

# REZONING REPORT

► **FILE #:** 8-D-21-RZ

**AGENDA ITEM #:** 10

**AGENDA DATE:** 8/12/2021

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): Joyce L. Van Der Wiele

TAX ID NUMBER: 133 B E 021

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7630 Luscombe Dr.

► **LOCATION:** South side of Luscombe Drive, southeast of Bardon Road

► **APPX. SIZE OF TRACT:** 0.61 Acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Luscombe Drive, a local road with a pavement width of 27.5-ft. within a right-of-way width of 48.5-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT ZONING:** No Zone

► **ZONING REQUESTED:** RN-1 (Single-Family Residential Neighborhood)

► **EXISTING LAND USE:** Existing single-family dwelling.

► EXTENSION OF ZONE: Yes, RN-1 is located adjacent to the east and west.

HISTORY OF ZONING: RA (Low density residential)

SURROUNDING LAND USE AND ZONING: North: Single-family-residential - RN-1 (Single-Family-Residential Neighborhood)

South: Multi-family - PR (Planned Residential)

East: Single-family-residential - RN-1 (Single-Family-Residential Neighborhood)

West: Single-family-residential - RN-1 (Single-Family-Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The property is located in an area with small sized lots along a local road within a residential neighborhood. This property has been annexed into the City of Knoxville.

## STAFF RECOMMENDATION:

► **Approve RN-1 (Single-Family Residential) zoning because it is comparable to the RA (Low Density Residential) zone in Knox County.**

## COMMENTS:

RN-1 is a comparable City zoning district to the former RA County zoning and permits residential uses on the

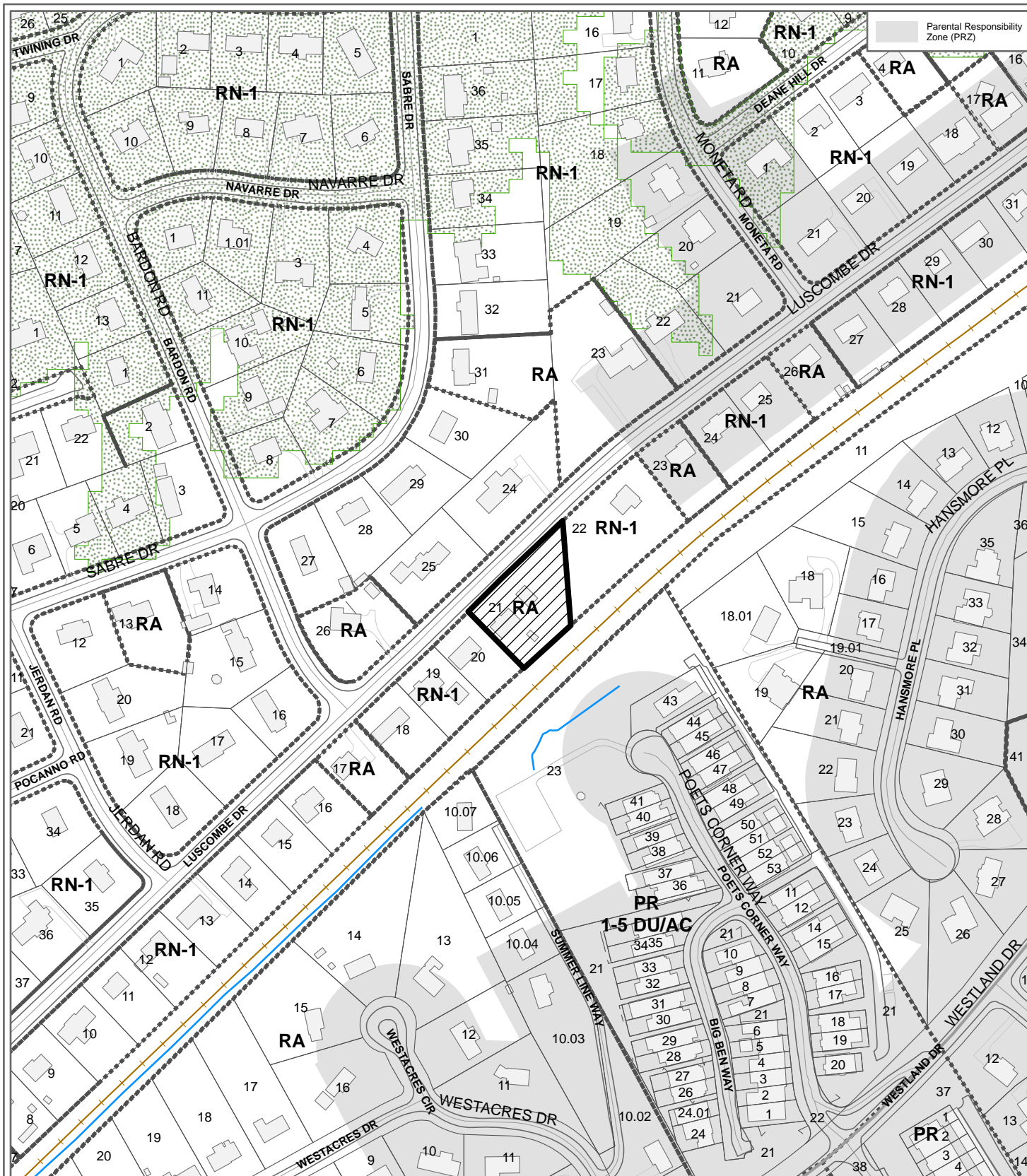
subject property. The RN-1 zone is comparable with other residential zoning present in the area. The adjacent properties to the east and west are zoned RN-1.

Other properties in this area that have been annexed into the City of Knoxville have been rezoned to RN-1.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

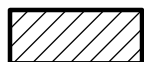
If approved, this item will be forwarded to Knoxville City Council for action on 9/7/2021 and 9/21/2021. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# **8-D-21-RZ REZONING**

From: No Zone (formerly RA Low Density Residential)

To: RN-1 (Single-Family Residential Neighborhood)



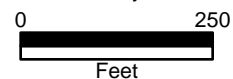
Original Print Date: 7/6/2021  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: City of Knoxville

Map No: 133

Jurisdiction: City

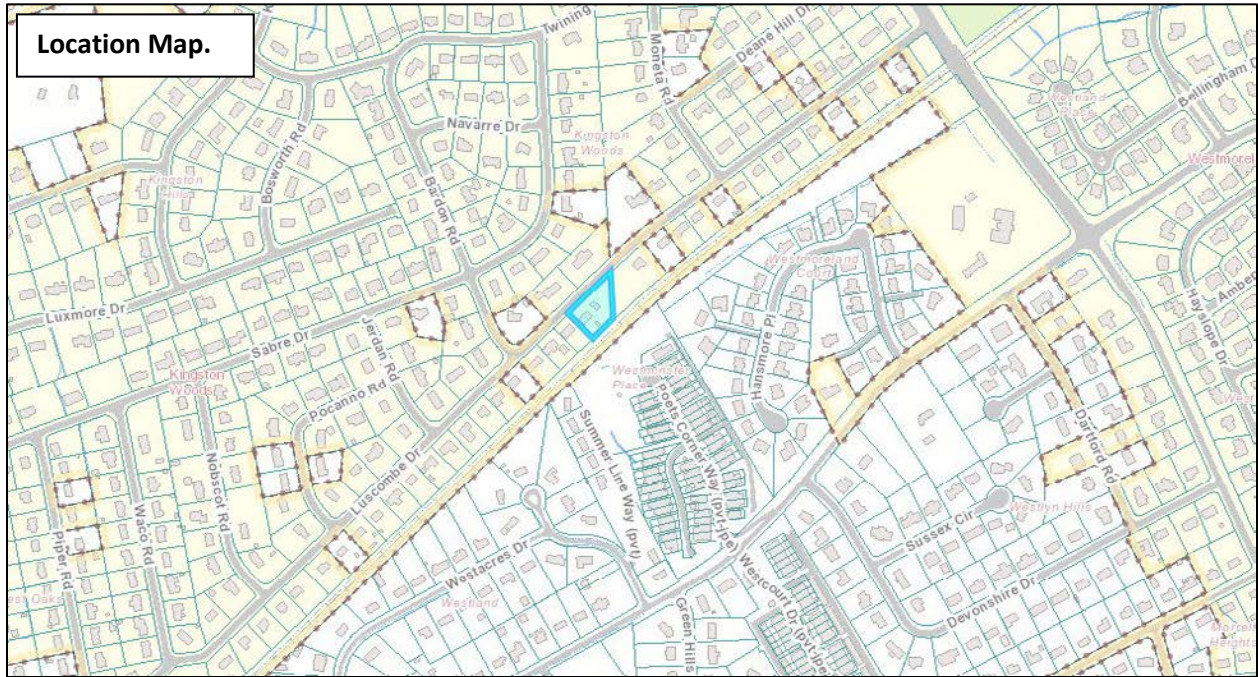




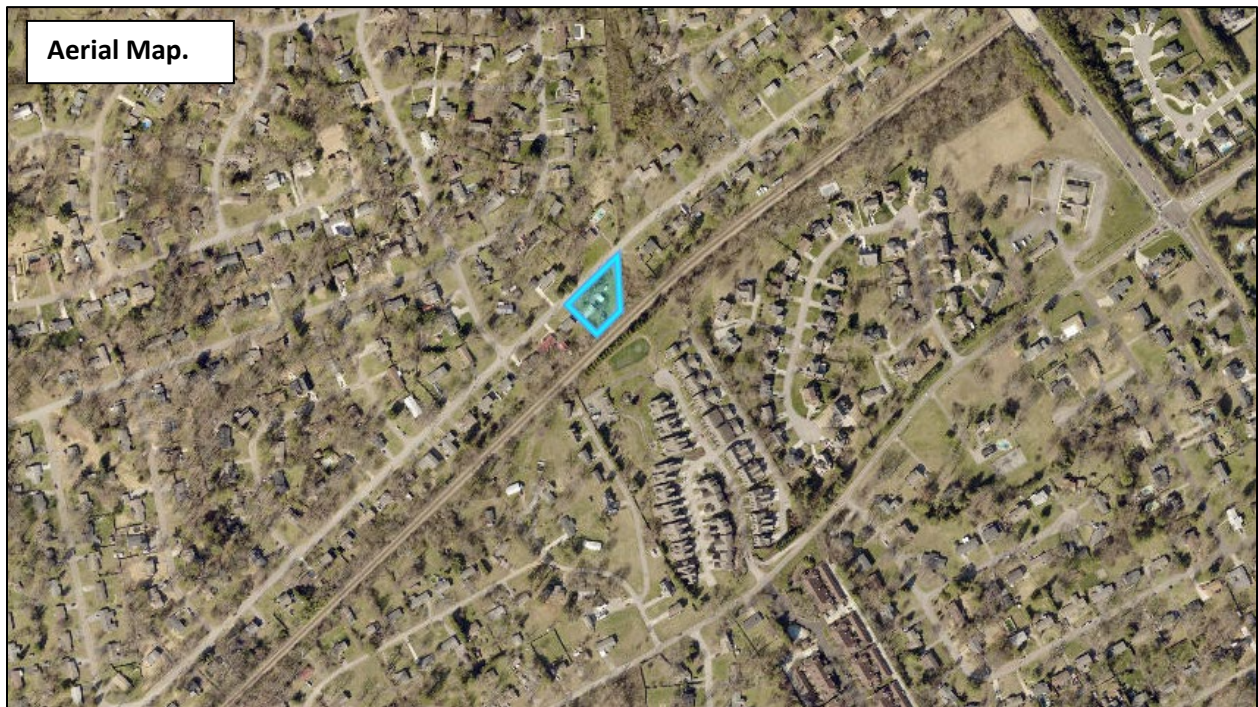
## EXHIBIT A. Contextual Images

## EXHIBIT A. Contextual Images

**Location Map.**



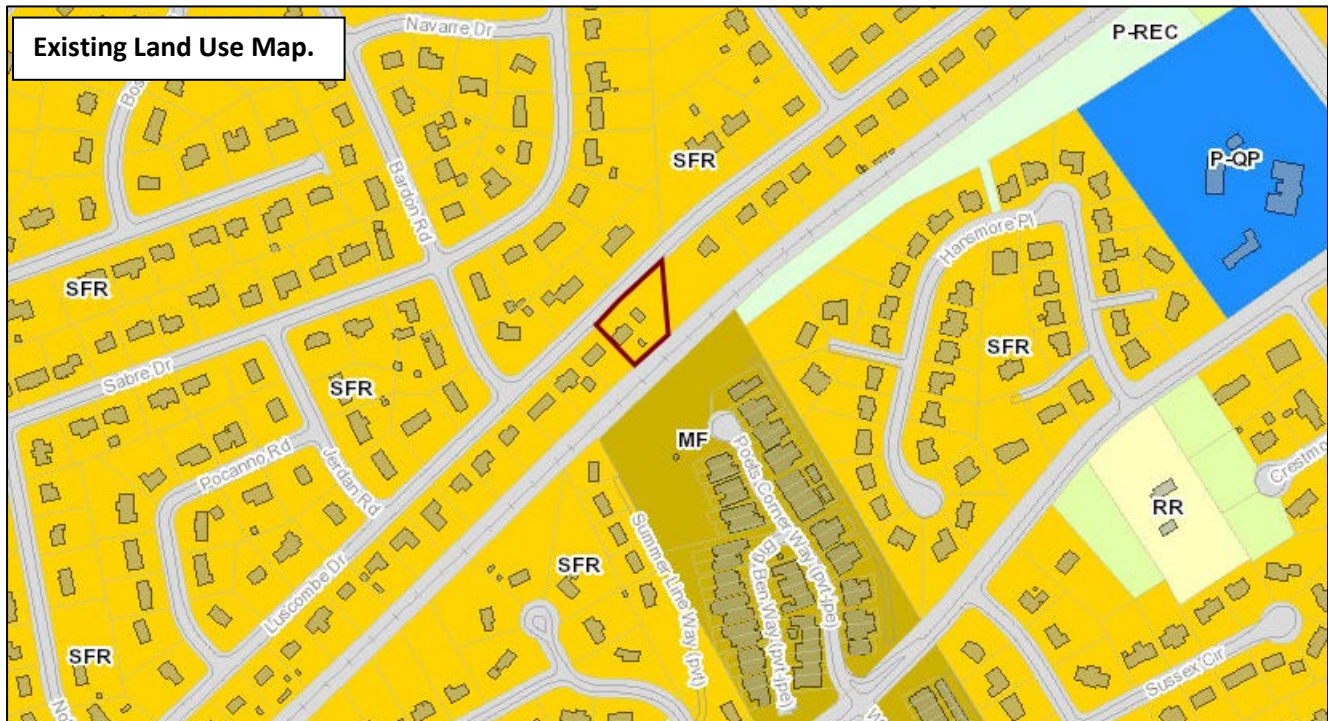
**Aerial Map.**





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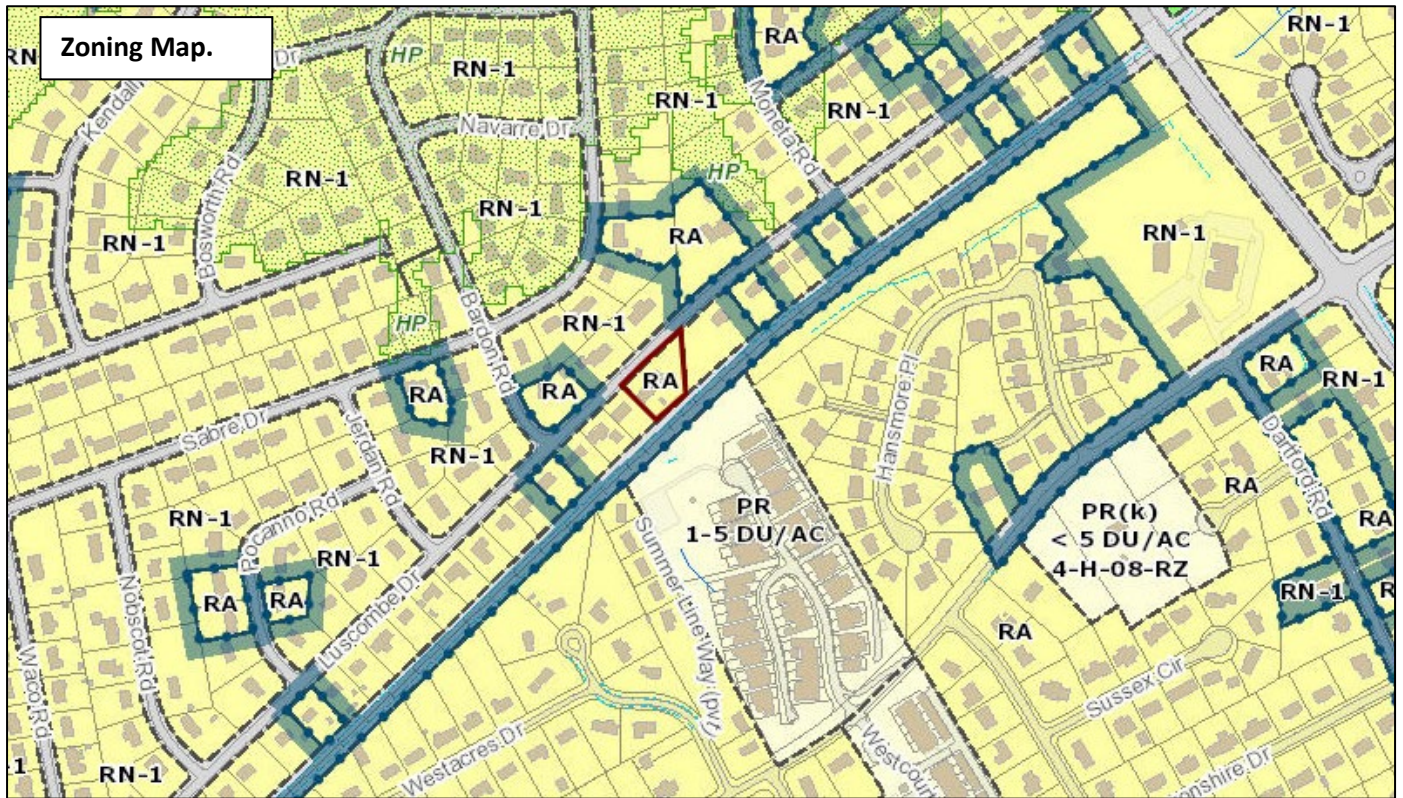
EXHIBIT A. Contextual Images





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EXHIBIT A. Contextual Images





July 12, 2021

Joyce L. Van Der Wiele  
7630 Luscombe Drive  
Knoxville, TN 37919

Subject: 7630 Luscombe Drive / Parcel ID 133BE021

Planning Commission File No. 8-D-21-RZ

Dear Ms. Van Der Wiele:

Your property, as referenced above, is in the final stages of being annexed by the City of Knoxville. The property will be considered by the Knoxville-Knox County Planning Commission for rezoning to a city zoning category at the Planning Commission meeting scheduled for August 12, 2021. The meeting will be held in the Main Assembly Room of the City County Building, located at 400 Main Street in downtown Knoxville at 1:30 p.m.

Your property's proposed zoning district will be RN-1 (Single Family Residential Neighborhood). The previous county zoning district was RA (Low Density Residential). If you have any questions about this process please call Jeanne Stevens, Planning Services Manager, at 215-4001. As required by the Knoxville Zoning Ordinance, you are being notified by certified mail. You are also being notified by regular mail to ensure timely notification about this process and Planning Commission meeting.

Sincerely,

A handwritten signature in blue ink that reads "Amy Brooks".

Amy Brooks, Executive Director



# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☒ Rezoning

City of Knoxville

Applicant Name

Affiliation

June 16, 2021

August 12, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

8-D-21-RZ

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Rick Emmett

City of Knoxville

Name

Company

P.O. Box 1631, 400 Main Street

Knoxville

Tn.

37901

Address

City

State

ZIP

865-215-3837

remmett@knoxvilletn.gov

Phone

Email

## CURRENT PROPERTY INFO

Joyce L Van Der Wiele

7630 Luscombe Drive, Knoxville, Tn 37919

Owner Name (if different)

Owner Address

Owner Phone

Property Address

Parcel ID

7630 Luscombe Drive, Knoxville, Tn 37919

133BE021

Sewer Provider

KUB

Water Provider

KUB

Septic (Y/N)

(N)

## STAFF USE ONLY

General Location

Tract Size

☒ City ☐ County

2nd District

Zoning District

Existing Land Use

West City

LDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

(26,607 sq.ft.)  
0.61 acres (apprx)

NoZONE (formerly RA)

SFR



**DEVELOPMENT REQUEST**

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA  
☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number

**ZONING REQUEST**☒ Zoning Change

No zone

Proposed Zoning

☐ Plan Amendment Change

comparable County Zone

Proposed Plan Designation(s)

RN-1

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

☐ Other (specify) \_\_\_\_\_**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

**ATTACHMENTS**

- ☐ Property Owners / Option Holders ☐ Variance Request

**ADDITIONAL REQUIREMENTS**

- ☐ Design Plan Certification (Final Plat)  
☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1

Total

Fee 2

Fee 3

N/C

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Applicant Signature

City of Knoxville

Please Print

June 16, 2021

Date

865-215-3837

Phone Number

remmett@knoxvilletn.gov

Email



Staff Signature

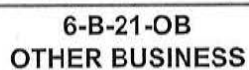
SHERRY MUCHIENZI

Please Print

6/16/2021

Date





A horizontal scale bar with a black top half and a white bottom half. The word "Feet" is centered below the bar. The number "0" is at the left end, and "250" is at the right end.

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902