



USE ON REVIEW REPORT

▶ **FILE #:** 5-C-19-UR

AGENDA ITEM #: 33

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** CASCADE FALLS, LLC

OWNER(S): Terry Patton / Cascade Falls, LLC

TAX ID NUMBER: 91 21005

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8043 Ball Camp Pike

▶ **LOCATION:** North of Ball Camp Pike, Southeast of Gatekeeper Way

▶ **APPX. SIZE OF TRACT:** 10460 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Ball Camp Pike, a major collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** One additional dwelling unit

HISTORY OF ZONING: The Knox County Commission approved a sector plan amendment to MDR and a rezoning request to PR at a density of up to 7 du/ac in 2006.

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)

NEIGHBORHOOD CONTEXT: The site is in an area of both rural and low density residential development that has occurred under I, A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 1 additional detached residential unit on an individual lot in the PR zoning district for a total of 4 lots, subject to the following 4 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining approval and recording a final plat for the proposed resubdivision of this four lot development.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. 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 one additional dwelling unit and lot for Jane's Place Subdivision for a total of four dwellings on this 0.5878 acre tract at a density of 6.81 du/ac. The property is zoned PR (Planned Residential) at a density of 1-7 du/ac. This property has been designated as part of the Cascade Villas development since the first Planning Commission approval back in 2006. The four lots have access out to Ball Camp Pike by a private right-of-way.

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 6.81 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 6.81 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: 54 (average daily vehicle trips)

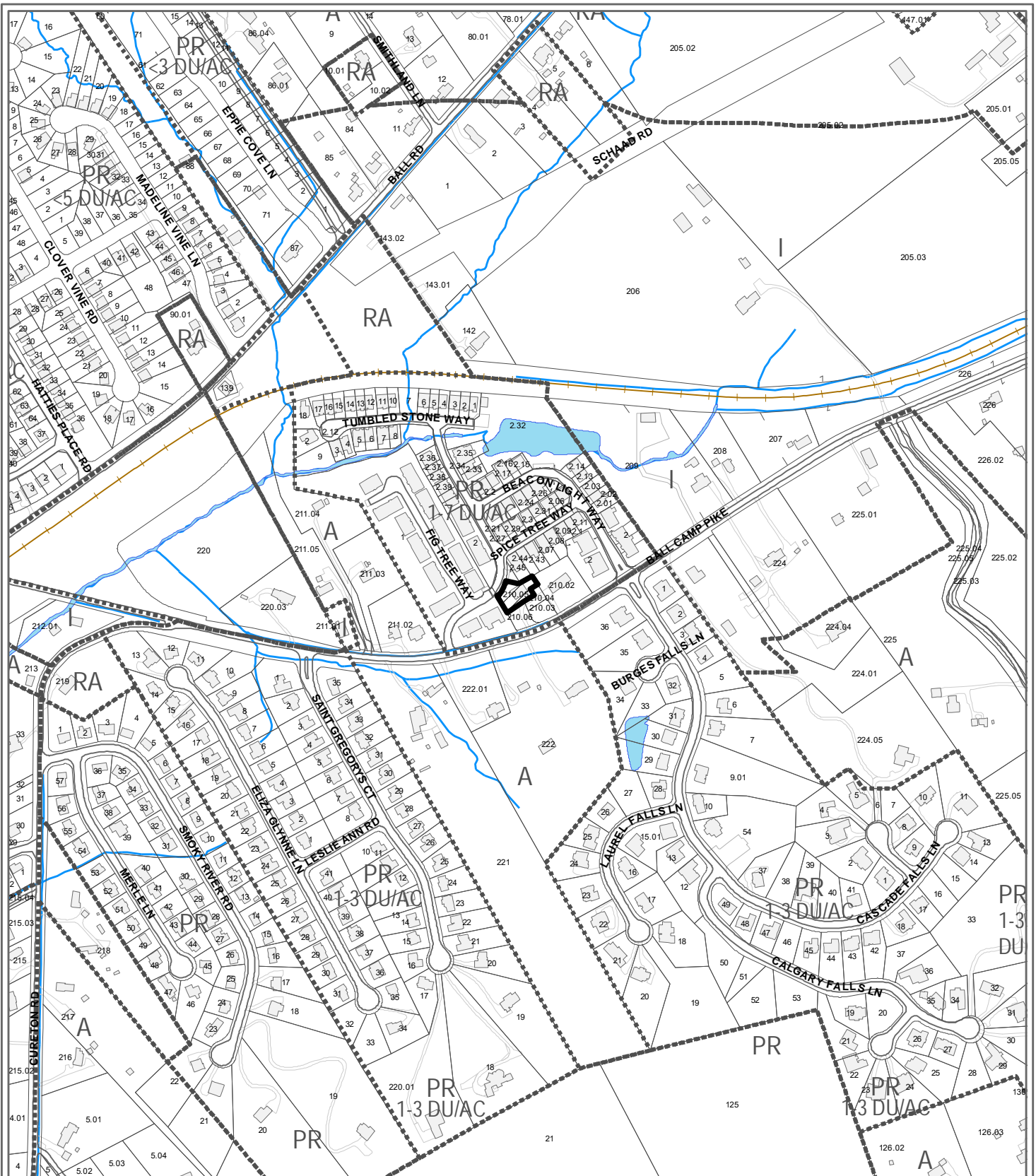
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed

ESTIMATED STUDENT YIELD: 1 (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.

