

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

▶ **FILE #:** 5-SE-13-F **AGENDA ITEM #:** 18

**AGENDA DATE:** 5/9/2013

▶ **SUBDIVISION:** CASCADE FALLS RESUBDIVISION OF LOTS 69R & 42-44

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

OWNER(S): Terry Patton

TAX IDENTIFICATION: 91 O D 019, 050-052

JURISDICTION: County Commission District 6

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

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 3 acres

▶ **NUMBER OF LOTS:** 7

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

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:** 1. To reduce the requirements of the Minimum Subdivision Regulations 64-24.43 that requires all Joint Permanent Easement locations be traversable with a maximum grade of 12% to 15%.

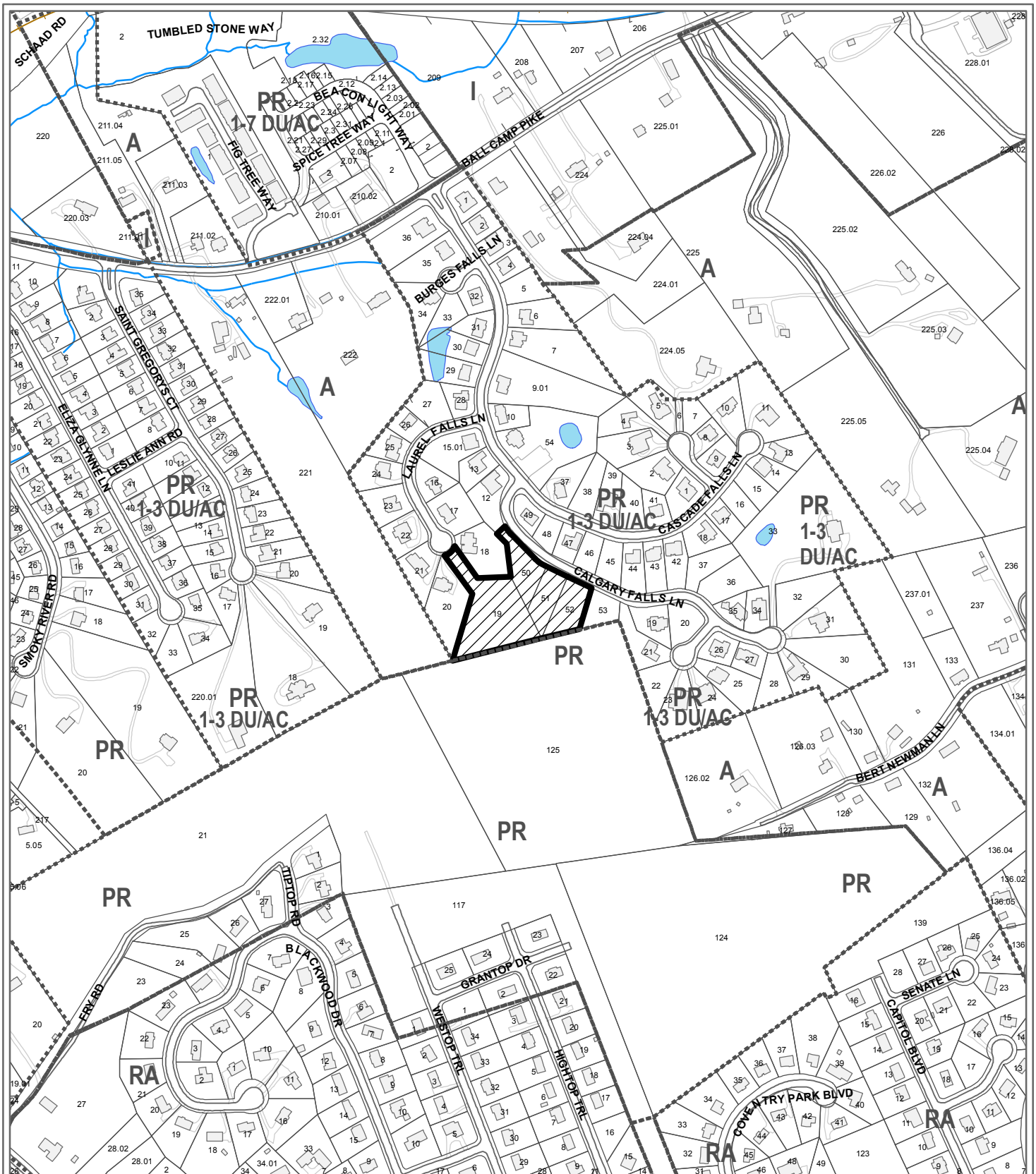
**STAFF RECOMMENDATION:**

▶ **Deny Variance  
 DENY Final Plat**

**COMMENTS:**

MPC staff received revised copies of this plat on corrections deadline. The applicant had requested a variance from the Minimum Subdivision Regulations on the application for the grade of the JPE from 12% to 15%. Knox County Engineering does not support the variance to increase the grade to 15%. They are continuing to work with the applicant to accomplish a platting solution for the grade of the JPE. MPC staff will not recommend approval of the plat as submitted without the support of Knox County Engineering.

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.



**5-SE-13-F  
FINAL SUBDIVISION PLAT**

Final Plat For: Cascade Falls Resubdivision of Lots 69R & 42-44



Original Print Date: 5/2/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cascade Falls, LLC

Map No: 91  
Jurisdiction: County



**CERTIFICATE OF OWNERSHIP AND GENERAL INFORMATION**

0. WHO... THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESS HAS BEEN... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

1. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESS HAS BEEN... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

2. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESS HAS BEEN... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

**CERTIFICATE OF APPROVAL FOR RECORDING**

1. HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF TENNESSEE... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

2. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESS HAS BEEN... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

**CERTIFICATE OF CORRECTNESS AND ACCURACY OF SURVEY**

1. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE BOUNDARY... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

2. THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESS HAS BEEN... IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THOSE REGULATIONS.

**ADJACENT PROPERTY OWNERS:**

EMMETT G & MARION G BIRDSON 1402/181

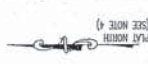
PHIL R & MARIE L SHIRLEY 1833/276

**OWNER:** CASCADE FALLS ILLC  
 9731 DUTCOTOWN ROAD  
 KNOXVILLE, TENNESSEE 37923  
 PHONE: (865) 679-3687  
 FAX: (865) 679-3687  
 email@blain-p.com

**REFERENCE DEED:** INSTR. # 200407300009298

**5-SE-13-F**

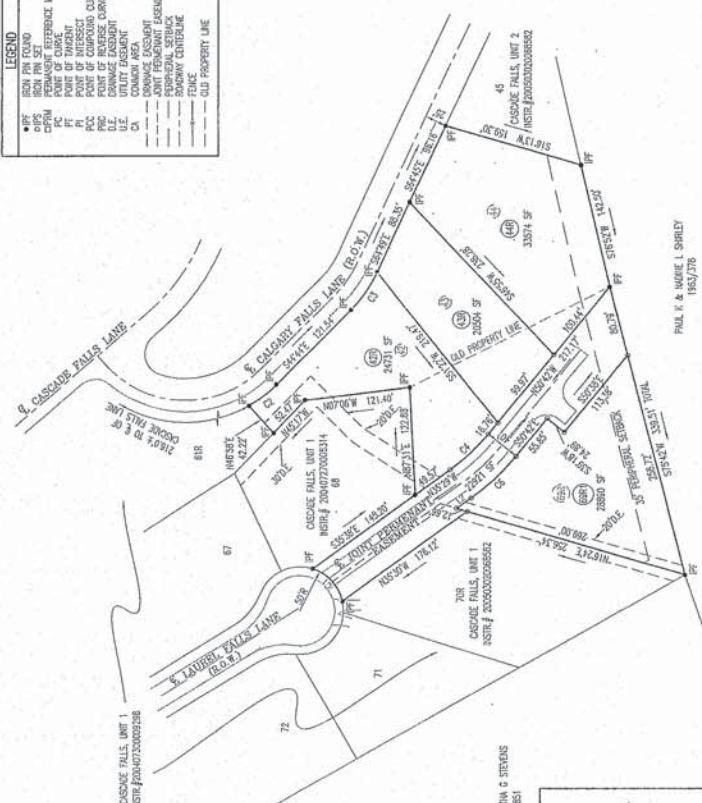
LINE	BEARING	LENGTH	BEARING	LENGTH
L1	N17°20'E	50.04	S2°17'	50.07
L2	S32°26'E	40.05	N12°35'	112.35
L3	S14°20'E	59.44	S12°14'	112.35
L4	S43°05'E	70.07	S22°37'	282.37



**LOCATION MAP**  
Not to Scale



- LEGEND**
- IRON PIN (1/2")
  - PERMANENT EVIDENCE MONUMENT
  - POINT OF INTERSECTION
  - POINT OF BEGINNING
  - POINT OF COMMENCEMENT
  - DRAINAGE EASEMENT
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - JOINT PERMANENT EASEMENT
  - JOINT PERMANENT EASEMENT
  - FENCE
  - OLD PROPERTY LINE



*\* Add Variances on grade to plat 4/30/13*

