

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	6-SO-01-C	Related File Number:	6-W-01-UR
Application Filed:	5/14/2001	Date of Revision:	
Applicant:	NED FREGUSON, PLS		
Owner:	DISNEY PROPERTIES OF TN		

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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PROPERTY INFORMATION

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

Other Parcel Info.:

Tax ID Number: 66 90, 90.01, 90.02, 90.04, OTHER: 90.05, 132.18 & 066 **Jurisdiction:** County

Size of Tract: 17.34 acres

Accessibility: Access is via Cate Rd., a local access street with a 15' to 16' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residences

Surrounding Land Use: North: PR (Planned Residential) / Residences (Barrington S/D)
South: A (Agricultural) / Vacant land & residences
East: A (Agricultural) & RA (Low Density Residential) / Vacant land & residences
West: A (Agricultural) & PR (Planned Residential) / Vacant land and residences

Proposed Use: 40 multi-family residential unit condominium and 27 detached single-family lots **Density:** 3.86 du/ac

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Kristin's Gate
Surveyor: Professional Land Systems
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: TPB
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 2 conditions
Staff Recomm. (Full):
1. The Southland Group Inc. on Cate Road development meeting all 11 conditions of the Concept Plan approval granted by the Planning Commission on 6/14/01 (5-SD-01-C & 5-J-01-UR).
2. Meeting all requirements of the approved use on review development plan.
Comments: The applicant is proposing to develop a 40 unit condominium project on approximately 7.7 acres that were rezoned to PR (Planned Residential) at 1-5 du/ac on April 23, 2001. In order to build the 40 units, the applicant is requesting a transfer of density from the adjoining PR property. This is the property which was approved at the June 14, 2001 Planning Commission meeting as a concept plan/use-on-review for 27 lots on 9.64 acres (Southland Group Inc. on Cate Road, 5-SD-01-C / 5-J-01-UR) at a density of 2.8 du/ac (See attached Report of Action). The conditions of the approval for the Southland Group Inc. on Cate Road will not be changed by this request. The site specific density for the condominium project is 5.2 du/ac, with an overall density for the condominium and single-family developments of 3.86 du/ac.

Access to the proposed development is from Cate Rd. at a point that is approximately 500' north of W. Emory Rd. The condominium units will be combined in three and four unit buildings. Units will have one or two car garages with additional parking provided in front of each unit. The applicant is requesting a reduction in the peripheral setback from 35' to 15' along the boundary line between this development and the Southland Group Inc. on Cate Road subdivision. A similar reduction was approved for the subdivision. The landscape plan identifies the existing natural buffer as the only landscaping along the western boundary (from W. Emory Rd., north to the Southland Group Inc. on Cate Road property). Since the back of the units face this boundary, Staff is recommending that the natural buffer be supplemented with Type "C" landscape screening as identified in the attached design guidelines sheet. Type "C" landscape screening should also be utilized along the northern property line.

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. from the entrance back to W. Emory Rd. The design plan for the road improvement is to be submitted prior to a grading permit being issued for this project.

MPC Action: Approved **MPC Meeting Date:** 8/9/2001
Details of MPC action:
1. The Southland Group Inc. on Cate Road development meeting all 11 conditions of the Concept Plan approval granted by the Planning Commission on 6/14/01 (5-SD-01-C & 5-J-01-UR).
2. Meeting all requirements of the approved use on review development plan.
Summary of MPC action: APPROVE the Concept Plan subject to 2 conditions
Date of MPC Approval: 8/9/2001 **Date of Denial:** **Postponements:** 6/14/01-7/12/01
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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: