

# 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:** 2-G-02-RZ                      **Related File Number:**  
**Application Filed:** 1/10/2002              **Date of Revision:**  
**Applicant:** MICHAEL COHEN  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Northwest side of Essary Dr., west side of Glenhaven Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 58 E A 002                      **Jurisdiction:** City  
**Size of Tract:** 0.8 acres  
**Accessibility:** Access is via Essary Dr., a major collector street with 100' of right of way and 20' of pavement width.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Health care office & counseling center  
**Surrounding Land Use:**  
**Proposed Use:** Offices.                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** Medium Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with residential uses under R-1 and R-2 zoning, along with the Central High School campus located to the northeast.

### 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:** O-1 (Office, Medical, and Related Services)  
**Previous Requests:** The One Year Plan was amended to O for this property at the Jan. 10, 2002 MPC meeting. (1-C-02-PA)  
**Extension of Zone:** No.  
**History of Zoning:** A One Year Plan amendment to O (Office) was approved by MPC on January 10, 2002. (1-C-02-PA)

### 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):** Uses permitted under O-1 zoning are comparable in intensity to the apartments to the southwest and the school to the northeast. Office use as proposed is compatible with the surrounding land uses and zoning pattern.**Comments:** The North City Sector Plan designates this site for medium density residential uses. Office uses generate a similar number of vehicle trips per day as medium density residential uses. The development of office uses along the north side of Essary Dr. is an appropriate land use and is expected to expand to other properties in the area.**MPC Action:** Approved**MPC Meeting Date:** 2/14/2002**Details of MPC action:****Summary of MPC action:** APPROVE O-1 (Office, Medical & Related Services)**Date of MPC Approval:** 2/14/2002**Date of Denial:****Postponements:****Date of Withdrawal:****Withdrawn prior to publication?:**  **Action Appealed?:****LEGISLATIVE ACTION AND DISPOSITION****Legislative Body:** City Council**Date of Legislative Action:** 3/19/2002**Date of Legislative Action, Second Reading:** 4/2/2002**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:**