CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 2-B-17-UR Related File Number:

Application Filed: 12/21/2016 **Date of Revision:**

Applicant: RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE

PROPERTY INFORMATION

General Location: East side of Cate Rd., directly east of Cateland Ln.

Other Parcel Info.:

Tax ID Number: 66 095 OTHER: 066KH001 & 002 Jurisdiction: County

Size of Tract: 1.99 acres

Accessibility: Access is via Cate Rd., a minor collector street with a pavement width of 19' within a 50' wide right-of-

way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: 3 duplexes (6 dwelling units) Density: 3.02 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: Property in the area is zoned A (Agricultural) and PR (Planned Residential). Development in the area

consists of detached dwellings on acreage tracts or in subdivisions (Cates Crossing and Barrington).

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

Street: 6027 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: Parcels 066KH001 & 002 were zoned RA in 1996. Parcel 066-095 was recommended for RA zoning

by MPC at its 1/12/17 meeting (1-L-17-RZ)

PLAN INFORMATION (where applicable)

Current Plan Category:

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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 3 duplexes on individual lots for a total of 6 dwelling units.

subject to 4 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

> 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

> 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works

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

With the conditions noted above, this request meets all requirements for approval in the RA zone, as

well as other criteria for approval of a use on review.

Comments: This is a request to permit the construction of 3 duplexes (6 dwelling units) on this 1.99 acre site with each duplex being located on its own lot. Each lot will have access to a private right-of-way with

access out to Cate Rd., a collector street. Stormwater retention will be required for this development since the system will discharge into an existing sinkhole located on the adjoining property to the south.

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.

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

1. With the stated conditions, the proposed duplex development meets the standards for development within an RA (Low Density 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 as low density residential. At a proposed density of 3.02 du/ac, the development is consistent with the approved zoning and 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: 12/13/2018

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing

10/31/2019 09:05 AM Page 2 of 3 System within Knox County (County Ord. 91-1-102).

- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

APPROVE the development plan for up to 3 duplexes on individual lots for a total of 6 dwelling units, **Summary of Action:**

subject to 4 conditions.

12/13/2018 **Date of Approval:** Date of Denial: Postponements: 2/9/2017-4/13/2017

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:

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