



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 4-G-06-UR

AGENDA ITEM #: 93

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** KENNETH CHURCH

OWNER(S): WORLEY BUILDERS INC.

TAX ID NUMBER: 66 099

JURISDICTION: County Commission District 4

▶ **LOCATION:** Southwest side of Cate Rd, southwest of Lexi Landing Dr

▶ **APPX. SIZE OF TRACT:** 15.22 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Road, a local street with a pavement width of 18' within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Attached residential development

DENSITY PROPOSED: 3.5

HISTORY OF ZONING: Rezoned PR 1-3.5 du/ac 4/10/03

SURROUNDING LAND USE AND ZONING: North: Single Family Residential / PR (Planned Residential)
South: Single Family Residential / PR (Planned Residential)
East: Low Density Residential / A (Agriculture)
West: Low Density Residential / A (Agriculture)

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.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for up to 44 attached residential units as shown on the development plan subject to the following 8 conditions:

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.

COMMENTS:

The applicant is requesting approval of a 44 unit condominium development. A concept plan for the subject property was approved by MPC in June of 2003. It was originally included as a portion of the Lexi Landing Subdivision (15.22 out of 56.38 acres). The previous request was for 44 single family detached units. This request is for the same number of units, but they are proposing attached condominiums.

The development will access Cate Road, and have a private interior roadway. Cate Road was improved from 15' to 18' upon approval of the previous request for this property. A traffic impact study was submitted for the subject property in June of 2003 and established appropriate site distance (300') and indicated that very little traffic uses Cate Road. The applicant is requesting a Knox County Board of Zoning Appeals variance for a peripheral setback along Cate Road from 35' to 25'.

Knox County Engineering raised concern with regards to the potential blue-line stream running through the southeast portion of the site. The applicant is aware that the Tennessee Department of Environment and Conservation must determine whether or not it is in fact a blue-line stream and whether or not it can be piped.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUDNING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will place minimal additional demand on schools and streets.
2. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
3. The proposed development is consistent with the use and density of recent zoning changes and subdivision development in the area.
4. Cate Road was improved from 15' to 18' to accommodate additional traffic demands.

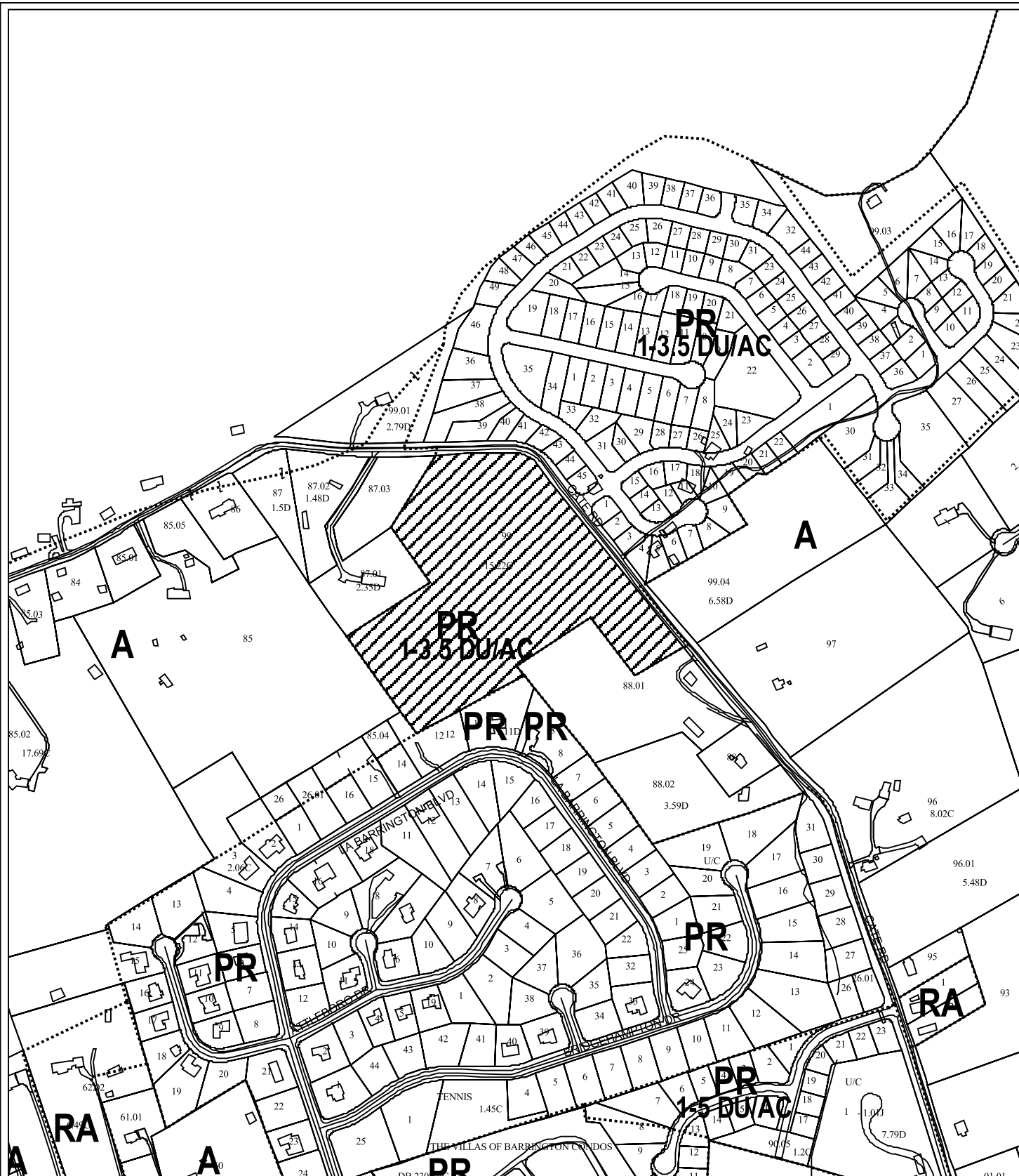
COMFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



4-G-06-UR
USE ON REVIEW



Attached residential development in PR (Planned Residential)

Original Print Date: 03/24/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

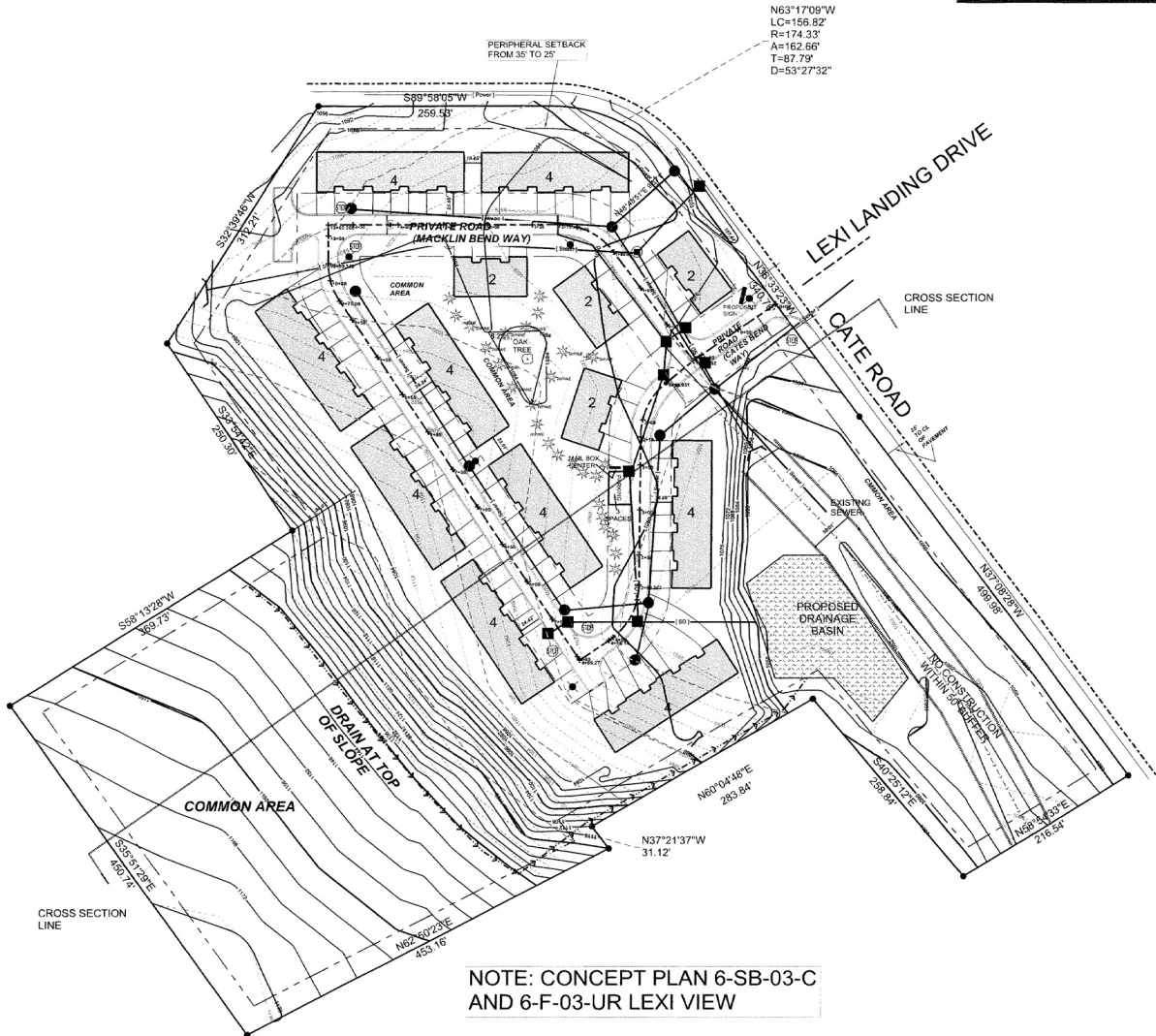
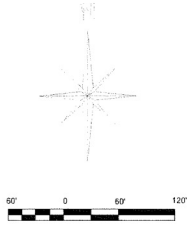
Petitioner: Kenneth Church

Map No: 66

Jurisdiction: County



**THIS PLAN NOT FOR
CONSTRUCTION PURPOSES
DESIGN DEATIL TO BE COMPLETED
AFTER UOR.**



NOTE: CONCEPT PLAN 6-SB-03-C AND 6-F-03-UR LEXI VIEW

LEGEND	
	Proposed Sanitary Manhole
	Proposed Catch Basin
	Sanitary Sewer
	Storm Drain 2
	Stop
	Proposed Yard Light
	Conifer
	Proposed Storm Manhole
	Storm Drain
	Deciduous

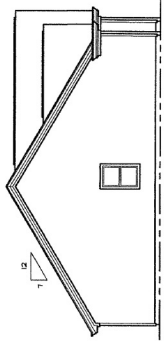
REVISED
4-6-06 UK
3/3/06
**USE ON REVIEW
PRELIMINARY MAP FOR
THE VILLAGE AT CATES BEND
(CONDOMINIUMS)
DISTRICT: 6 KNOX COUNTY, TENNESSEE
CLT MAP 66 PARCEL 99
44 UNITS
14.782 ACRES +/-**



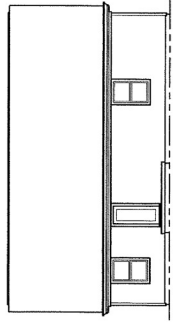
DEVELOPER:
WORLEY BUILDERS INC.
P.O. BOX 71022
KNOXVILLE, TENNESSEE 37938
PHONE: 865-922-2600
FAX: 865-922-2600

PREPARED BY:
KENNETH D. CHURCH
PROFESSIONAL ENGINEER AND LAND SURVEYOR
P.O. BOX 51423
KNOXVILLE, TENNESSEE 37950-1423
PHONE: 865-919-1020
FAX: 865-986-5468





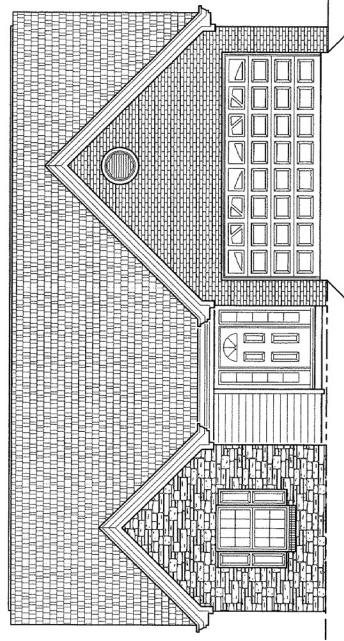
Side Elevation ~ Unit A



Rear Elevation ~ Unit A

NOTE:

All Front Facing Gables Are 12/12 Pitch With 5/12 Pitch Optional
 Gables Over Front Bedrooms Are For End Unit Application Only ~ Omit On Interior Unit Applications



Front Elevation ~ Unit A

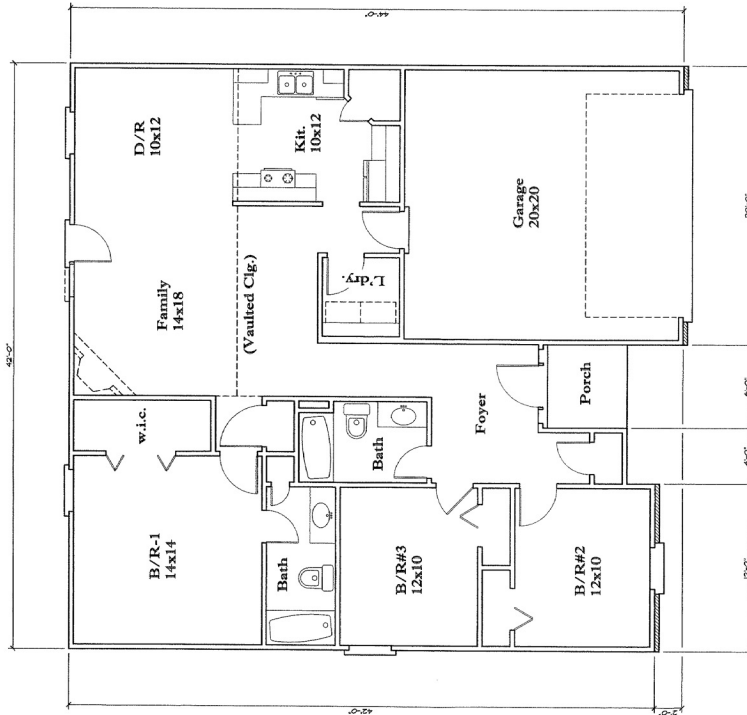
4-6-06 OR



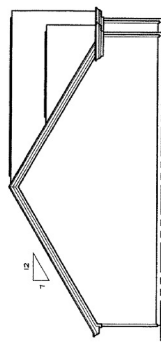
KNOLLWOOD CONDOMINIUMS

Plan No. 06-0208
 Scale: 1/4" = 1'-0"

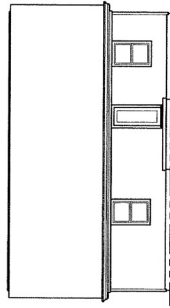
Unit A ~ Floor Plan ~ 1348 Sq. Ft.



Floor Plan ~ Unit A
 1348 Sq. Ft.



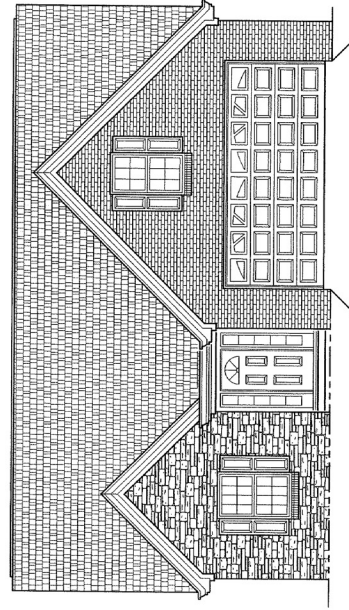
Side Elevation ~ Unit B



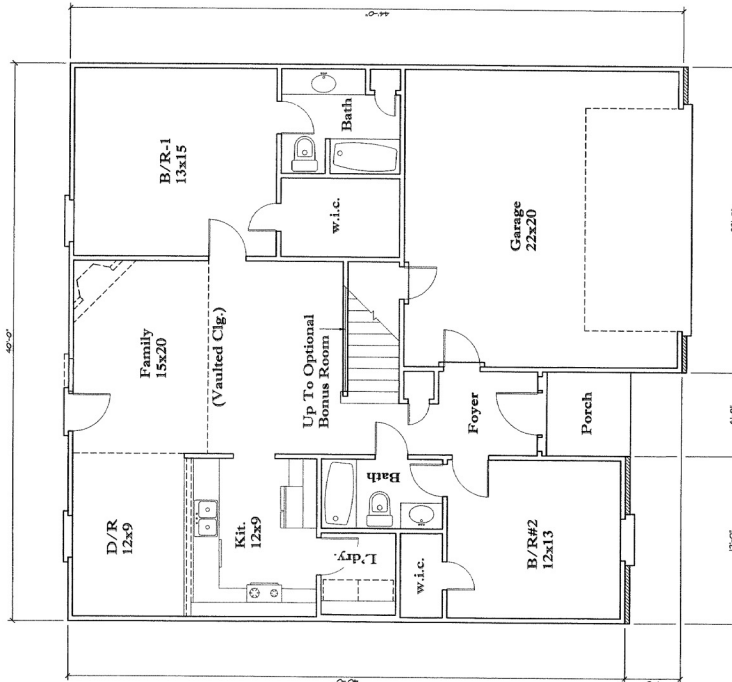
Rear Elevation ~ Unit B

NOTE:

All Front Facing Gables Are 12/12 Pitch With 5/12 Pitch Optional Gables Over Front Bedrooms Are For End Unit Application Only ~ Omit On Interior Unit Applications



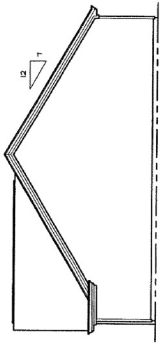
Front Elevation ~ Unit B



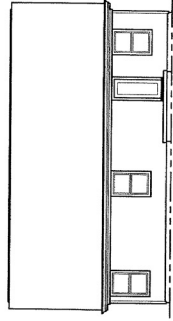
Floor Plan ~ Unit B
1212 Sq. Ft.



KNOLLWOOD CONDOMINIUMS
Unit B ~ Floor Plan ~ 1212 Sq. Ft. Plan No. 06-0208
Scale: 1/4" = 1'-0"



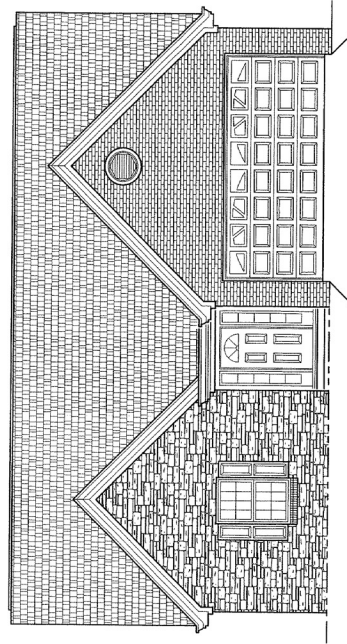
Side Elevation ~ Unit C



Rear Elevation ~ Unit C

NOTE:

All Front Facing Gables are 12/12 Pitch With 5/12 Pitch Optional
 Gables Over Front Bedrooms Are For End Unit Application Only ~ Omit On Interior Unit Applications



Front Elevation ~ Unit C

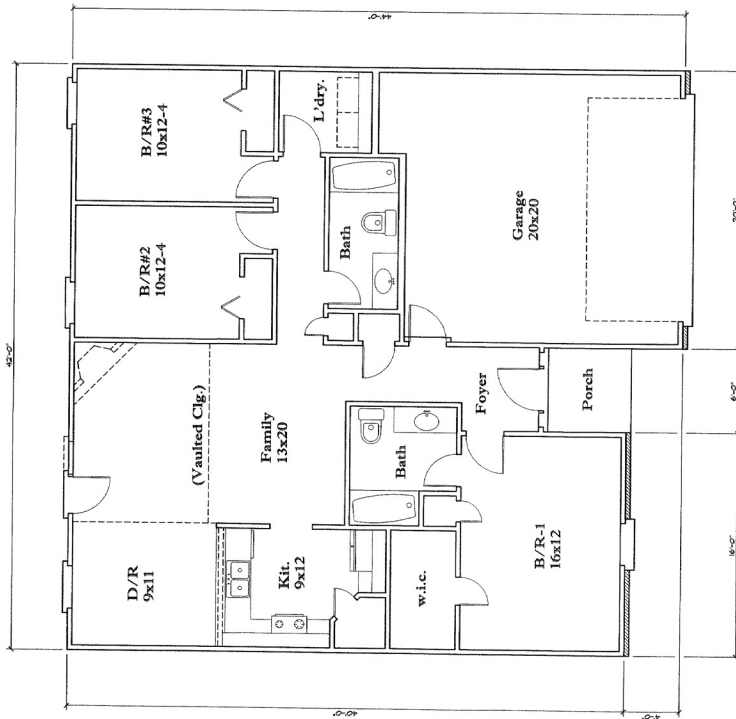
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KNOLLWOOD CONDOMINIUMS

