CASE SUMMARY

APPLICATION TYPE: REZONING

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:



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

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

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:

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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: Bonnie Curtiss

Staff Recomm. (Abbr.): APPROVE OB (Office, Medical and Related Services) zoning.

Staff Recomm. (Full): Uses allowed under OB zoning, including apartment development, are compatible with the scale and

intensity of the surrounding development and zoning pattern.

Comments:

MPC Action: Denied MPC Meeting Date: 7/10/2003

Details of MPC action: DENY OB zoning

Summary of MPC action: DENY OB (Office, Medical, and Related Services)

Date of MPC Approval:

Date of Denial: 7/10/2003

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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