CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT

5-SE-13-F File Number: **Related File Number:** 3/25/2013 **Application Filed:** Date of Revision:

CASCADE FALLS, LLC Applicant:



8 6 5 • 2 1 5 • 2 5 0 0 A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast end of Laurel Falls Lane, south of Cascade Falls Lane

Other Parcel Info.:

91 O D 019, 050-052 **Tax ID Number:** Jurisdiction: County

Size of Tract: 3 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Density:

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)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cascade Falls Resubdivision of Lots 69R & 42-44

No. of Lots Proposed: 4 No. of Lots Approved: 7

Variances Requested:

1. To reduce the requirements of the Minimum Subdivision Regulations 64-24.43 that requires all Joint

Permanent Easement locations be traversable with a maximum grade of 12% to 15%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Emily Dills

Staff Recomm. (Abbr.): Deny Variance

DENY Final Plat

Staff Recomm. (Full):

Comments: MPC staff received revised copies of this plat on corrections deadline. The applicant had requested a

variance from the Minimum Subdivision Regulations on the applicantion for the grade of the JPE from 12% to 15%. Knox County Engineering does not support the variance to increase the grade to 15%. They are continuing to work with the applicant to accomplish a platting solution for the grade of the JPE. MPC staff will not recommend approval of the plat as submitted without the support of Knox

County Engineering.

Action: Approved Meeting Date: 5/9/2013

Details of Action:

Summary of Action: Approved variance and final plat with a 9-day waiver.

Date of Approval: 5/9/2013 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Date of Withdrawal: Withdrawn prior to publication?: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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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