

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

▶ **FILE #:** 9-SC-18-C **AGENDA ITEM #:** 16
 9-J-18-UR **AGENDA DATE:** 9/13/2018

▶ **SUBDIVISION:** CASCADE VILLAS - GOUGE PROPERTY
 ▶ **APPLICANT/DEVELOPER:** CASCADE FALLS, LLC
 OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 91 21001 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 8043 Ball Camp Pike

▶ **LOCATION:** Northwest side of Ball Camp Pike, southwest of Beacon Light Way.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 24985 square feet

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences (Cascade Villas) - PR (Planned Residential)
 South: Residence - A (Agricultural)
 East: Residence - PR (Planned Residential)
 West: Residences (Cascade Villas) - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 3

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 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project, or posting a bond in an amount acceptable to the Knox County Department of Engineering and Public Works.
3. Obtaining approval and recording the private right-of-way and maintenance agreement for the private right-of-way that will serve this development.
4. Certifying on the final plat that 400' of sight distance exists in both directions along Ball Camp Pike at the

intersection of the driveway for the private right-of-way and Ball Camp Pike.

5. Recording any sight distance easements that may be required across adjoining property in order to obtain and maintain the required 400' of sight distance at the proposed subdivision entrance.
6. Obtaining approval and recording a final plat for the proposed three lot development.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **APPROVE the development plan for 3 attached residential units on individual lots in the PR zoning district and the reduction of the peripheral setbacks as identified in the comment section below, subject to the following condition:**

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

With the conditions noted above, the request meets all requirements for approval within the PR zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of 3 attached residential units on this 0.57 acre lot at a density of 5.26 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 private right-of-way. The existing residence will be modified and attached to two new residences with each residence being located on its own lot.

In order to obtain the required sight distance of 400' in both directions along Ball Camp Pike at the intersection of the driveway for the JPE and Ball Camp Pike, some off-site clearing and grading will be required. The applicant's surveyor will be required to certify that the sight distance has been established prior to approval of the final plat for the subdivision. Any sight distance easements that may be required across adjoining property in order to obtain and maintain the required 400' of sight distance at the proposed subdivision entrance shall be recorded with the final plat for the subdivision.

The applicant is requesting a reduction of the peripheral setback from 35' to 15' along the eastern property line and a reduction from 35' to 25' along the right-of-way for Ball Camp Pike which is consistent with the reductions approved for the previous phases of the development.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 5.26 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. The proposed residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 7 du/ac. The proposed development at a density of 5.26 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

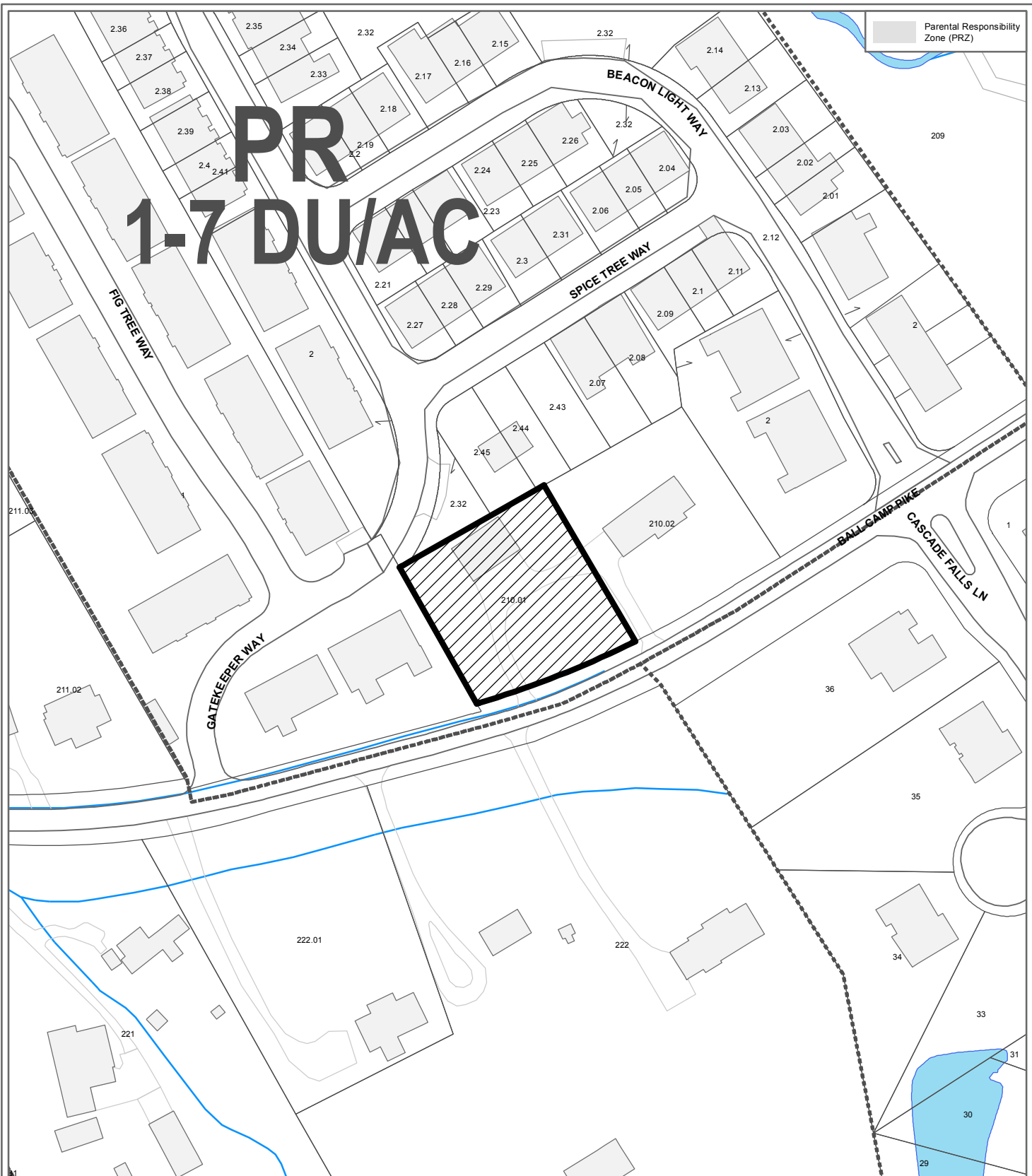
ESTIMATED STUDENT YIELD: 0 (public school children, ages 5-18 years)

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.
- 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.



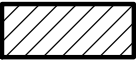
PR 1-7 DU/AC

Parental Responsibility Zone (PRZ)

9-SC-18-C / 9-J-18-UR

CONCEPT PLAN/DEVELOPMENT PLAN

Petitioner: Cascade Falls, LLC
 Cascade Villas - Gouge
 Property

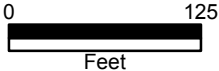


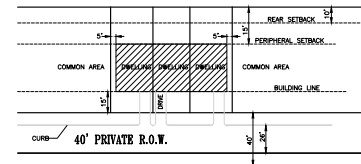
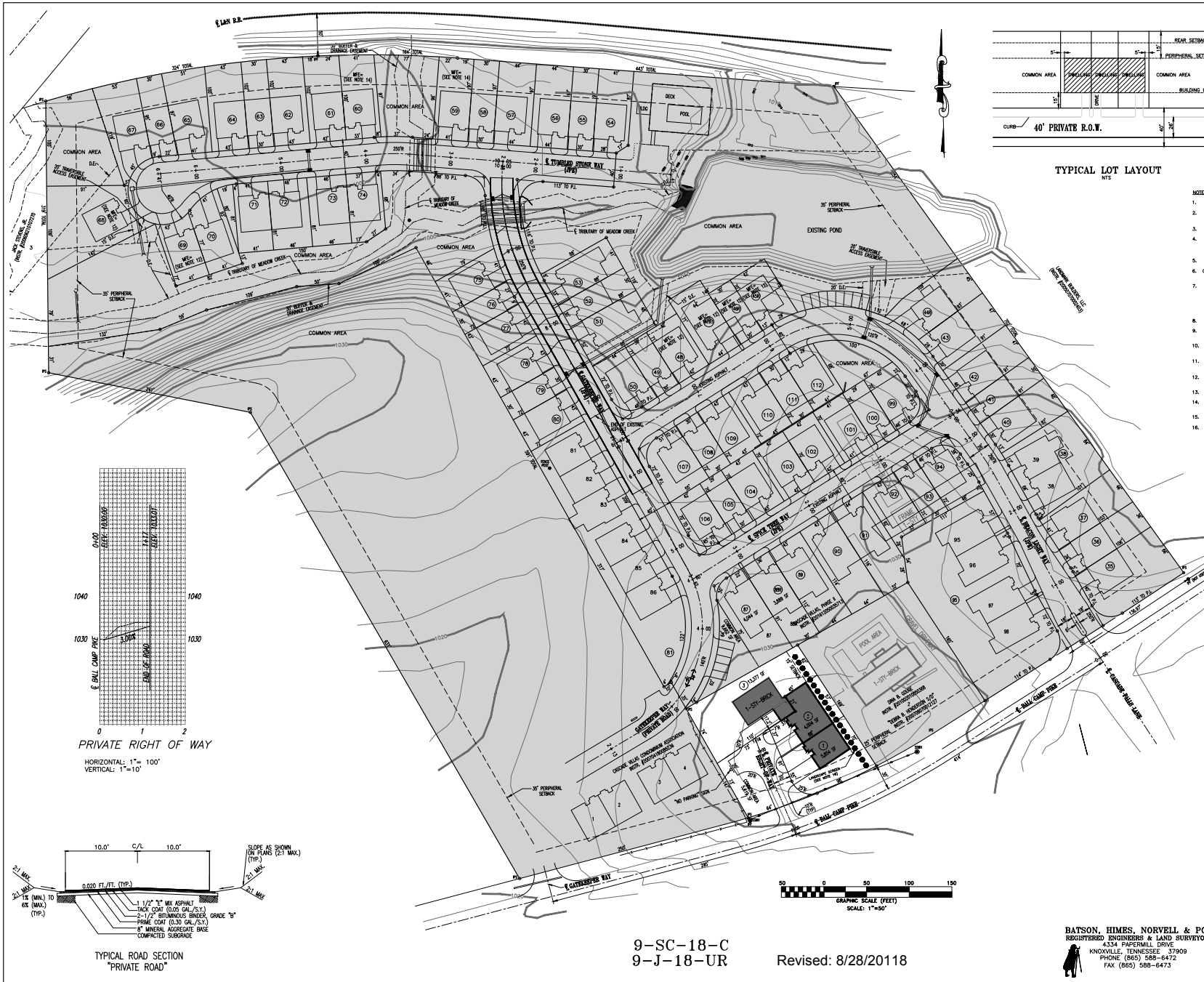
Attached and detached residential subdivision in PR (Planned Residential)

Map No: 91

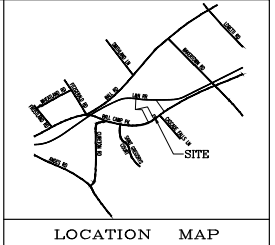
Jurisdiction: County

Original Print Date: 8/15/2018
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





TYPICAL LOT LAYOUT
N.T.S.



LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' 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 II-JOHNSON PROPERTY CONTAINS THREE SINGLE FAMILY ATTACHED LOTS OF 24,880 SF (DENSITY OF 5.23 DU/ACRE), THE ENTIRE DEVELOPMENT NOW CONTAINS 18,52 ACRES SUBDIVIDED INTO 138 UNITS (DENSITY OF 4.4 DU/ACRE).
 5. THIS PROPERTY IS ZONED RR @ 7 DU/ACRE.
 6. CONTOURS PROVIDED BY KNOXVILLE/NOX COUNTY G.L.S. ROAD PROFILES ARE BASED ON BIRNAP FIELD SURVEY.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES 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 MARKS AT THE INTERSECTIONS OF ALL ROADS BETWEEN 18 AND 20 HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 11. PROPERTY PREVIOUSLY PLATTED AS "DEBRA HENDERSON SUBDIVISION" LOT 1 AND RECORDED AS INSTR. #200707010127.
 12. REQUEST A 15' PERIPHERAL SETBACK ALONG THE NORTHEAST PROPERTY LINE AND A 25' PERIPHERAL SETBACK ALONG THE RIGHT-OF-WAY OF BALL CAMP PIKE.
 13. NO VARIANCES REQUESTED.
 14. 400 FEET OF SIGHT DISTANCE WILL BE OBTAINED ON THE FINAL PLAN AT THE INTERSECTION OF THE JOINT PERMANENT EASEMENT AND BALL CAMP PIKE.
 15. IMPERVIOUS AREA IS 10,292 SF, IMPERVIOUS PERCENTAGE IS 41.26.
 16. LANDSCAPE SCREEN SHALL CONSIST OF A SINGLE ROW OF LEYLAND CYPRESS 5' HIGH WHICH IS PLANTED AT 10' ON CENTER.



CERTIFICATION OF CONCEPT PLAN:
I, DAVID B. HIMES, REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT THIS PLAN IS AN ACCURATE REPRESENTATION OF THE PROJECT AND THAT I AM AWARE OF ALL APPLICABLE REGULATIONS OF THE KNOXVILLE/NOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN STATED AND DESCRIBED IN A REPORT FILED WITH THE RECORDING OFFICE.
REGISTERED ENGINEER:
TENNESSEE CERTIFICATE NO. _____

OWNER:
CASCADE FALLS, LLC
c/o TERRY PATTON
7818 GATEKEEPER WAY
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 679-3697

DEED REFERENCES: INSTR. #20180430063835

| REV. | DATE | REVISION DESCRIPTION |
|------|---------|----------------------|
| 1 | 8/27/18 | MPC COMMENTS |

CONCEPT & DEVELOPMENT PLAN FOR
**CASCADE VILLAS, PHASE II
JOHNSON PROPERTY**

CLT MAP 091, PARCEL 210.01 SCALE 1"=50' DRAWN BY TPD DATE 8/1/18

DISTRICT 6, KNOX COUNTY, TN

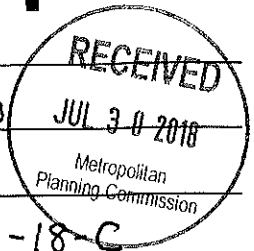
CONTOUR INTERVAL=2' DRAWING NUMBER 24176-2-JOHNSON-CP
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9-SC-18-C
9-J-18-UR
Revised: 8/28/20118

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

SUBDIVISION - CONCEPT

Name of Applicant: CASCADE FALLS, LLC
 Date Filed: 7/29/18 Meeting Date: 9/13/18
 Application Accepted by: James Reed
 Fee Amount: \$500 File Number: Subdivision - Concept 9-SC-18-C
 Fee Amount: _____ Related File Number: Development Plan 9-J-18-UR



PROPERTY INFORMATION

Subdivision Name: CASCADE VILLAS -
GOUGE PROPERTY

Unit/Phase Number: _____

General Location: NW SIDE OF BALL CAMP
PIKE, SW OF BEACON LIGHT WAY

Tract Size: 24,985 SF No. of Lots: 3

Zoning District: PR

Existing Land Use: SFR

Planning Sector: ~~MDR~~ Northwest County

Growth Policy Plan Designation: PLANNED
GROWTH

Census Tract: 46.06

Traffic Zone: 225

Parcel ID Number(s): 09121001

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: TERRY PATTON

Company: CASCADE FALLS, LLC

Address: 7918 GATEKEEPER WAY

City: KNOXVILLE State: TN Zip: 37923

Telephone: (865) 679-3697

Fax: _____

E-mail: terrypattonteam@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: (865) 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity KUB

Gas KUB

Telephone BELLSOUTH

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON, HIMES, NORVELL, & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: (865) 588-6473

E-mail: harbin@bhn-p.com

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE 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)

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: DAVID HARBIN

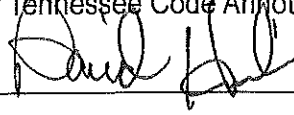
Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

