

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-D-19-UR **Related File Number:** 11-SB-19-C
Application Filed: 10/2/2019 **Date of Revision:**
Applicant: RALPH SMITH / PLS

PROPERTY INFORMATION

General Location: East side of Cate Rd. at the intersection with Cateland Ln.
Other Parcel Info.: This request also includes 0 Gina Way (066KH001), 5117 Gina Way (066KH003), 5109 Gina Way (066KH004), 0 Gina Way (066KH005) & 5116 Gina Way (066KH006)
Tax ID Number: 66 093 OTHER: 066KH PARCELS 001, 003, 004, 005, & **Jurisdiction:** County
Size of Tract: 8.02 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplex Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Cate Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for up to 15 duplexes on individual lots for a total of 30 dwelling units, subject to 1 condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review.

Comments:

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

- 1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed low density residential development is compatible with other development that has occurred in this area.
- 3. At a proposed density of 3.74 du/ac, the subdivision is compatible with the PR zoning that was approved for this site at a density up to 4 du/ac.

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

- 1. With the recommended conditions, the proposed duplex development meets the standards for development within a PR (Planned Residential) zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan identifies this property for low density residential use. At a proposed density of 3.74 du/ac, the development is consistent with the Sector Plan.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

Action:

Approved

Meeting Date: 11/14/2019

Details of Action:

Summary of Action:

APPROVE the development plan for up to 15 duplexes on individual lots for a total of 30 dwelling units, subject to 1 condition

Date of Approval:

11/14/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: