

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SC-18-C **Related File Number:** 9-J-18-UR
Application Filed: 7/30/2018 **Date of Revision:**
Applicant: CASCADE FALLS, LLC

PROPERTY INFORMATION

General Location: Northwest side of Ball Camp Pike, southwest of Beacon Light Way.
Other Parcel Info.:
Tax ID Number: 91 21001 **Jurisdiction:** County
Size of Tract: 24985 square feet
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
Surrounding Land Use: North: Residences (Cascade Villas) - PR (Planned Residential)
South: Residence - A (Agricultural)
East: Residence - PR (Planned Residential)
West: Residences (Cascade Villas) - PR (Planned Residential)
Proposed Use: Attached residential subdivision **Density:** 5.26 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: 8043 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:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cascade Villas - Gouge Property
No. of Lots Proposed: 3 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): 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. Installation of landscaping as shown on the development 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.
3. Obtaining approval and recording the private right-of-way and maintenance agreement for the private right-of-way that will serve this development.
4. Certifying on the final plat that 400' of sight distance exists in both directions along Ball Camp Pike at the intersection of the driveway for the private right-of-way and Ball Camp Pike.
5. Recording any sight distance easements that may be required across adjoining property in order to obtain and maintain the required 400' of sight distance at the proposed subdivision entrance.
6. Obtaining approval and recording a final plat for the proposed three lot development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments: The applicant is requesting approval of 3 attached residential units on this 0.57 acre lot at a density of 5.26 du/ac. This property has been designated as part of the Cascade Villas development since the first Planning Commission approval back in 2006. This request is to subdivide the lot into three lots with access being provided out to Ball Camp Pike by a private right-of-way. The existing residence will be modified and attached to two new residences with each residence being located on its own lot.

In order to obtain the required sight distance of 400' in both directions along Ball Camp Pike at the intersection of the driveway for the JPE and Ball Camp Pike, some off-site clearing and grading will be required. The applicant's surveyor will be required to certify that the sight distance has been established prior to approval of the final plat for the subdivision. Any sight distance easements that may be required across adjoining property in order to obtain and maintain the required 400' of sight distance at the proposed subdivision entrance shall be recorded with the final plat for the subdivision.

The applicant is requesting a reduction of the peripheral setback from 35' to 15' along the eastern property line and a reduction from 35' to 25' along the right-of-way for Ball Camp Pike which is consistent with the reductions approved for the previous phases of the development.

Action: Approved

Meeting Date: 9/13/2018

Details of Action:

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2. Installation of landscaping as shown on the development 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.
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6. Obtaining approval and recording a final plat for the proposed three lot development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

Summary of Action: APPROVE the Concept Plan subject to 7 conditions:

Date of Approval: 9/13/2018

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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: