

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-E-03-RZ                      **Related File Number:** 7-C-03-SP  
**Application Filed:** 5/12/2003              **Date of Revision:** 6/17/2003  
**Applicant:** GARRON LAND SURVEYING  
**Owner:**

### PROPERTY INFORMATION

**General Location:** Southeast side Neal Dr., northeast side Fraker Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N B 1                      **Jurisdiction:** County  
**Size of Tract:** 8.87 acres  
**Accessibility:** Access is via Neal Dr, a local street with 18' of pavement width inside a 40' right-of-way and Fraker Rd, a local street with 15-16' of pavement width inside a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 99-unit apartment complex                      **Density:** 12 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This wooded, vacant site is surrounded by a mix of office, wholesale and light manufacturing businesses and residences, which have developed on properties zoned Planned Commercial, Industrial and Agricultural.

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

**Street:** 3516 Neal Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:** OB (Office, Medical, and Related Services)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** Property was zoned PC in the 1970's. Part of parcel denied rezoning to CB in 1994.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

