

# 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:** 7-I-05-RZ                      **Related File Number:**  
**Application Filed:** 6/16/2005              **Date of Revision:**  
**Applicant:** KAMILIA KOZLOWSKI  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northeast side Old Weisgarber Rd., southwest of Middlebrook Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 106 L A 008                      **Jurisdiction:** City  
**Size of Tract:** 0.6 acres  
**Accessibility:** Access is via Old Weisgarber 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 use                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is in an area of residential and office development that has occurred under O-1, O-2, R-1E, R-1 and A-1.

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

**Street:** 1250 Old Weisgarber Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A-1 (General Agricultural)  
**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 property in the area has been rezoned O-1 and O-2 in the last 10 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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE O-1 (Office Medical and Related Services) zoning

Staff Recomm. (Full):

O-1 zoning is compatible with surrounding office zoning and development. The sector plan proposes 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 in the immediate area have been rezoned from A-1 to O-1 and O-2 in the past for offices.
3. O-1 is a logical extension of zoning from the southeast, and this proposal continues the trend of O-1 rezonings in this 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 mixed uses, limited to office, medium density residential and low density residential uses for this parcel, consistent with this proposal.
2. The Northwest City Sector Plan proposes office use for this parcel, consistent with this proposal.
3. This site is in an area designated for office uses on the proposed land use plan and many properties within the area have been rezoned for office uses, consistent with the office designation of the One Year Plan.
4. Staff would anticipate receiving similar zoning requests in the future continuing the transition to office uses in this area.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

Summary of MPC action:

APPROVE O-1 (Office Medical and Related Services)

Date of MPC Approval:

7/14/2005

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:

8/16/2005

Date of Legislative Action, Second Reading: 8/30/2005

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:**