

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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: 1-SA-09-C **Related File Number:** 1-F-09-UR
Application Filed: 11/18/2008 **Date of Revision:**
Applicant: CATE RD. DEVELOPMENT / WANIS RGHEBI

PROPERTY INFORMATION

General Location: Northeast side of Cate Rd., north of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 66 09904 **Jurisdiction:** County
Size of Tract: 6.6 acres
Accessibility: Access is via Cate Rd., a two-lane, minor collector street with 18' to 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This site is part of an emerging low density residential development area of northwest Knox County occurring under PR, RA and Agricultural zones
Proposed Use: Detached residential subdivision **Density:** 4.71du/ac
Sector Plan: Northwest 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: Cate Road Development

No. of Lots Proposed: 31 **No. of Lots Approved:** 0

Variances Requested:

1. Vertical curve variance from 212.5' to 100' at sta 0+80 of Falling Star Ln.
2. Vertical curve variance from 200' to 140' at sta 8+05 of Falling Star Ln.
3. Vertical curve variance from 200' to 120' at sta 1+73 of Starflower Ln.
4. Right-of-way dedication on Cate Rd. from 30' to 25' from centerline
5. Intersection grade variance from 3% to 3.5% on Falling Star Ln and Starflower Ln.

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 variances 1-4 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
DENY variance 5

APPROVE the Concept Plan subject to 12 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions on Cate Rd. from the proposed subdivision entrance
4. Change the road profiles to reflect a maximum of 3% grade at the intersections
5. Place a note on the final plat that all lots will have access only to the internal street system
6. Place a note on the final plat that lots 15-17 will have access only to Starflower Ln.
7. Prior to final plat approval, record a line of sight easement across Lot 15 in order to provide the needed sight distance for the curve in Falling Star Ln.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets
9. Final approval of the rezoning of this site to PR (Planned Residential) at 4.71 du/ac or greater. (MPC recommended 5 du/ac)
10. Provision of 10' side yard setbacks for all lots that front on a street with a grade of 10% or greater or submit for review and approval by the Knox County Dept. of Engineering and Public Works a detailed grading plan for each lot illustrating appropriate drainage control between the proposed dwellings
11. Place a note(s) on the final plat of the variances that have been granted by the Knox County Board of Zoning Appeals
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff

Comments: The applicant is requesting approval of a 31 lot residential subdivision on this 6.59 acre site. This property is presently zoned A (Agricultural). MPC recommended rezoning of the site to PR (Planned Residential) at 5 du/ac at its 1/8/2009 meeting. The rezoning will be heard by the Knox County Commission at its regularly scheduled meeting in February.

Access to the site is off of Cate Rd. Due to a dip in the road at the location of the proposed entrance, the Knox County Dept. of Engineering and Public Works has required that the applicant certify that required sight distance at the proposed entrance can be attained.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development at a density of 4.71 du/ac, is greater than surrounding development;

however, it is consistent with the uses and development found in the area. There are recently developed and developing subdivisions to the north and south along Cate Rd.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed subdivision development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. This is a low density residential development within an area designated for low density residential use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies this property as low density residential, slope protection, and stream protection. The PR zoning recommended for this site allows a density up to 5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved as Modified

MPC Meeting Date: 3/12/2009

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department
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 8. Final approval of the rezoning of this site to PR (Planned Residential) at 4.71 du/ac or greater. (MPC recommended 5 du/ac)
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 10. Place a note(s) on the final plat of the variances that have been granted by the Knox County Board of Zoning Appeals
 11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 11 conditions
 (MPC approved variance 5 and eliminated previous condition 4)

Date of MPC Approval: 3/12/2009

Date of Denial:

Postponements: 1/8/2009-2/12/2009

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: