



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

▶ **FILE #:** 9-G-07-UR

AGENDA ITEM #: 87

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** **CASCADE VILLAS, LLC.**

OWNER(S): CASCADE VILLAS, LLC.
DEBRA HENDERSON

TAX ID NUMBER: 91 210 & 091OF001

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Ball Camp Pike, northwest of Cascade Falls Ln.**

▶ **APPX. SIZE OF TRACT:** **13.42 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

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **Residence and vacant land**

▶ **PROPOSED USE:** **Attached Residential Development and One Detached Residence**
6.18 du/ac

HISTORY OF ZONING: The Knox County Commission approved a sector plan amendments to MDR and a rezoning requests to PR at a density of up to 7 du/ac in 2006.

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

South: Residences / PR (Planned Residential) & A (Agricultural)

East: Residences / I (Industrial)

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 1 detached residential unit on an individual lot and 82 attached residential units in the PR zoning district subject to the following 7 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 Zoning Ordinance.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of

Environment and Conservation for alteration to the blueline stream.

5. Installation of landscaping as shown on the revised 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.

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 Planning Commission has considered four previous use-on-review requests for this property following the rezoning approvals in 2006. The first phase of Cascade Villas was approved on 12/14/2006 for a total of 34 attached residential units on 5.10 acres. The applicant is now requesting approval for 1 detached residential unit (existing) and 82 attached residential units on 13.42 acres at a density of 6.18 du/ac. With this revised site plan there will be a total of 117 residential units on 18.52 acres at a density of 6.32 du/ac. If approved, this development plan will replace the previous approval by the Planning Commission (12-J-06-UR) granted for this portion of the property on 12/14/2006.

The access drive onto Ball Camp Pike for this phase of the residential development will be located directly across from the entrance to Cascade Falls Subdivision. Phase I of the development also has access to Ball Camp Pike approximately 700' south of the proposed entrance. The two phases of the development will have an internal driveway connection. One of the driveways will cross a blueline stream to serve 22 units at the northwest corner of the property. The applicant must obtain approval from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.

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 6.18 du/ac, is consistent in use and density with the approved rezoning of the property.

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 PR zoning approved by the Knox County Commission will allow a density up to 7 du/ac. The proposed condominium development at a density of 6.18 du/ac (6.32 du/ac overall) is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 807 (average daily vehicle trips)

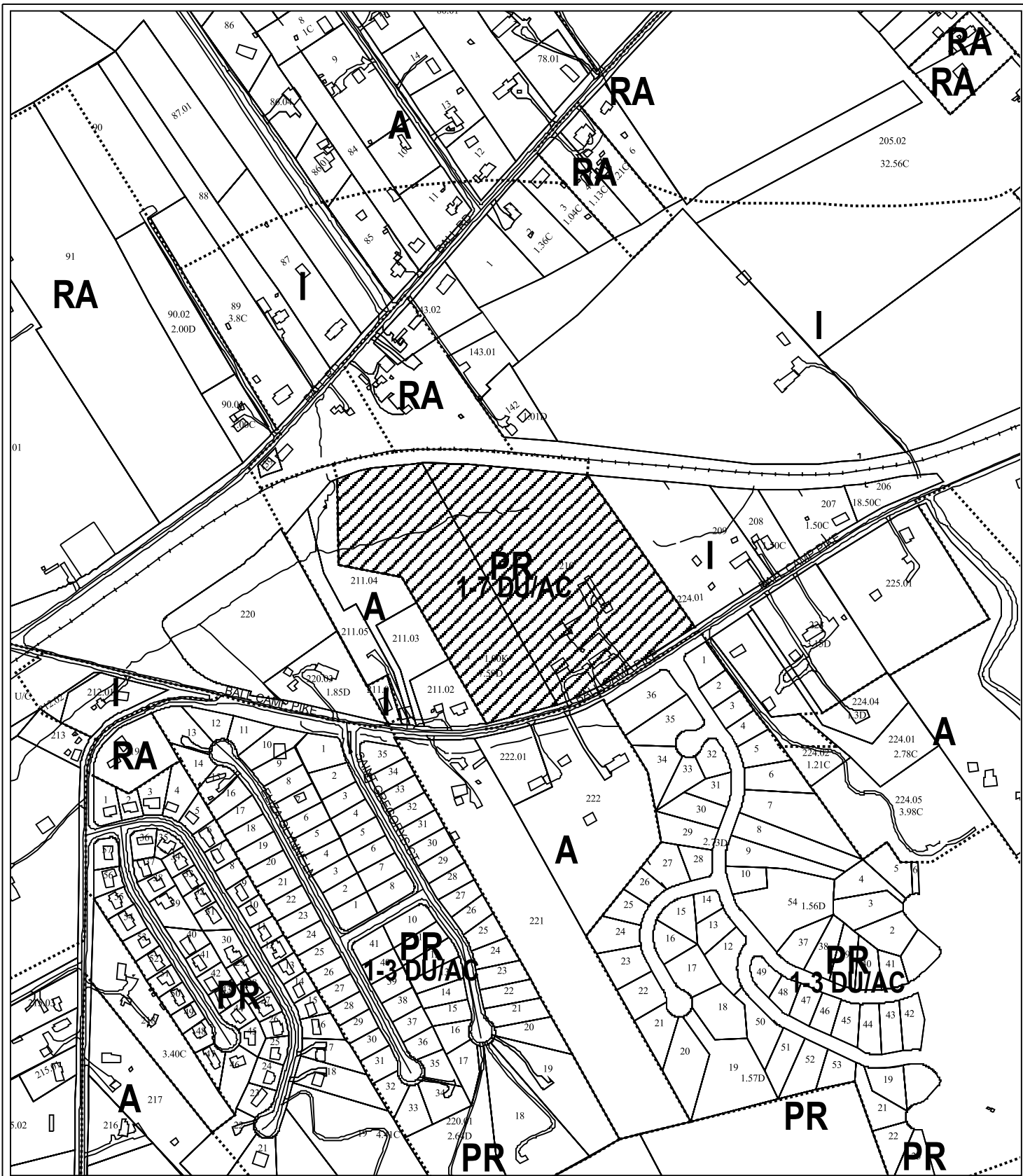
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 16 (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 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-G-07-UR
 USE ON REVIEW



Attached Residential Development and One Detached Residence in PR (Planned Residential)

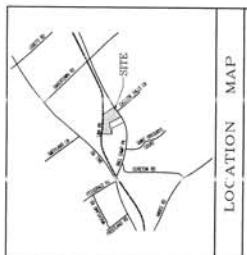
Original Print Date: 08/28/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cascade Villas, LLC.

Map No: 91

Jurisdiction: County





LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL LOTS SHALL BE SUBJECT TO EASEMENTS FOR UTILITY LINES.
 3. A 10' UTILITY EASEMENT SHALL BE SHOWN FOR ALL UTILITY LINES AS INDICATED.
 4. DIMENSIONS TO CENTERLINE OF DRIVEWAY SHALL BE AS INDICATED.
 5. DIMENSIONS TO CENTERLINE OF DRIVEWAY SHALL BE AS INDICATED.
 6. THE PROPERTY IS ZONED R-10.
 7. CONVEYANCE BY INSTRUMENT SHALL BE SUBJECT TO THE RECORDS OF THE DISTRICT CLERK OF KNOX COUNTY, TENNESSEE.
 8. ALL DIMENSIONS SHALL BE IN FEET.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOX AND THE STATE OF TENNESSEE.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOX AND THE STATE OF TENNESSEE.
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOX AND THE STATE OF TENNESSEE.
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 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOX AND THE STATE OF TENNESSEE.



DEVELOPER:
CASCADE FALLS, LLC
 1000 W. WASHINGTON ST.
 KNOXVILLE, TENNESSEE 37923
 PHONE: (605) 979-2877

OWNER:
DREBA A. HENDERSON
 1000 W. WASHINGTON ST.
 KNOXVILLE, TENNESSEE 37923
 PHONE: (605) 979-2877

REVISED
 9-4-07

DEED REFERENCES: DE D BOOK 1957, PAGE 759
 INT. # 20060206036093

NO.	DATE	REVISION
1	08/02/07	1"=50'
2	08/02/07	1"=50'

DEVELOPMENT PLAN FOR
CASCADE VILLAGES - PHASE II

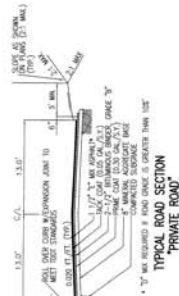
CLL MAP 001, PARCEL 110 & PART OF PARCELS 111
 DISTRICT 6, KNOX COUNTY, TN
 CONTOUR INTERVAL: 2'
 SHEET 1 OF 2 SHEETS

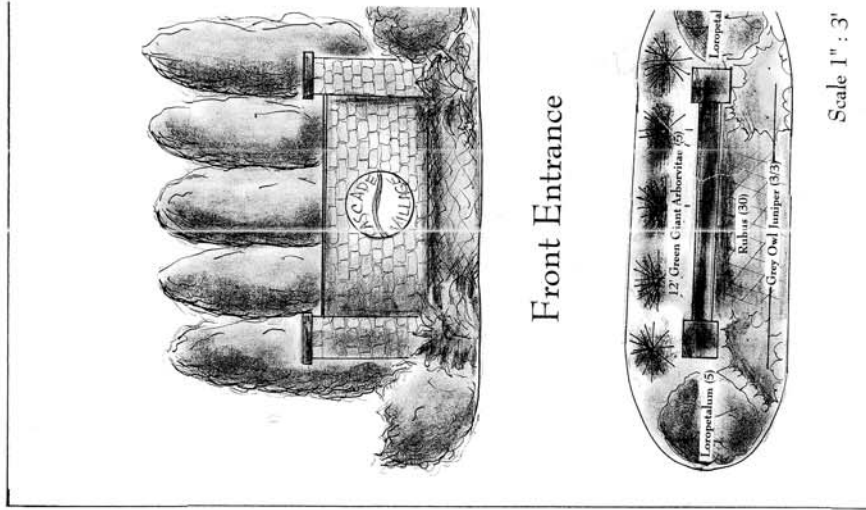
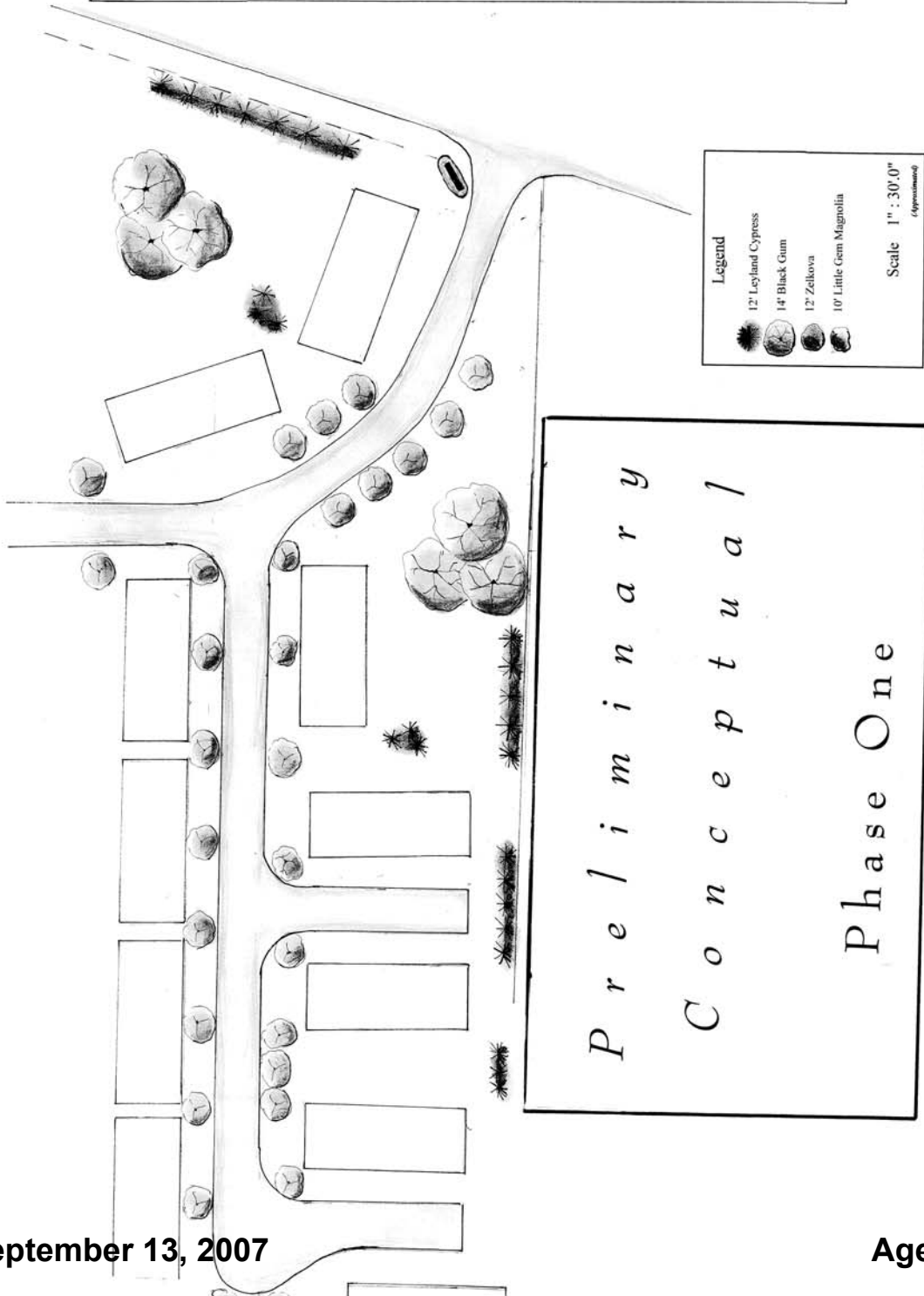


U.O.R.
 DATE 9-6-07-UK



BATSON, JAMES, ARCHITECT & ENGINEER
 1000 W. WASHINGTON ST.
 KNOXVILLE, TENNESSEE 37923
 PHONE: (605) 588-4477
 FAX: (605) 588-6475





U.O.R.
 DATE 9-9-07-UR
 REVISED 9-1-07

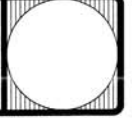
Audia Landscaping
 1112 Manning Trail
 865.693.3411
 www.audiandesign.com

Cascade Village
Preliminary Concepts
 Phase One

REV	DATE

WYSTWYND DESIGNS, INC.
 BUC MUXON, AIA
 401 FOREST PARK BOULEVARD
 KNOXVILLE, TENNESSEE 37919
 PHONE: 615-584-0712 FAX: 615-588-0918
 E Mail: dm@wystwynd.com

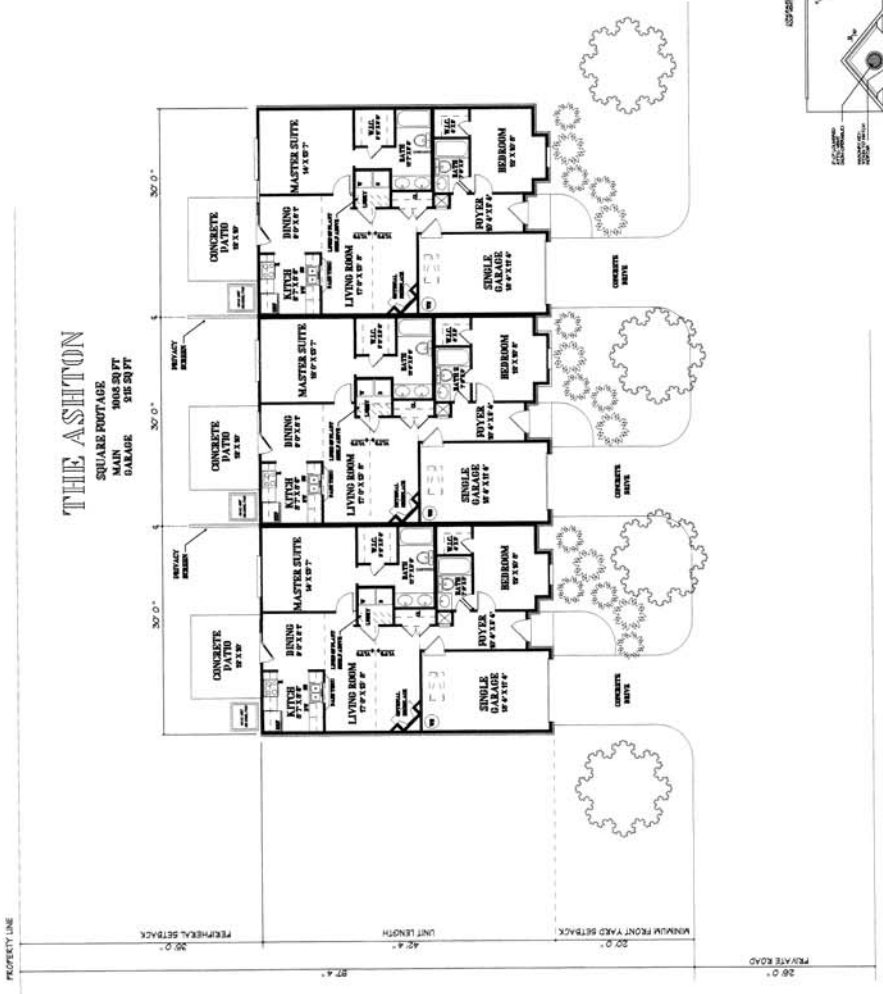
CASCADE VILLAS
 A PROPOSED CONDOMINIUM PROJECT
 KNOX COUNTY, TENNESSEE
 DEVELOPED BY: TERRY PATTON



PROJECT NO.	003
DRAWN BY	
CHECKED BY	
DATE	04-28-06
TITLE	
SCALE	AS SHOWN
SHEET	A-1



3 PROJECT PERSPECTIVE
 NOT TO SCALE



1 UNIT BUILDING PLAN
 SCALE 1/8" = 1'-0"

U.O.R.
 DATE 9-6-07-LX



2 THREE UNIT BUILDING ELEVATION
 SCALE 1/8" = 1'-0"

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 OF THE ARCHITECT. THIS SET OF
 DRAWINGS IS THE PROPERTY OF
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