

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### ONE YEAR PLAN AMENDMENT

**File Number:** 1-C-02-PA **Related File Number:**  
**Application Filed:** 11/2/2001 **Date of Revision:**  
**Applicant:** MICHAEL COHEN  
**Owner:**

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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### PROPERTY INFORMATION

**General Location:** North side of Essary Dr., southwest side of Glenhaven Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 E A 2 **Jurisdiction:** City  
**Size of Tract:** 0.8 acre  
**Accessibility:** Access is via Essary Dr., a major collector street with 32' of pavement within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Medical office  
**Surrounding Land Use:**  
**Proposed Use:** Business & professional offices **Density:**  
**Sector Plan:** North City **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This site is part of the apartment/office development that has occurred along the north side of Essary Rd between N Broadway and Central High School within R-1 and O-1 zones.

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

**Street:** 3105 Essary Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** R-2 (General Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted for this site, but other property in the area has been zoned O-1 Office.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** O (Office)

