

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

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File Number: 10-SB-07-C **Related File Number:** 10-B-07-UR
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: TERRY PATTON

PROPERTY INFORMATION

General Location: Southeast end of Laurel Falls Ln., south of Cascade Falls Ln.
Other Parcel Info.:
Tax ID Number: 91 O D 19, 50, 51 & 52 **Jurisdiction:** County
Size of Tract: 2.51 acres
Accessibility: Access is via Laurel Falls Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, PR residential and I industrial. Development in the area consists of single family dwellings.
Proposed Use: Detached residential subdivision **Density:** 1.33 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 Falls, Revised
No. of Lots Proposed: 4 **No. of Lots Approved:** 0
Variances Requested: 1. Road grade from 12% to 15% from sta10+00 to sta 11+40 of Laurel Falls Ln.
2. Road grade in the turn-around at the end of laurel Falls Ln. from 10% to 15%
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variance 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard
APPROVE the concept plan subject to 5 conditions
Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Grading each lot so that the slope of the lot does not exceed a 2 to 1 slope ratio. Lots that are steeper than a 3 to 1 slope ratio must provide a 15' wide usable rear yard between the rear of the dwelling and the slope
4. Meeting all requirements of the previously approved concept plans for Cascade Falls (10-SH-03-C & 2-SG-04-C).
5. 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: This is the third concept plan that has been reviewed for this development. The present plan amends a portion of the previously approved phases and proposes some additional lots. The total development will contain more than 80 lots. This revised concept plan and use on review deal with 4 of the lots.

The site has some very steep sections. With minor changes, due primarily to slope, the staff believes the plan can be accomplished as drawn. Staff has previously recommended conditional approval of a number of lots. This conditional approval is contingent upon the applicant providing grading plans to the Knox County Dept. of Engineering to determine if there is a suitable building site on the lots in question. If an appropriate building site cannot be provided on each lot, the lots will have to be combined at the direction of the Knox County Dept. of Engineering and Public Works.

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

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

- 1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
- 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.
- 3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 1.33 du/ac for the revised portions phase 1 and 2 and 1.73 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved **MPC Meeting Date:** 10/11/2007

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works
3. Grading each lot so that the slope of the lot does not exceed a 2 to 1 slope ratio. Lots that are steeper than a 3 to 1 slope ratio must provide a 15' wide usable rear yard between the rear of the dwelling and the slope
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5. 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.

Summary of MPC action: APPROVE variance 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 5 conditions

Date of MPC Approval: 10/11/2007 **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:**