



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-E-06-UR

AGENDA ITEM #: 91

AGENDA DATE: 12/14/2006

▶ **APPLICANT:** **CASCADE FALLS, LLC**

OWNER(S): CASCADE FALLS, LLC

TAX ID NUMBER: 91 211

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side of Ball Camp Pike, west of Cascade Falls Ln.**

▶ **APPX. SIZE OF TRACT:** **7.53 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Attached Residential Units**

DENSITY PROPOSED: 4.52 du/ac

HISTORY OF ZONING: Sector plan amendment to MDR (8-B-06-SP) and a rezoning to PR at a density of up to 7 du/ac (8-L-06-RZ) approved by Knox County Commission on September 25, 2006.

SURROUNDING LAND USE AND ZONING: North: Railroad and residences / I (Industrial)

South: Residences / A (Agricultural)

East: Residence and vacant land / PR (Planned Residential)

West: Residences and vacant land / A (Agricultural)

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.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 34 attached residential units in the PR zoning district and a reduction of the peripheral setback along the eastern property line to 15' as identified below, subject to the following 7 conditions:**

1. The reduction of the peripheral setback along the eastern property line to 15' shall apply only to units 4 - 9.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installation of landscaping as shown on the approved 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. Landscaping shall not be placed at the entrance and along Ball Camp Pike at a location that would interfere with the sight triangle and sight distance requirements.

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 applicant is requesting a revision of the development plan approved for this site by the Planning Commission on September 14, 2006. The previous plan was approved for 31 attached residential units. The applicant is now proposing to develop 34 attached residential units on this 7.53 acre tract at a density of 4.52 du/ac.

This proposed development adjoins another proposed residential development (also zoned PR) that is under review by the Planning Commission at this meeting (12-J-06-UR). The applicant has requested a reduction of the peripheral setback from 35' to 15' along the eastern property line that adjoins the other PR property. Staff is recommending the reduction only in the area of proposed units 4 - 9.

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 4.52 du/ac, is consistent in use and density with the zoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

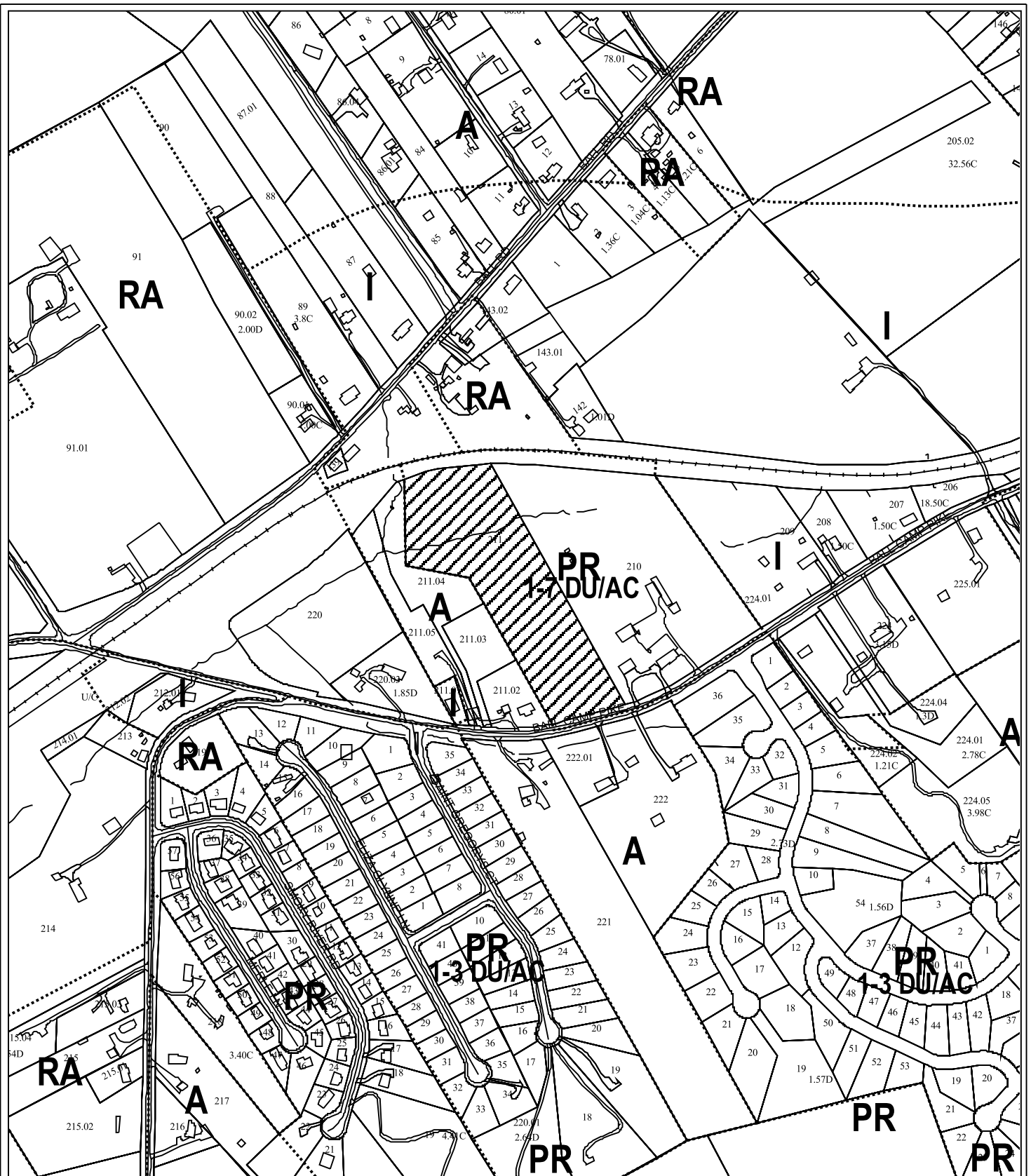
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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 approved PR zoning will allow a density of up to 7 du/ac. The proposed condominium development at a density of 4.52 du/ac is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-E-06-UR
USE ON REVIEW



Attached Residential Units in PR (Planned Residential)

Original Print Date: 11/30/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cascade Falls, LLC

Map No: 91

Jurisdiction: County



