

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 10-E-03-UR                      **Related File Number:** 10-SB-03-C  
**Application Filed:** 9/8/2003                      **Date of Revision:**  
**Applicant:** LEXINGTON-SIMMONS, LLC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** South side of Neal Dr., east side of Fraker Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N B 001                      **Jurisdiction:** County  
**Size of Tract:** 8.12 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single family subdivision                      **Density:** 3.08 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) pending  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for up to 25 detached single family dwellings on individual lots subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved Concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Install a "Type B" landscape screen along the eastern boundary of lot 21.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Comments:

MPC Action: Approved MPC Meeting Date: 10/9/2003

Details of MPC action: 1. Meeting all applicable requirements of the approved Concept subdivision plan. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Install a "Type B" landscape screen along the eastern boundary of lot 21.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the plan for up to 25 detached single family dwellings on individual lots subject to 3 conditions

Date of MPC Approval: 10/9/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: