



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 1-SD-19-C **AGENDA ITEM #:** 13

**AGENDA DATE:** 1/10/2019

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

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

**OWNER(S):** Cascade Falls, LLC

**TAX IDENTIFICATION:** 91 20402

[View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 0 Lobetti Rd

▶ **LOCATION:** Southwest side of Lobetti Rd., northwest of Ball Camp Pike.

**SECTOR PLAN:** Northwest County

**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:** Variances approved by the Planning Commission on December 14, 2017:

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 the Concept Plan subject to 12 conditions with a revision to the previously approved (12/14/2017) Condition #9.

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 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. (Revised Condition) A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 67-186) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Cascade Falls, LLC widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
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.

## COMMENTS:

The applicant is requesting approval of a revision to Condition #9 of the Planning Commission's approval for this concept plan that was granted by the Planning Commission on December 14, 2017 (11-SD-17-C/11-F-17-UR). The subdivision was approved for 66 attached dwelling units and 120 detached dwelling units on individual lots for a total of 186 lots.

When Ball Homes had submitted an application (10-SD-18-C/10-D-18-UR) for a revised concept plan for this subdivision, the Knox County Department of Engineering and Public Works had recommended approval of a revised condition regarding the required road improvements for approval of a final plat for the subdivision of lots located on the south side of the Schaad Road Extension. With Ball Homes withdrawal of their concept plan request, the previous concept plan approval (11-SD-17-C/11-F-17-UR) remained valid. Cascade Falls, LLC is requesting approval of the revised wording for condition #9 as recommended by the Knox County Department of Engineering and Public Works.

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: 54 (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 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.

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