

# CASE SUMMARY

## APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 1-E-02-RZ                      **Related File Number:** 1-D-02-PA  
**Application Filed:** 12/17/2001              **Date of Revision:**  
**Applicant:** ED LOY, JR./JERRY WHEELER  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Ginn Rd., southwest side Maloney Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 135 7    **Jurisdiction:** City  
**Size of Tract:** 6.33 acres  
**Accessibility:**

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Marina  
**Surrounding Land Use:**  
**Proposed Use:** 30 unit townhouse complex                      **Density:** 1 to 8  
**Sector Plan:** South County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**Former Zoning:**  
**Requested Zoning:** RP-1 (Planned Residential)  
**Previous Requests:** property was zoned A-1 when annexed into the city  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**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.): APPROVE RP-1 (Planned Residential) zoning.  
APPROVE a density of 1 to 8 units per acre.

Staff Recomm. (Full): A density of 1 to 8 units is intended to allow consideration of a 30-unit townhouse development to replace the marina on this site. The RP-1 zoning will permit public review of the site plan for any development prior to construction.

Comments: The community will have an opportunity to review and respond to the proposed development prior to construction through the site plan review process under RP-1 zoning. The previously approved marina on this site was for a 130 boat slips, which would generate more vehicular trips than this proposal. The Alcoa Hwy./ Maloney Rd. intersection is also scheduled for improvements, which will reduce the traffic impacts of this development on the community.

Thirty townhouse units, as proposed through this plan amendment and rezoning, would generate approximately 270 vehicle trips per day and result in approximately 17 children being added to area schools.

The property contains a two story Gothic Revival house, the Maxey House. The Maxey House is significant for its architecture and its association with settlement history. It has been noted as eligible for H-1 Historic Overlay designation and listing on the National Register of Historic Places in the Cultural Resources Plan.

MPC Action: Approved MPC Meeting Date: 1/10/2002

Details of MPC action:

Summary of MPC action: APPROVE RP-1 (Planned Residential) at a density of 1 to 8 dwelling units per acre

Date of MPC Approval: 1/10/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 2/5/2002 Date of Legislative Action, Second Reading: 4/16/2002

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other": If "Other":

Amendments: Amendments:

Postponed 2/19/02, 3/19/02

Date of Legislative Appeal: Effective Date of Ordinance: