CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

7-SA-13-C File Number: **Related File Number:** 5/28/2013 **Application Filed:** Date of Revision: CASCADE FALLS, LLC Applicant:

PROPERTY INFORMATION

General Location: North end of Gatekeeper Way, northwest of Ball Camp Pike. **Other Parcel Info.:** 91 O F 2.21-2.26 & PART OF OTHER: PARCELS 2 AND 2 Jurisdiction: County **Tax ID Number:** 5.11 acres Size of Tract: Accessibility: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-ofway

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land					
Surrounding Land Use:	North: Railroad and residences / RA (Low Density Residential) & I (Industrial) South: Residences / PR (Planned Residential) East: Residences / PR (Planned Residential) & I (Industrial) West: Residences and vacant land / PR (Planned Residential) & A (Agricultural)					
Proposed Use:	Attached and detached residential subdivision		Density: 6.29 du/ac			
Sector Plan:	Northwest County	Sector Plan Designation:				
Growth Policy Plan:	Planned Growth Area	a				

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)



400 Main Street Knoxville, Tennessee 37902 865•215•2500 FAX•215•2068 www•knoxmpc•org

PR (Planned Residential)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:Cascade Villas - Phase IIINo. of Lots Proposed:36No. of Lots Approved:36Variances Requested:NoneS/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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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 o January 8, 2009 has expired. This is one the developments that started out as a condominium projec 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.					
	However, change requirements, wo requesting a varia zones. The new o	ot layout as had been previous requirements, specifically the out reducing the number of lots I of Zoning Appeals to eliminate action to the rear setback for 6 al setback to 25' along the nort d tracks.	creek buffer . The applicant is e the new creek buffer lots fronting on			
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, Second Reading: 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: