



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 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. (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.

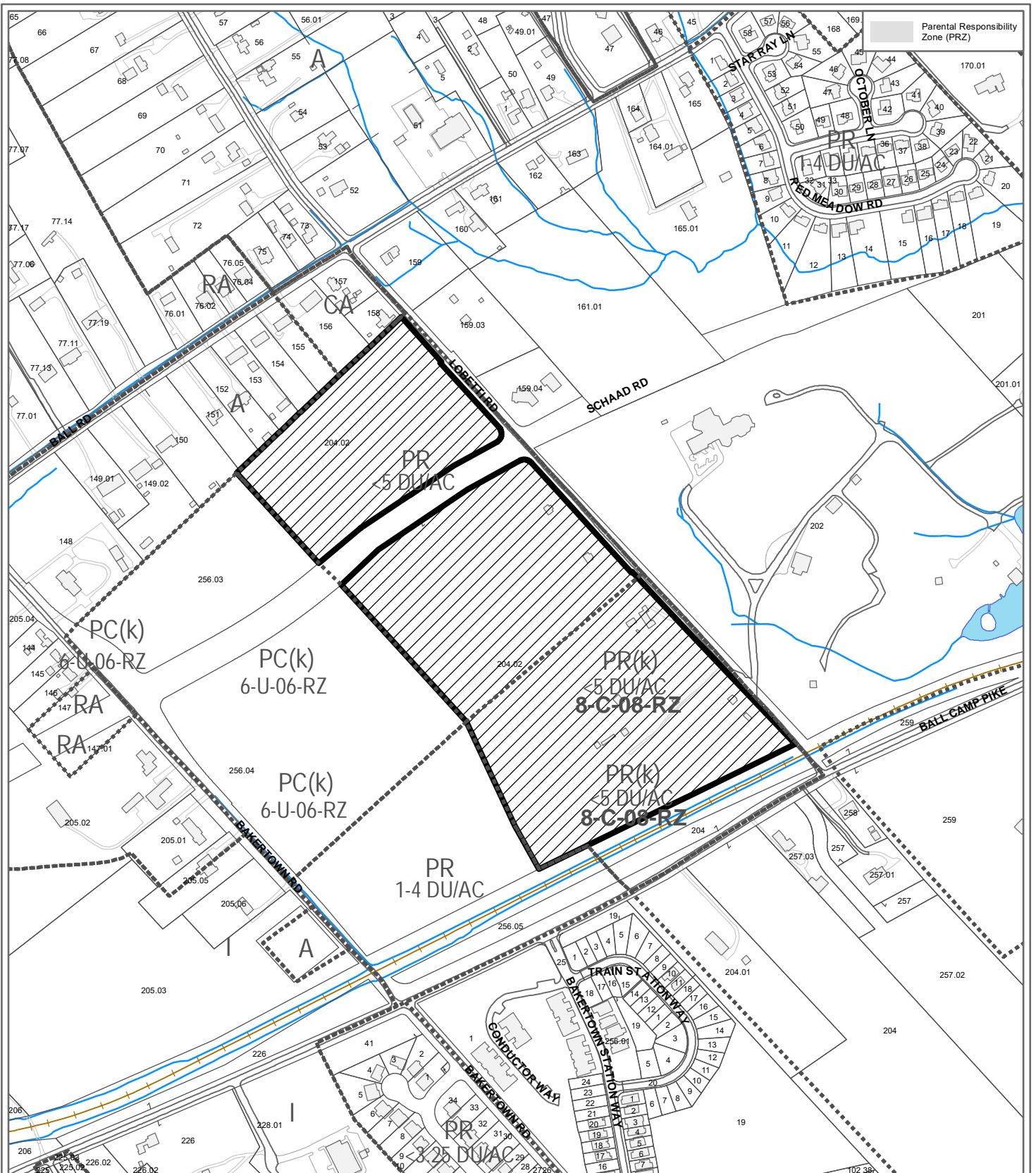
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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.



**1-SD-19-C
CONCEPT PLAN**

Subdivision: Cascade Falls, LLC on Lobetti Road

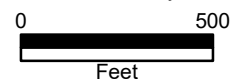


Approval of Concept Plan (Revision To A Condition)

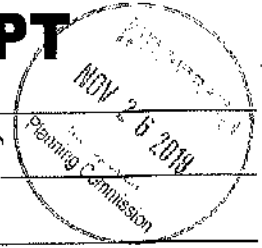
Map No: 91

Jurisdiction: County

Original Print Date: 12/17/2018 Revised: 12/19/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



SUBDIVISION - CONCEPT



Name of Applicant: Cascade Falls, LLC
 Date Filed: 11/26/18 Meeting Date: 1/10/19
 Application Accepted by: James Reed
 Fee Amount: \$500.00 File Number: Subdivision - Concept 1-SD-19-C
 Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: Cascade Falls, LLC, on
Lobetti Rd

Unit/Phase Number: _____

General Location: SW side Lobetti Rd, NW of
Bull Camp Pt.

Tract Size: 37.254 No. of Lots: N/A

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: Planned Growth

Census Tract: 46.07

Traffic Zone: 212

Parcel ID Number(s): Tax Map 9 | Parcel 20402

Jurisdiction: City Council _____ District
 County Commission 6TH District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Terry Patton

Company: Cascade Falls, LLC

Address: 7918 Gatekeeper Way

City: Knoxville State: TN Zip: 37903

Telephone: 679-3697

Fax: _____

E-mail: terry@pattonteam.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Harbin

Company: Baton Himes Norvell & Pe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities Board

Water Knoxville Utilities Board

Electricity Knoxville Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T Southeast

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: David Harbin

Company: Baton Himes Norvell & Pe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 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): Modification of a
condition of approval of the previous
concept plan (1-SD-17-C)

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 Harbor

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

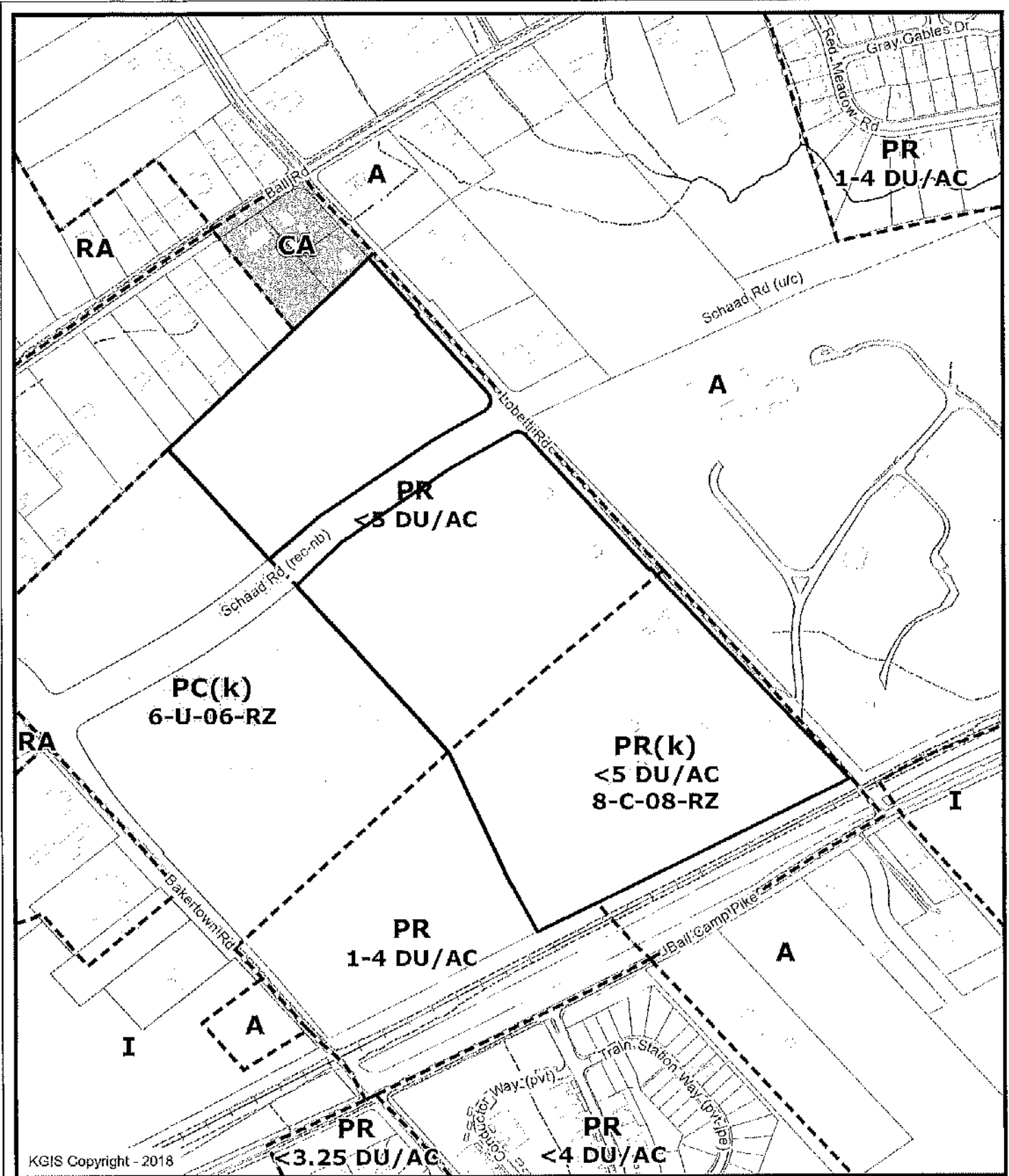
Telephone: 588-6472

Fax: 588-6473

E-mail: harbor@bhmp.com

Signature: David Harbor

Date: 11/26/18

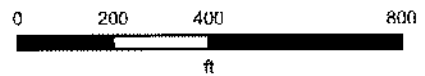


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Letter Portrait



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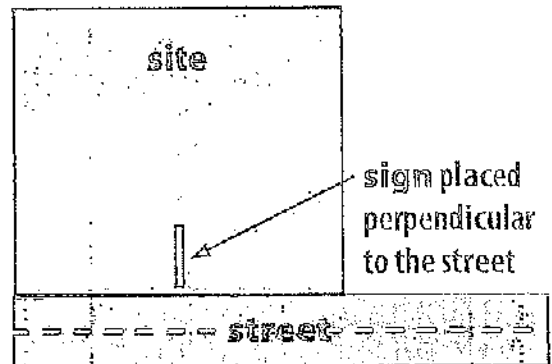
REQUIRED SIGN POSTING AGREEMENT

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:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kaitly Patterson

Printed Name: Kaitly Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 11/26/19

MPC File Number: 1-SD-19-C