

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
w w w • k n o x m p c • o r g

**File Number:** 1-C-09-UR      **Related File Number:** 1-SC-09-C  
**Application Filed:** 12/2/2008      **Date of Revision:**  
**Applicant:** CASCADE FALLS, LLC

## PROPERTY INFORMATION

**General Location:** North side of Ball Camp Pike, across from Cascade Falls Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 O F 002      **Jurisdiction:** County  
**Size of Tract:** 13.42 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached residential subdivision      **Density:** 5.81 du/ac  
**Sector Plan:** Northwest County      **Sector Plan Designation:** MDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 2100 Beacon Light Way  
**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:

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:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the development plan for 1 detached residential unit on an individual lot and 77 attached residential units on individual lots or a condominium lot in the PR zoning district subject to the following 2 conditions:

**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Installation of landscaping as shown on the landscape plan approved under use-on-review case number 9-G-07-UR within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use-on-review and concept plan.

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

- 1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
- 2. The proposed residential development at a density of 6.29 du/ac, is consistent in use and density with the approved rezoning of the property.

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

- 1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
- 2. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Northwest County Sector Plan as amended by the Knox County Commission designates this property for medium density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed residential development at a density of 6.29 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 1/8/2009

**Details of MPC action:**  
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Installation of landscaping as shown on the landscape plan approved under use-on-review case number 9-G-07-UR within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use-on-review and concept plan.

**Summary of MPC action:** APPROVE the development plan for 1 detached residential unit on an individual lot and 77 attached residential units on individual lots or a condominium lot in the PR zoning district subject to the following 2 conditions:

Date of MPC Approval: 1/8/2009

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**