



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 12-SE-19-C  
12-G-19-UR

**AGENDA ITEM #:** 24  
**AGENDA DATE:** 12/12/2019

▶ **SUBDIVISION:** CASCADE VILLAS, PHASE 3D

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

**OWNER(S):** Terry Patton

**TAX IDENTIFICATION:** 91 J B 018 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 8337 Tumbled Stone Way

▶ **LOCATION:** West end of Tumbled Stone Way, northwest of Ballcamp Pike.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7945 square feet

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

▶ **EXISTING LAND USE:** Approved Common Area and Drainage Easement

▶ **PROPOSED USE:** Single residence

**SURROUNDING LAND USE AND ZONING:** North: Railroad and future Schaad Road Extension - PR (Planned Residential) and I (Industrial)  
South: Residence (Cascade Villas) - PR (Planned Residential)  
East: Residences (Cascade Villas) - PR (Planned Residential)  
West: Vacant land and future Schaad Road Extension - A (Agricultural)

▶ **NUMBER OF LOTS:** 1

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

**ACCESSIBILITY:** Access is via Tumbled Stone Way, a private Joint Permanent Easement with a 26' pavement width within a 40' right-of-way with access out to Ball Camp Pike, a major collector street.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

## STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

▶ **POSTPONE** the Use on Review application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

**COMMENTS:**

The applicant is requesting approval of a change to this Common Area lot with a recorded detention easement to a residential lot within the Cascade Villas development. The applicant had moved an older residential structure from another portion of the development to this site without obtaining any approvals. Staff has been advised by the Knox County Department of Engineering and Public Works that they are opposed to this change and the release of the recorded drainage easement.

ESTIMATED TRAFFIC IMPACT: Not required.

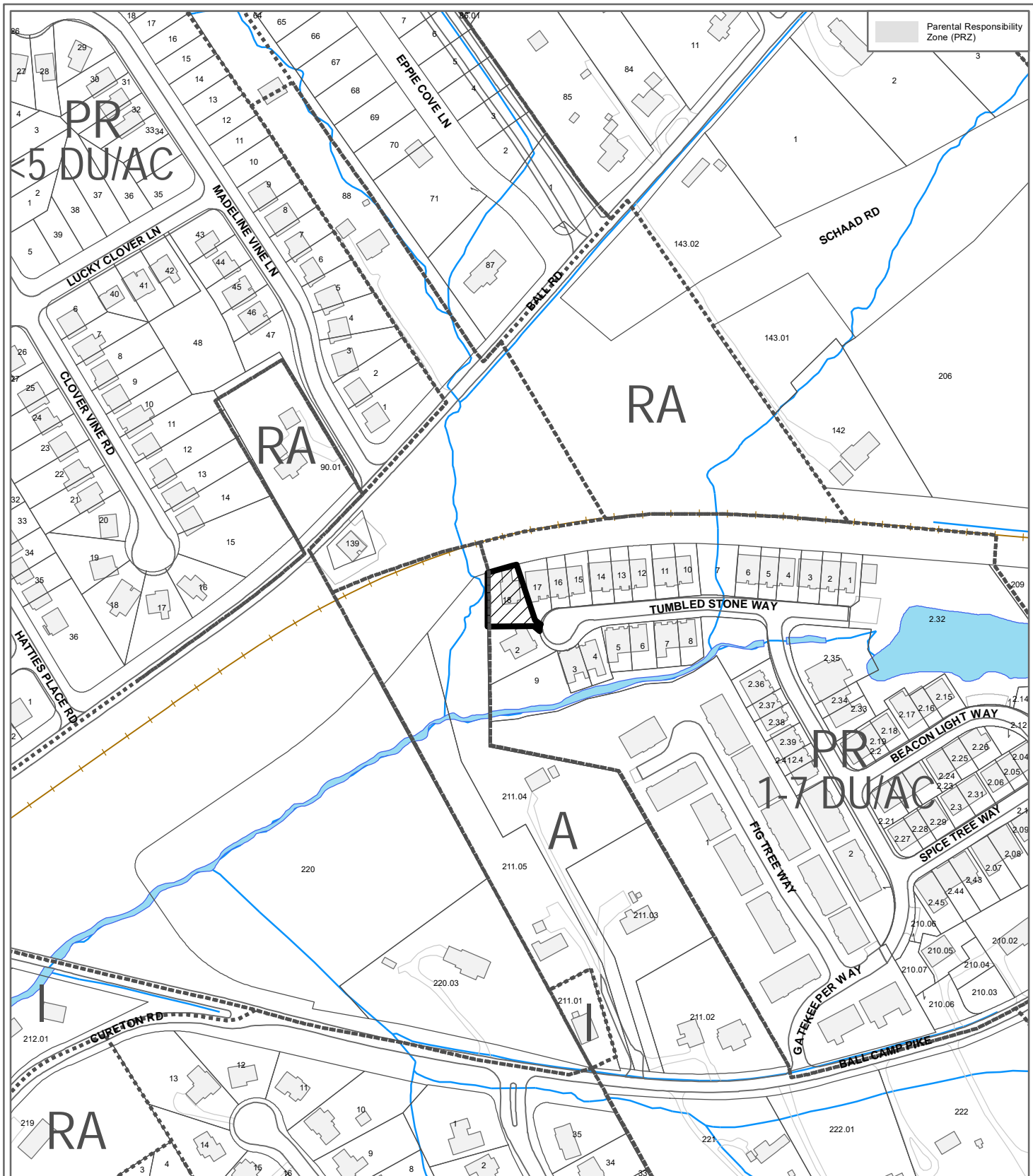
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

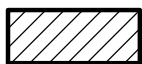
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission'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.



**12-SE-19-C / 12-G-19-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Cascade Falls, LLC  
Cascade Villas, Phase 3D

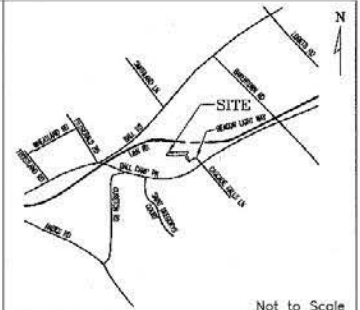
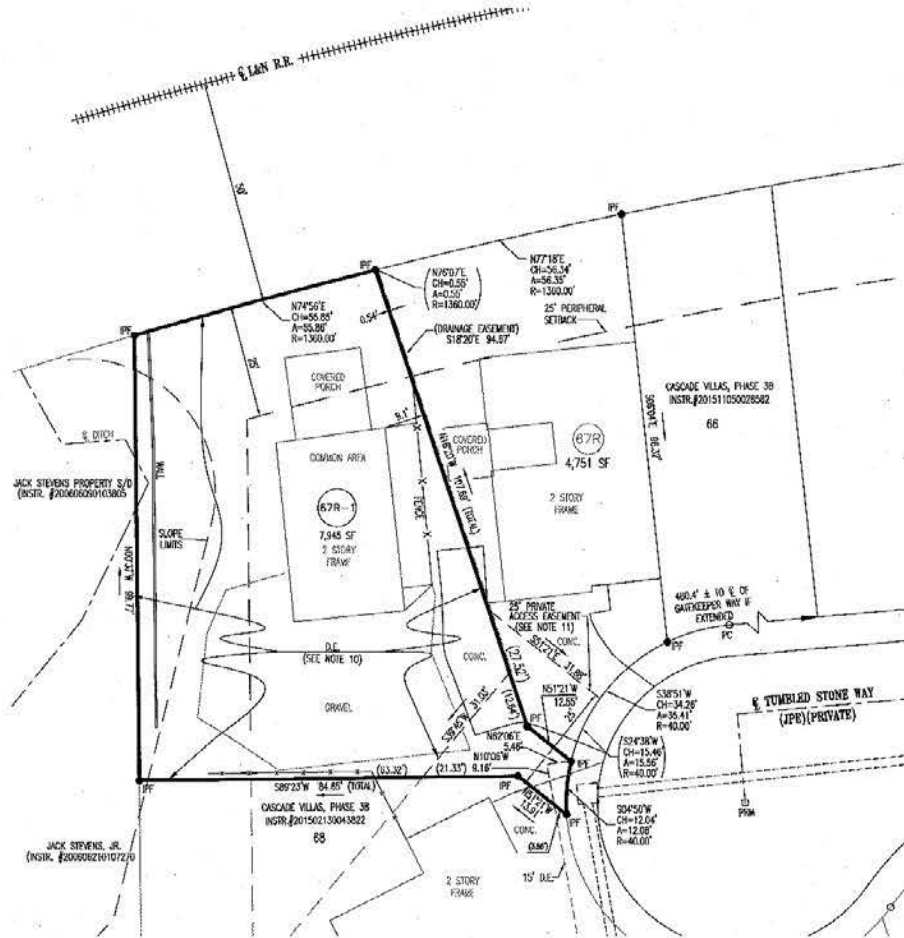


Single residence in PR (Planned Residential)

Map No: 91  
Jurisdiction: County



Original Print Date: 11/7/2019      Revised: 11/18/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



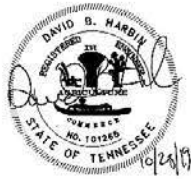
Not to Scale  
LOCATION MAP

- NOTES:**
- IRON PINS FOUND (IPP) SHOWN ON PLAT. ALL OTHERS SET BY ENMAP. UNLESS NOTED OTHERWISE ON PLAT.
  - UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INDICATE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES EXCEPT UNDER BUILDINGS WHERE IF LOT LINES EXIST, PLUS OTHER EASEMENTS AS SHOWN.
  - SANITARY SEWER EASEMENT OF 18', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - THIS PROPERTY IS ZONED PR 0 7 DL/ACRE.
  - THIS SUBDIVISION CONTAINS 12,696 SQUARE FEET COMPRISED OF 1 SINGLE FAMILY ATTACHED LOT AND 1 SINGLE FAMILY DETACHED LOT.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT...10.5' (SEE NOTES 7a & 7b)  
SIDE...0'  
REAR...10' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
  - VARIANCES APPROVED BY THE KNOX COUNTY BOARD OF ZONING APPEALS ARE AS FOLLOWS:  
a) REDUCTION OF ALL FRONT BUILDING SETBACKS FROM 20' TO 12.5' AND REDUCE THE FRONT/SIDE SETBACK ON LOT 50 & 106 FROM 20' TO 3' DUE TO CORNER LOT AT THEIR DECEMBER 17, 2008 MEETING.  
b) REDUCE THE AMOUNT OF REQUIRED PARKING SPACES FOR ALL LOTS FROM 2 TO 1.5 SPACES PER DWELLING UNIT AT THEIR DECEMBER 17, 2008 MEETING.  
c) A FURTHER REDUCTION OF ALL FRONT BUILDING SETBACKS FROM 12.5 FEET TO 10.5 FEET AT THE MAY 27, 2009 MEETING.
  - NORTH BASED ON A PLAT RECORDED AS INSTR.#200704180082336 OF ADJACENT PROPERTY (CASCADE VILLAS).
  - THE JOINT PERMANENT EASEMENT IS ESTABLISHED AND RECORDED AS INSTR.#20090420087128.
  - DRAINAGE EASEMENT ESTABLISHED BY INSTR.# 2003112002349. THIS CONCEPT PLAN REQUESTS THE ELIMINATION OF THE DRAINAGE EASEMENT AND TO ORCALL LOT 67-91.
  - PRIVATE ACCESS EASEMENT ESTABLISHED BY INSTR.# 201005160067466.

TOTAL ACRES: 17.84 AC  
ALLOWABLE DENSITY: 7 DU/AC  
CURRENT DENSITY: 0.52 DU/AC

●IPP	IRON PIN FOUND
●	IRON PIN SET
○	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECTION
POC	POINT OF CURVING CURVE
PRC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
CA	COMMON AREA
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	PHASE LINE
---	FENCE

OWNER: LOT 67R-1  
**CASCADE FALLS, LLC**  
c/o TERRY PATTON  
8118 SPICE TREE WAY  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 679-3697



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.  
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 THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
*David B. Harbitt*  
PROFESSIONAL ENGINEER  
TENNESSEE LICENSE NO. 101265 DATE: 10/28/19

CONCEPT AND DEVELOPMENT PLAN  
FOR  
**CASCADE VILLAS, PHASE 3D**  
LOT 67R1

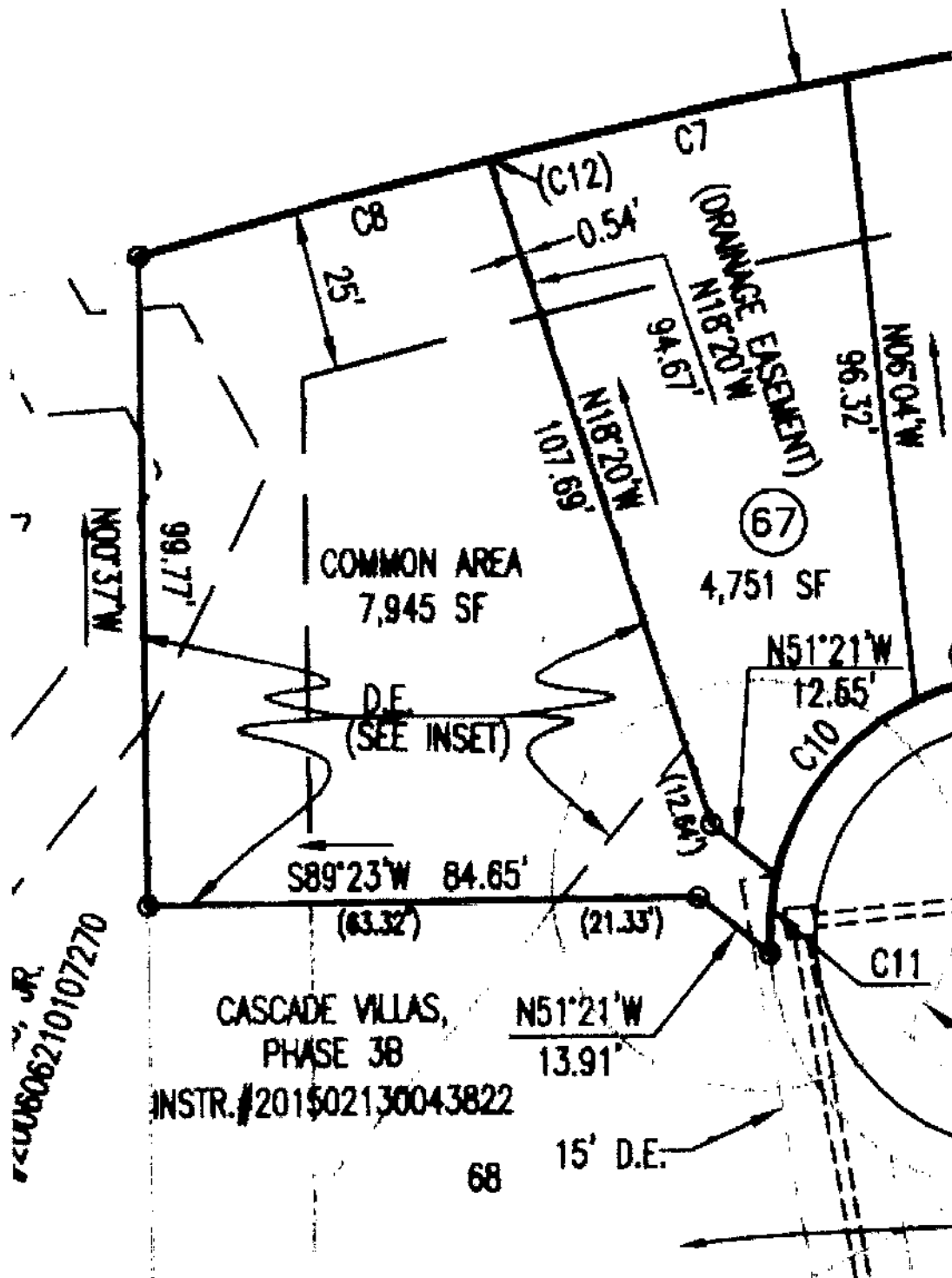
CLT MAP 091-JB, PARCEL 18  
DISTRICT 6, KNOX COUNTY, TN.  
SCALE: 1" = 50' OCTOBER 28, 2019



**BATSON, HIMES, NORVILL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE (865) 588-8472  
FAX (865) 588-8473  
email@bhn-p.com

Revised: 11/27/2019  
12-SE-19-C/12-G-19-UR

PLAT REFERENCE: INSTR. #201801030040349  
DEED REFERENCE: INSTR. #201511050028582  
24176-3D-PP  
Q:\M\PHASE 3\N\12-19-19-01-C.DWG



r<u>0606210107270</u>  
 JR.

12-SE-19-C / 12-G-19-UR

From Recorded Plat

**BATSON, HIMES, NORVELL & POE**

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473

12-SE-19-C - 12-G-19-UR - pp - 12-12-2019

November 22, 2019

Mr. Tom Brechko  
Knoxville Knox County Planning  
(KKCP)

Dear Mr. Brechko:

We request the following at the December 12, 2019 KKCP meeting:

Please postpone consideration of the following Concept/Use on Review Plan:

- Cascade Villas Phase 3D (12-SE-19-C & 12-G-19-UR)

Until the January 9, 2020 KKCP meeting.

Thank you for your assistance.

Sincerely,



David Harbin PE, RLS



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

CASCADE FALLS, LLC

Applicant

10/28/19

Date Filed

12/12/19

Meeting Date (if applicable)

12-SE-19-C 12-G-19-UR

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPERMILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

## CURRENT PROPERTY INFO

*(Terry Patton)  
Cascade Falls LLC*

Owner Name (if different)

*7918 GateKeeper Way*

Owner Address KNOXVILLE, TN  
37931

865-679-3697

Owner Phone

8337 TUMBLED STONE WAY, KNOXVILLE, TN  
37931

Property Address

map 91 parcel 18  
Parcel ID

W end of TUMBLED STONE WAY, NW of BALL CAMP PIKE

General Location

12,696 SF

Tract Size

Jurisdiction (specify district above) <sup>6<sup>th</sup></sup>  City  County

<sup>PR</sup> Zoning District

NORTHWEST COUNTY

Planning Sector

MDR

Sector Plan Land Use Classification

PLANNED GROWTH

Growth Policy Plan Designation

SFR

Existing Land Use

WKUD

Sewer Provider

WKUD

Water Provider

# REQUEST

DEVELOPMENT  
SUBDIVISION  
ZONING  
STAFF USE ONLY

- Development Plan     Use on Review / Special Use
  - Residential     Non-Residential
- Home Occupation (specify):
- Other (specify):

- CASCADE VILLAS, PHASE 3D
- Proposed Subdivision Name Unit / Phase Number
  - Parcel Change
    - Combine Parcels     Divide Parcel    Total Number of Lots Created: 1
  - Other (specify):
  - Attachments / Additional Requirements

- Zoning Change:
  - Proposed Zoning
- Plan Amendment Change:
  - Proposed Plan Designation(s)
- Proposed Property Use (specify) *single residence*
  - Proposed Density (units/acre)
  - Previous Rezoning Requests
- Other (specify):

<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		
<b>ATTACHMENTS</b>	<i>500.00</i>	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )	<b>FEE 3:</b>	
<input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )		
<input type="checkbox"/> Traffic Impact Study		<i>500.00</i>

## AUTHORIZATION

  
Staff Signature

  
Please Print

*10/28/19*  
Date

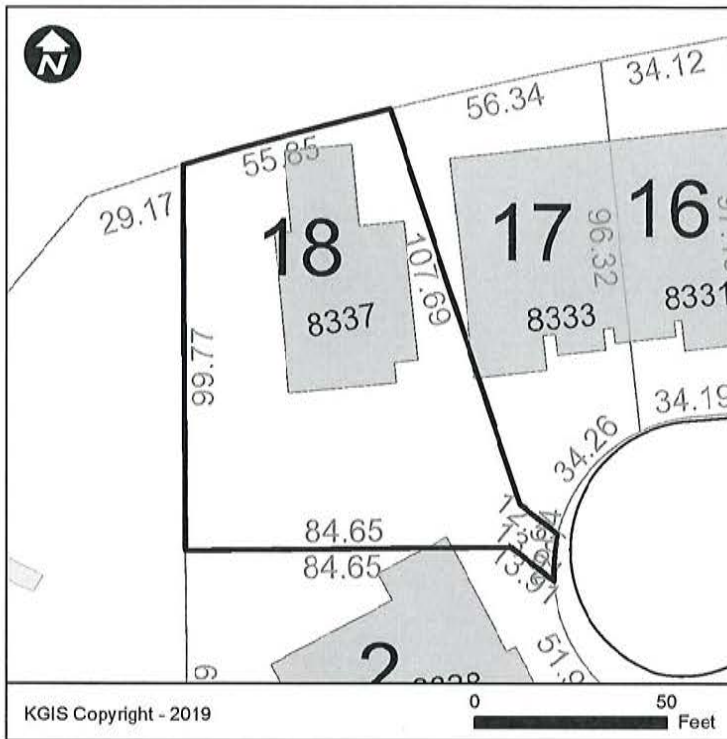
  
Applicant Signature

  
Please Print

*10/28/19*  
Date



**Parcel 091JB018 - Property Map and Details Report**



**Property Information**

Parcel ID:	091JB018
Location Address:	8337 TUMBLERD STONE WAY
CLT Map:	91
Insert:	J
Group:	B
Condo Letter:	
Parcel:	18
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	CASCADE VILLAS PHASE 3D (COMMON AREA)
Rec. Acreage:	0
Calc. Acreage:	
Recorded Plat:	20151105 - 0028582
Recorded Deed:	-
Deed Type:	:
Deed Date:	

**Address Information**

Site Address: 8337 TUMBLERD STONE WAY  
KNOXVILLE - 37931  
Address Type: SHOP  
Site Name:

**Owner Information**

CASCADE FALLS LLC  
814 BLESSED WAY  
KNOXVILLE, TN 37923  
The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County: KNOX COUNTY  
City / Township:

**MPC Information**

Census Tract: 46.06  
Planning Sector: Northwest County  
Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct: 70E  
Voting Location: Amherst Elementary School  
5101 SCHAAD RD  
TN State House: 89 Justin Lafferty  
TN State Senate: 7 Richard Briggs  
County Commission: 6 Brad Anders  
(at large seat 10) Larsen Jay  
(at large seat 11) Justin Biggs  
School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

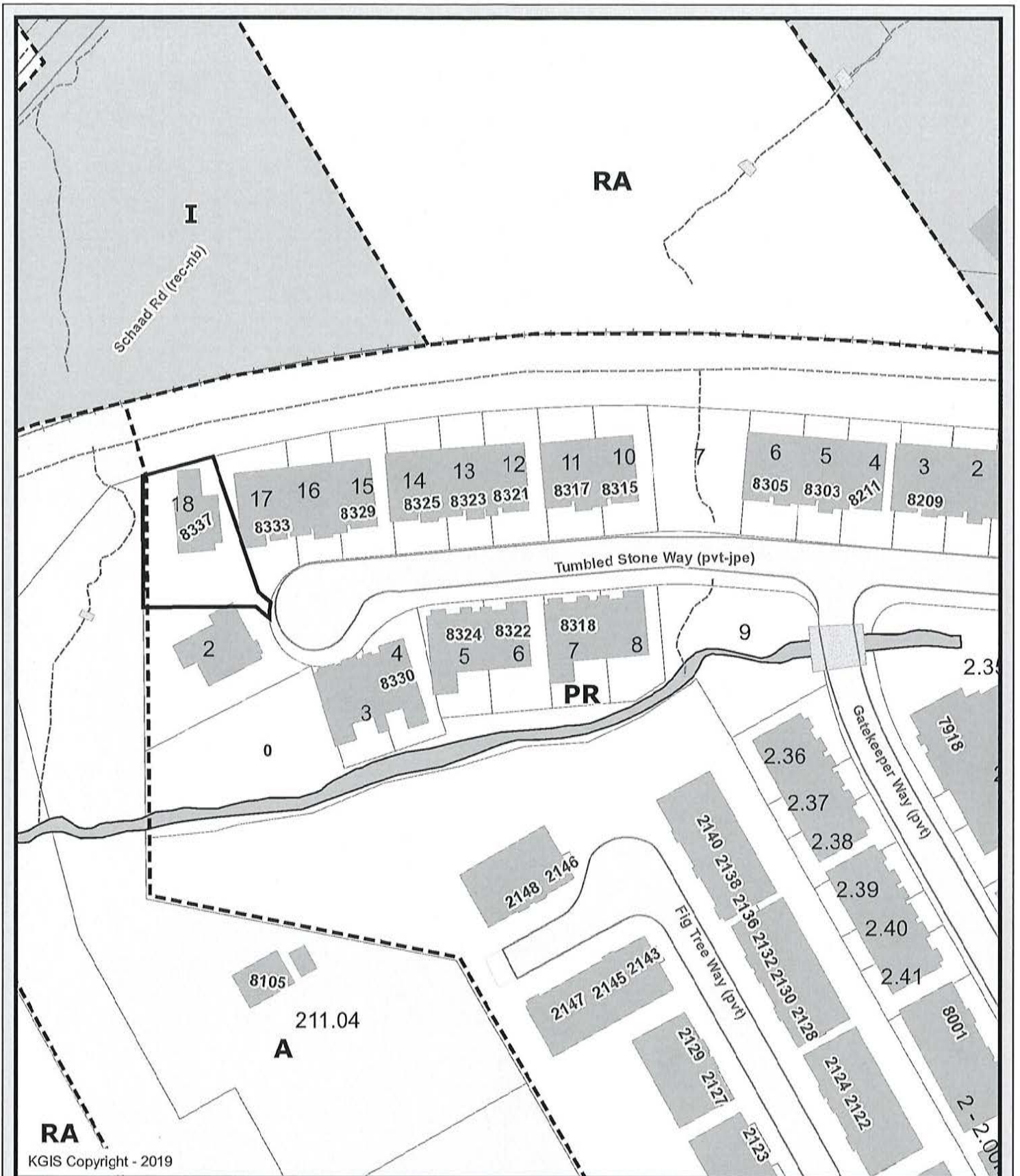
**School Zones**

Elementary: KARNES ELEMENTARY  
Intermediate:  
Middle: KARNES MIDDLE  
High: KARNES HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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**RA**

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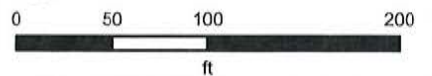
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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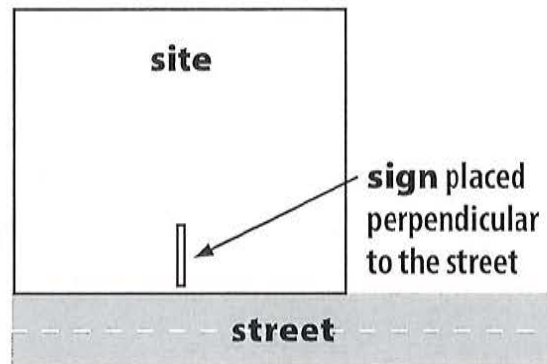
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

11/27/19 and 12/13/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kaitly Patterson

Printed Name: Kaitly Patterson

Phone: 588-6472 Email: kpatterson@bhn-p.com

Date: 10/28/19

File Number: 12-SE-19-C 12-E-19-UR