

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cascade Falls, Phase III
Surveyor: The Campbell Co.
No. of Lots Proposed: 53 **No. of Lots Approved:** 0
Variances Requested:
1. Intersection grade variance from 1% to 3% at Roads D, E, & F.
2. Vertical curve variance on Road D at station 0+65 from 150' to 100'.
3. Vertical curve variance on Road D at station 3+72 from 454.25' to 250'.
4. Road grade variance from 12% to 13% on Road D from sta. 1+15 to sta. 2+35.89.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE variance 1-4 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

APPROVE the concept plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all requirements of the previously approved concept plans for Cascade Falls (10-SH-03-C & 2-SG-04-C)..
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102)
5. Meeting all requirements of the approved Use-on-Review development plan.
6. 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.
7. Final approval of the rezoning of this site to Planned Residential at a density that will accommodate the proposed development.

Comments:

This is the third concept plan that has been reviewed for this development. The present plan amends a portion of the previously approved phases and proposes some additional lots. The total development will contain 81 lots. This revised concept plan and use on review deal with 53 of the lots. Access to the subdivision will be from Ball Camp Pk. Portions of Ball Camp Pk. are being relocated as part of a major road construction project. This section of Ball Camp will not be affected by this project. The applicant will only be required to dedicated 25' right-of-way from the centerline of Ball Camp Pk.

The site has some very steep sections. With minor changes, due primarily to slope, the staff believes the plan can be accomplished as drawn. Staff has previously recommended conditional approval of a number of lots. This conditional approval is contingent upon the applicant providing grading plans to the Knox County Dept. of Engineering to determine if there is a suitable building site on the lots in question. If an appropriate building site cannot be provided on each lot, the lots will have to combined at the direction of the Knox County Dept. of Engineering and Public Works.

An abandoned rock quarry is located on the site. It has a rock face that is approximately 80' to 100' in height. Staff will require the quarry be secured with a chain link fence.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR

(Planned Residential) Zone and all other requirements of the Zoning Ordinances.

2. The proposed subdivision 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. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

3. The recommended density of this site is 1- 3 dwellings per acre. The proposed 1.64 du/ac for the revised portions phase 1 and 2 and phase 32 and 1.73 du/ac for the entire development is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC's approval or denial of this subdivision request is final, unless the action is appealed to City Council, or Knox County Chancery Court, as appropriate. The date of the City Council appeal hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to City Council, or the Knox County Board of Zoning Appeals, as appropriate. The date of the appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved **MPC Meeting Date:** 5/13/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variance 1-4 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard

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Date of MPC Approval: 5/13/2004 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**