

▶ **FILE #:** 8-C-12-RZ

AGENDA ITEM #: 23

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Jimmy Wright

TAX ID NUMBER: 120 N C 019

JURISDICTION: City Council District 2

▶ **LOCATION:** Northwest side Luscombe Dr., southwest of Morrell Rd.

▶ **APPX. SIZE OF TRACT:** 0.36 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Luscombe Dr., a local street with 25' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** No Zone (formerly RA (Low Density Residential))

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Residence

EXTENSION OF ZONE: Yes, extension of R-1 from all sides

HISTORY OF ZONING: Other properties in this neighborhood have been rezoned R-1 upon annexation into the City.

SURROUNDING LAND USE AND ZONING: North: Residence / R-1 (Low Density Residential)
 South: Luscombe Dr. - Residence / R-1 (Low Density Residential)
 East: Residence / R-1 (Low Density Residential)
 West: Residence / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This neighborhood is developed with detached houses on individual lots, under R-1 and RA zoning.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

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

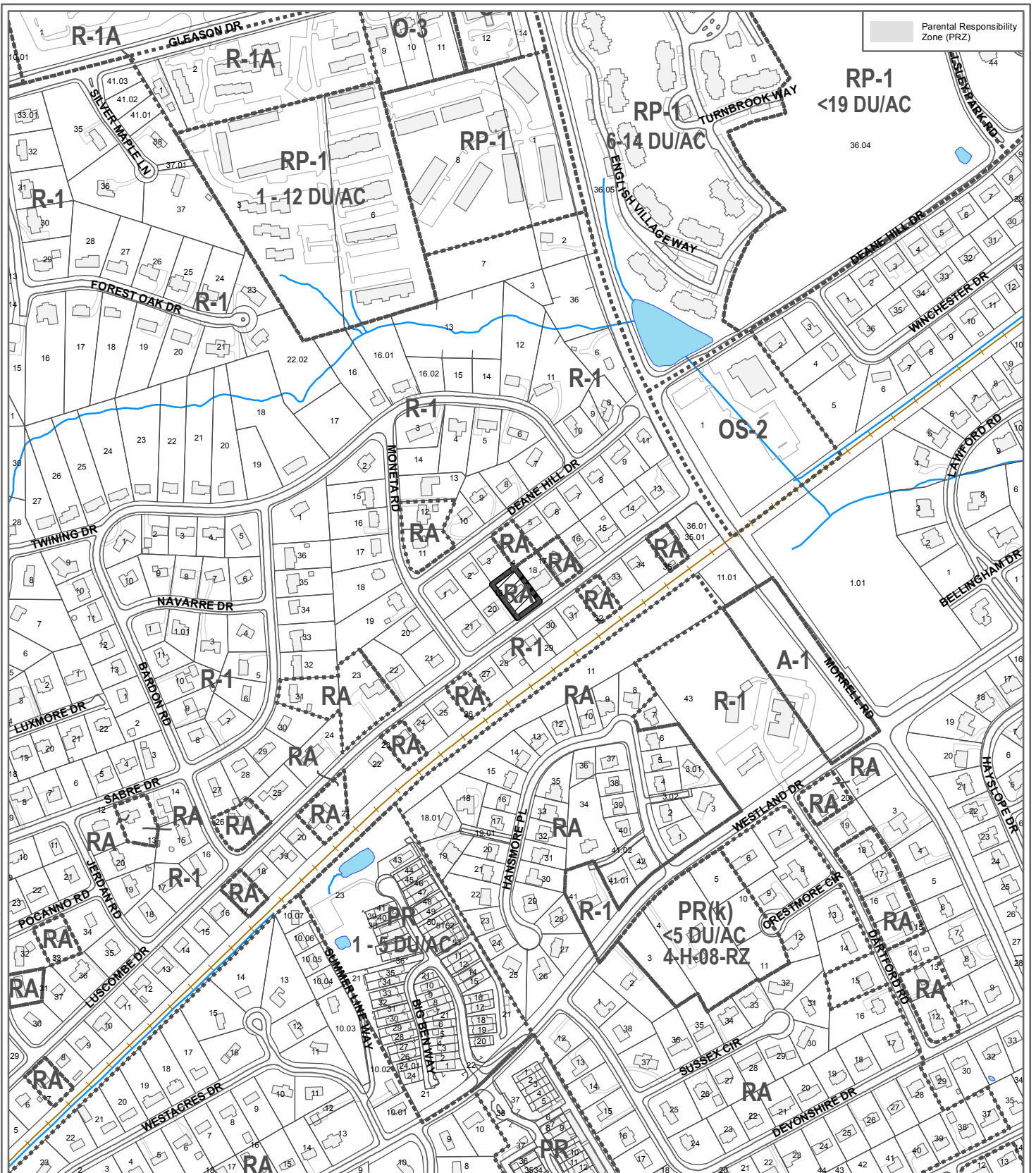
COMMENTS:

Other properties in the neighborhood have been rezoned R-1 after annexation into the City. R-1 is an extension of zoning from all sides.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/4/2012 and 9/18/2012. 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.



**8-C-12-RZ
REZONING**

Petitioner: City of Knoxville



From: No Zone

To: R-1 (Low Density Residential)

Map No: 120

Jurisdiction: City

Original Print Date: 7/17/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

