

# CASE SUMMARY

**APPLICATION TYPE: GENERAL 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

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**File Number:** 4-D-12-RZ                      **Related File Number:**  
**Application Filed:** 2/24/2012              **Date of Revision:**  
**Applicant:** METROPOLITAN PLANNING COMMISSION

## PROPERTY INFORMATION

**General Location:** South side Sutherland Ave., east side Tobler Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 E F 001-017    **OTHER:** 107EG001-038, 107EH001-036,    **Jurisdiction:** City  
**Size of Tract:** 30 acres  
**Accessibility:** Access to this neighborhood is from either Sutherland Ave., a minor arterial street with 35' of pavement width within 80' of right-of-way, or Tobler Ln., a minor collector street with 23' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residential subdivision  
**Surrounding Land Use:**  
**Proposed Use:** Residential subdivision                      **Density:**  
**Sector Plan:** Central City                      **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Sutherland Ave. is developed with a mix of uses, including residential, commercial, industrial, office and institutional, under various zones.

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

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

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:** R-1 (Low Density Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Not an extension of R-1, but there is significant R-1 zoning in the neighborhoods to the south  
**History of Zoning:** None noted

## PLAN INFORMATION (where applicable)

**Current Plan Category:**



**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**