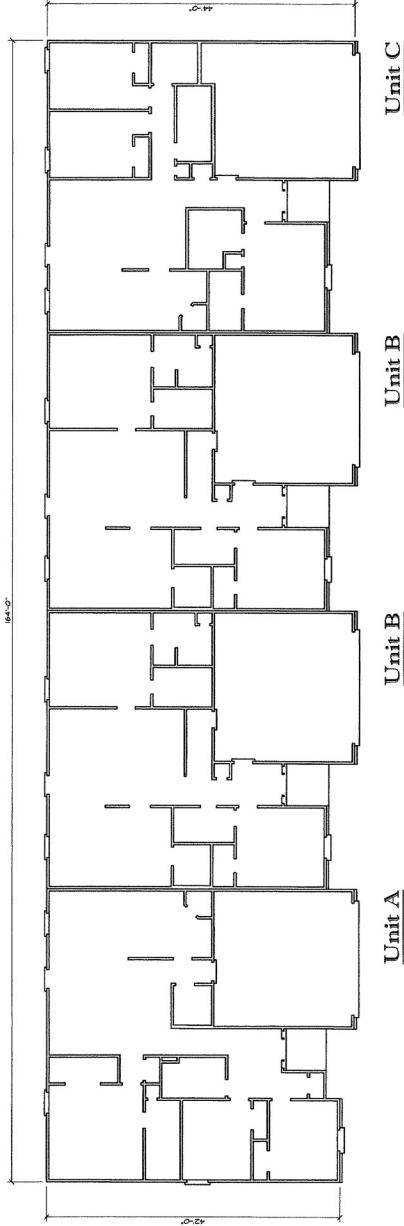
Plan No. 06-0208
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Unit C ~ Floor Plan ~ 1312 Sq. Ft.

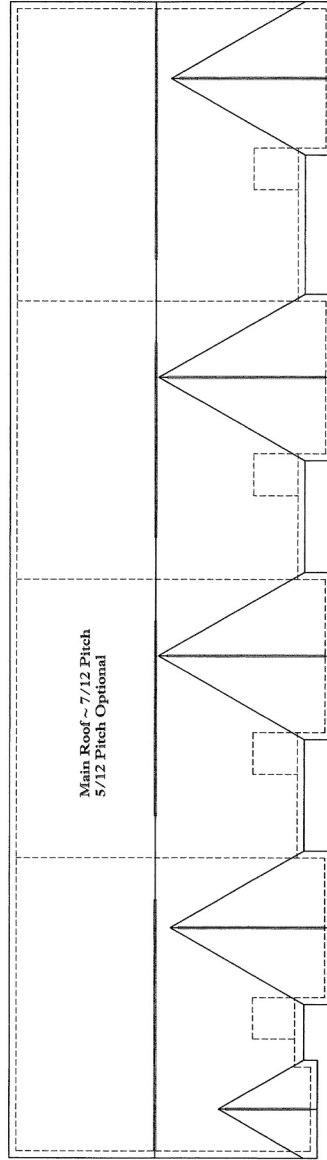


Floor Plan ~ Unit C
 1312 Sq. Ft.

TYPICAL BUILDING PLAN
Scale: 1/8" = 1'-0"



TYPICAL ROOF PLAN
Scale: 1/8" = 1'-0"



NOTE:

All Front Facing Gables are 12/12 Pitch With 5/12 Pitch Optional
Gables Over Front Bedrooms Are For End Unit Application Only - Omit On Interior Unit Applications

4-6-06-106-



KNOLLWOOD CONDOMINIUMS
Typical Building Plan

Plan No. 05-0208
Scale: 1/8" = 1'-0"