

# CASE SUMMARY

## APPLICATION TYPE: GOVERNMENTAL 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 12-G-03-RZ **Related File Number:**  
**Application Filed:** 11/17/2003 **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southwest side Luscombe Dr., Norfolk Southern Railroad ROW  
**Other Parcel Info.:**  
**Tax ID Number:** 133 G C 24-28 OTHER: 133BE1,12,16, AND RAILROAD R **Jurisdiction:** City  
**Size of Tract:** 14.4 acres  
**Accessibility:** Access is via Luscombe Dr., a local street with 26' of pavement within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences  
**Surrounding Land Use:**  
**Proposed Use:** Residences **Density:**  
**Sector Plan:** West City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** These lots are part of the single family subdivision that has developed under RA and R-1 zones.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** RA (Low Density Residential)  
**Requested Zoning:** R-1 (Single Family Residential)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned RA when subdivided in 1960's. Surrounding property has been rezoned to R-1 after being annexed into the city.

### 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 R-1 (Single Family Residential) zoning

Staff Recomm. (Full): R-1 zoning is comparable to the former RA zoning and is consistent with the surrounding residential zoning and development. The sector plan proposes low density residential use for these properties.

Comments: Other annexed parcels in the area have been rezoned to R-1 following annexation by the City of Knoxville.

MPC Action: Approved MPC Meeting Date: 12/11/2003

Details of MPC action:

Summary of MPC action: APPROVE R-1 (Single Family Residential)

Date of MPC Approval: 12/11/2003 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: 1/6/2004 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: