CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:4-SD-11-CApplication Filed:2/28/2011Applicant:CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location:Southeast end of Laurel Falls Ln., southwest of Cascade Falls Ln.Other Parcel Info.:Jurisdiction:Tax ID Number:91 O D 19, 50-52Jurisdiction:Size of Tract:3.01 acresAccessibility:Access is via Laurel Falls Ln., a local street with a pavement of 26' within a 50' wide right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:Vacant lotsSurrounding 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 dwellingsDetached dwellingsDensity: 1.33 du/acSector Plan:Northwest CountyGrowth 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:



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

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: No. of Lots Proposed: Cascade Falls

4 No. of Lots Approved: 0

- Variances Requested:
- 1. Maximum road grade variance from 12% to 15% on Laurel Falls Ln. at sta 0+00 to end of street 2. Maximum grade variance in a hammer head turn around from 10% to 15% on Laurel Falls Ln.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Dan Kelly			
Staff Recomm. (Abbr.):	WITHDRAW as requested by the applicant's engineer			
Staff Recomm. (Full):				
Comments:	 This is the fourth concept plan that has been submitted for review as part of the Cascade Falls Subdivision. The present plan amends a portion of the previously approved phases. The total development will contain more than 80 lots. This revised concept plan deals with 4 of the previously approved lots. The site has some very steep sections. Extending Laurel Falls Ln. will require variances to the regulations. The resultant lots will also be steep with slopes ranging between twenty to thirty percent. Staff has recommended that the applicant investigate other development alternatives for this site. 			
Action:	Denied (Withdrawn) Meeting Date: 5/12/2011			
Details of Action:				
Summary of Action:				
Date of Approval:	Date of Denial:Postponements:4/14/2011			
Date of Withdrawal:	5/12/2011 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: