

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 5-C-19-UR                      **Related File Number:**  
**Application Filed:** 3/25/2019              **Date of Revision:**  
**Applicant:** CASCADE FALLS, LLC

## PROPERTY INFORMATION

**General Location:** North of Ball Camp Pike, Southeast of Gatekeeper Way  
**Other Parcel Info.:**  
**Tax ID Number:** 91 21005                      **Jurisdiction:** County  
**Size of Tract:** 10460 square feet  
**Accessibility:** Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** One additional dwelling unit                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is in an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

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

**Street:** 8043 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:** The Knox County Commission approved a sector plan amendment to MDR and a rezoning request to PR at a density of up to 7 du/ac in 2006.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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

Variances Requested:

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 the development plan for 1 additional detached residential unit on an individual lot in the PR zoning district for a total of 4 lots, subject to the following 4 conditions:

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Obtaining approval and recording a final plat for the proposed resubdivision of this four lot development.
  3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of one additional dwelling unit and lot for Jane's Place Subdivision for a total of four dwellings on this 0.5878 acre tract at a density of 6.81 du/ac. The property is zoned PR (Planned Residential) at a density of 1-7 du/ac. This property has been designated as part of the Cascade Villas development since the first Planning Commission approval back in 2006. The four lots have access out to Ball Camp Pike by a private right-of-way.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 6.81 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 7 du/ac. The proposed development at a density of 6.81 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

**Summary of Action:** APPROVE the development plan for 1 additional detached residential unit on an individual lot in the PR zoning district for a total of 4 lots, subject to the following 4 conditions:

**Date of Approval:** 5/9/2019

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**