

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

File Number: 4-G-06-UR **Related File Number:**
Application Filed: 3/8/2006 **Date of Revision:**
Applicant: KENNETH CHURCH
Owner:

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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FAX • 215 • 2068
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PROPERTY INFORMATION

General Location: Southwest side of Cate Rd, southwest of Lexi Landing Dr
Other Parcel Info.:
Tax ID Number: 66 099 **Jurisdiction:** County
Size of Tract: 15.22 acres
Accessibility: Access is via Cate Road, a local street with a pavement width of 18' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 3.5
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The property in this area is zoned PR and A and consists of attached and detached single family dwellings in subdivisions. The older homes in the area are situated on larger parcels.

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

Street: 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: Rezoned PR 1-3.5 du/ac 4/10/03

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

ZONING ORDINANCE

- 1. The proposed attached single-family development is consistent with all 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 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 substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3.5 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 4/13/2006

- Details of MPC action:**
- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2. Meeting all applicable requirements of the Knox County Engineering Department and Public Works.
 - 3. Meeting all applicable requirements of the Tennessee Department of Environment and Conservation relating to the blue-line stream running through the property.
 - 4. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
 - 5. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
 - 6. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.
 - 7. Receive peripheral setback variance from the Knox County Board of Zoning Appeals along Cate Road.
 - 8. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

Summary of MPC action: APPROVE the request for up to 44 attached residential units as shown on the development plan subject to the following 8 conditions:

Date of MPC Approval: 4/13/2006 **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:**