

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

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400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-W-01-UR **Related File Number:** 6-SO-01-C
Application Filed: 5/14/2001 **Date of Revision:**
Applicant: NED FERGUSON, PLS
Owner:

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: acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision and condominiums **Density:** 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: 6020 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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 40 condominium units with the density transfer, with a reduction of the peripheral setback to 15' along the common boundary line with the Southland Group Inc. on Cate Road development, 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 time that application is made for a grading permit. Cate Rd. should be improved prior to any occupancy permit being issued for the development.
 4. Supplementing the existing natural buffer along the western property boundary (from W. Emory Rd., north to the Southland Group Inc. on Cate Road subdivision) 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 boundary.
 5. Installation of landscaping shown on the revised landscape plan within six months of the issuance of the occupancy permits for this development, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 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 any alteration of the blue-line stream.
 8. Submitting a one lot subdivision for the combination of the parcels that make up the condominium property.
 9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 10. Meeting all requirements of the approved concept plan.
 11. A revised site plan and landscape plan reflecting the conditions of approval must be submitted to MPC Staff prior to issuance of any building permit.

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

Comments:

MPC Action: Approved **MPC Meeting Date:** 8/9/2001

- 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).
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Engineering and Public Works to guarantee such installation.

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 any alteration of the blueline stream.

8. Submitting a one lot subdivision for the combination of the parcels that make up the condominium property.

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

10. Meeting all requirements of the approved concept plan.

11. A revised site plan and landscape plan reflecting the conditions of approval must be submitted to MPC Staff prior to issuance of any building permit.

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 40 condominium units with the density transfer, with a reduction of the peripheral setback to 15' along the common boundary line with the Southland Group Inc. on Cate Road development, subject to 11 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:

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: