

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Southland Group, Inc. on Cate Road

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 27 No. of Lots Approved: 0

Variances Requested: 1. Intersection grade variance from 1% to 3% on Road "A".
2. Intersection grade variance from 1% to 3% on Road "B".

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB

Staff Recomm. (Abbr.): APPROVE variances 1 & 2 because of topography, and because the proposed variances will not create a traffic hazard

APPROVE the Concept Plan subject to 11 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Widening Cate Rd. from the entrance to the subdivision south to W. Emory Rd. to a standard acceptable to the Knox County Department of Engineering and Public Works, but not less than 18'. Plans for the road widening are to be submitted at the design plan phase of the proposed subdivision. Cate Rd. should be improved prior to final plat approval for this subdivision.
4. The possible detention basin shown on Lot 20 is to be designed as an offline basin.
5. The pavement for the turnaround for Road "A" shall be designed to County standards.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and altering the blue line stream.
8. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along Cate Rd.
9. Place a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved use on review development plan.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing the subdivision of this 9.64 acres into 27 detached single-family lots with access from Cate Rd. A portion of this property along Cate Rd. was just recently approved by County Commission for a rezoning to PR (Planned Residential) at 1-5 du/ac (3-A-01-RZ). The proposed density for the subdivision is 2.8 du/ac. The applicant is also requesting a reduction in the peripheral setback from 35' to 15' along the property lines which border Barrington Subdivision, The Villas of Barrington Condos, and the property along Cate Rd. that was just rezoned PR (Planned Residential). Since these properties are zoned PR (Planned Residential), the Planning Commission can reduce the setback in those areas to 15'. Staff supports the request.

In the Staff report for the rezoning case, Staff had identified the need to widen Cate Rd. The County is requiring the applicant to widen Cate Rd. prior to final plat approval. The design plan for the road improvement is to be submitted along with the design plans for this project. The applicant will be required to obtain approval from the Tennessee Department of Environment and Conservation for crossing and altering the blue line stream that crosses this site near Cate Rd. The applicant is also providing a street connection to a 10-acre tract located south of this site due to the limited access for that property to a public street.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

- Details of MPC action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Widening Cate Rd. from the entrance to the subdivision south to W. Emory Rd. to a standard acceptable to the Knox County Department of Engineering and Public Works, but not less than 18'. Plans for the road widening are to be submitted at the design plan phase of the proposed subdivision. Cate Rd. should be improved prior to final plat approval for this subdivision.
 4. The possible detention basin shown on Lot 20 is to be designed as an offline basin.
 5. The pavement for the turnaround for Road "A" shall be designed to County standards.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing and altering the blueline stream.
 8. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along Cate Rd.
 9. Place a note on the final plat that all lots will have access only to the internal street system.
 10. Meeting all requirements of the approved use on review development plan.
 11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action: APPROVE variances 1 & 2 because of topography, and because the proposed variances will not create a traffic hazard
 APPROVE the Concept Plan subject to 11 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:

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: