

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

▶ **FILE #:** 2-L-17-UR **AGENDA ITEM #:** 61
 POSTPONEMENT(S): 2/9/2017-3/9/2017 **AGENDA DATE:** 4/13/2017
 ▶ **APPLICANT:** **CASCADE VILLAS - JOHNSON PROPERTY**
 OWNER(S): Terry Patton

TAX ID NUMBER: 91 21001 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 8043 Ball Camp Pike
 ▶ **LOCATION:** **Northwest side of Ball Camp Pike, northeast of Gatekeeper Way**
 ▶ **APPX. SIZE OF TRACT:** **24770 square feet**
 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**
 ▶ **PROPOSED USE:** **Attached residential development**
 5.27 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: Residences - PR (Planned Residential)
 South: Residences - A (Agricultural)
 East: Residences - PR (Planned Residential)
 West: Residences - PR (Planned Residential)
 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:

▶ **WITHDRAW the Use on Review application as requested by the applicant.**

COMMENTS:

The applicant is requesting approval of 3 attached residential units on this 0.569 acre lot at a density of 5.27 du/ac. This property has been designated as part of the Cascade Villas development since the first Planning Commission approval back in 2006. This request is to subdivide the lot into three lots with access being provided out to Ball Camp Pike by a Joint Permanent Easement (JPE). The existing residence will be modified

and attached to two new residences with each residence being located on its own lot.

ESTIMATED TRAFFIC IMPACT: 41 (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.

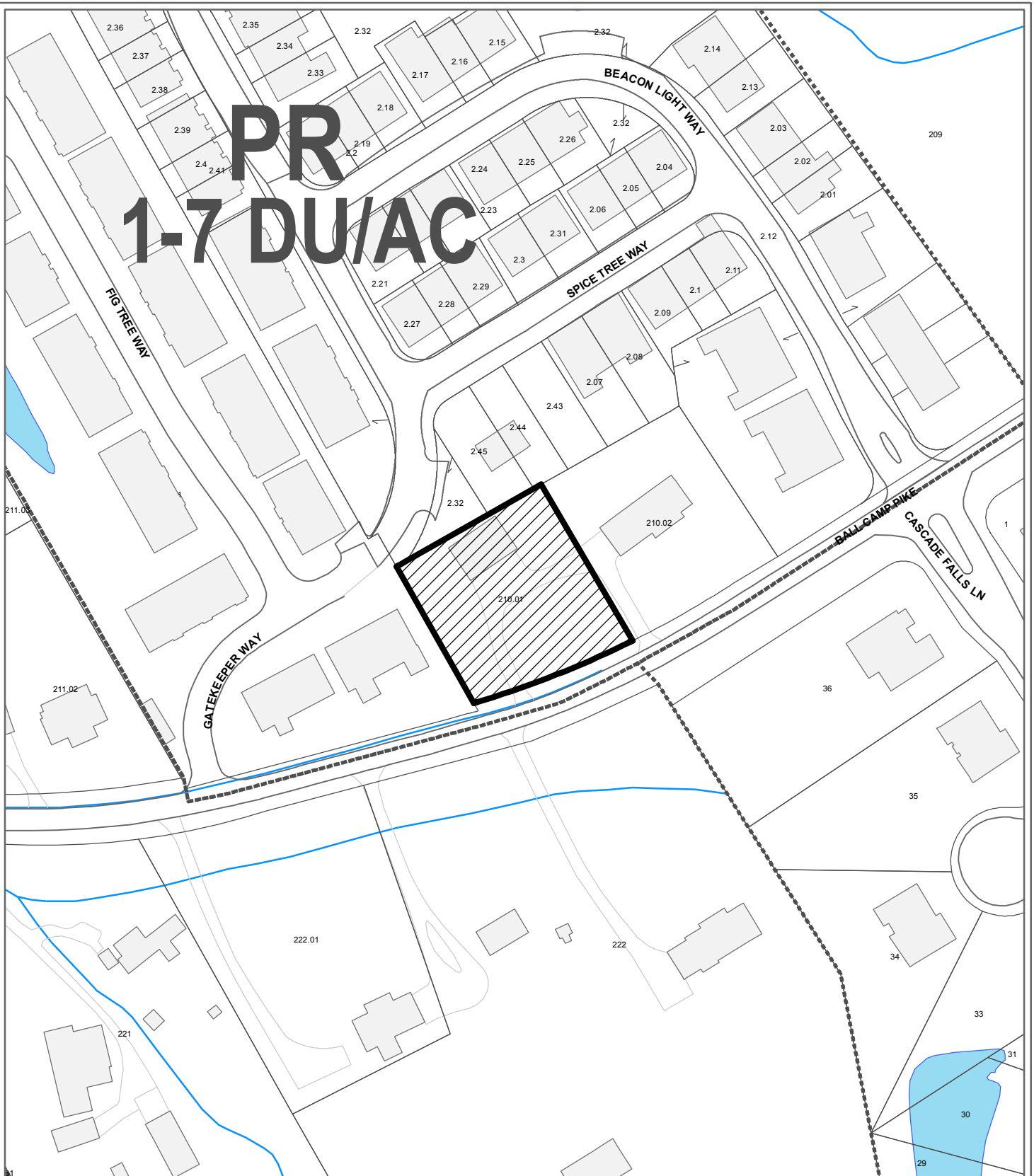
ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

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

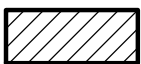
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students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

PR 1-7 DU/AC



2-L-17-UR USE ON REVIEW



Attached and detached residential in PR (Planned Residential)

Petitioner: Cascade Villas - Johnson Property

Map No: 91

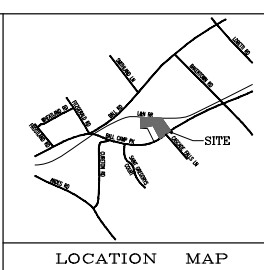
Jurisdiction: County



Original Print Date: 1/17/2017

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, OF EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. CASCADE VILLAS, PHASE I-JOHNSON PROPERTY CONTAINS THREE SINGLE FAMILY ATTACHED LOTS OF 2.48 AC (DENSITY OF 3.33 DU/AC). THE ENTIRE DEVELOPMENT NOW CONTAINS 18.82 ACRES SUBDIVIDED INTO 119 UNITS (DENSITY OF 6.4 DU/AC).
 5. THIS PROPERTY IS ZONED PR @ 7 DU/ACRE.
 6. CONTOURS PROVIDED BY KNOXVILLE/KNOX COUNTY G.S. ROAD PROFILES ARE BASED ON BINMAP FIELD SURVEY.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. ALL ROADWAYS WILL BE PRIVATE.
 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 10. ROADWAY GRADIES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 18" AND 24" HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 11. PROPERTY PREVIOUSLY PLATTED AS "KEENA HENDERSON SUBDIVISION" LOT 1 AND RECORDED AS INSTR. #20030870010127
 12. REQUEST A 15' PERIPHERAL SETBACK ALONG THE NORTHEAST PROPERTY LINE AND A 25' PERIPHERAL SETBACK ALONG THE RIGHT-OF-WAY OF BALL CAMP PKE.
 13. NO VARIANCES REQUESTED.
 14. 400 FEET OF SIGHT TRIANGLE WILL BE CERTIFIED ON THE FINAL PLAT AT THE INTERSECTION OF THE JOINT PERMANENT EASEMENT AND BALL CAMP PKE.
 15. LANDSCAPE SCREEN SHALL CONSIST OF A SINGLE ROW OF LEYLAND CYPRESS 5 FEET HIGH PLANTED AT 10 FEET ON CENTER.

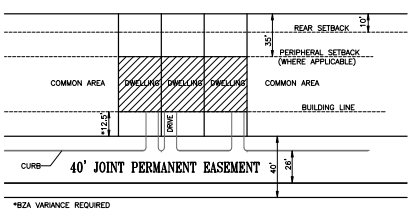
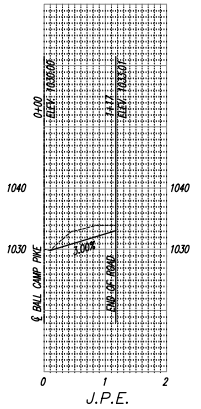


CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PROVIDE ENGINEERING SERVICES UNDER THE SEAL OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND DOCUMENTS SUBMITTED TO ALL APPLICABLE AGENCIES OF THE STATE OF TENNESSEE HAVE BEEN REVIEWED AND APPROVED BY ME IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS.
 REGISTERED ENGINEER _____
 TENNESSEE CERTIFICATE NO. _____

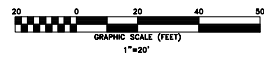
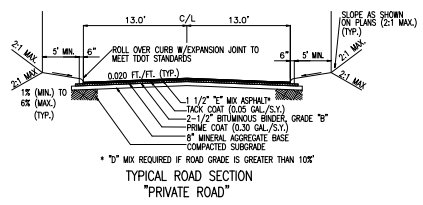
OWNER:
CASCADE FALLS, LLC
 9731 DUTCOTOWN ROAD
 KNOXVILLE, TENNESSEE 37923
 PHONE: (865) 579-3597

DEED REFERENCES: DEED BOOK 1957, PAGE 759
 INSTR. #200610260036093

REV.	DATE	REVISION DESCRIPTION
1	1/24/17	MPC COMMENTS
CONCEPT & DEVELOPMENT PLAN FOR CASCADE VILLAS-PHASE II		
CLT MAP 081, PARCEL 210 & PART OF PARCEL 211	SCALE 1"=50'	DRAWN BY TPD DATE 11/24/08
DISTRICT 6, KNOX COUNTY, TN		DRAWING NUMBER 24176-II-C
CONTOUR INTERVAL=2' SHEET 1 OF 2 SHEETS		



TYPICAL LOT LAYOUT
NTS



2-L-17-UR
 Revised: 1/30/2017

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6472
 FAX (865) 588-6473



2-L-17-UR-WD-4-13-17

Tom Brechko <tom.brechko@knoxmpc.org>



Cascade Villas - Johnson Property

1 message

David B. Harbin <harbin@bhn-p.com>
To: Tom Brechko <tom.brechko@knoxmpc.org>
Cc: Terry Patton <terry.pattonteam@gmail.com>

Fri, Mar 31, 2017 at 5:28 PM

Mr. Brechko:

Please withdraw consideration of the use on review plan for:

Cascade Villas – Johnson Property (2-L-17-UR)

Thank you for your assistance.

David Harbin PE, RLS

Batson, Himes, Norvell & Poe

4334 Papermill Drive

Knoxville, TN 37909

(865)588-6472

NOTICE OF CONFIDENTIALITY AND NONDISCLOSURE: This electronic message, also referred to herein as E-mail, which includes any attachments and other documents referred to herein and in the attachments, contains information from Batson, Himes, Norvell & Poe that may be legally privileged and confidential. The information is intended for the use of the addressee(s) only. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you received this message in error, please advise the sender by replying and delete this electronic message and any attachments

Use on Review Development Plan

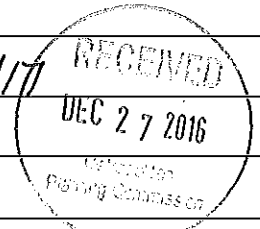
Name of Applicant: Cascade Villas - Johnson Property

Date Filed: 12/27/16 Meeting Date: 2/9/17

Application Accepted by: Thomas Brechler

Fee Amount: File Number: Development Plan

Fee Amount: \$450⁰⁰ File Number: Use on Review 2-L-17-UR



PROPERTY INFORMATION

Address: 8043 Bull Camp Pike

General Location: NW side Bull Camp PK NE of Gatekeeper Way

Tract Size: 25,580 SF No. of Units: 3

Zoning District: PR

Existing Land Use: single family detached house

Planning Sector: MAPK Northwest Co

Sector Plan Proposed Land Use Classification: MDR

Growth Policy Plan Designation: Planned Growth

Census Tract: A6.06

Traffic Zone: 225

Parcel ID Number(s): 91 Parcel 210.01

Jurisdiction: City Council District
 County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Terry Patton

Company: Cascade Villas

Address: 8118 Spice Tree Way

City: Knoxville State: TN Zip: 37931

Telephone: 679-3697

Fax:

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbin

Company: Barton Homes Norvell & Co

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David Harbin

PLEASE PRINT

Name: David Harbin

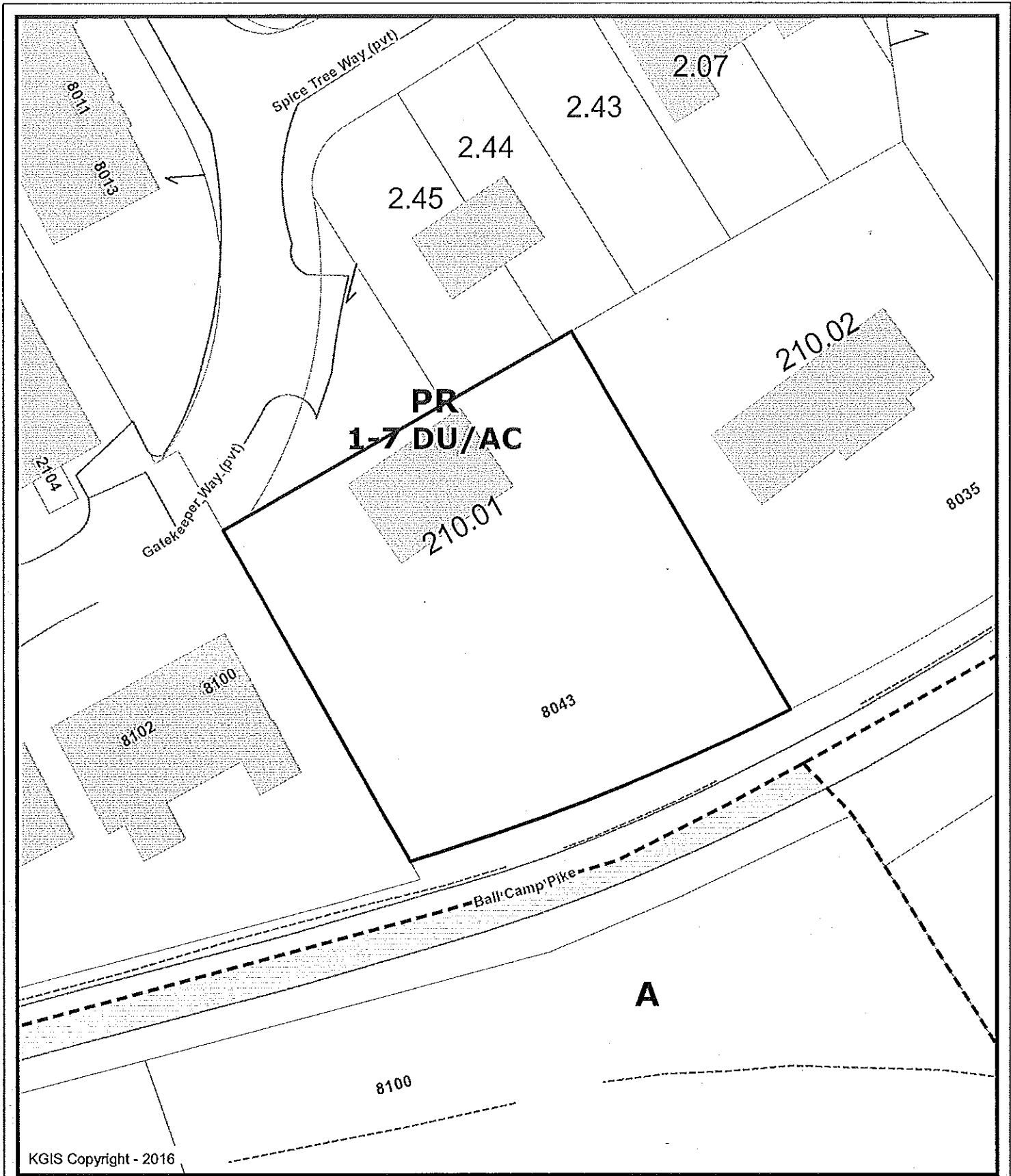
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Telephone: 588-6472

E-mail: harbin@bhn-p.com

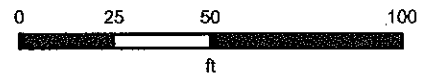


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Knoxville - Knox County - KUB Geographic Information System



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