

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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File Number: 4-E-05-RZ **Related File Number:**
Application Filed: 2/22/2005 **Date of Revision:**
Applicant: DONALD PRATER
Owner:

PROPERTY INFORMATION

General Location: East side Westfield Rd., northwest side of Circle Ln.
Other Parcel Info.:
Tax ID Number: 121 A A 030 **Jurisdiction:** City
Size of Tract: 1.12 acres
Accessibility: Access is via Westfield Rd., a local street with 21' of pavement width within 45-55' of right of way or Circle Ln., a local street with 18' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: The property will continue to be used as a residence until it is sold **Density:**
Sector Plan: West City **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is surrounded by offices and commercial businesses, as well as a television station's building and equipment, zoned O-1, C-3, C-4 and C-6.

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

Street: 101 Westfield Rd
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, extension of O-1 from three sides.
History of Zoning: Other residential properties along Westfield Rd. have been rezoned to O-1 over the years.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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.): APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full): O-1 is a logical extension of zoning from three sides and will complete the office zoning for all properties along Westfield Rd. The One Year Plan and the sector plan both propose office uses for the site.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. Other properties along Westfield Rd. have been rezoned from R-1 to O-1 in the past to use existing houses for offices.
3. O-1 is a logical extension of zoning from three sides, and this proposal completes the O-1 zoning pattern for the entire Westfield Rd. neighborhood.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on streets and schools.
3. The proposal is compatible with surrounding development and will have a minimal impact on adjacent properties.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes office uses for this parcel, consistent with this proposal.
2. The West City Sector Plan proposes office uses for this parcel, consistent with this proposal.
3. Staff does not anticipate receiving similar zoning requests in the future in this neighborhood because all the surrounding properties are already zoned for either office or commercial uses.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

Summary of MPC action: APPROVE O-1 (Office, Medical & Related Services)

Date of MPC Approval: 4/14/2005

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: 5/10/2005

Date of Legislative Action, Second Reading: 5/24/2005

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: