CASE SUMMARY

APPLICATION TYPE: GENERAL REZONING

File Number: 4-D-12-RZ Related File Number:

Application Filed: 2/24/2012 Date of Revision:

Applicant: METROPOLITAN PLANNING COMMISSION



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

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:

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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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.

Staff Recomm. (Full): R-1 is consistent with the zoning of the neighborhood to the south, is appropriate for the type of

established residential development in place and is consistent with both the One Year Plan and the

sector plan designations for the area..

Comments: NEED BASED ON SUBSTANTIALLY CHANGED/CHANGING CONDITIONS IN THE AREA OR THE

COUNTY GENERALLY:

1. Low density residential uses are compatible with the scale and intensity of the surrounding

development and zoning pattern.

2. The vast majority of this neighborhood, Sutherland Heights, is developed with detached dwellings on individual lots. Upon a field visit to the neighborhood by staff, there were no apparent duplexes or other multi-dwelling structures and no lots were vacant.

3. R-1 zoning is a more appropriate zone than R-2 for this neighborhood because it is consistent with its existing development and is consistent with the low density residential proposal on the adopted land

use plans for the area.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:

1. The R-1 zone, as described in the zoning ordinance, is intended to provide areas for low density residential development.

2. R-1 is a less intense zone than the current R-2 zoning and is more appropriate for this

neighborhood.

THE EFFECTS OF THE PROPOSAL:

1. Public water and sewer utilities are available to serve this site.

2. The proposal will have no impact on schools and the street system, because the neighborhood is already fully developed.

3. R-1 zoning will have no impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

1. The City of Knoxville One Year Plan and the Central City Sector Plan both propose low density

residential uses for this site, consistent with this proposal.

Action: Approved Meeting Date: 4/12/2012

Details of Action:

Summary of Action: RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.

Date of Approval: 4/12/2012 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: 5/15/2012 Date of Legislative Action, Second Reading: 5/29/2012

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading:

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If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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