

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 8-D-21-RZ **Related File Number:**
Application Filed: 6/16/2021 **Date of Revision:**
Applicant: CITY OF KNOXVILLE

PROPERTY INFORMATION

General Location: South side of Luscombe Drive, southeast of Bardon Road
Other Parcel Info.:
Tax ID Number: 133 B E 021 **Jurisdiction:** City
Size of Tract: 0.61 Acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Existing single-family dwelling.
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: West City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A
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.

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

Street: 7630 Luscombe Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone
Former Zoning: RA (Low Density Residential)
Requested Zoning: RN-1 (Single-Family Residential Neighborhood)
Previous Requests:
Extension of Zone: Yes, RN-1 is located adjacent to the east and west.
History of Zoning: RA (Low density residential)

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Levan King Cranston

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

Staff Recomm. (Full):

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.

Action: Approved

Meeting Date: 8/12/2021

Details of Action:

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

Date of Approval: 8/12/2021

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 9/7/2021

Date of Legislative Action, Second Reading:

Ordinance Number: O-117-2021

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: