# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 5-J-01-UR Related File Number: 5-SD-01-C

Application Filed: 4/9/2001 Date of Revision:

Applicant: SOUTHLAND GROUP, INC.

Owner:



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## **PROPERTY INFORMATION**

**General Location:** West side of Cate Rd., north of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 66 K G 026 & OTHER: MAP 66, PARCELS 90.02, PART O Jurisdiction: County

Size of Tract: 9.64 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density:

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 6028 Cate Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) & PR (pending)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Surveyor:

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:

Staff Recomm. (Abbr.): APPROVE the development plan for up to 27 detached single family dwellings on individual lots, with a

reduction of the peripheral setback to the distances as shown on the approved concept plan (with

revision date of 5-28-01), subject to 3 conditions

Staff Recomm. (Full):

1. Accessory buildings shall not be located within the peripheral setback. This condition shall be placed as a note on the final plat.

2. Meeting all applicable requirements of the approved concept subdivision plan.

3. 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: After discussions with adjoining property owners from Barrington Subdivision and the Villas of

Barrington, the applicant has revised the concept plan and is now requesting a reduction in the

peripheral setbacks as follows:

a.) Property boundary for Lots 1, 2 & 3 along Barrington Subdivision reduced to 15'.

b.) Property boundary for Lots 10, 11 & 12 along the Villas of Barrington property reduced to 25'.

c.) Property boundary for Lots 20 through 27 along the proposed Kristins Gate Condominiums reduced

to 15'.

d.) All other peripheral setbacks to remain at 35'.

At this time, Staff has not received any confirmation that the adjoining property owners are in agreement

with this request.

MPC Action: Approved as Modified MPC Meeting Date: 6/14/2001

**Details of MPC action:**1. Accessory buildings shall not be located within the peripheral setback. This condition shall be placed as a note on the final plat.

2. Meeting all applicable requirements of the approved concept subdivision plan.

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

4. (Added by MPC) To ensure that the Villas at Barrington do not become nonconforming by this approval, prior to final plat approval for this subdivision, the applicant will have to obtain approval from the Planning Commission for a reduction in the 35 foot peripheral setback or revise the property

boundary between the two developments in compliance with all regulations.

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

on-Review.

Summary of MPC action: APPROVE the development plan for up to 27 detached single family dwellings on individual lots, with a

reduction of the peripheral setback to the distances as shown on the approved concept plan (with

revision date of 5-28-01), subject to 4 conditions

Date of MPC Approval: 6/14/2001 Date of Denial: Postponements: 5/10/01

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:

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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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