

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 9-G-07-UR                      **Related File Number:**  
**Application Filed:** 8/6/2007              **Date of Revision:**  
**Applicant:** CASCADE VILLAS, LLC.

## PROPERTY INFORMATION

**General Location:** Northwest side of Ball Camp Pike, northwest of Cascade Falls Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 91 210 & 091OF001                      **Jurisdiction:** County  
**Size of Tract:** 13.42 acres  
**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 and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Attached Residential Development and One Detached Residence              **Density:** 6.18 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** MDR  
**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:** 8035 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 amendments to MDR and a rezoning requests 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for 1 detached residential unit on an individual lot and 82 attached residential units in the PR zoning district subject to the following 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 Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.
5. Installation of landscaping as shown on the revised landscape plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Establishment of a homeowners association that will be responsible for the maintenance of drainage structures and all other commonly held assets.

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 Planning Commission has considered four previous use-on-review requests for this property following the rezoning approvals in 2006. The first phase of Cascade Villas was approved on 12/14/2006 for a total of 34 attached residential units on 5.10 acres. The applicant is now requesting approval for 1 detached residential unit (existing) and 82 attached residential units on 13.42 acres at a density of 6.18 du/ac. With this revised site plan there will be a total of 117 residential units on 18.52 acres at a density of 6.32 du/ac. If approved, this development plan will replace the previous approval by the Planning Commission (12-J-06-UR) granted for this portion of the property on 12/14/2006.

The access drive onto Ball Camp Pike for this phase of the residential development will be located directly across from the entrance to Cascade Falls Subdivision. Phase I of the development also has access to Ball Camp Pike approximately 700' south of the proposed entrance. The two phases of the development will have an internal driveway connection. One of the driveways will cross a blueline stream to serve 22 units at the northwest corner of the property. The applicant must obtain approval from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.

**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 6.18 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 as amended by the Knox County Commission designates this property for medium density residential use. The PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed condominium development at a density of 6.18 du/ac (6.32 du/ac overall) 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.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/13/2007

**Details of MPC action:**

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 Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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**Summary of MPC action:**

APPROVE the development plan for 1 detached residential unit on an individual lot and 82 attached residential units in the PR zoning district subject to the following 7 conditions:

**Date of MPC Approval:**

9/13/2007

**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:**