

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

▶ **FILE #:** 10-SB-07-C
 10-B-07-UR

AGENDA ITEM #: 14
AGENDA DATE: 10/11/2007

▶ **SUBDIVISION:** CASCADE FALLS, REVISED
 ▶ **APPLICANT/DEVELOPER:** TERRY PATTON
 OWNER(S): Terry Patton

TAX IDENTIFICATION: 91 O D 19, 50, 51 & 52
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast end of Laurel Falls Ln., south of Cascade Falls Ln.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 2.51 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, PR residential and I industrial. Development in the area consists of single family dwellings.

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Laurel Falls Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Road grade from 12% to 15% from sta10+00 to sta 11+40 of Laurel Falls Ln.
 2. Road grade in the turn-around at the end of laurel Falls Ln. from 10% to 15%

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations and the variances will not create a traffic hazard**

APPROVE the concept plan subject to 5 conditions

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. Grading each lot so that the slope of the lot does not exceed a 2 to 1 slope ratio. Lots that are steeper than a 3 to 1 slope ratio must provide a 15' wide usable rear yard between the rear of the dwelling and the slope
4. Meeting all requirements of the previously approved concept plans for Cascade Falls (10-SH-03-C & 2-SG-04-C).

5. 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.

► **APPROVE the plan for up to 4 detached single family dwellings on individual lots as shown on the development plan subject to 3 conditions**

1. Meeting all applicable requirements of the approved concept plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the previously approved development plans for Cascade Falls (10-L-03-UR, 2-P-04-UR & 5-V-04-UR)

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

COMMENTS:

This is the third concept plan that has been reviewed for this development. The present plan amends a portion of the previously approved phases and proposes some additional lots. The total development will contain more than 80 lots. This revised concept plan and use on review deal with 4 of the lots.

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 has previously recommended 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 be combined at the direction of the Knox County Dept. of Engineering and Public Works.

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 residential 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 residential 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 1.33 du/ac for the revised portions phase 1 and 2 and 1.73 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.

ESTIMATED TRAFFIC IMPACT 54 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

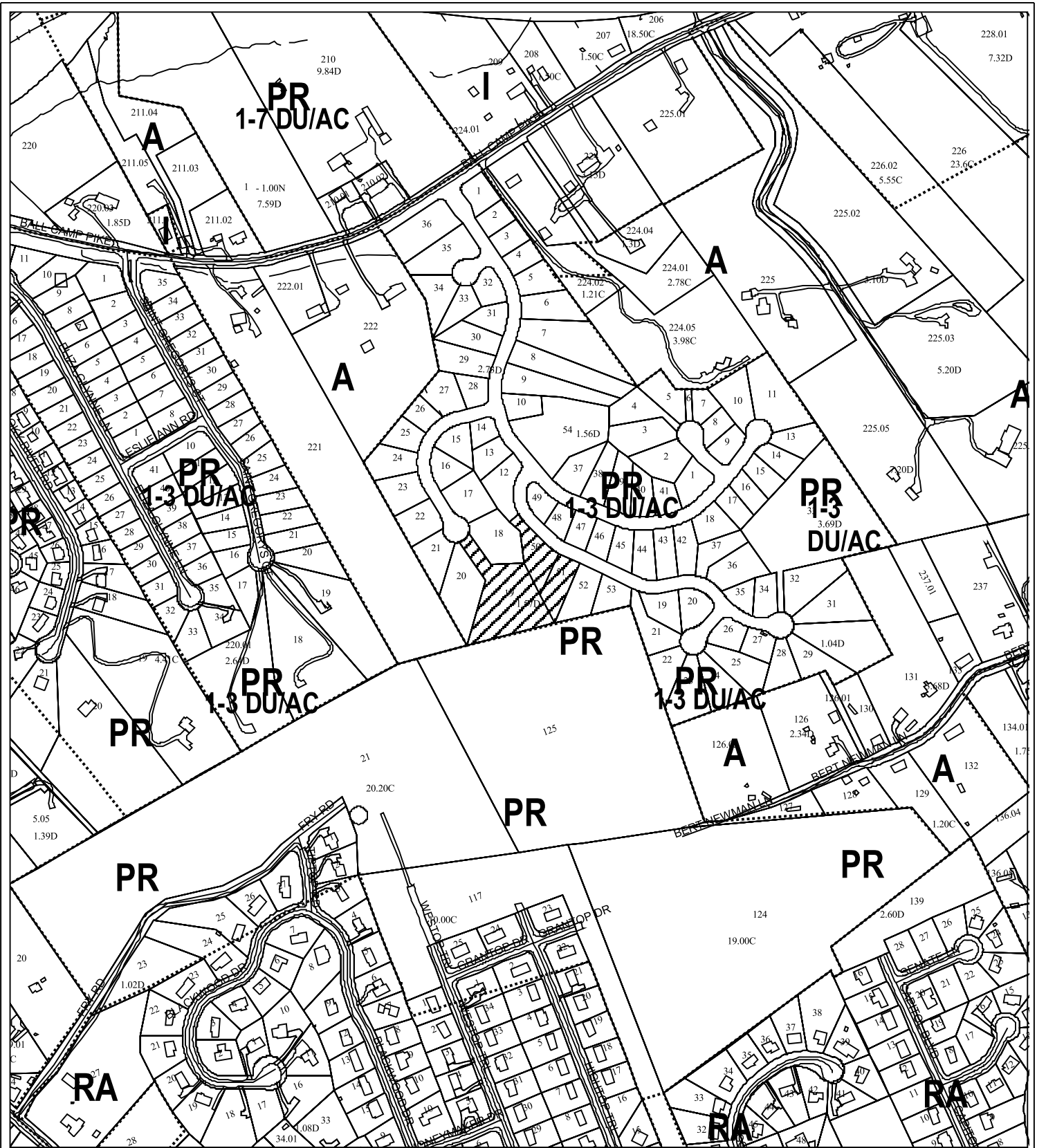
ESTIMATED STUDENT YIELD: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



