

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

▶ **FILE #:** 6-SB-12-C  
 6-D-12-UR

**AGENDA ITEM #:** 15  
**AGENDA DATE:** 6/14/2012

▶ **SUBDIVISION:** THE GAZEBO  
 ▶ **APPLICANT/DEVELOPER:** DWAYNE JONES  
 OWNER(S): Dwayne Joes

TAX IDENTIFICATION: 135 007  
 JURISDICTION: City Council District 1

▶ **LOCATION:** Southwest side of Maloney Rd., west of Alcoa Hwy.

SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 11.32 acres

▶ **ZONING:** RP-1 (Planned Residential) & A-1 (Agricultural)

▶ **EXISTING LAND USE:** Partially constructed residential development

▶ **PROPOSED USE:** Detached and attached housing

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A and A-1 agricultural and F-1 floodway. Development in the area consists of single family dwellings, a U.T. farm and Fort Loudon Lake.

▶ **NUMBER OF LOTS:** 32

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Maloney Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 6 conditions**

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

▶ **APPROVE the request for 8 attached dwellings and 24 detached dwellings as shown on the site plan**

**subject to 4 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. The use of the club house and boat slips is limited to the private use of the members of the homeowners association of this development.
3. No fuel dispensing or any other commercial activity associated with the marina will be permitted
4. Dedication of the proposed greenway easement as shown on the development plan prior to obtaining any additional building permits for this project.

With the conditions noted, this plan meets the requirements of the RP-1 zoning district and the other criteria for approval of a use on review.

**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 to 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.

**ESTIMATED TRAFFIC IMPACT 377 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

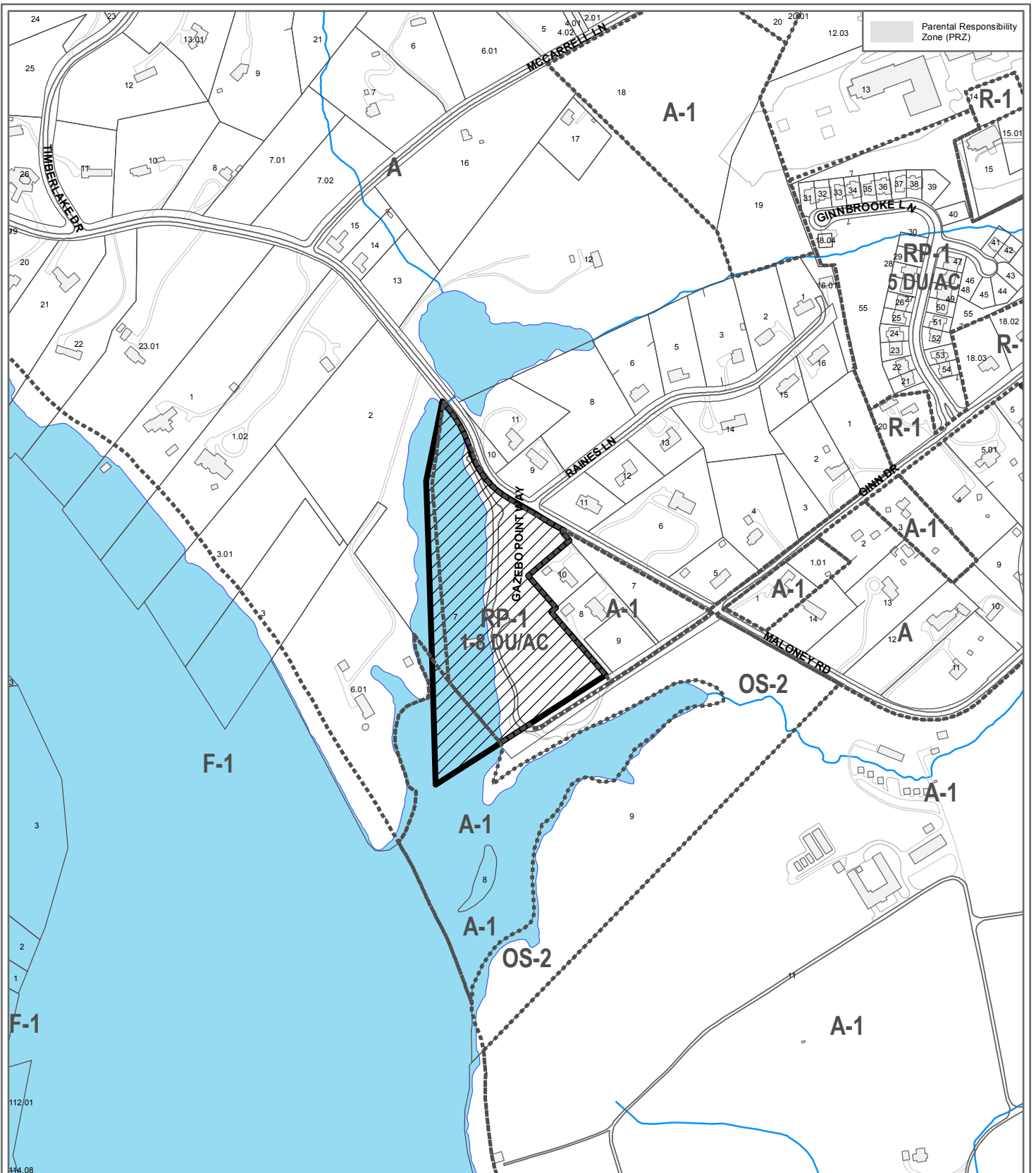
ESTIMATED STUDENT YIELD: 10 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.

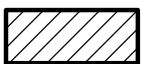
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



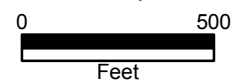
**6-SB-12-C / 6-D-12-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached and attached housing in RP-1 (Planned Residential) & A-1 (Agricultural)

Petitioner: Jones, Dwayne  
The Gazebo

Map No: 135  
Jurisdiction: City



Original Print Date: 5/22/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

