

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

▶ **FILE #:** 2-B-17-UR **AGENDA ITEM #:** 46
 POSTPONEMENT(S): 2/9/2017-4/13/2017 **AGENDA DATE:** 12/13/2018
 ▶ **APPLICANT:** RALPH SMITH (PLS) FOR DISNEY JOINT VENTURE
 OWNER(S): Disney Joint Venture

TAX ID NUMBER: 66 095 066KH001 & 002 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 6027 Cate Rd
 ▶ **LOCATION:** East side of Cate Rd., directly east of Cateland Ln.
 ▶ **APPX. SIZE OF TRACT:** 1.99 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Cate Rd., a minor collector street with a pavement width of 19' within a 50' wide right-of-way
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District
 WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** 3 duplexes (6 dwelling units)
 3.02 du/ac
 HISTORY OF ZONING: Parcels 066KH001 & 002 were zoned RA in 1996. Parcel 066-095 was recommended for RA zoning by MPC at its 1/12/17 meeting (1-L-17-RZ)
 SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)
 South: Residence and vacant land - A (Agricultural)
 East: Vacant land - A (Agricultural)
 West: Residences - PR (Planned Residential)
 NEIGHBORHOOD CONTEXT: Property in the area is zoned A (Agricultural) and PR (Planned Residential). Development in the area consists of detached dwellings on acreage tracts or in subdivisions (Cates Crossing and Barrington).

STAFF RECOMMENDATION:

- ▶ **APPROVE the development plan for up to 3 duplexes on individual lots for a total of 6 dwelling units, subject to 4 conditions.**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

COMMENTS:

This is a request to permit the construction of 3 duplexes (6 dwelling units) on this 1.99 acre site with each duplex being located on its own lot. Each lot will have access to a private right-of-way with access out to Cate Rd., a collector street. Stormwater retention will be required for this development since the system will discharge into an existing sinkhole located on the adjoining property to the south.

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

1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed duplex development meets the standards for development within an RA (Low Density Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas since the subdivision has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential. At a proposed density of 3.02 du/ac, the development is consistent with the approved zoning and Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

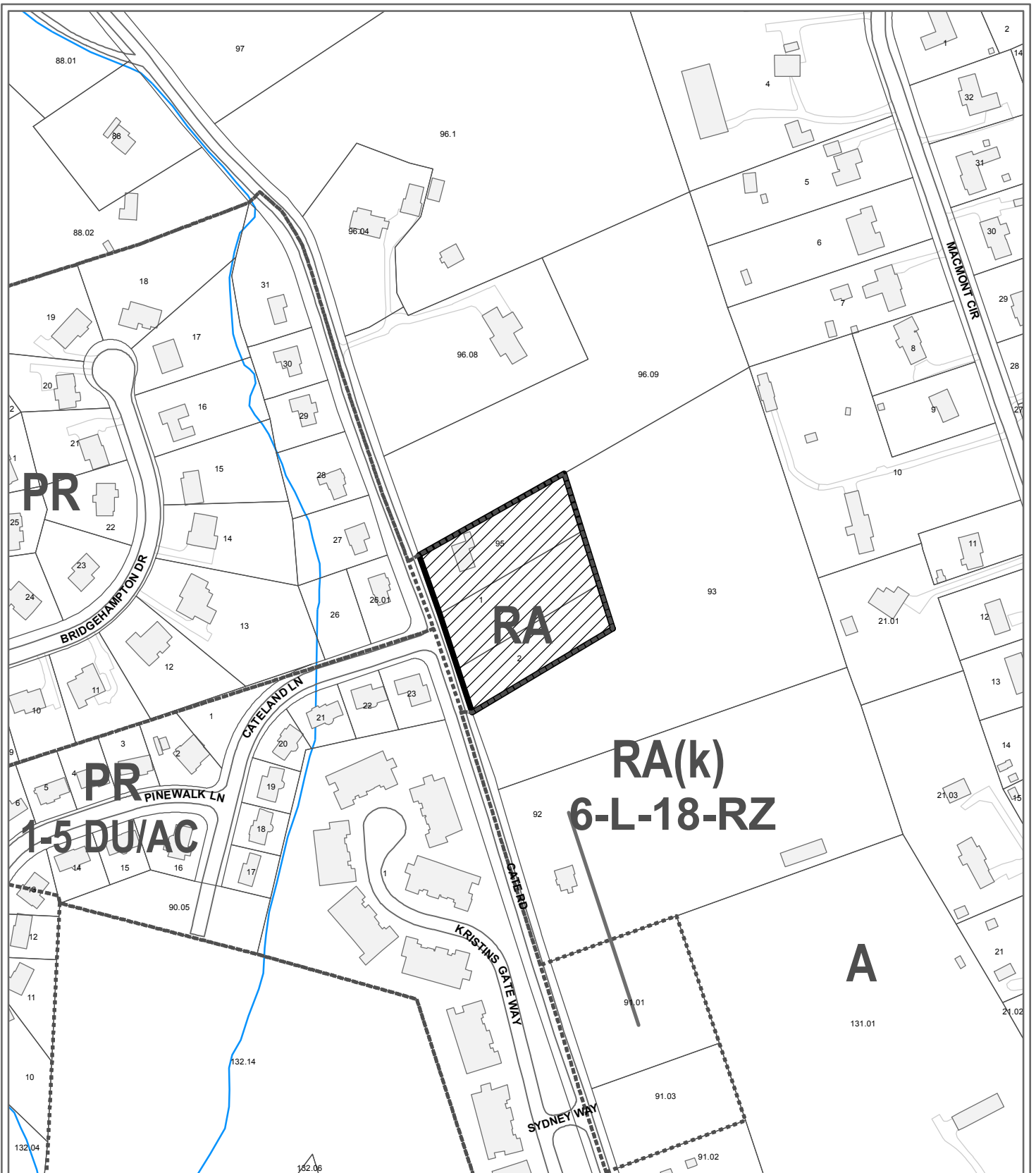
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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.



**2-B-17-UR
USE ON REVIEW**

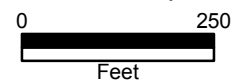


3 duplexes (6 dwelling units) in RA (Low Density Residential)

Petitioner: Ralph Smith (PLS) for Disney Joint Venture

Map No: 66

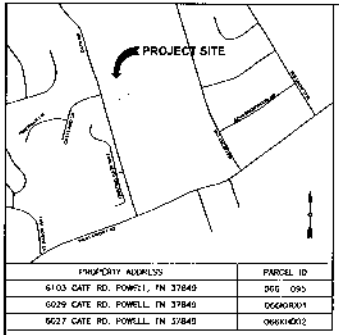
Jurisdiction: County



Original Print Date: 1/18/2017

Revised: 12/5/2018

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



PROPERTY ADDRESS	PARCEL ID
6103 CATE RD. POWELL, TN 37840	065 090
6029 CATE RD. POWELL, TN 37840	0660001
6027 CATE RD. POWELL, TN 37840	0660002

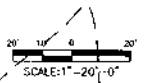
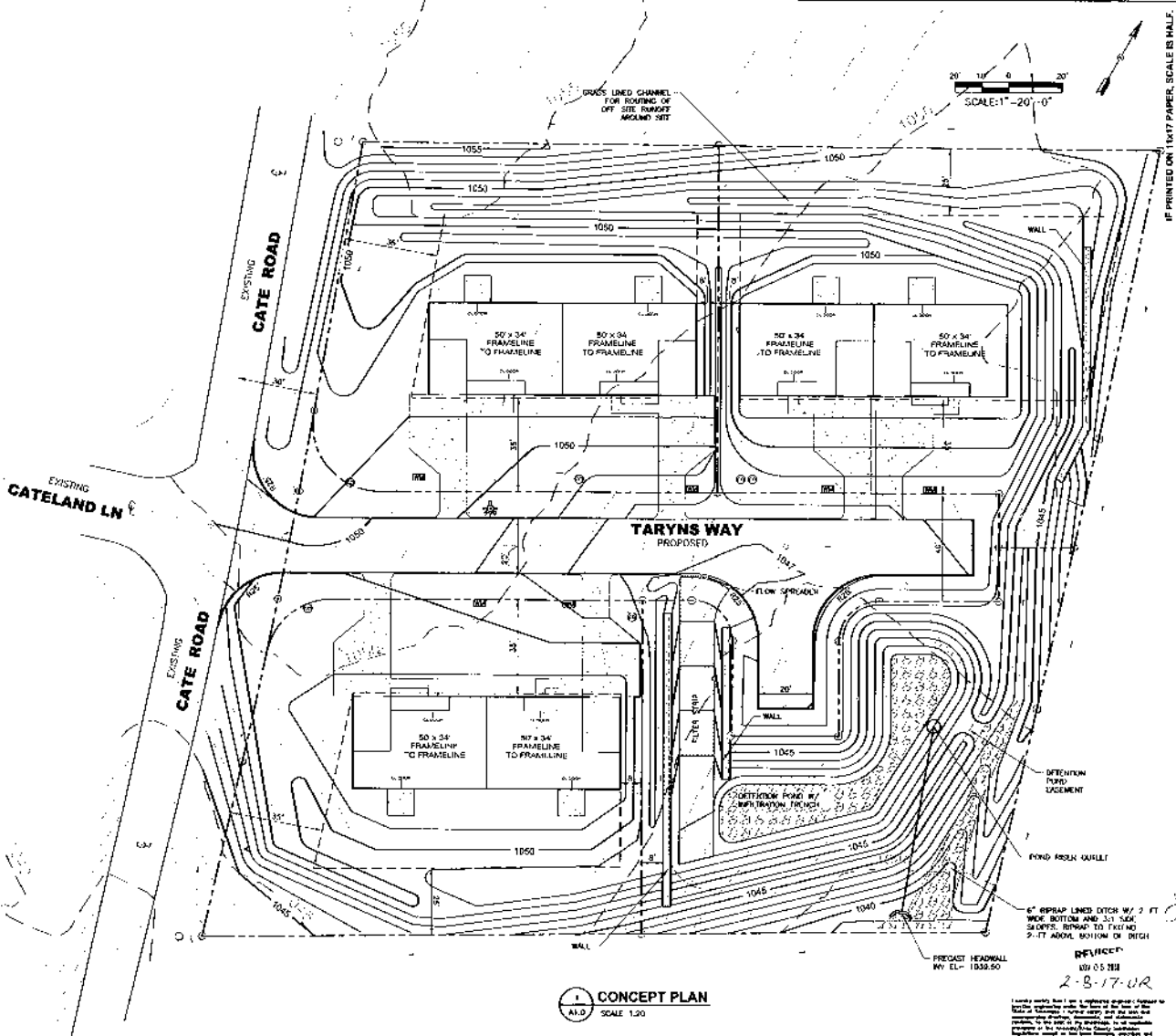
NOTES:

1. PARCEL INFORMATION:
 - MOORE COUNTY, TENNESSEE
 - PARCEL ID: 066 090
 - PARCEL ID: 0660001
 - PARCEL ID: 0660002
 - UNIFORM: 99
 - RECORDED DEEDS: 20160928-0020433
 - 20091217-0041305
 - 20010116 0036632
 - ADDRESS: 6103, 6029, 6027 CATE RD
 - TOWN: DA
2. LOTTERY:
 - EASEL/CONTR: 30-11
 - SIZE: 8-FT SINGLE STORY DWELLINGS
 - FEAS: 20-FT
3. BOUNDARY INFORMATION: EASEL HAVING SURVEY FURNISHED BY OWNER BY PROFESSIONAL LAND SYSTEMS 205 LAMAR AVENUE CLINTON TN 37716
4. TOTAL DISTURBED AREA - 1.99 AC.
5. EXISTING IMPERVIOUS AREA - 0.00 AC.
6. PROPOSED IMPERVIOUS AREA - 0.57 AC.
7. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS
8. PROPOSED IMPROVEMENTS INCLUDE 20 FOOT WIDE PRIVATE ROAD, STORMWATER QUALITY CONTROL, SEWERAGE, DETENTION, SANITARY GENERAL, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV
9. TOTAL NUMBER OF PROPOSED UNITS IS 6 ON 3 LOTS ON 1.99 AC. PROPOSED DENSITY IS 3 UNITS PER ACRE.

OWNER/DEVELOPER:
DISNEY JOINT VENTURE
2141 EMORY RD.
POWELL, TN 37849
(865) 390-3765

SUBMITTER:
PROFESSIONAL LAND SYSTEMS
205 LAMAR AVE
CLINTON, TN 37716
(865) 457-4006
0116 6490666

ASSOCIATED DESIGN GROUP, INC.
ATTN: JIMMY TAYLOR
135 S. DAVID LANE
KNOXVILLE, TN 37922
(865) 951-2031



CONCEPT PLAN
SCALE 1:20

IF PRINTED ON 11x17 PAPER, SCALE IS HALF.

ADG Associated Design Group, Inc.
Professional Land Systems
135 S. DAVID LANE, KNOXVILLE, TN 37922
(865) 951-2031 | 865.951.1001 | www.adgdesign.com

DATE	BY	NOTED	APP'D
11 NOV 2016	ADG		

CONCEPT PLAN OF TARYNS NEST SUBDIVISION
CATE ROAD
POWELL, TN 37849

NO.	DESCRIPTION	DATE	BY
1	CONCEPT PLAN	2-8-17	UR

THIS PLAN IS THE PROPERTY OF ASSOCIATED DESIGN GROUP, INC. (ADG). IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ADG. THE USER OF THIS PLAN AGREES TO HOLD ADG HARMLESS FROM ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM ANY AND ALL SUCH REPRODUCTION, COPIING, OR TRANSMISSION. ADG ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN AGREES TO HOLD ADG HARMLESS FROM ANY AND ALL DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING FROM ANY AND ALL SUCH REPRODUCTION, COPIING, OR TRANSMISSION. ADG ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

SEAL
JIMMY TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TENNESSEE
NO. 0000000000

DATE: 2-8-17
TIME: 2:08 PM

PRICE SHEETS: [Blank]
PRICE NUMBER: **A1.0**

2-B-17-UR-PP-2-9-17



Tom Brechko <tom.brechko@knoxmpc.org>



Taryns Nest

2 messages

ralph smith <ralph6169@gmail.com>
To: dan.kelly@knoxmpc.org, tom.brechko@knoxmpc.org

Tue, Jan 31, 2017 at 10:44 AM

Dan,
Please postpone Taryns Nest for 60 days. We will submit new plans for review in time for the April 13th meeting.
Thanks.

--
Ralph Smith
Professional Land Systems
205 Lamar Ave.
Clinton, TN 37716
O:865-457-4606
C:865-599-1508
ralph@plsurvey.com

ralph smith <ralph6169@gmail.com>
To: dan.kelly@knoxmpc.org, tom.brechko@knoxmpc.org

Tue, Jan 31, 2017 at 10:46 AM

Gentlemen, I should have said "postpone for 60 days" INSTEAD OF "tabling" as I had previously requested. Thanks again.

--
Ralph Smith
Professional Land Systems
205 Lamar Ave.
Clinton, TN 37716
O:865-457-4606
C:865-599-1508
ralph@plsurvey.com

Use on Review **Development Plan**

Name of Applicant: RALPH SMITH / PLS FOR DISNEY JOINT VENTURE

Date Filed: 12/21/2016 Meeting Date: 2/9/2017

Application Accepted by: M. Payne

Fee Amount: # File Number: Development Plan #

Fee Amount: 1,200.00 File Number: Use on Review 2-B-17-UR

PROPERTY INFORMATION

Address: 6027, 6029 & 6103 CATE RD

General Location: NE SIDE OF CATE ROAD ACROSS FROM CATELAND LANE

Tract Size: 1.99 AC. No. of Units: 5 DUPLEXES

Zoning District: A (RZ Pending 1-1-17-RZ)

Existing Land Use: VACANT, EX. HOUSES REMOVED

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 600.03

Traffic Zone: 209

Parcel ID Number(s): 066 095, 066KH001, 066KH002

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT DWIGHT DISNEY

Name: _____

Company: DISNEY JOINT VENTURE

Address: 2141 EMORY RD

City: POWELL State: TN Zip: 37849

Telephone: 865-947-1581

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT NED FERGUSON

Name: _____

Company: PLS

Address: 205 LAMAR AVE.

City: CLINTON State: TN Zip: 37716

Telephone: 865-689-6169

Fax: 888-232-8718

E-mail: NED@PLSURVEY.COM

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
Duplex in RA Zone
(1 Per Lot is planned)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Ralph Smith

PLEASE PRINT RALPH SMITH

Name: _____

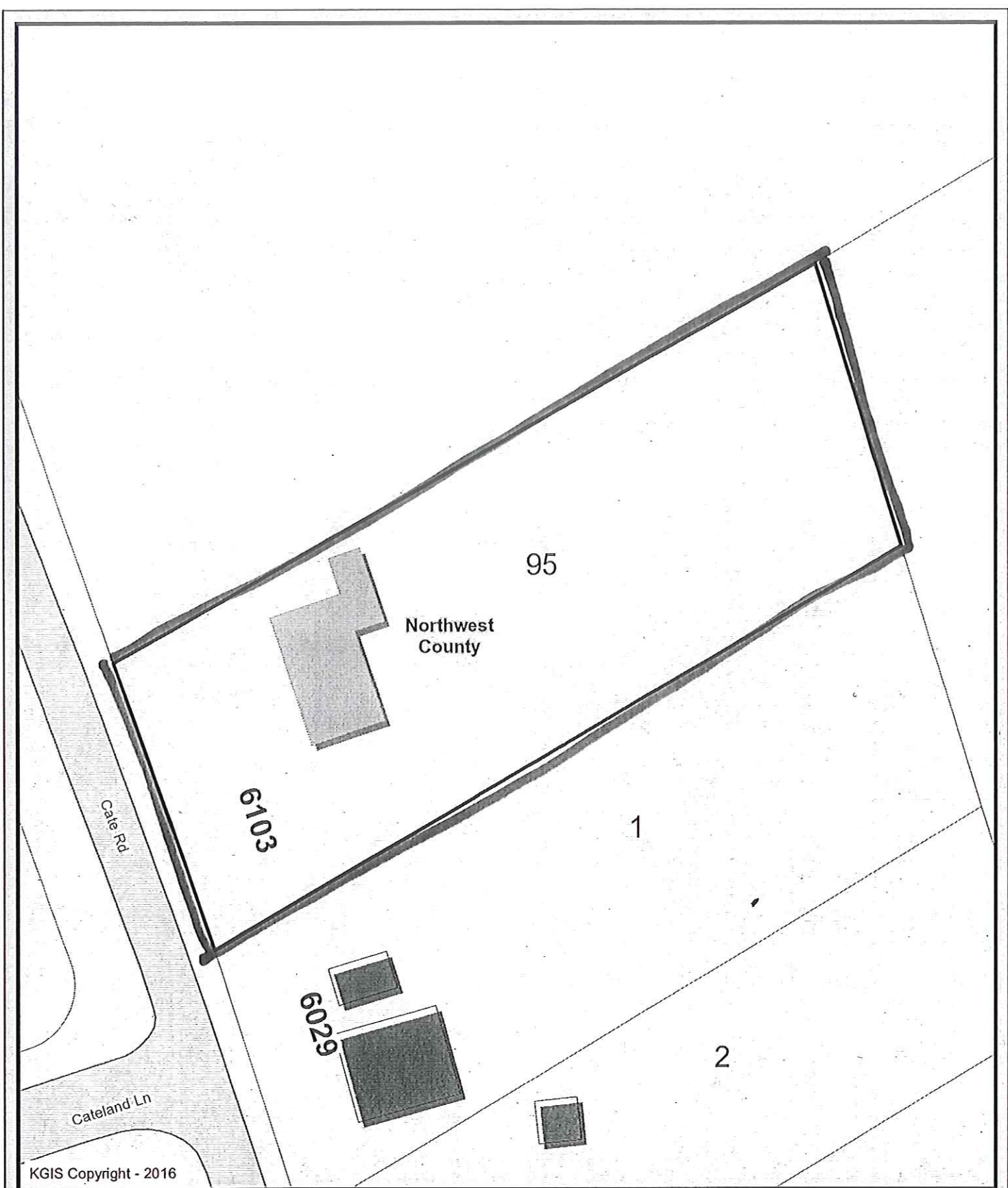
Company: PLS

Address: 205 LAMAR AVE

City: CLINTON State: TN Zip: 37716

Telephone: 865-689-6169

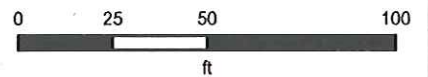
E-mail: RALPH@PLSURVEY.COM



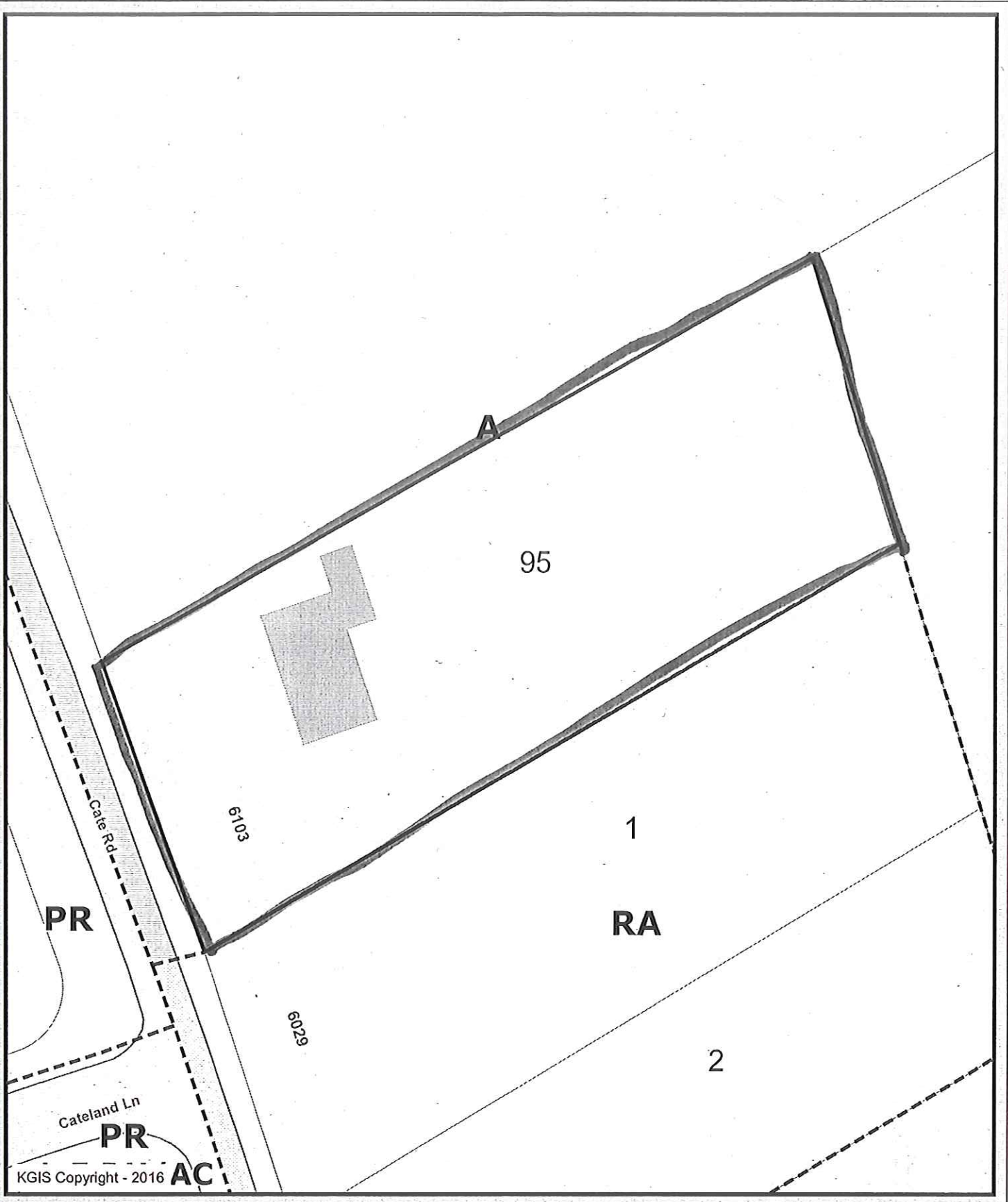
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Knoxville - Knox County - KUB Geographic Information System



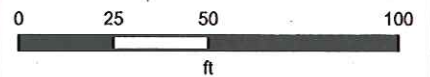
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