

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

► **FILE #:** 11-SD-17-C  
 11-F-17-UR

**AGENDA ITEM #:** 16  
**AGENDA DATE:** 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 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:** NA

### STAFF RECOMMENDATION:

► **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

► **POSTPONE** until the December 14, 2017 MPC meeting as requested by the applicant.

### 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 change from 40 detached residential lots on the northwest side of the future Schaad Road extension to 66 attached residential lots.

The applicant has requested a postponement in order to complete an updated Traffic Impact Study and to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 1835 (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.

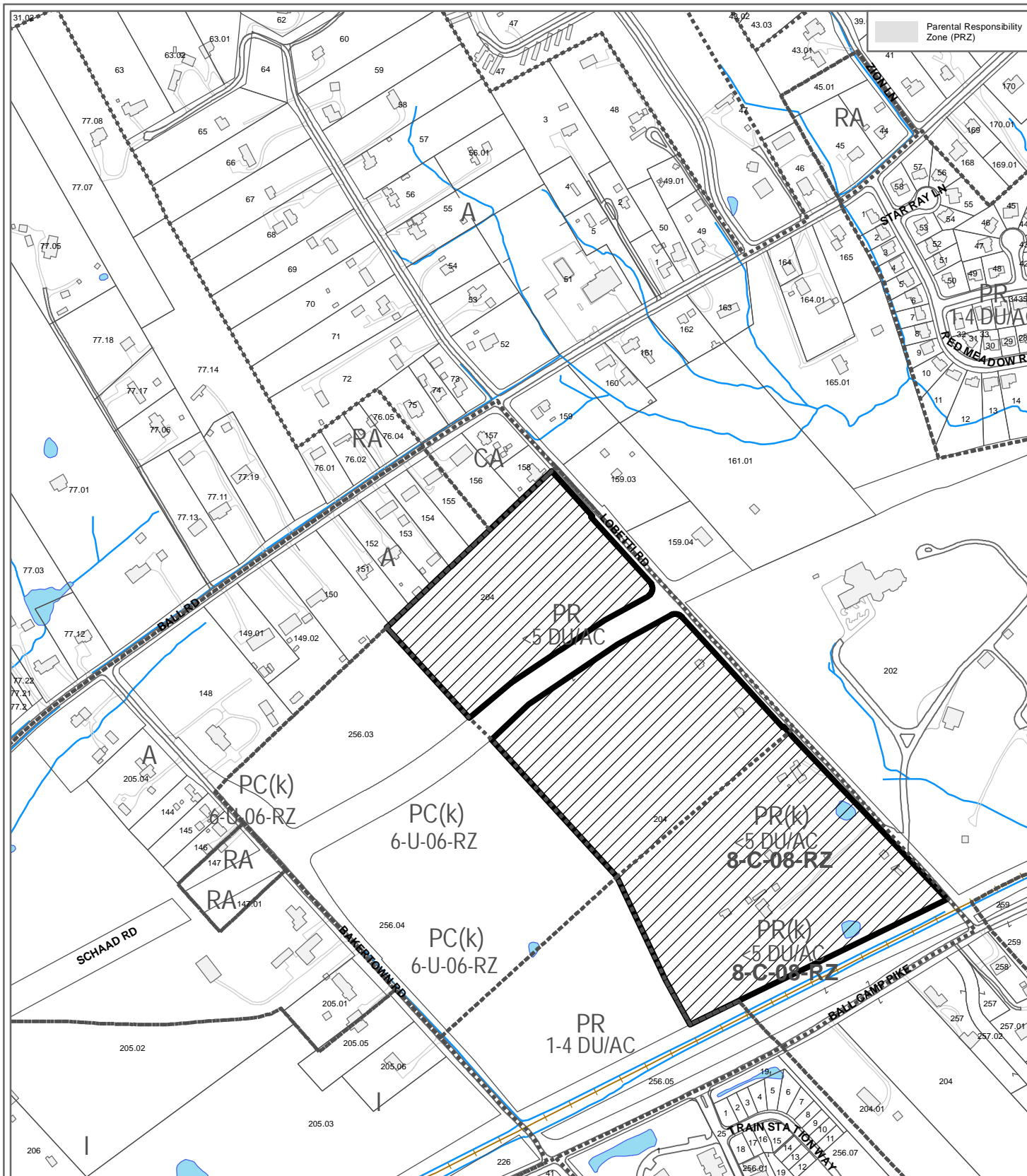
ESTIMATED STUDENT YIELD: 44 (public school children, ages 5-18 years)

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

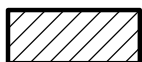
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**11-SD-17-C / 11-F-17-UR  
CONCEPT PLAN/USE ON REVIEW**

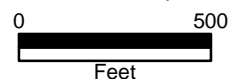


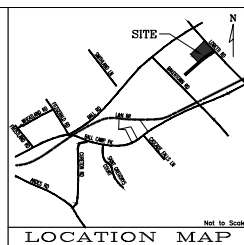
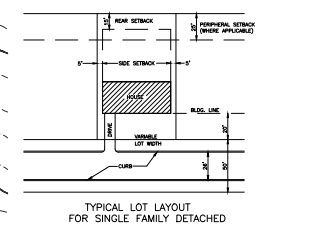
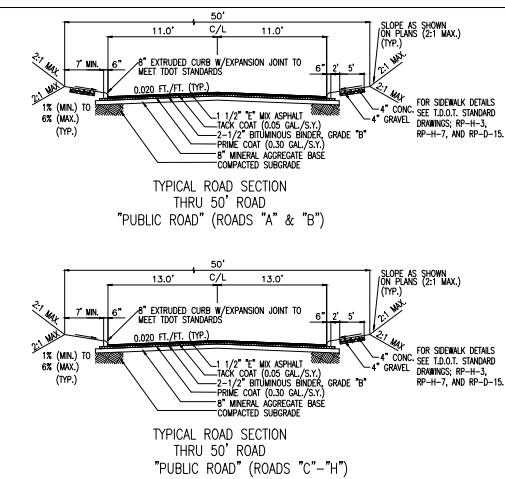
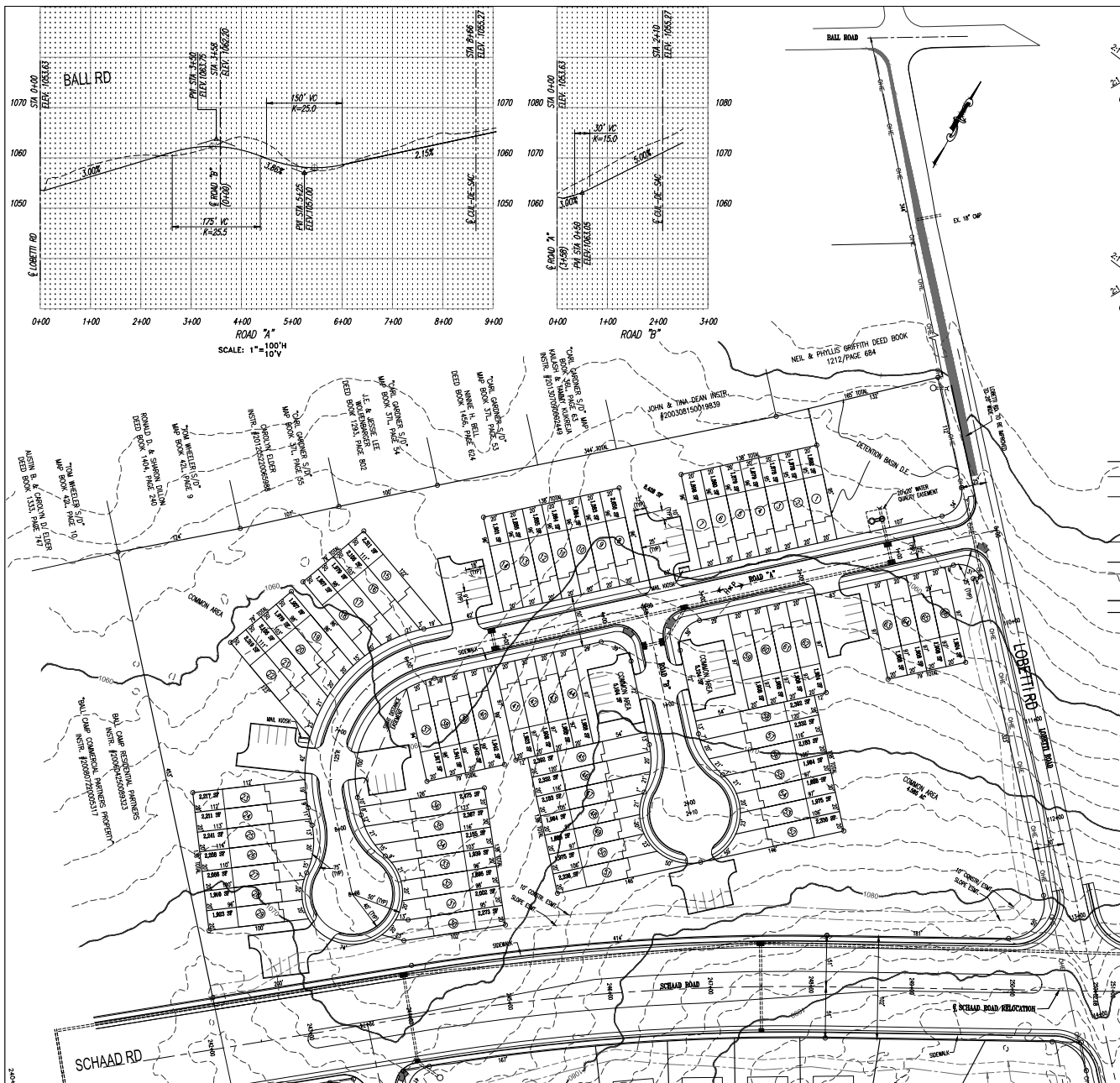
Attached Residential Subdivision in PR (Planned Residential)

