

# CASE SUMMARY

**APPLICATION TYPE: PLAN AMENDMENT**

**NORTH COUNTY SECTOR PLAN AMENDMENT**

**File Number:** 9-C-03-SP                      **Related File Number:** 9-I-03-RZ  
**Application Filed:** 8/11/2003              **Date of Revision:**  
**Applicant:** LEXINGTON-SIMMONS, LLC  
**Owner:**

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

## PROPERTY INFORMATION

**General Location:** South side Neal Dr., east side Fraker Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 38 N B 001                      **Jurisdiction:** County  
**Size of Tract:** 8.87 acres  
**Accessibility:** Access is via Neal Dr. and Fraker Rd., both local streets with 18' and 15'-16' pavements, respectively, within 40' rights-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Single family subdivision                      **Density:** 5 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:** Office  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This wooded site is within an area of mixed uses, including offices, businesses and residences zoned PC, 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:** PR (Planned Residential)  
**Previous Requests:** None noted  
**Extension of Zone:** Yes  
**History of Zoning:** Property was denied MDR and OB zoning in July, 2003 (6-E-03-RZ).

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office)  
**Requested Plan Category:** LDR (Low Density Residential)

**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:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE LDR (Low Density Residential) designation

Staff Recomm. (Full):

Low density residential use of this site is compatible with residential development found to the west and south and would back up to non-residential uses to the east and southeast. The sector plan now proposes office use for the property.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The LDR designation and PR zoning at a density of 1-5 du/ac are compatible with the low density development of this area, as well as the office and business uses to the east and southeast.
2. The site is currently zoned PC, which would allow a wide range of commercial and office uses.
3. The topography of the site is suitable for residential development at up to 5 units per acre.

THE EFFECTS OF THE PROPOSAL

1. The recommended LDR sector plan designation and PR zoning at 1-5 du/ac will allow up to 44 dwelling units to be developed on the property. This will add approximately 24 school aged children to the school system.
2. The recommended density would add approximately 440 vehicle trips per day to the street system. Neal Dr. should be adequate to handle the additional traffic.
3. Public water and sewer can be provided to the development from Hallsdale Powell Utility District.
4. The requested PR zoning requires MPC site plan approval where the effects of the development on adjacent properties, such as traffic and drainage, will be addressed.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan amendment request to Low Density Residential is consistent with the recommended PR zoning and 1-5 density.
2. The Knoxville-Knox County-Farragut Growth Policy Plan designates this site as Planned Growth.

MPC Action:

Approved

MPC Meeting Date: 9/11/2003

Details of MPC action:

Summary of MPC action:

APPROVE LDR (Low Density Residential)

Date of MPC Approval:

9/11/2003

Date of Denial:

Postponements:

Date of Withdrawal:

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

Legislative Body:

County Commission

Date of Legislative Action:

10/27/2003

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

