



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

▶ **FILE #:** 7-SA-13-C **AGENDA ITEM #:** 14

POSTPONEMENT(S): 7/11/2013 **AGENDA DATE:** 8/8/2013

▶ **SUBDIVISION:** CASCADE VILLAS - PHASE III

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

OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 91 O F 2.21-2.26 & PART OF PARCELS 2 AND 2.32

JURISDICTION: County Commission District 6

▶ **LOCATION:** North end of Gatekeeper Way, northwest of Ball Camp Pike.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.11 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **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 / PR (Planned Residential) & I (Industrial)

West: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 36

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:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 4 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining the variance from the Knox County Board of Zoning Appeals to eliminate the creek buffer zones as outlined in the Knox County Stormwater Ordinance. If the variance is not granted, the final plat will have to identify the required creek buffers and adjust the lots/lot lines in order to comply with the buffer requirements.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the PR zoning district.

COMMENTS:

The applicant has submitted a new concept plan for the subdivision of the remaining acreage of the Cascade Villas Subdivision. The concept plan (1-SC-09-C) that was approved for this development on January 8, 2009 has expired. This is one the developments that started out as a condominium project and had to convert to an attached residential subdivision. This concept plan includes 36 lots to complete the development. The use or review approval (1-C-09-UR) that is still valid, includes a total of 78 residential units at a density of 6.29 du/ac.

The applicant has submitted the same street and lot layout as had been previously approved in 2009. However, changes to the Knox County stormwater requirements, specifically the creek buffer requirements, would have an impact on the lot layout reducing the number of lots. The applicant is requesting a variance from the Knox County Board of Zoning Appeals to eliminate the new creek buffer zones. The new concept plan also includes a reduction to the rear setback for 6 lots fronting on Beacon Light Way and a reduction of the peripheral setback to 25' along the north and northwest sides of the development which is adjacent to the railroad tracks.

ESTIMATED TRAFFIC IMPACT 386 (average daily vehicle trips)

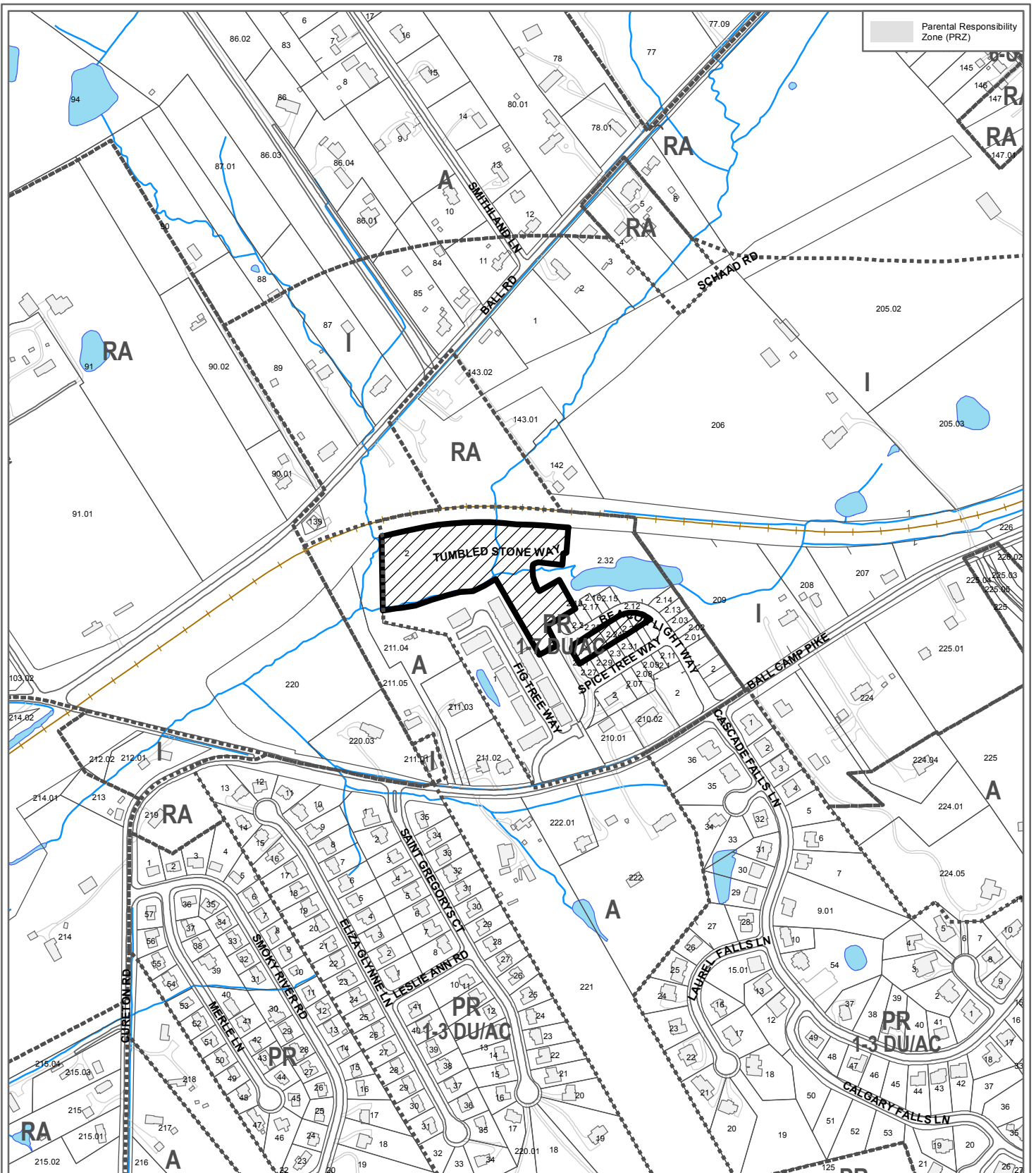
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (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.



**7-SA-13-C
CONCEPT PLAN**

Subdivision: Cascade Villas - Phase III

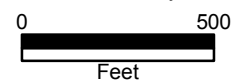


Approval of Concept Plan

Map No: 91

Jurisdiction: County

Original Print Date: 6/27/2013
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





NO.	DATE	REVISION
3	7/25/13	REVISED PHASE II SUBMITTAL FOR REVIEW
2	7/25/13	REVISED PHASE II SUBMITTAL FOR REVIEW
1	7/25/13	PRELIMINARY CONCEPT PLAN

CONCEPT & DEVELOPMENT PLAN FOR
CASCADE VILLAS - PHASE III
 DISTRICT 6, KNOX COUNTY, TN
 CONTOUR INTERVAL: 2'
 SHEET 1 OF 2 SHEETS

DATE: 7/25/13
 SCALE: 1"=50'
 DRAWN BY: JH
 CHECKED BY: JH
 APPROVED BY: JH

CONCER:
 CASCADE VILLAS, LLC
 9731 DUCKINGWATER BLVD
 KNOXVILLE, TN 37922
 PHONE: (615) 519-1587

7-SA-13-C
 REVISED
 7-25-13

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STATE OF TENNESSEE
 SEAL OF THE STATE OF TENNESSEE
 DEED REFERENCES: INSTR#200711050037079

