

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-17-C **Related File Number:** 11-F-17-UR
Application Filed: 9/25/2017 **Date of Revision:**
Applicant: CASCADE FALLS, LLC

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
FAX • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Southwest side of Lobetti Rd., southeast of Ball Rd.
Other Parcel Info.:
Tax ID Number: 91 PART OF 204 **Jurisdiction:** County
Size of Tract: 37.254 acres
Accessibility: Access is via Lobetti Rd., a local street with a 15' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and CA (General Business)
South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land / PC (Planned Commercial) and PR (Planned Residential)
Proposed Use: Attached and Detached Residential Subdivision **Density:** 4.99 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 7711 Ball Camp Pike
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, LLC on Lobetti Road

No. of Lots Proposed: 186 **No. of Lots Approved:** 0

Variances Requested:

1. Minimum lot frontage on a public street variance for Lots 1-66, from 25' to 19.67'.
2. Roadway width variance for Roads A and B from 26' to 22'.
3. Horizontal curve variance on Road C at STA 16+50, from 250' to 200'.
4. Horizontal curve variance on Road D at STA 8+00, from 250' to 125'.
5. Horizontal curve variance on Road D at STA 19+00, from 250' to 150'.
6. Vertical curve length variance on Road D at STA 15+95, from 159' to 100'.
7. Broken back curves tangent variance on Road G at STA 1+83, from 150' to 65'.
8. Right-of-way reduction variance on Schaad Rd., from 112' to 102'.

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 1-8 because site conditions and attached unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 12 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 (Ord 91-1-102).
3. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
4. Revise the concept plan to add a 5' wide sidewalk along the east side of Road C between Road D and the proposed sidewalk along Schaad Rd. (along Common Area / Detention Basin D. E.) with a ramp at the southern end for the crossing of Road D.
5. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant shall provide documentation that there is adequate public right-of-way to accommodate the improvements. The applicant is responsible for completing these improvements prior to the approval of a final plat for the subdivision.
7. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension shall not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.
10. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and

drainage system.

11. Placing a note on the final plat that all lots will have access only to the internal street system.

12. 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 applicant has submitted a concept plan for this 37.254 acre site located on the southwest side of Lobetti Rd., southeast of Ball Rd. The Planning Commission had approved a concept plan and use on review application (5-SD-17-C / 5-G-17-UR) for a 164 lot subdivision on this site on June 8, 2017 for a different developer. The new concept plan will include a total of 186 lots at a density of 4.99 du/ac. The main difference between the two concept plans is a change from 40 detached residential lots on the northwest side of the future Schaad Road extension to 66 attached residential lots.

The proposed attached residential units will be developed in clusters of four or seven units as two story townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units are narrow with a width of 19.67'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

With the combination of narrow lots with no on-street parking and only one car garages, the applicant is providing seven small parking lots throughout this phase of the development with a total of 42 spaces for overflow parking. Sidewalks are being provided on both sides of the streets in this first phase for pedestrian access to the parking lots, mail kiosk areas and external sidewalk system. With the sidewalks being located on both sides of the streets, the applicant has requested a variance from the paved roadway width from 26' to 22'. Staff is recommending approval of the variance.

The proposed subdivision on the south side of the future Schaad Road extension will include sidewalks on one side of all the main streets with a connection to the sidewalks that will be located along the future Schaad Road Extension.

The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection. The Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of the subdivision is the property located on the north side of the Schaad Road Extension. The second phase of the subdivision is located on the south side of the Schaad Road Extension. The applicant will be required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd. These improvements will be required prior to approval of the final plat for the first phase of the subdivision.

Knox County is planning to move the overall Schaad Road Extension project forward sooner than anticipated (e.g. bidding is scheduled for this Winter and construction starting Spring 2018). The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phase of the subdivision located on the south side of the Schaad Road Extension will not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

Action:

Approved

Meeting Date: 12/14/2017

Details of Action:

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 (Ord 91-1-102).
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6. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant shall provide documentation that there is adequate public right-of-way to accommodate the improvements. The applicant is responsible for completing these improvements prior to the approval of a final plat for the subdivision.

7. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.

8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

9. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension shall not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

10. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

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Summary of Action:

APPROVE variances 1-8 because site conditions and attached unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.

APPROVE the Concept Plan subject to 12 conditions.

Date of Approval:

12/14/2017

Date of Denial:

Postponements: 11/9/2017

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: