

▶ **FILE #:** 2-D-10-RZ

**AGENDA ITEM #:** 38

**AGENDA DATE:** 2/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S):

WEST DONALD II MARTIN

TAX ID NUMBER: 135 H B 003

JURISDICTION: City Council District 1

▶ **LOCATION:** Southeast side Ginn Dr., northeast of Maloney Rd.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: South County

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

ACCESSIBILITY: Access is via Ginn Dr., a local street with 15' of pavement width within 30' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT ZONING:** No Zone (formerly A (Agricultural))

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Ginn Dr. - Residence / A (Agricultural)

South: Residence / A (Agricultural)

East: Residence / A (Agricultural)

West: Residence / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, A-1, R-1 and RP-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE A-1 (General Agricultural) zoning.**

A-1 zoning is compatible with surrounding development and zoning. A-1 is the most comparable City zone to the former County A zone. The sector plan proposes LDR (Low Density Residential) uses for the site.

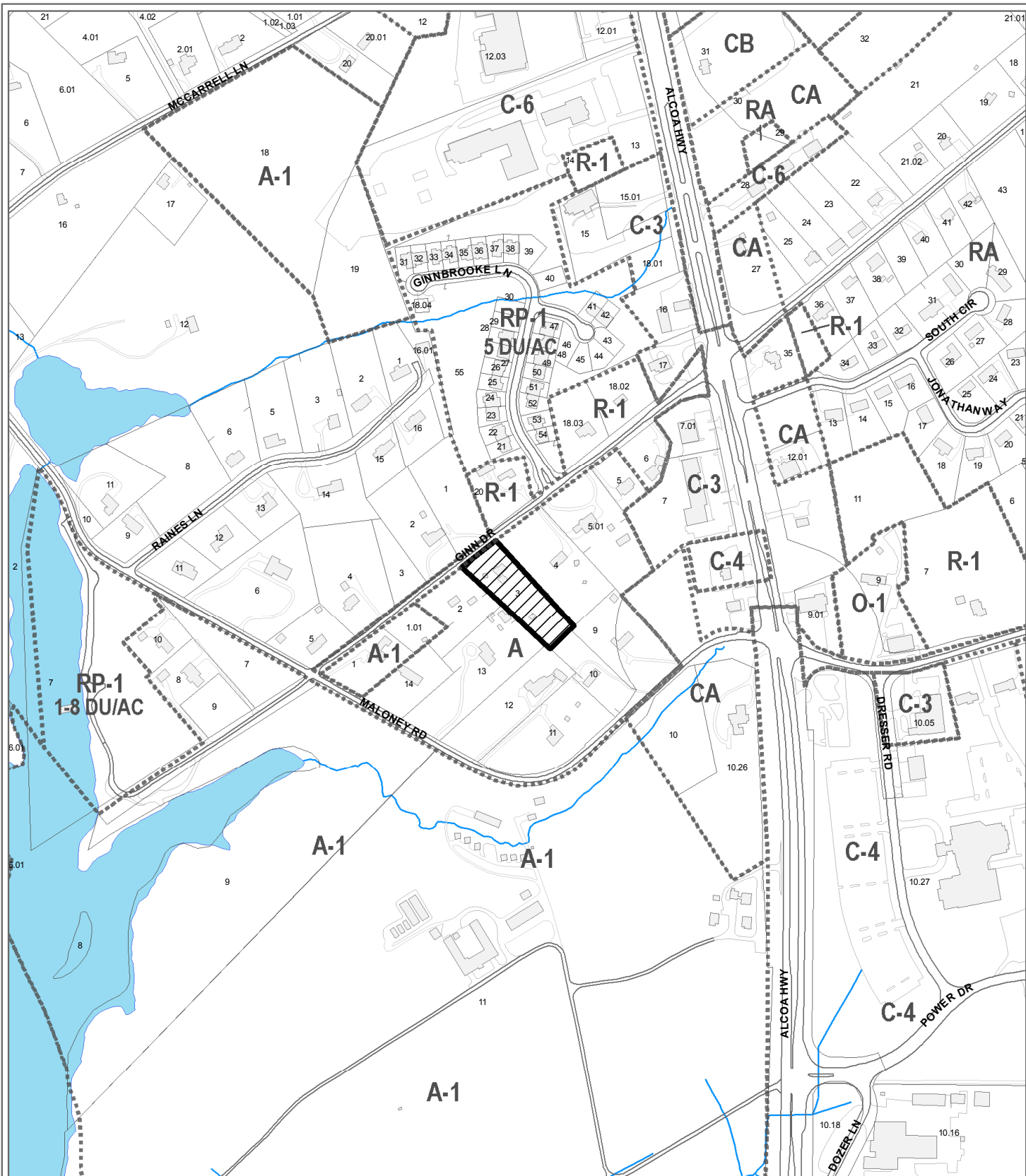
**COMMENTS:**

Other properties in the area have been rezoned A-1 after annexation into the City.

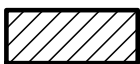
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2010 and 3/23/2010. 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.



**2-D-10-RZ  
GOVERNMENTAL REZONING**



From: No Zone  
To: A-1 (General Agricultural)

Original Print Date: 1/27/2010      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 135  
Jurisdiction: City

