

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

► **FILE #:** 11-SD-17-C **AGENDA ITEM #:** 12  
 11-F-17-UR **AGENDA DATE:** 12/14/2017

POSTPONEMENT(S): 11/9/2017

► **SUBDIVISION:** CASCADE FALLS, LLC ON LOBETTI ROAD

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

OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 91 PART OF 204

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7711 Ball Camp Pike

► **LOCATION:** Southwest side of Lobetti Rd., southeast of Ball Rd.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Grassy Creek

► **APPROXIMATE ACREAGE:** 37.254 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Attached and Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and CA (General Business)  
 South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural)  
 East: Residences and vacant land - A (Agricultural)  
 West: Vacant land / PC (Planned Commercial) and PR (Planned Residential)

► **NUMBER OF LOTS:** 186

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Lobetti Rd., a local street with a 15' pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

1. Minimum lot frontage on a public street variance for Lots 1-66, from 25' to 19.67'.
2. Roadway width variance for Roads A and B from 26' to 22'.
3. Horizontal curve variance on Road C at STA 16+50, from 250' to 200'.
4. Horizontal curve variance on Road D at STA 8+00, from 250' to 125'.
5. Horizontal curve variance on Road D at STA 19+00, from 250' to 150'.
6. Vertical curve length variance on Road D at STA 15+95, from 159' to 100'.
7. Broken back curves tangent variance on Road G at STA 1+83, from 150' to 65'.
8. Right-of-way reduction variance on Schaad Rd., from 112' to 102'.

## STAFF RECOMMENDATION:

- **APPROVE variances 1-8 because site conditions and attached unit design restrict compliance with the Subdivision Regulations and the proposed variances will not create a health or safety hazard.**

### **APPROVE the Concept Plan subject to 12 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 (Ord 91-1-102).
3. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
4. Revise the concept plan to add a 5' wide sidewalk along the east side of Road C between Road D and the proposed sidewalk along Schaad Rd. (along Common Area / Detention Basin D. E.) with a ramp at the southern end for the crossing of Road D.
5. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant shall provide documentation that there is adequate public right-of-way to accommodate the improvements. The applicant is responsible for completing these improvements prior to the approval of a final plat for the subdivision.
7. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension shall not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.
10. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. 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 up to 66 attached dwelling units and 120 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

## COMMENTS:

The applicant has submitted a concept plan for this 37.254 acre site located on the southwest side of Lobetti Rd., southeast of Ball Rd. The Planning Commission had approved a concept plan and use on review application (5-SD-17-C / 5-G-17-UR) for a 164 lot subdivision on this site on June 8, 2017 for a different developer. The new concept plan will include a total of 186 lots at a density of 4.99 du/ac. The main difference between the two concept plans is a change from 40 detached residential lots on the northwest side of the future Schaad Road extension to 66 attached residential lots.

The proposed attached residential units will be developed in clusters of four or seven units as two story townhouse units. Each unit will be approximately 1400 square feet with a one car garage. The proposed units

are narrow with a width of 19.67'. While this is not an issue with an apartment or condominium development, with each unit being tied to a lot, the lots do not meet the minimum lot frontage requirement of 25'. The applicant is requesting a variance from the minimum lot frontage requirement.

With the combination of narrow lots with no on-street parking and only one car garages, the applicant is providing seven small parking lots throughout this phase of the development with a total of 42 spaces for overflow parking. Sidewalks are being provided on both sides of the streets in this first phase for pedestrian access to the parking lots, mail kiosk areas and external sidewalk system. With the sidewalks being located on both sides of the streets, the applicant has requested a variance from the paved roadway width from 26' to 22'. Staff is recommending approval of the variance.

The proposed subdivision on the south side of the future Schaad Road extension will include sidewalks on one side of all the main streets with a connection to the sidewalks that will be located along the future Schaad Road Extension.

The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection. The Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of the subdivision is the property located on the north side of the Schaad Road Extension. The second phase of the subdivision is located on the south side of the Schaad Road Extension. The applicant will be required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd. These improvements will be required prior to approval of the final plat for the first phase of the subdivision.

Knox County is planning to move the overall Schaad Road Extension project forward sooner than anticipated (e.g. bidding is scheduled for this Winter and construction starting Spring 2018). The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phase of the subdivision located on the south side of the Schaad Road Extension will not be approved until the proposed improvements to Lobetti Rd that are a part of the Schaad Road Extension project are completed.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.99 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development will have access to a collector and a future arterial street.
3. The proposed residential development at a density of 4.99 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as a mixed use special district with one of the proposed uses being low density residential development. The proposed development at a density of 4.99 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 44 (public school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.