



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

▶ **FILE #:** 1-SC-09-C **AGENDA ITEM #:** 13
 1-C-09-UR **AGENDA DATE:** 1/8/2009

▶ **SUBDIVISION:** CASCADE VILLAS, PHASE II
 ▶ **APPLICANT/DEVELOPER:** CASCADE FALLS, LLC
 OWNER(S): Terry Patton

TAX IDENTIFICATION: 91 O F 002
 JURISDICTION: County Commission District 6

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

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

▶ **APPROXIMATE ACREAGE:** 12.4 acres

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

▶ **EXISTING LAND USE:** Condominium development

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Railroad and residences / RA (Low Density Residential) & I (Industrial)
 South: Residences / PR (Planned Residential)
 East: Residences / I (Industrial)
 West: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 69

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on GateKeeper Way at STA 3+50, from 250' to 140'.
 2. Horizontal curve variance on Tumbled Stone Way at STA 1+25, from 100' to 50'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knox County (County Ord. 91-1-102).

3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for alteration to the blueline stream.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
7. 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 development plan for 1 detached residential unit on an individual lot and 77 attached residential units on individual lots or a condominium lot in the PR zoning district subject to the following 2 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installation of landscaping as shown on the landscape plan approved under use-on-review case number 9-G-07-UR 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.

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 and concept plan.

COMMENTS:

The Planning Commission has considered three previous use-on-review requests for this property following the rezoning approval in 2006. The last use-on-review approval was granted on September 13, 2007 for one detached residential unit and 82 attached residential units as a condominium development (9-G-07-UR). To date a total of 12 attached residential units have been constructed. Due to changes in financing for residential condominium developments, the developer is requesting approval of this project as an attached residential subdivision.

The proposed subdivision will include 69 lots, with one lot for a detached residential unit, 65 lots for proposed attached residential units and three lots for the 12 existing condominium units. The subdivision will be served by private streets (Joint Permanent Easements). The balance of the site will be recorded as common area which includes the drainage system and recreational amenities. The development includes a total of 78 residential units on 12.4 acres at a density of 6.29 du/ac.

The main access for the subdivision is onto Ball Camp Pike directly across from the entrance to Cascade Falls Subdivision. An access connection is also provided to Phase I of the condominium development that has access to Ball Camp Pike approximately 700' south of the proposed entrance for the subdivision.

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 6.29 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 residential development at a density of 6.29 du/ac 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 684 (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.

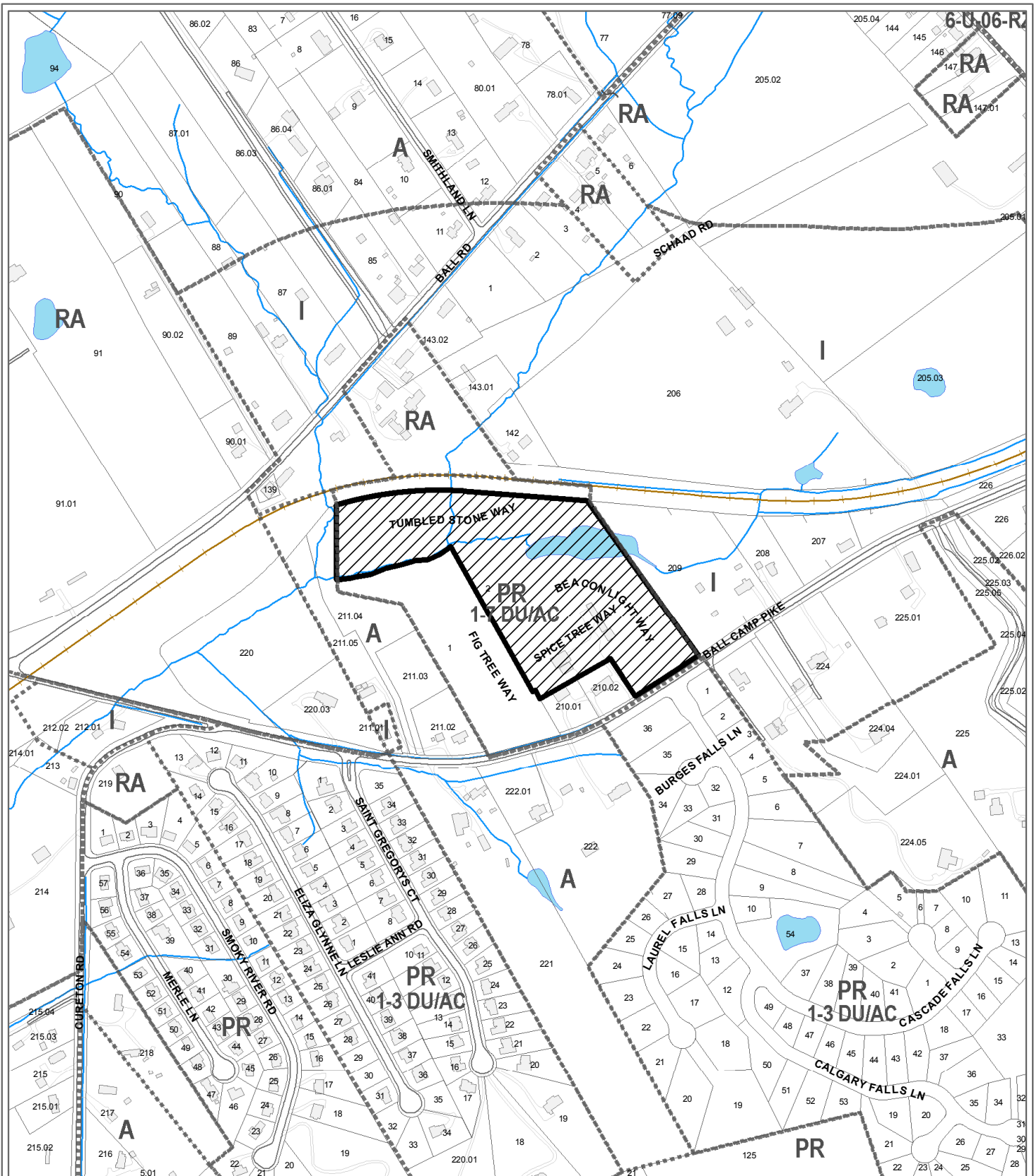
ESTIMATED STUDENT YIELD: 15 (public and private school children, ages 5-18 years)

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

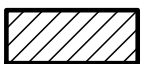
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



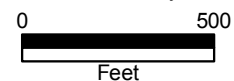
**1-SC-09-C / 1-C-09-UR
CONCEPT PLAN/USE ON REVIEW**



Attached and detached residential subdivision in PR (Planned Residential)

Petitioner: Cascade Falls, LLC
Cascade Villas, Phase II

Map No: 91
Jurisdiction: County



Original Print Date: 12/23/2008 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

