

# CASE SUMMARY

## APPLICATION TYPE: 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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400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 3-S-01-RZ                      **Related File Number:**  
**Application Filed:** 2/6/2001              **Date of Revision:**  
**Applicant:** HALL SMITH REALTY  
**Owner:**

### PROPERTY INFORMATION

**General Location:** East side Westfield Rd., north of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 121 A A 33                      **Jurisdiction:** City  
**Size of Tract:** 17900 square feet  
**Accessibility:** Access is via Westfield Rd., a local street with 20' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Office                      **Density:**  
**Sector Plan:** West City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is within a block of older residential housing, some of which has been converted from single family housing and residential zoning to office zoning and uses over the last ten years.

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

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

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Single Family Residential)  
**Former Zoning:**  
**Requested Zoning:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** None noted for this site, but other lots within this block have been zoned to O-1 over the last several years.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