10-SB-07-C/10-B-07-UR
 CONCEPT PLAN/USE ON REVIEW



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 09/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cascade Falls, Revised
 Terry Patton

Map No: 91

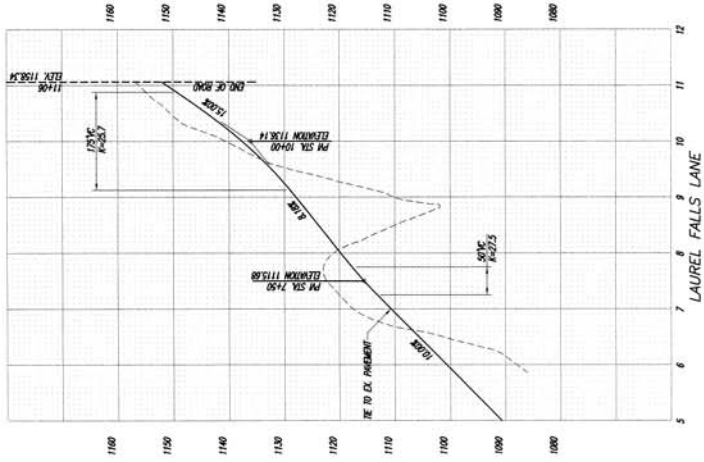
Jurisdiction: County





LOCATION MAP

1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. ALL LOT LINES, UNLESS OTHERWISE NOTED, ARE TO BE SET BACK FROM ALL EXTERIOR LOT LINES.
3. ALL LOT LINES, UNLESS OTHERWISE NOTED, ARE TO BE SET BACK FROM ALL EXTERIOR LOT LINES.
4. ALL 15' ADULT CHILDREN CRESTS 2.5' DOWN SLOPE OF EXTERIOR OF VARIETY TRENS AS INDICATED.
5. THIS PROPERTY IS ZONED R1.
6. ALL DIMENSIONS ARE TO BE SET BACK FROM ALL EXTERIOR LOT LINES.
7. ALL DIMENSIONS ARE TO BE SET BACK FROM ALL EXTERIOR LOT LINES.
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11. DIMENSIONS SHOWN BY DIMENSION LINES ARE TO BE SET BACK FROM ALL EXTERIOR LOT LINES.

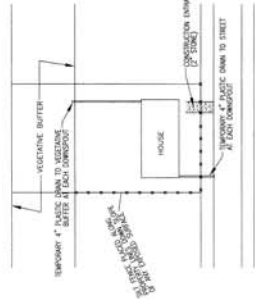


CONCEPT PLAN REVISED

U.O.R.

DATE 10/11/07

10-50-07-C
0-0-01-UR



TYPICAL SECTION AND SEDIMENT CONTROL FOR INDIVIDUAL LOTS



TYPICAL ROAD SECTION THRU 50' ROAD PUBLIC ROAD

* 1.5' MIN. REQUIRED IF ROAD GRADE IS 1% OR GREATER



TYPICAL LOT LAYOUT

* UNLESS CONTROLLED BY 35' PERIMETER SETBACK



ROBERT S. HANKS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
LICENSE NO. 10682

PROJECT LOCATION:
CASCADE FALLS, TN
9/9 TERRY PATTON
DRIVE, CASCADE FALLS, TN
37023
PHONE: (615) 679-5897

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12

REVISIONS

REVISIONS

UNIT-1, CASCADE FALLS S/D

CDT MAP 10-50, AREAS 10, 50, 51 & 52

PROJECT S. HANKS, TN

DATE 08/24/07

SEE REFERENCE INSTR. #200702-000238

CASCADE FALLS S/D

SHEET 1 OF 1

24099-C1

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