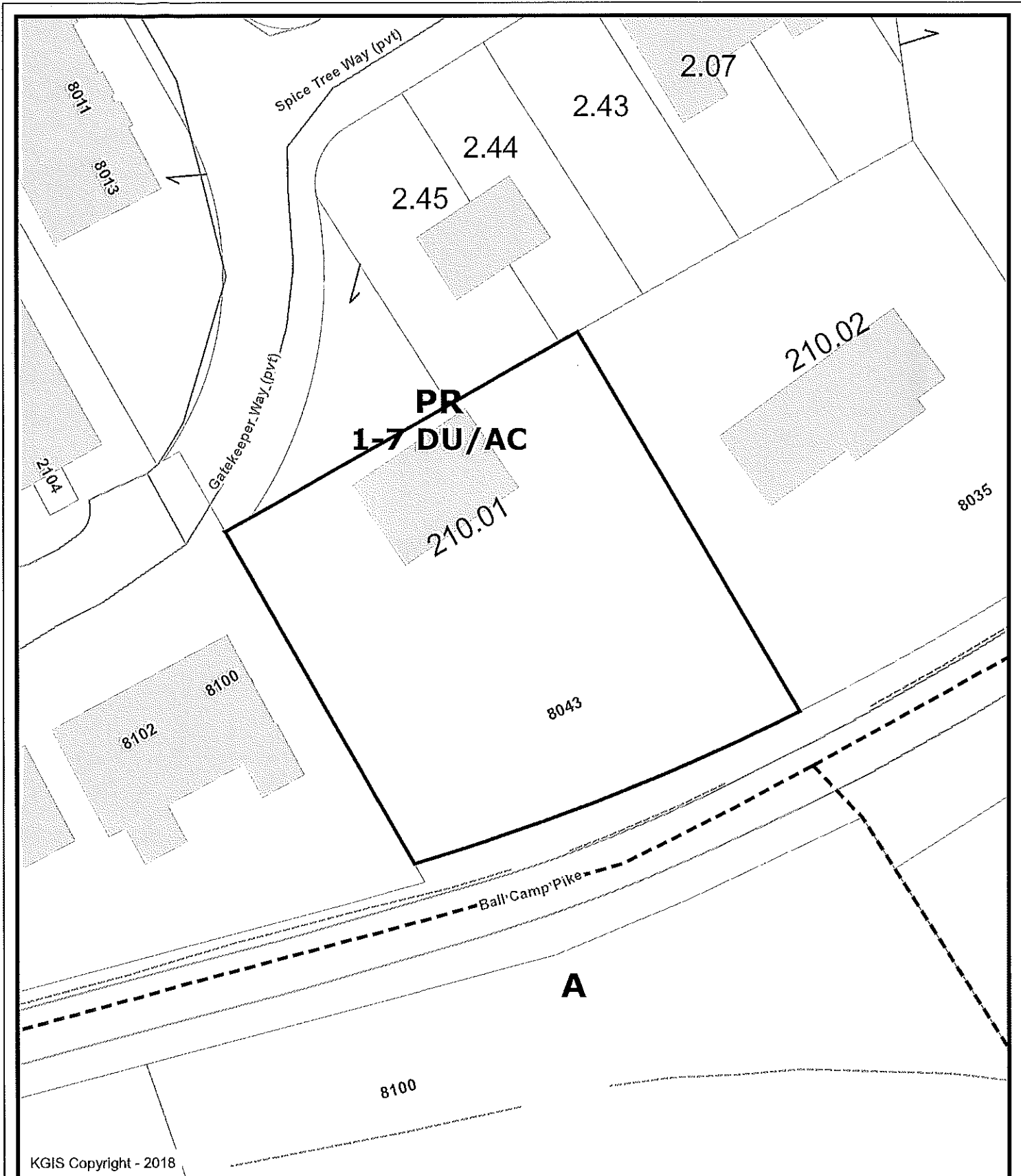
Telephone: (865) 588-6472

Fax: (865) 588-6473

E-mail: harbin@bhn-p.com

Signature: 

Date: 7/29/18



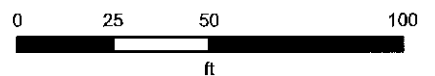
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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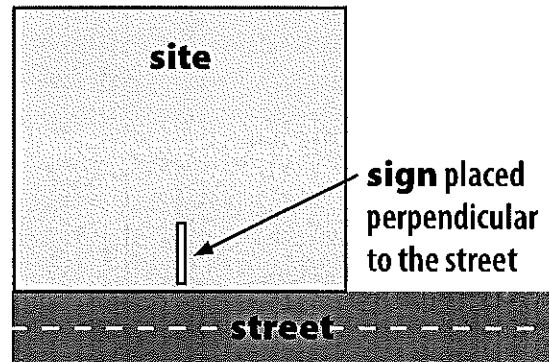
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:


8/29/18

(15 days before the MPC meeting)

and

9/14/18

(the day after the MPC meeting)

Signature: 

Printed Name: Cascade Falls, U. 40 BHNP

Phone: 588-6472

Email: _____

Date: 7/30/18

MPC File Number: 9-SC-18-C