

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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-SC-09-C **Related File Number:** 1-C-09-UR
Application Filed: 11/24/2008 **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: 12.4 acres
Accessibility: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Condominium development
Surrounding Land Use: North: Railroad and residences / RA (Low Density Residential) & I (Industrial)
South: Residences / PR (Planned Residential)
East: Residences / I (Industrial)
West: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
Proposed Use: Attached and detached residential subdivision **Density:** 6.29 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: Cascade Villas, Phase II

No. of Lots Proposed: 69 No. of Lots Approved: 69

Variances Requested: 1. Horizontal curve variance on GateKeeper Way at STA 3+50, from 250' to 140'.
2. Horizontal curve variance on Tumbled Stone Way at STA 1+25, from 100' to 50'.

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 variances 1 & 2 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration to the blue-line stream.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The Planning Commission has considered three previous use-on-review requests for this property following the rezoning approval in 2006. The last use-on-review approval was granted on September 13, 2007 for one detached residential unit and 82 attached residential units as a condominium development (9-G-07-UR). To date a total of 12 attached residential units have been constructed. Due to changes in financing for residential condominium developments, the developer is requesting approval of this project as an attached residential subdivision.

The proposed subdivision will include 69 lots, with one lot for a detached residential unit, 65 lots for proposed attached residential units and three lots for the 12 existing condominium units. The subdivision will be served by private streets (Joint Permanent Easements). The balance of the site will be recorded as common area which includes the drainage system and recreational amenities. The development includes a total of 78 residential units on 12.4 acres at a density of 6.29 du/ac.

The main access for the subdivision is onto Ball Camp Pike directly across from the entrance to Cascade Falls Subdivision. An access connection is also provided to Phase I of the condominium development that has access to Ball Camp Pike approximately 700' south of the proposed entrance for the subdivision.

MPC Action: Approved

MPC Meeting Date: 1/8/2009

Details of MPC action:

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Summary of MPC action: APPROVE variances 1 & 2 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 Chancery Court

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: