

▶ **FILE #:** 8-D-12-RZ

AGENDA ITEM #: 24

AGENDA DATE: 8/9/2012

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): HILE RYAN M & DRAIN BRANDY D

TAX ID NUMBER: 133 G A 016-018

JURISDICTION: City Council District 2

▶ **LOCATION:** East side Normandy Dr., north of Luscombe Dr.

▶ **APPX. SIZE OF TRACT:** 1.44 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Normandy 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: Ten Mile Creek

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

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Residences

EXTENSION OF ZONE: Yes, extension of R-1 from three 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 / RA (Low Density Residential)

South: Residence / R-1 (Low Density Residential)

East: Residence / R-1 (Low Density Residential)

West: Normandy Dr. - 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:

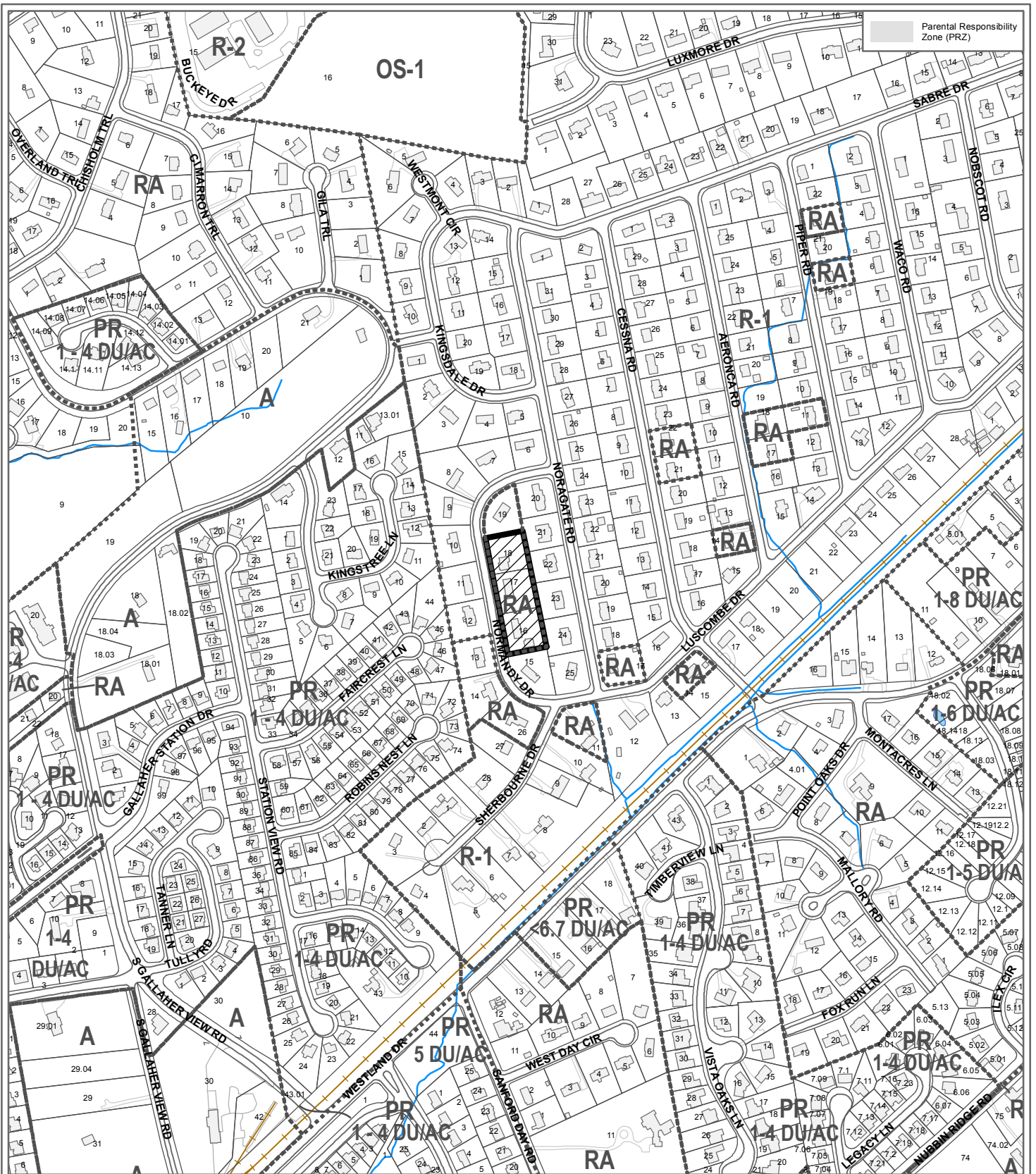
▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

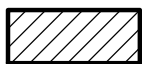
ESTIMATED STUDENT YIELD: Not applicable.

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-D-12-RZ
REZONING**

Petitioner: City of Knoxville



From: No Zone

To: R-1 (Low Density Residential)

Map No: 133

Jurisdiction: City

Original Print Date: 7/17/2012

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