Original Print Date: 10/17/2017      Revised: 11/19/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Cascade Falls, LLC  
Cascade Falls, LLC on Lobetti Road

Map No: 91  
Jurisdiction: County





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAGGAGE, UTILITY AND CONSTRUCTION EXISTENCE DITCHES INSIDE ALL EXTERIOR LINES AND ROAD LINES, 2' EACH SIDE OF INTERIOR ROAD LINES.
  3. UTILITY EXISTENCE EXISTES 2.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 37.25 ACRES SUBDIVIDED INTO 66 SINGLE FAMILY TRACTS, 120 SINGLE FAMILY DETACHED LOTS, 7 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
  5. THIS PROPERTY IS ZONED PH.
  6. THE ROAD PROFILES ARE BASED ON KNOXVILLE/ANDOX COUNTY DC CONTIGUOUS.
  7. WATER/KNOXVILLE UTILITIES BOARD  
COURTNEY KNOXVILLE UTILITIES BOARD  
ELECTRIC/KNOXVILLE UTILITIES BOARD  
GAS KNOXVILLE UTILITIES BOARD  
TELEPHONE BELL/SOUTH
  8. BOUNDARY SURVEY BY BOWMAN.
  9. UNANSWERED REQUESTS:
    - a) MINIMUM LOT WIDTH FROM 20' TO 19.67' (LOTS 1-160)
    - b) ROADWAY WIDTH FROM 20' TO 22' (ROADS "X" AND "B")
    - c) HORIZONTAL CURVE RADIUS FROM 250' TO 125' (ROADS "X" AND "B")
    - d) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "72" IS 184.00'
    - e) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "72" IS 184.00'
    - f) VERTICAL CURVE LENGTH FROM 150' TO 120', ROAD "72" IS 134.95'
    - g) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "72" IS 184.00'
    - h) VERTICAL CURVE LENGTH FROM 150' TO 120', ROAD "72" IS 134.95'
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    - w) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "72" IS 184.00'
    - x) VERTICAL CURVE LENGTH FROM 150' TO 120', ROAD "72" IS 134.95'
    - y) HORIZONTAL CURVE RADIUS FROM 250' TO 125', ROAD "72" IS 184.00'
    - z) VERTICAL CURVE LENGTH FROM 150' TO 120', ROAD "72" IS 134.95'
  10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD OR PAV. SYSTEM.



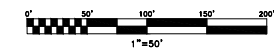
OWNER:  
CASCADE FALLS, LLC  
c/o TERRY PATTON  
7918 GATEKEEPER WAY  
KNOXVILLE, TENNESSEE 37923  
PHONE: (865) 679-3697

**CERTIFICATION OF CONCEPT PLAN.**

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN DENIED AND DISCLOSED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER \_\_\_\_\_

TENNESSEE CERTIFICATE NO. \_\_\_\_\_

[illegible]

SCALE  
AS SHOWN

DATE  
9/20/17

DEED REFERENCE: INSTR. #201006140077873

CONCEPT & DEVELOPMENT PLAN AND ROAD PROFILE FOR  
CASCADE FALLS, LLC-LOBETTI RD.  
TAX MAP 91,PART OF PARCEL 204  
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-C1

SHEET 1 OF 3 SHEET(S)

Q:\25006\25006-CONCEPT.DWG





MPC

METROPOLITAN  
PLANNING  
COMMISSION

TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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FAX • 215 • 2068  
www.knoxmpc.org

## SUBDIVISION - CONCEPT

Name of Applicant: Cascade Falls, LLCDate Filed: 9/25/17Meeting Date: 11/9/17

RECEIVED

SEP. 25 2017

Metropolitan  
Planning CommissionPlanner in Charge of Application: Mike ReynoldsFee Amount: \$2390<sup>00</sup> File Number: Subdivision - Concept 11-SD-17-CFee Amount:        Related File Number: Use On Review 11-F-17-UR

## PROPERTY INFORMATION

Subdivision Name: Cascade Falls, LLC onUnit/Phase Number: Lobethi RoadGeneral Location: SW side Lobethi Rd, SE  
of Ball RdTract Size: 9.36 acres No. of Lots: 63Zoning District: PRExisting Land Use: Vacant/ForestPlanning Sector: Northwest CountySector Plan Proposed Land Use Classification:  
MU-SDGrowth Policy Plan Designation: Planned GrowthTraffic Zone:       Census Tract: 46.07Tax Identification Number: Map 91, Parcel  
Paral 204Jurisdiction: ☐ City Council        District☒ County Commission 6th District

## AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities BoardWater Knoxville Utilities BoardElectricity Knoxville Utilities BoardGas Knoxville Utilities BoardTelephone AT&T Southeast

## TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ YesUSE ON REVIEW ☐ No ☒ Yes

Approval Requested:

☒ Development Plans in Planned District or Zone☐ Other (be specific):       

## VARIANCE(S) REQUESTED

☒ No ☐ Yes (If Yes, see reverse side of this form)

## PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Terry PattonCompany: Cascade Falls, LLCAddress: 7918 Gatekeeper WayCity: Knoxville State: TN Zip: 37923Telephone: 679-3697Fax:       E-mail: terry.pattonteam@gmail.com

## PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David HarbinCompany: Batson, Himes, Norvell & PoeAddress: 4334 Papermill DriveCity: Knoxville State: TN Zip: 37909Telephone: 588-6472Fax: 588-6473E-mail: email@bhn-p.com

## APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: David HarbinCompany: Batson Himes Norvell & PoeAddress: 4334 Papermill DriveCity: Knoxville State: TN Zip: 37909Telephone: 588-6472Fax: 588-6473E-mail: harbin@bhn-p.com