

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 9-SB-04-C **Related File Number:** 9-E-04-UR
Application Filed: 8/9/2004 **Date of Revision:**
Applicant: TERRY PATTON
Owner: TERRY PATTON

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
Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Ball Camp Pk., east of Cureton Rd.
Other Parcel Info.:
Tax ID Number: 91 223, PT. 224.02, 224.03 OTHER: 105 PT. 126 **Jurisdiction:** County
Size of Tract: 7.9 acres
Accessibility: Access is via Ball Camp Pk. , a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, PR residential and I industrial. Development in the area consists of single family dwellings.
Proposed Use: Detached single family subdivision **Density:** 1.82 du/ac
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:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cascade Falls
Surveyor: The Campbell Co.
No. of Lots Proposed: 16 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variances on Road D from 250' to 125' at stations 1+50, 3+50, 7+00 & 9+25.
2. Horizontal curve variances on Road A from 250' to 125' at stations 10+00 & 250' to 225' at sta 13+00.
3. Maximum street grade from 12% to 13% on Roads A and F.
4. Broken back curve tangent variance on Road D at sta 7+63 from 150' to 101'.
5. Intersection grade variance from 1% to 3% on Road E at Road D.
6. intersection grade variance from 1% to 3% on Road F at Road A.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE variances 1- 6 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 9 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. Review and approval of individual grading plans for lots 33R-35R, 53R, 54R 55-60 and III-1-III-3 of this development.
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. Provision of guard rail along Road A as required by the Knox County Dept. of Engineering and Public Works.
8. Lengthen the slope of the rear yards to create a 3 to 1 slope or provide for low maintenance landscaping for all lots having a slope greater than 3 to 1. A typical lot landscaping plan must be prepared by a landscape architect for the lots which will require the low maintenance landscaping materials.
9. Meeting all requirements of the previously approved concept subdivision plan for this development (10-SH-03-C).

Comments: This is the fourth concept plan that this applicant has submitted for this project. The developer has been obtaining additional property since the first concept plan was approved for this site in 2003. He is now proposing to redesign a portion of the site and add 4 lots to this project. 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 will recommend 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. Some of the lots will have steep rear yards. Staff will recommend the lots be developed with low maintenance landscaping that will require only minimal care. A landscape architect will need to be consulted regarding the proper plant materials and installation instructions for these low maintenance landscape areas.

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 1.82 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.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 9/9/2004

- 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 Department of Engineering and Public Works.
 - 3. Review and approval of individual grading plans for lots 33R-35R, 53R, 54R 55-60 and III-1-III-3 of this development.
 - 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. Provision of guard rail along Road A as required by the Knox County Dept. of Engineering and Public Works.
 - 8. Lengthen the slope of the rear yards to create a 3 to 1 slope or provide for low maintenance landscaping for all lots having a slope greater than 3 to 1. A typical lot landscaping plan must be prepared by a landscape architect for the lots which will require the low maintenance landscaping materials.
 - 9. Meeting all requirements of the previously approved concept subdivision plan for this development (10-SH-03-C).

Summary of MPC action: APPROVE variances 1- 6 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 9 conditions

Date of MPC Approval: 9/9/2004 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: