

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 10-C-08-RZ **Related File Number:** 10-C-08-PA
Application Filed: 8/13/2008 **Date of Revision:**
Applicant: PAUL TRAUSCH

PROPERTY INFORMATION

General Location: Northwest side Essary Dr., southwest of Glenhaven Rd.
Other Parcel Info.:
Tax ID Number: 58 E A PT. OF 003 **OTHER:** MAP ON FILE AT MPC **Jurisdiction:** City
Size of Tract: 0.2 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Medical office
Surrounding Land Use:
Proposed Use: Professional offices (real estate) **Density:**
Sector Plan: North City **Sector Plan Designation:** Medium Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 3101 Essary Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-2 (General Residential)
Former Zoning:
Requested Zoning: O-1 (Office, Medical, and Related Services)
Previous Requests: None noted
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.):

RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.

Staff Recomm. (Full):

O-1 is a logical extension of zoning from the northeast and is compatible with surrounding development and zoning.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The proposed O designation and O-1 zoning are compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposed plan designation and zoning are logical extensions from the northeast, and are similar in intensity to the existing MDR designation and R-2 zoning.
3. Approval of these requests would permit a wider range of professional offices to be established at this location, similar to adjacent properties. The current R-2 zoning only allows consideration of a medical facility as a use on review.

THE EFFECTS OF THE PROPOSAL

1. Water and sewer utilities are in place to serve this site.
2. The proposal would have no impact on schools. The impact to the street system would depend on the type and size of the new office, but it should be minimal.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning.
2. This site is located within the Urban Growth Area (Inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.
3. Approval of these requests may lead to future requests for office uses in the area. Office uses are already established on numerous nearby properties.

MPC Action:

Approved

MPC Meeting Date: 11/13/2008

Details of MPC action:

Summary of MPC action:

O-1 (Office, Medical & Related Services)

Date of MPC Approval:

11/13/2008

Date of Denial:

Postponements: 10/9/08 by MPC

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

12/16/2008

Date of Legislative Action, Second Reading: 12/30/2008

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: