

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 12-A-09-UR **Related File Number:**
Application Filed: 10/21/2009 **Date of Revision:**
Applicant: DISNEY JOINT VENTURE

PROPERTY INFORMATION

General Location: East side of Cate Rd. at the east end of Cateland Ln.
Other Parcel Info.:
Tax ID Number: 66 K H 001 **Jurisdiction:** County
Size of Tract: 30121 square feet
Accessibility: Access is via Cate Rd., a minor collector with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Duplexes **Density:** 5.78 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property is in an area that has a mix of rural and low density residential development including an attached residential development just southwest of the site that was approved in 2001.

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

Street: 6029 Cate Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned from A (Agricultural) to RA (Low Density Residential) on June 24, 1996.

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 2 duplexes with each duplex on an individual lot, subject to the following 7 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox County Health Department.
 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 3. Vehicular access for this development shall only be by the shared access driveway designated on the approved development plan.
 4. Revising the development plan designating the driveway with a width of 20 feet, each parking space having a minimum of 200 square feet, and a total depth of the driveway and parking space of 45 feet.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. Obtaining approval and recording a final plat for the subdivision of the property into two lots as designated on the development plan.
 7. Prior to obtaining any building permit for the duplexes, providing certification that vegetation removal has occurred along Cate Rd. and a minimum of 300 feet of site distance exists in both directions along Cate Rd. at the proposed entrance.

With the conditions noted, this request meets the requirements for approval of duplexes in the RA zoning district and all other criteria for approval of a use on review.

Comments: The applicant is proposing to construct two duplexes with each duplex on an individual lot on property that is zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet. Both proposed lots are over 12,000 square feet.

Access to the proposed lots will be from a shared driveway off of Cate Rd. that will be aligned with Cateland Ln. To obtain the required site distance along Cate Rd. at the driveway entrance, vegetation removal will be needed along Cate Rd.

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

1. The proposed duplexes will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed duplexes are consistent with the following general standard 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 is compatible with the character of the neighborhood where it is proposed considering the location of the 40 unit attached residential development located on the west side of Cate Rd.. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the duplexes will have direct access to a minor collector street..
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector proposes low density residential uses for this site. While the proposed density of 5.78 du/ac slightly exceeds the low density designation, the minimum lot size requirement in

the RA zoning district for a duplex allows consideration of a higher density.

2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved

Meeting Date: 12/10/2009

Details of Action:

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2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of Action:

APPROVE the development plan for up to 2 duplexes with each duplex on an individual lot, subject to the following 7 conditions:

Date of Approval:

12/10/2009

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:

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: