



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

▶ **FILE #:** 9-D-06-UR

AGENDA ITEM #: 93

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** FOX SPRINGS, LLC

OWNER(S): FOX SPRINGS, 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) Pending

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential condominiums

DENSITY PROPOSED: 4.12 du/ac

HISTORY OF ZONING: The Planning Commission recommended approval of a 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) on August 10, 2006.

SURROUNDING LAND USE AND ZONING: North: Railroad and residences / RA (Low Density Residential)

South: Residences / A (Agricultural)

East: Approved residential condominium development / PR (Planned Residential)

West: Vacant land and residence / 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 31 residential condominium units in the PR zoning district subject to the following 8 conditions:**

1. Approval of the 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) by the Knox County Commission.
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. Providing a driveway connection between this site and the approved condominium development to the east

(4-E-06-UR) if the developer moves forward with both projects. The revised site plans would be subject to approval by Planning Commission and County Engineering Staff.

6. 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.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Establishment of a homeowners association for the purpose assessing fees 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 proposing to develop a 31 unit condominium project on this 7.53 acre tract located on the north side of Ball Camp Pike, west of Cascade Falls Ln. The overall density for the development will be 4.12 du/ac.

The Planning Commission recommended approval of a sector plan amendment (8-B-06-SP) from LDR (Low Density Residential) to MDR (Medium Density Residential) and a rezoning request (8-L-06-RZ) from A (Agricultural) to PR (Planned Residential) at a density of up to 7 du/ac at the August 10, 2006 meeting. The Knox County Commission will considered the requests on September 25, 2006.

The proposed development adjoins another proposed residential condominium development by the applicant that was approved by the Planning Commission on May 11, 2006. As presently designed, there is no planned connection between the two developments. Staff is recommending a condition that a driveway connection be made between the two projects if the developer moves forward with both projects. The revised site plans would be subject to approval by Planning Commission and County Engineering Staff.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed condominium development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed condominium development at a density of 4.12 du/ac, is consistent in use and density with the proposed rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Karns Elementary, Middle and High Schools.

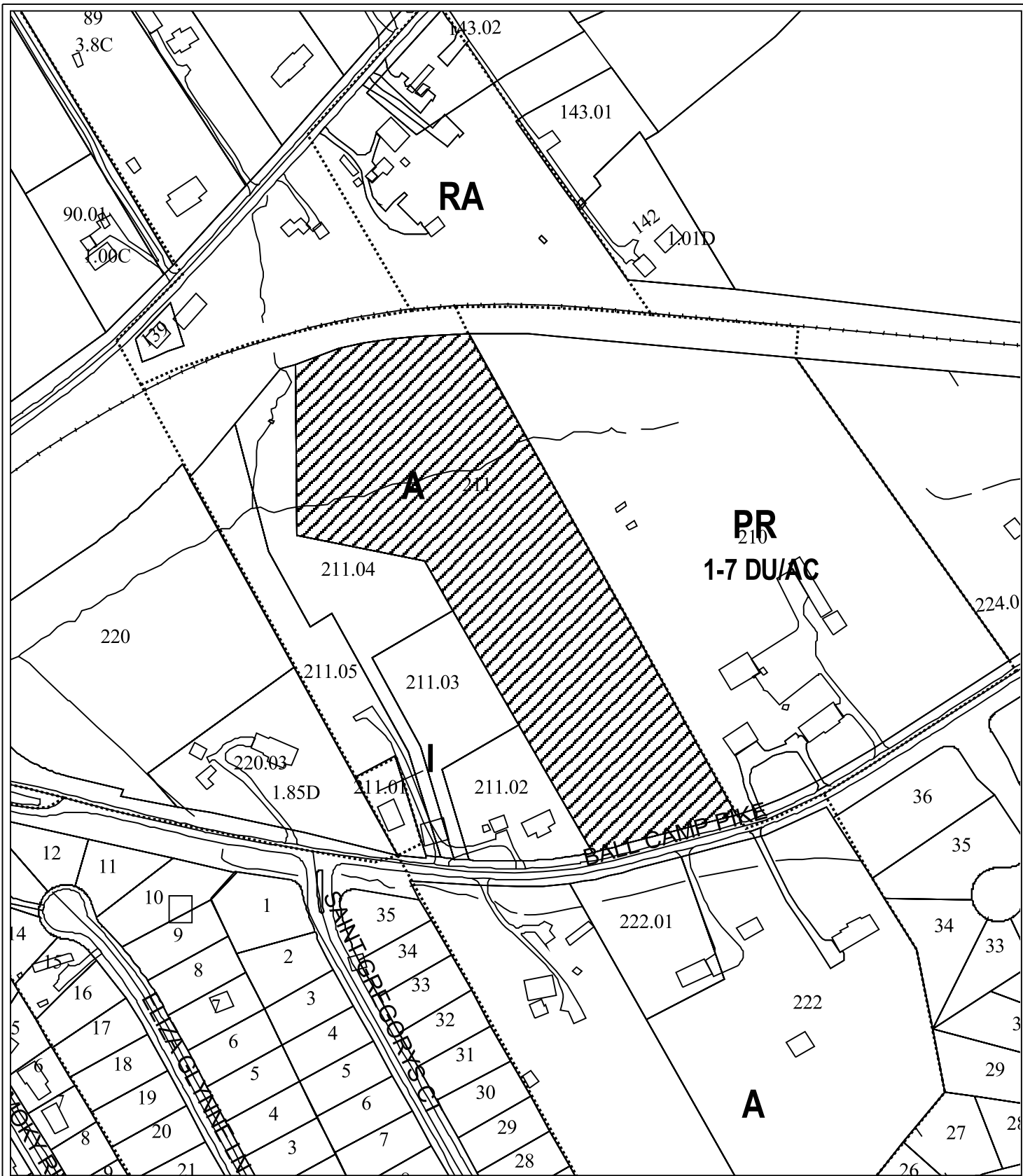
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed residential condominium 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 recommended for amendment by the Planning Commission designates this property for medium density residential use. The PR zoning recommended for approval by the Planning Commission will allow a density of up to 7 du/ac. The proposed condominium development at a density of 4.12 du/ac is consistent with the recommended 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.



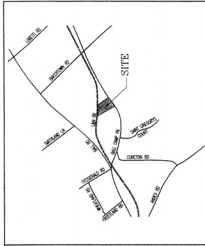
9-D-06-UR
 USE ON REVIEW

Petitioner: Fox Springs, LLC
 Map No: 91
 Jurisdiction: County

 Residential condominiums in PR (Planned Residential) Pending

Original Print Date: 08/23/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





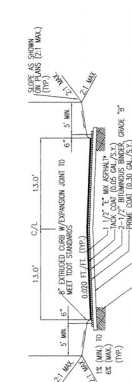
LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED ON THE PLAN.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. A 15' VERTICAL CLEARANCE SHALL BE MAINTAINED OVER ALL EXISTING UTILITIES AND ROADWAYS TO FACE UNLESS OTHERWISE NOTED.
 4. THE PROPERTY CORNERS APPROXIMATELY 7.50 ACRES SHOWN ON THE 1988 SURVEY SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
 5. CONCRETE FINISHES BY KNOXVILLE COUNTY S.U.S. ROAD PROFILES ARE BASED ON THESE FINISHES UNLESS OTHERWISE NOTED.
 6. CONCRETE FINISHES BY KNOXVILLE COUNTY S.U.S. ROAD PROFILES ARE BASED ON THESE FINISHES UNLESS OTHERWISE NOTED.
 7. CONCRETE FINISHES BY KNOXVILLE COUNTY S.U.S. ROAD PROFILES ARE BASED ON THESE FINISHES UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS WILL BE FINISH.
 9. FINISHES REQUIRED ON THIS PLAN APPROXIMATELY 10' FROM THE CENTERLINE OF THE ROAD SHALL BE FINISH UNLESS OTHERWISE NOTED.
 10. CONCRETE FINISHES BY KNOXVILLE COUNTY S.U.S. ROAD PROFILES ARE BASED ON THESE FINISHES UNLESS OTHERWISE NOTED.
 11. CONCRETE FINISHES BY KNOXVILLE COUNTY S.U.S. ROAD PROFILES ARE BASED ON THESE FINISHES UNLESS OTHERWISE NOTED.
 12. MINIMUM FLOOR ELEVATION FOR UNITS 101-103 IS ONE FOOT ABOVE THE BENCHMARK OF THE ELEVATION SURVEY.
 13. MINIMUM GRADES AT THE INTERSECTIONS OF ALL ROADS SHOWN ARE AS SHOWN UNLESS OTHERWISE NOTED.
 14. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 15. APPROXIMATELY 10' FROM THE CENTERLINE OF THE ROAD SHALL BE FINISH UNLESS OTHERWISE NOTED.



REVISED
9/7/06

U.O.R.
DATE: 9-7-06-vr



* 5' MIN. REQUIRED IF ROAD GRADE IS GREATER THAN 10%
TYPICAL SECTION
TRACT ROAD
PRIVATE ROAD



DEVELOPER:
FOX SPARKS LLC
PO BOX 100
KNOXVILLE, TENNESSEE 37923
PHONE: (605) 515-0587

| | |
|----------------------|------------------------|
| 1. 1/2" = 1' SCALE | 2. 1/4" = 1' SCALE |
| 3. 1/8" = 1' SCALE | 4. 1/16" = 1' SCALE |
| 5. 1/32" = 1' SCALE | 6. 1/64" = 1' SCALE |
| 7. 1/128" = 1' SCALE | 8. 1/256" = 1' SCALE |
| 9. 1/512" = 1' SCALE | 10. 1/1024" = 1' SCALE |

DEVELOPMENT PLAN FOR
STEVENS TRACT-BALL CAMP PIKE

CU MAP 061, PAGE 211

SCALE: 1"=50'

DEED REFERENCE: INSTA #20080820020246

DISTRICT 6, KNOX COUNTY, TN

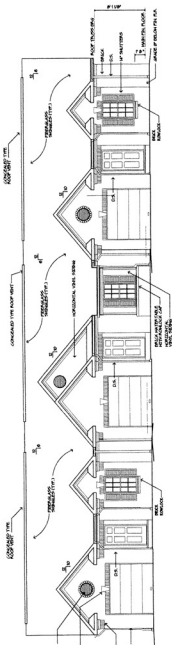
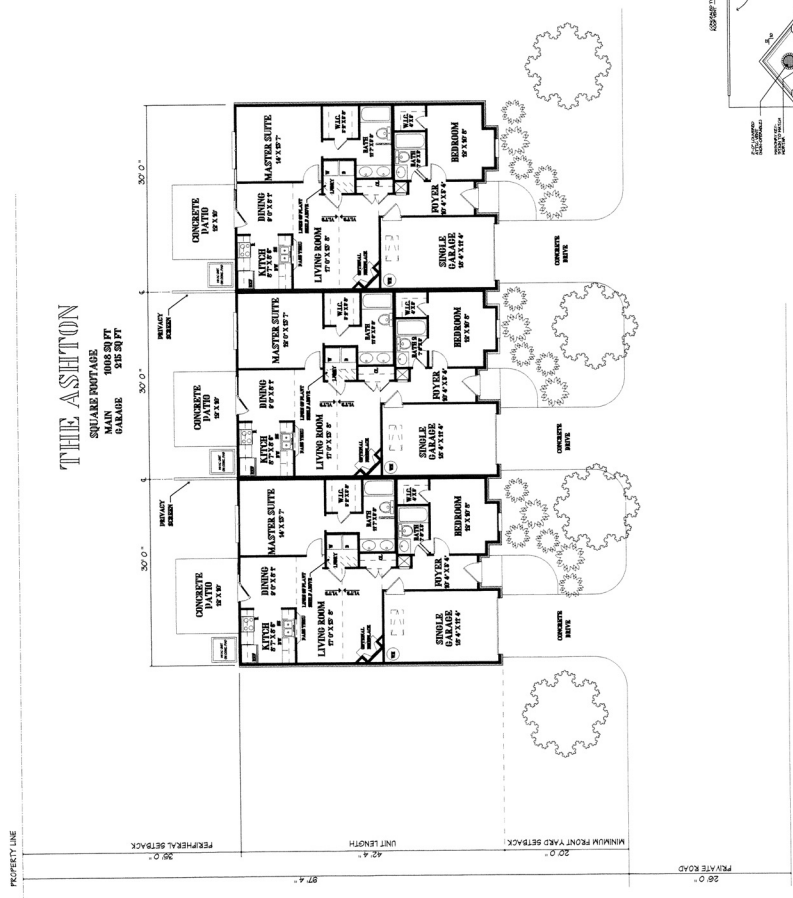
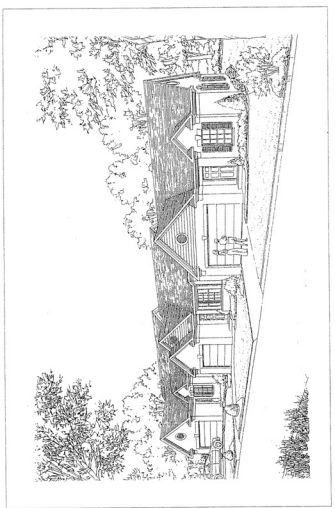
CONTOUR INTERVAL=2'

SHEET 1 OF 2 SHEETS

24176-2-SP

BATSON, HIMES, NORVELL, & POE
REGISTERED PROFESSIONAL SURVEYORS
1234 PINEAPPLE DRIVE
KNOXVILLE, TN 37929
PHONE: (865) 598-4477
FAX: (865) 598-6473

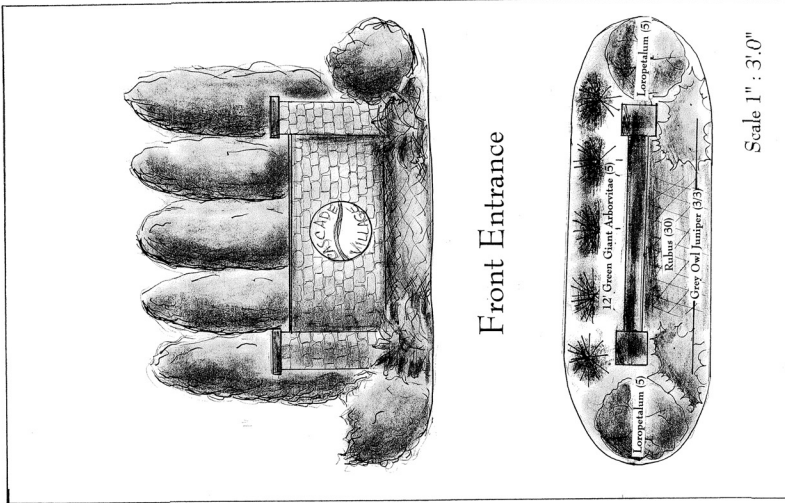
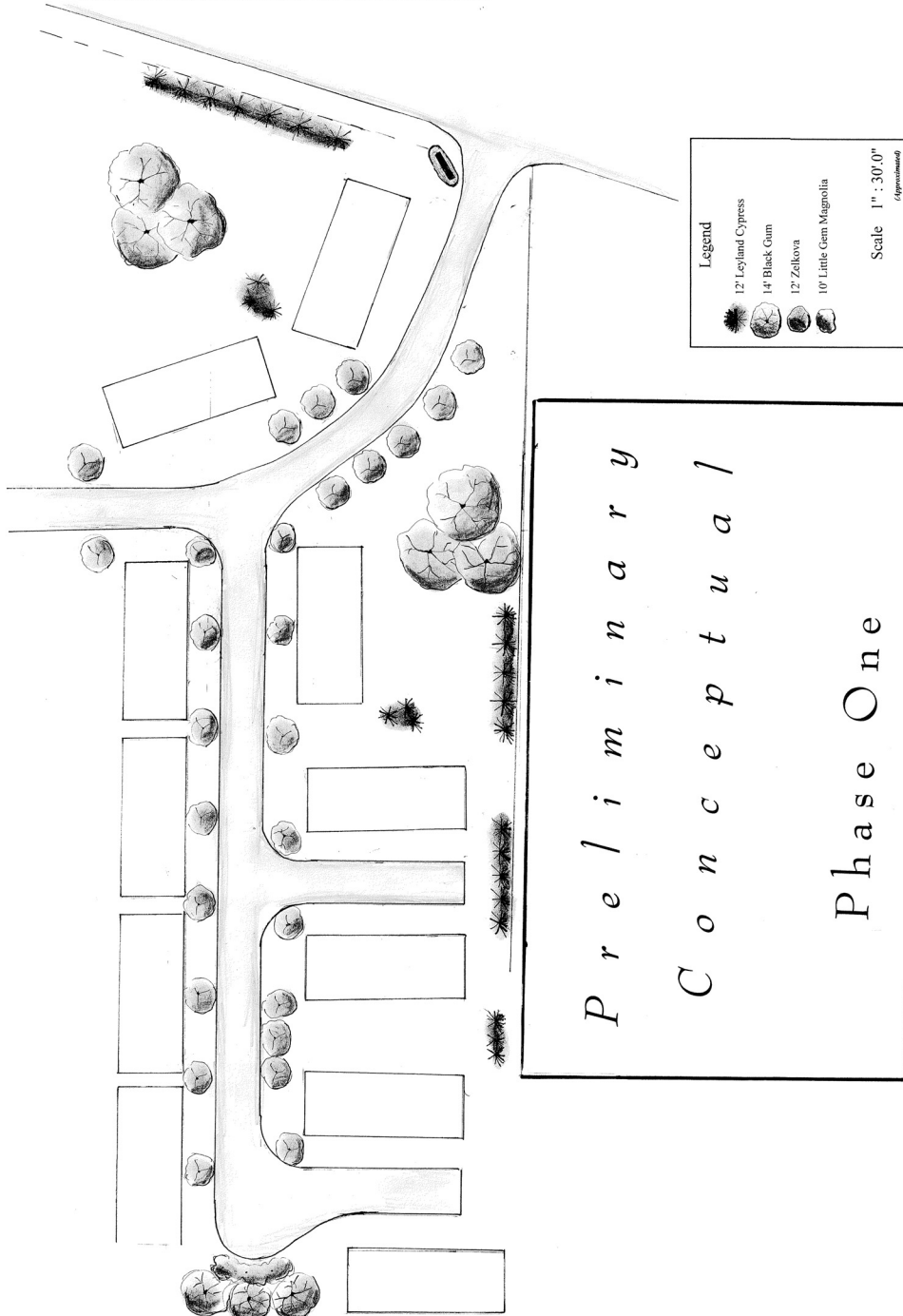
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| <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>BY</td><td></td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table> | BY | | | | | | | | | | | | | | | | | | | | | | <p>WYSTWYND DESIGNS, INC. 401 FOREST PARK BOULEVARD KNOXVILLE, TENNESSEE 37919 PHONE: 865-594-5712 FAX: 865-599-9793 E MAIL: driving@wystwynd.com</p> | <p>CASCADE VILLAS A PROPOSED CONDOMINIUM PROJECT IN KNOX COUNTY, TENNESSEE DEVELOPED BY: TERRY PATTON</p> | <p>DATE: 9-14-06 DRAWN BY: [Signature]</p> |
| BY | | | | | | | | | | | | | | | | | | | | | | | | | |
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1 3 UNIT BUILDING PLAN
SCALE: 1/8" = 1'-0"

DO NOT REPRODUCE
 WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT
 OR HIS SUCCESSORS
 IN ANY MANNER
 WITHOUT THE WRITTEN
 PERMISSION OF THE ARCHITECT
 OR HIS SUCCESSORS

A-1
 SHEET



Atkins Landscaping
3113 Pleasant Trail
Knoxville, Tennessee
615.524.1844
www.atkinslandscape.com

Cascade Village
Preliminary Conceptual
Phase One

3.O.R.
DATE 9-7-06-UR