



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

▶ **FILE #:** 4-SD-11-C **AGENDA ITEM #:** 9

POSTPONEMENT(S): 4/14/2011

AGENDA DATE: 5/12/2011

▶ **SUBDIVISION:** CASCADE FALLS

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

OWNER(S): Terry Patton

TAX IDENTIFICATION: 91 O D 19, 50-52

JURISDICTION: County Commission District 6

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

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 3.01 acres

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

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** Detached dwellings

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. Maximum road grade variance from 12% to 15% on Laurel Falls Ln. at sta 0+00 to end of street
2. Maximum grade variance in a hammer head turn around from 10% to 15% on Laurel Falls Ln.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's engineer

COMMENTS:

This is the fourth concept plan that has been submitted for review as part of the Cascade Falls Subdivision. The present plan amends a portion of the previously approved phases.. The total development will contain more than 80 lots. This revised concept plan deals with 4 of the previously approved lots.

The site has some very steep sections. Extending Laurel Falls Ln. will require variances to the regulations. The resultant lots will also be steep with slopes ranging between twenty to thirty percent. Staff has recommended that the applicant investigate other development alternatives for this site.

ESTIMATED TRAFFIC IMPACT 54 (average daily vehicle trips)

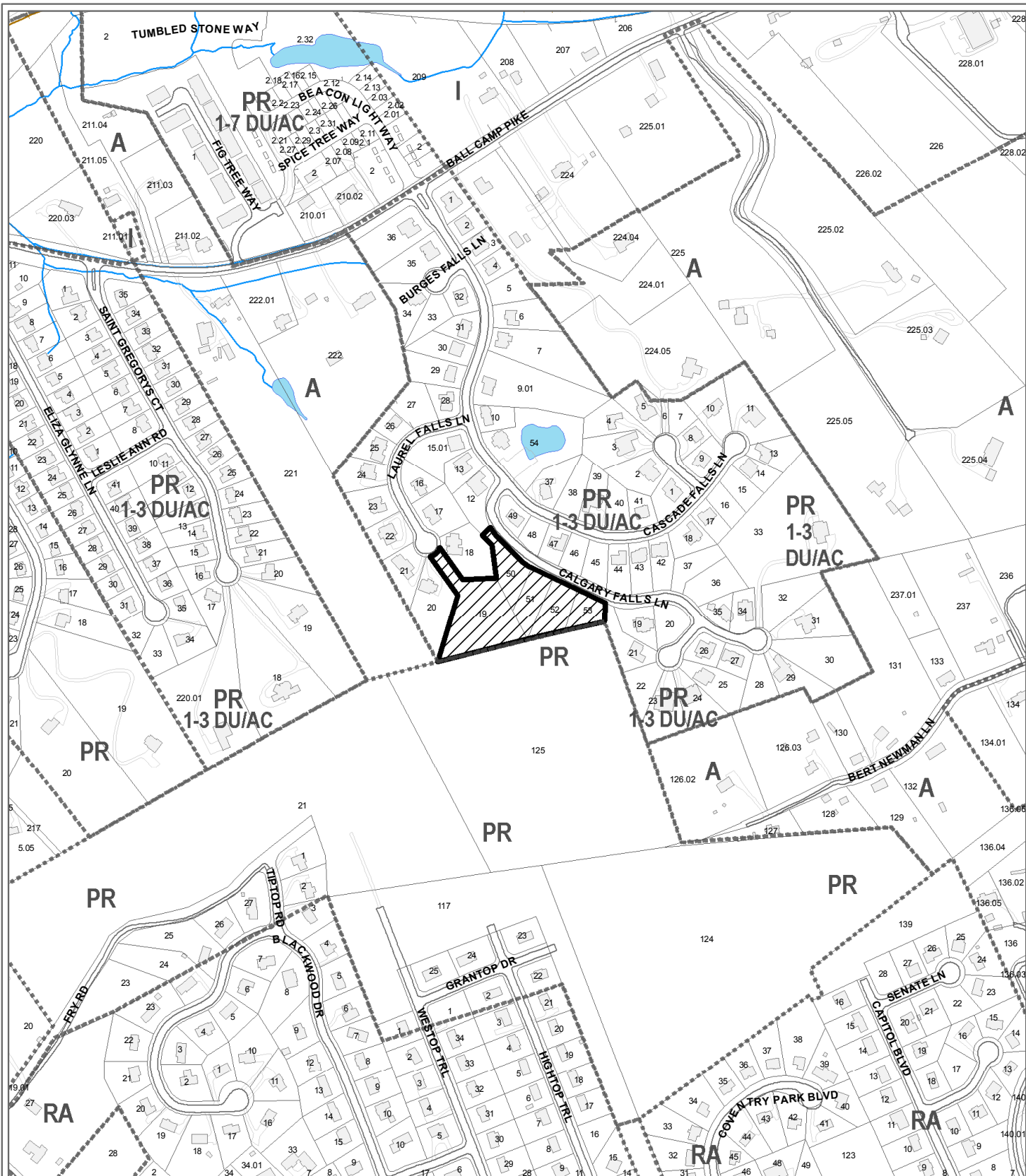
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

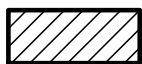
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**4-SD-11-C
CONCEPT PLAN**

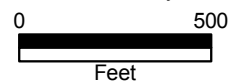
Subdivision: Cascade Falls

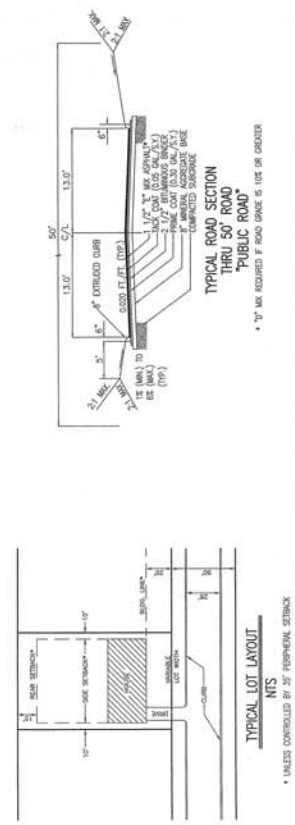
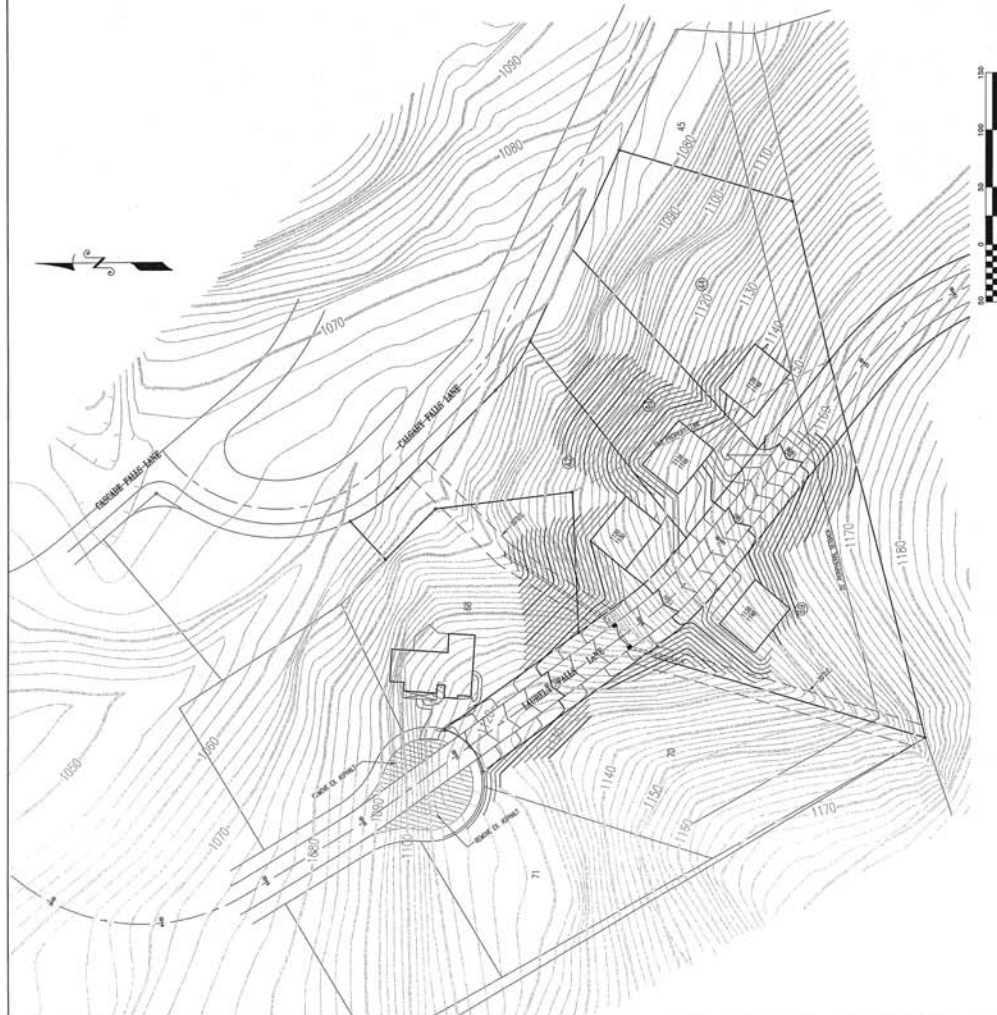
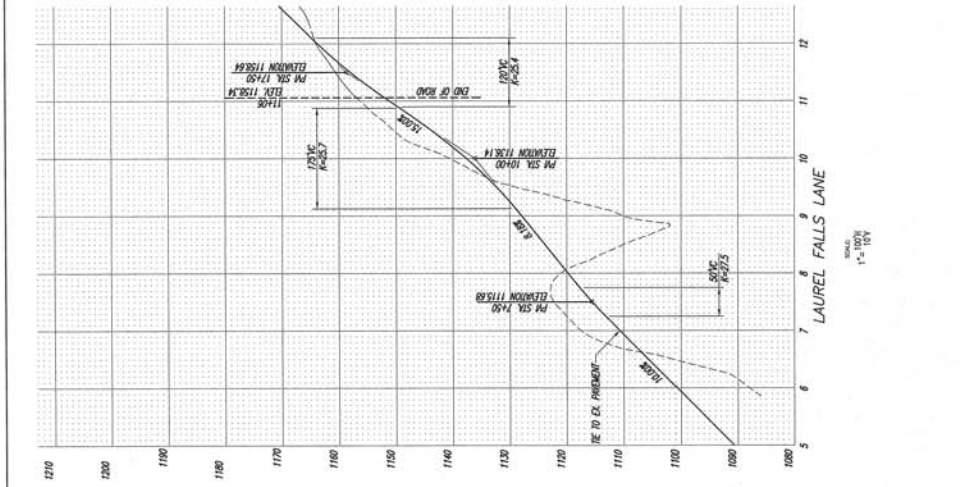


Approval of Concept Plan

Original Print Date: 3/24/2011
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 91
 Jurisdiction: County





- NOTES:**
- ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE P.L. PLAN.
 - A 12" FINISHED UTILITY AND CONDUIT (SLOPE 1:1) ALL UTILITIES (SEE PLAN) AND ROAD SHALL BE 5' FROM FACE OF FINISHED ROAD LANE.
 - THE PROPOSED ROAD SHALL BE 12' WIDE WITH A 5' SIDEWALK ON EACH SIDE.
 - THE PROPOSED CONCRETE CURB AND GUTTER SHALL BE 4" HIGH.
 - THE PROPERTY IS 2.00 AC.
 - CONDUITS PROVIDED BY MOBILE/VALENTI COUNTY ALL ROAD PAV. USE ARE BASED ON THESE SPECIFICATIONS.
 - ALL DIMENSIONS SHALL BE FINISH.
 - IMPROVEMENTS REQUIRED:
 - ROADWAY FROM THE 12' TO 12' OF THE INTERSECTION TO THROUGH.
 - CONDUITS FOR UTILITY SHALL BE 12" DIA. AND SHALL BE 12" FROM THE ROADWAY.
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 - BOUNDARY SURVEY BY OTHERS.
 - CONSENT OF MOBILE/VALENTI COUNTY IS REQUIRED FOR THE P.L. PLAN.
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DEVELOPER/OWNER:
 CASCADE FALLS, LLC
 675 TERRY PATTON
 675 TERRY PATTON
 KNOXVILLE, TN 37923
 PHONE: (615) 679-3897



REVISIONS:
 1. REVISED: 4-5-11
 2. REVISED: 4-5-11
 3. REVISED: 4-5-11

DATE	DESCRIPTION	BY	CHKD
4-5-11	REVISED	DR	DR
4-5-11	REVISED	DR	DR
4-5-11	REVISED	DR	DR

REVISIONS:
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 2. REVISED: 4-5-11
 3. REVISED: 4-5-11

DEED REFERENCE: INSTR. #200407300009398

CONTRACT INFORMATION:
 SHEET 1 OF 1 SHEET

UNLESS CONTROLLED BY 30' PERIPHERAL SETBACK

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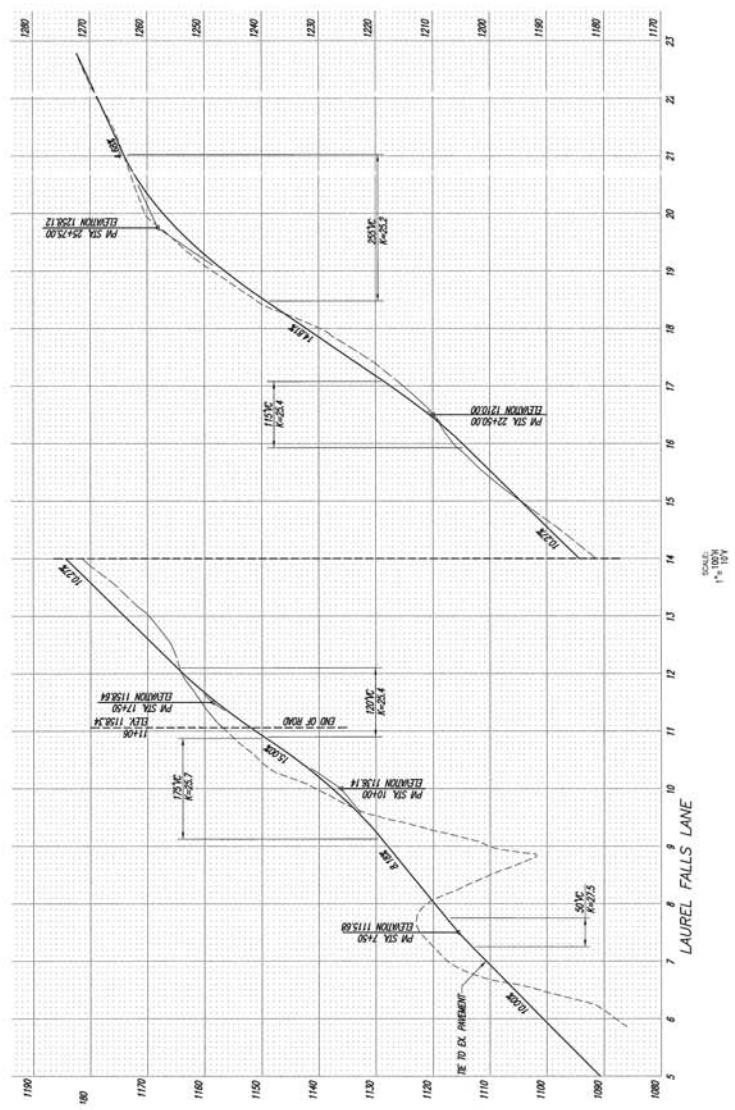
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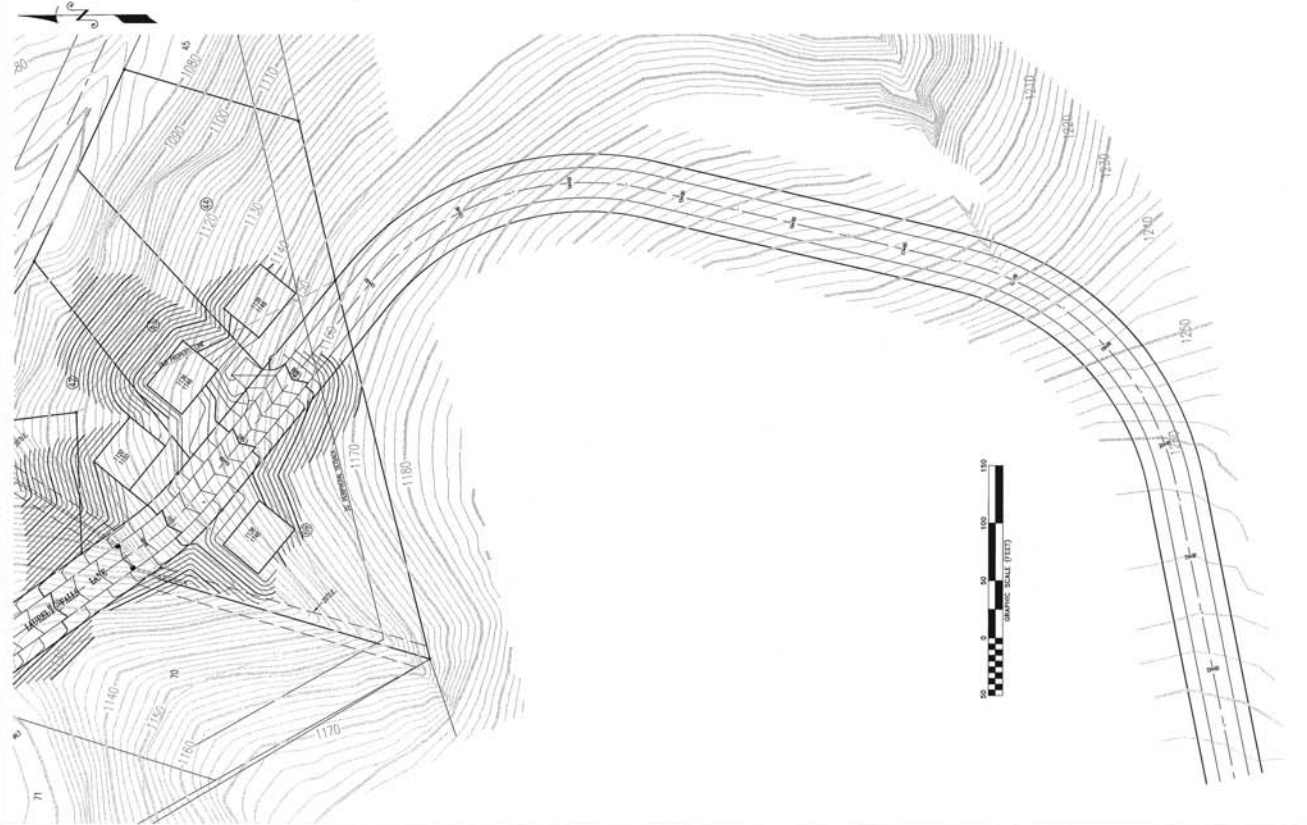


LOCATION MAP



SCALE
1" = 100'
1" = 10'

4-5-D-11-C
REVISED
3-31-11



REV. DATE	REVISION DESCRIPTION

OFFSITE ROAD PROFILE FOR
ADJACENT PROPERTY

CD MAP 91-40, PARCELS 18, 51, 51 & 52
AS NOTED ON 03/31/11
SHEET NO. 24099-C1

DEVELOPER/OWNER:
CASCADE FALLS, LLC
KNOXVILLE, TN 37920
PHONE: (615) 719-3387

DESIGNER/ENGINEER:
BATSON, JAMES, NORVELL & POE
REGISTERED PROFESSIONAL ENGINEERS
KNOXVILLE, TN 37909
PHONE: (615) 598-4473
FAX: (615) 598-4473
batson-james@jnp.com



DEED REFERENCE: INSTR. #200407300009298