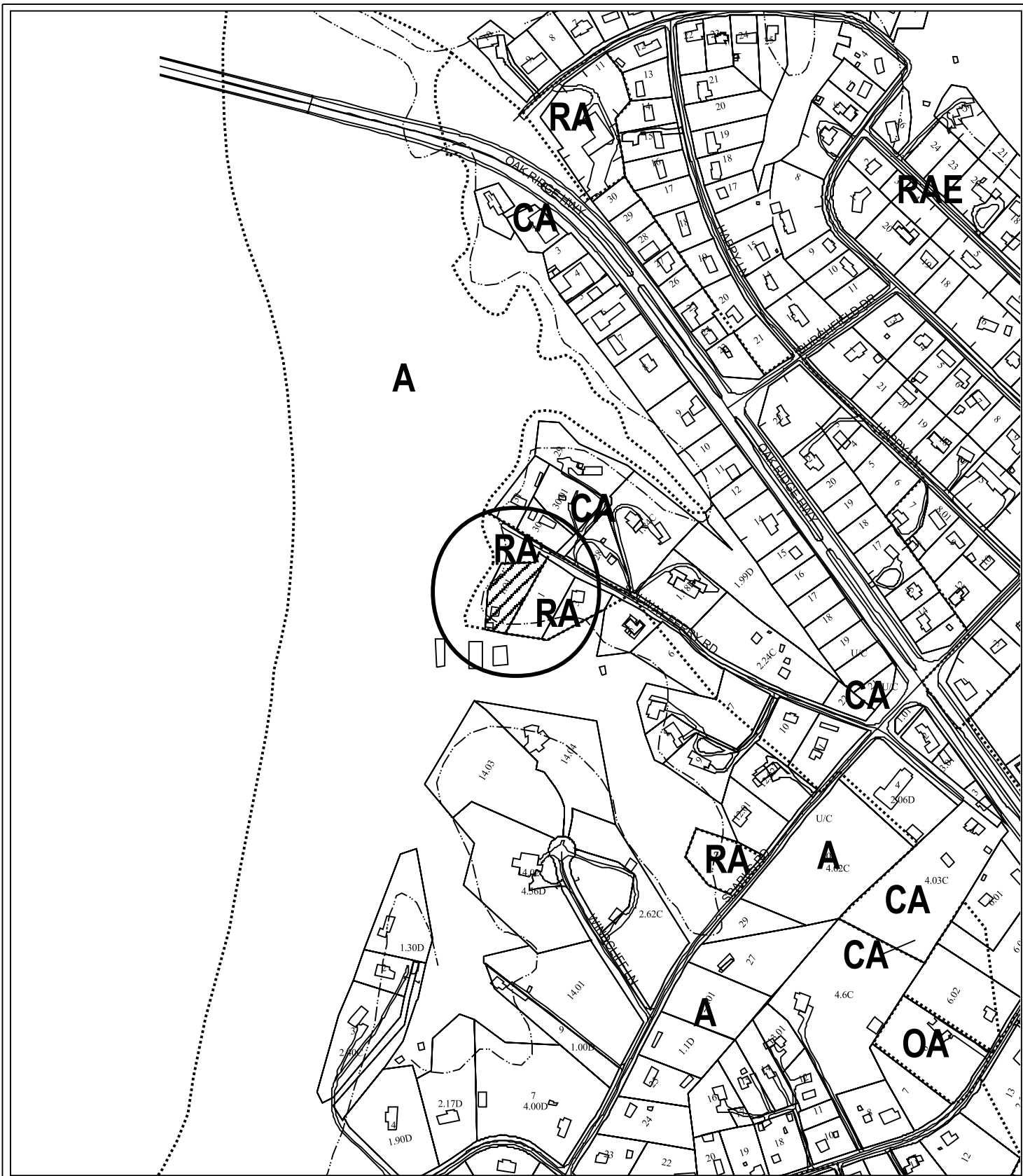
If permitted to expand as requested, the applicant would have to provide 70 off-street parking spaces. The plan as submitted only proposes 59 parking spaces with narrow parking/driving aisles. The Knox County Zoning Ordinance requires that the driving aisle provided in a parking lot be a minimum of 25' wide. The plan as proposed does not meet that requirement, and if it were revised to meet that requirement a number of the proposed spaces would be lost. The result would be even fewer parking spaces than the required number. All off-street parking is required to be located on a sealed surface such as asphalt or concrete. The existing parking area has never been paved. If paved, there would probably be enough impervious area to require that a "water quality basin" be installed.

Finally, this is a small site at the end of a substandard residential street. Expansion of the existing facility will only further disrupt the neighboring residences and most likely more variances will be required in order for this project to meet the required standards. Staff simply believes that expansion of this facility as proposed does not meet the standards for review and would become a larger intrusion into the area.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



11-C-07-UR
 USE ON REVIEW



Marina expansion in CA (General Business)

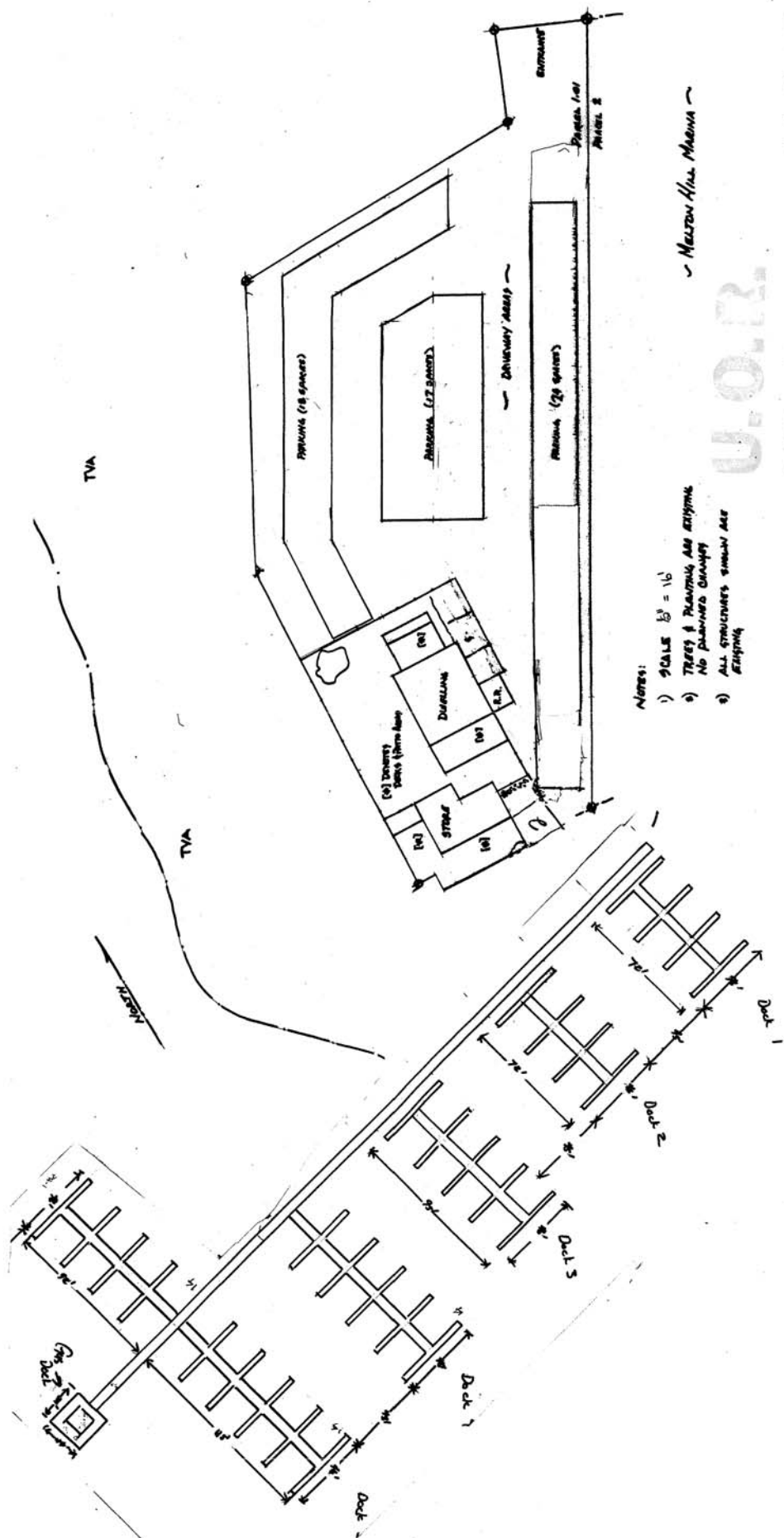
Original Print Date: 10/23/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Melton Hill Marina

Map No: 76

Jurisdiction: County





- Notes:
- 1) SCALE 1" = 16'
 - 2) TREES & PLANTING AS EXISTING
NO PLANNED GRUBBING
 - 3) ALL STRUCTURES SHOWN ARE
EXISTING

MELTON HILL MARINA

U.O.R.

DATE 10/1/07

11-C 07-UR