

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cascade Villas - Phase III
No. of Lots Proposed: 36 No. of Lots Approved: 36
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 4 conditions:
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the variance from the Knox County Board of Zoning Appeals to eliminate the creek buffer zones as outlined in the Knox County Stormwater Ordinance. If the variance is not granted, the final plat will have to identify the required creek buffers and adjust the lots/lot lines in order to comply with the buffer requirements.
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, this plan meets the requirements for approval of a concept plan in the PR zoning district.

Comments: The applicant has submitted a new concept plan for the subdivision of the remaining acreage of the Cascade Villas Subdivision. The concept plan (1-SC-09-C) that was approved for this development on January 8, 2009 has expired. This is one the developments that started out as a condominium project and had to convert to an attached residential subdivision. This concept plan includes 36 lots to complete the development. The use on review approval (1-C-09-UR) that is still valid, includes a total of 78 residential units at a density of 6.29 du/ac.

The applicant has submitted the same street and lot layout as had been previously approved in 2009. However, changes to the Knox County stormwater requirements, specifically the creek buffer requirements, would have an impact on the lot layout reducing the number of lots. The applicant is requesting a variance from the Knox County Board of Zoning Appeals to eliminate the new creek buffer zones. The new concept plan also includes a reduction to the rear setback for 6 lots fronting on Beacon Light Way and a reduction of the peripheral setback to 25' along the north and northwest sides of the development which is adjacent to the railroad tracks.

Action: Approved Meeting Date: 8/8/2013

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 4 conditions:

Date of Approval: 8/8/2013 Date of Denial: Postponements: 7/11/2013

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: