

▶ **FILE #:** 4-D-12-RZ

AGENDA ITEM #: 38

AGENDA DATE: 4/12/2012

▶ **APPLICANT:** METROPOLITAN PLANNING COMMISSION

OWNER(S): Various owners

TAX ID NUMBER: 107 E F 001-017 107EG001-038, 107EH001-036, 107EJ001-015, 107EK002-034 (MAP ON FILE AT MPC)

JURISDICTION: City Council District 6

▶ **LOCATION:** South side Sutherland Ave., east side Tobler Ln.

▶ **APPX. SIZE OF TRACT:** 30 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residential subdivision

▶ **PROPOSED USE:** Residential subdivision

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

SURROUNDING LAND USE AND ZONING: North: Sutherland Ave. - Retail store and trucking company / C-4 (Highway & Arterial Commercial), C-3 (General Commercial) and I-3 (General Industrial)

South: Third Creek Greenway and residential neighborhood / OS-1 (Open Space Preservation) and R-1 (Low Density Residential)

East: Third Creek Greenway / OS-1 (Open Space Preservation)

West: Tobler Ln. - West High School / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: Sutherland Ave. is developed with a mix of uses, including residential, commercial, industrial, office and institutional, under various zones.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE R-1 (Low Density Residential) zoning.**

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.

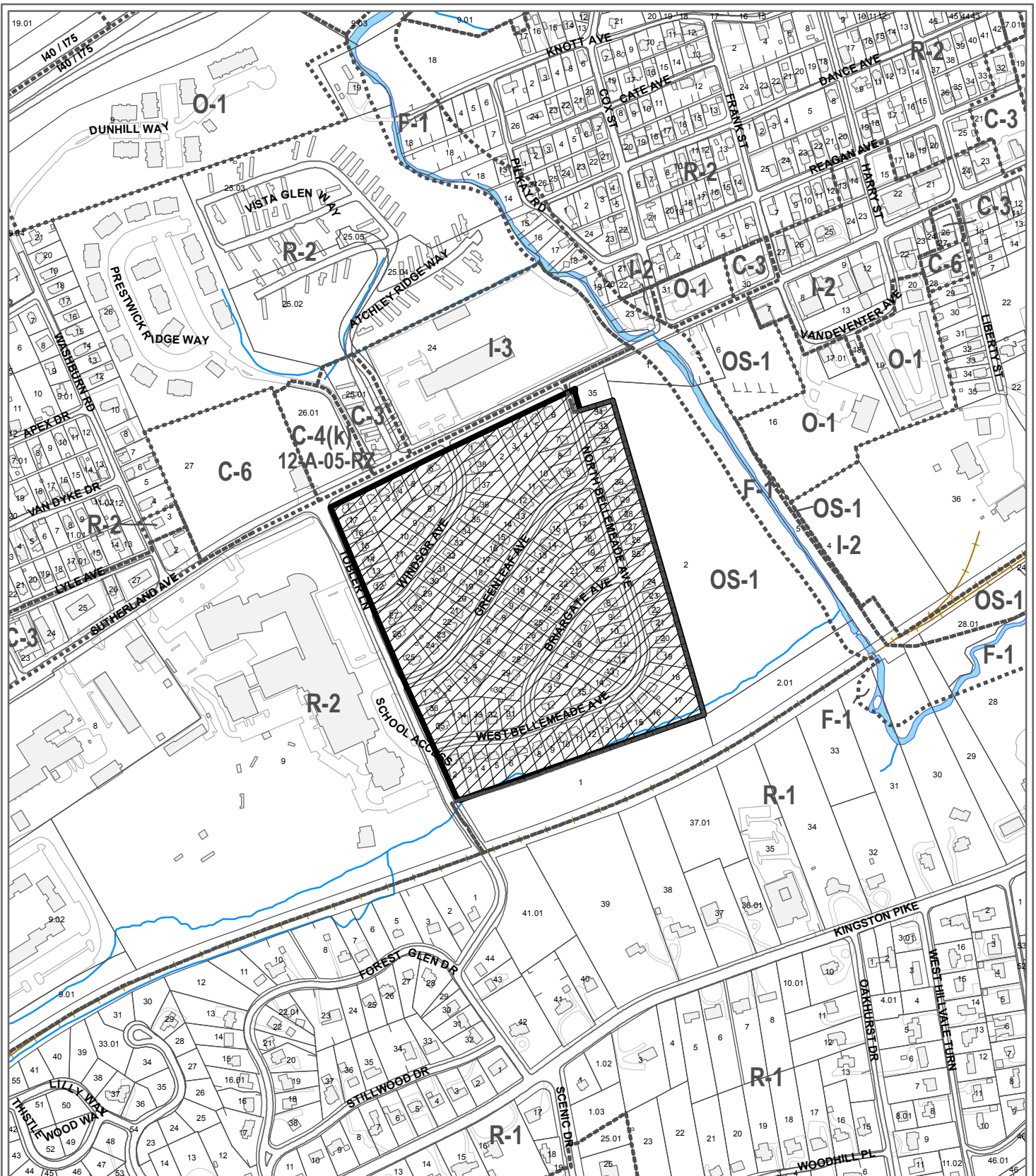
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS:

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/15/2012 and 5/29/2012. If denied, MPC'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 an MPC decision in the City.



**4-D-12-RZ
GOVERNMENTAL REZONING**

From: R-2 (General Residential)
To: R-1 (Low Density Residential)



Petitioner: Metropolitan Planning Commission

Map No: 107

Jurisdiction: City

Original Print Date: 3/19/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

