

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 4-SC-20-C                      Related File Number: 4-G-20-UR  
Application Filed: 2/24/2020              Date of Revision:  
Applicant: CASCADE FALLS, LLC

## PROPERTY INFORMATION

General Location: South side of Lobetti Rd., north of Ball Camp Pk.  
Other Parcel Info.:  
Tax ID Number: 91 20402                      Jurisdiction: County  
Size of Tract: 37.51 acres  
Accessibility: Access is via Lobetti Rd., a local street with a 15' to 20' 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: Detached Residential Subdivision                      Density: 4.96 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: 0 Lobetti Rd.  
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: Cara Cade

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

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of the depth of double frontage lots (Lots 49-70) from 150' to the depths shown on the Concept Plan.
2. Reduction of the tangent length between broken back curves on Road G, STA 1+83 to STA 2+48, from 150' to 65'.
3. Reduction of the minimum K-value on Road D at STA 12+25, from K=25 to K=20.3.
4. Reduction of the minimum K-value on Road D at STA 13+75, from K=25 to K=20.8.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL;

1. Reduction of the right-of-way on Schaad Rd., from 112' to 102'.
2. Reduction of the horizontal curve radius on Road C at STA 16+50, from 250' to 200'.
3. Reduction of the horizontal curve radius on Road D at STA 5+50, from 250' to 200'.
4. Reduction of the horizontal curve radius on Road D at STA 11+00, from 250' to 200'.
5. Reduction of the horizontal curve radius on Road D at STA 16+50, from 250' to 150'.

ALTERNATIVE DESIGN STANDARDS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create any hazardous conditions.

APPROVE alternative design standards 1-5 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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. Installation of sidewalks as identified on the 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.
5. The timing of the final plat approval for Lots 44-48 is dependent on the completion of the road improvements for the Schaad Road and Lobetti Road intersection.
6. 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.

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

8. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 49-186) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Cascade Falls, LLC widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

9. 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.

10. Placing a note on the final plat that all lots will have access only to the internal street system with the exception of Lots 44-48. Lots 44-48 shall be provided with turnaround driveways.

11. Placing a note on the final plat that fencing and other structures are not allowed within the slope easements established for the Schaad Road Extension project. Easements are located along Schaad Road and Lobetti Road frontages.

12. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:**

The applicant is proposing to subdivide this 37.51 acre tract into a total of 186 detached residential lots at a density of 4.96 du/ac. This is the fourth concept plan that has come before the Planning Commission on this property.

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 proposed subdivision will include 48 detached residential lots on the northwest side of the future Schaad Road extension with the remaining 138 detached residential lots being located on the southeast side.

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. In a previous approval, the applicant was required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd.

Knox County is planning to move the overall Schaad Road extension project forward sooner than anticipated. 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 phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 49-186) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Cascade Falls, LLC widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

Sidewalks have been provided throughout the subdivision as an amenity and to allow connection to the proposed amenity areas and to connect to the sidewalks that will be located along the Schaad Rd extension and Lobetti Road.

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:** 4/9/2020

**Details of Action:**

**Summary of Action:**

APPROVE variances 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create any hazardous conditions.

APPROVE alternative design standards 1-5 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 12 conditions.

**Date of Approval:** 4/9/2020

**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:**