

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SH-03-C                      **Related File Number:** 10-L-03-UR  
**Application Filed:** 9/8/2003                      **Date of Revision:**  
**Applicant:** TERRY PATTON  
**Owner:** TERRY PATTON

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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** South side of Ball Camp Pk., east of Saint Gregory Ct.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 223    **Jurisdiction:** County  
**Size of Tract:** 32.6 acres  
**Accessibility:** Access is via Ball Camp Pk., a collector street with a pavement width of 20' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land & abandoned rock quarry  
**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 single family subdivision    **Density:** 1.69 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) pending  
**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  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 55      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 225' at sta. 7+50 of Road A.  
2. Intersection grade variance from 1% to 3% at Road Band Road A.  
3. Intersection grade variance from 1% to 3% at Road A and the JPE.  
**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 variances 1- 3 because the site's topography restricts compliance with the Subdivision Regulations.

**Staff Recomm. (Full):** APPROVE the concept plan subject to 10 conditions

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. Providing a minimum right-of-way width of 40' for the proposed joint permanent easement
4. Combining lots 12 and 13.
5. Retaining an easement for access and maintenance of drainage structures behind lots 30-34 as may be required by the Knox County Dept. of Engineering and Public Works.
6. Show right-of-way dedication of 25' from centerline along the Ball Camp Pk. frontage.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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.
10. Final approval of the rezoning of this site to Planned Residential at 1.69 du/ac or greater.

**Comments:** The applicant is proposing a 55 lot subdivision on this 32.6 acre site. Access will be from Ball Camp Pk. Portions of Ball Camp Pk. are being relocated as part of a major road construction project. This section of Ball Camp will not be affected by this project. The applicant will only be required to dedicated 25' right-of-way from the centerline of Ball Camp Pk.

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 will recommend that lots 12 and 13 be combined into one lot. Lot 12 adjoins the abandoned quarry and the slope of the lot will make it very difficult to build on.

An abandoned rock quarry is located on the site. It has a rock face that is approximately 80' to 100' in height. Staff will require the quarry be secured with a chain link fence.

**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 single-family 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 single-family 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 1.69 du/ac is within the permitted zoning density.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for medium 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:** 10/9/2003

**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. Providing a minimum right-of-way width of 40' for the proposed joint permanent easement
4. Combining lots 12 and 13.
5. Retaining an easement for access and maintenance of drainage structures behind lots 30-34 as may be required by the Knox County Dept. of Engineering and Public Works.
6. Show right-of-way dedication of 25' from centerline along the Ball Camp Pk. frontage.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
8. Meeting all requirements of the approved Use-on-Review development plan.
9. 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.
10. Final approval of the rezoning of this site to Planned Residential at 1.69 du/ac or greater.

**Summary of MPC action:**

APPROVE variances 1- 3 because the site's topography restricts compliance with the Subdivision Regulations.  
APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:**

10/9/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

Withdrawn prior to publication?:  Action Appealed?:

### LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**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:**