The Planning Commission's approval or denial of this 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. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-C-19-UR
USE ON REVIEW**



One additional dwelling unit in PR (Planned Residential)

Petitioner: Cascade Falls, LLC

Map No: 91

Jurisdiction: County



Original Print Date: 4/17/2019

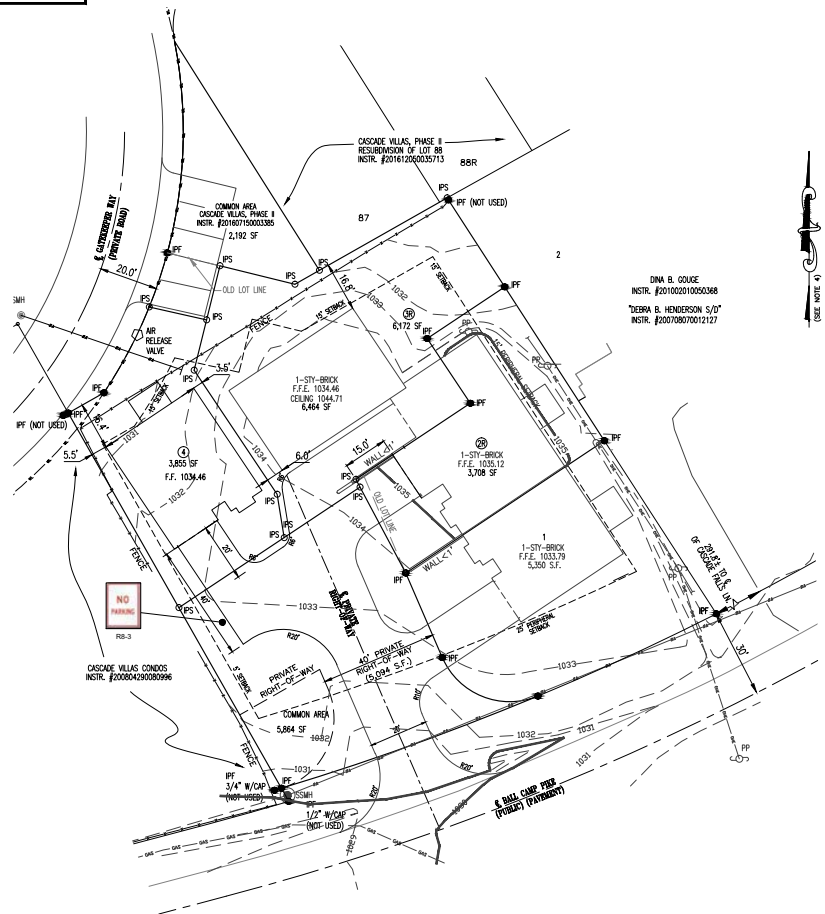
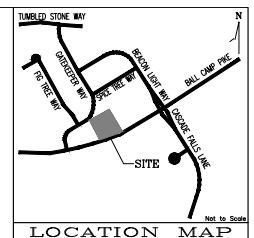
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



DINA B. COUCE
INSTR. #201002010050368
DEBRA B. HENDERSON S/O
INSTR. #200708070012127

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXISTING LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - NORTH BASED ON A PLAN RECORDED AS INSTR. # 20070418008236 OF ADJACENT PROPERTY (CASCADE VILLAS).
 - LOT 4 CONTAINS 3,715 S.F.
 - THIS PROPERTY IS ZONED PM.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...15'
SIDES...15' (OTHER BUILDING)
REAR...15' (UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK)
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 - ALL ROADWAYS WILL BE PRIVATE.
 - CONTRACTOR TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL TRENCHES.
 - ROADWAY GRADIES AT THE INTERSECTIONS OF ALL ROADS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND ARE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS.
 - PROPERTY PREVIOUSLY PLATTED AS "DEBRA HENDERSON SUBDIVISION" LOT 1 AND RECORDED AS INSTR. #200708070012127
 - REQUEST A 15' PERIPHERAL SETBACK ALONG THE NORTHEAST PROPERTY LINE AND A 25' PERIPHERAL SETBACK ALONG THE RIGHT-OF-WAY OF BALL CAMP PIKE.
 - NO VARIANCES REQUESTED.
 - 400 FEET OF SIGHT DISTANCE WILL BE CERTIFIED ON THE FINAL PLAN AT THE INTERSECTION OF THE JOINT PERMANENT EASEMENT AND BALL CAMP PIKE.
 - EXISTING IMPERVIOUS AREA IS 4,268 SF. ADDED IMPERVIOUS AREA IS 6,109 SF. TOTAL = 10,377 SF. PERMEABLE IS 31,346.
 - LANDSCAPE SCREEN SHALL CONSIST OF 6' HIGH NON-OPaque WOODEN FENCE.

5-C-19-UR
Revised: 4/26/2019

SITE ADDRESS
8043 BALL CAMP PIKE
KNOXVILLE, TENNESSEE 37931

OWNER/DEVELOPER
CASCADE FALLS, LLC
C/O TERRY PATTON
8118 SPICE TREE WAY
KNOXVILLE, TN 37931
PHONE: (865) 679-3687

"NOT FOR CONSTRUCTION"

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERHILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bh-n-p.com

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEC	2-4-25-19	MPC COMMENTS					
CHECKED	DBH	1-4-23-19	MPC COMMENTS					

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" INTERVAL

DATE
10/24/18

REFERENCE PLAT: INSTR. # 201812190038123
REFERENCE DEED: INSTR. # 201804300063835

0' 20' 40' 60' 80'
1" = 20'

SITE PLAN FOR
JAMES PLACE LOT 4

TAX MAP 091, PART OF PARCEL 210.05
DISTRICT 6, KNOX COUNTY, TN

LOT 4-SP	
SHEET 1	OF 1 SHEET

Use on Review **Development Plan**

Name of Applicant: CASCADE FALLS, LLC

Date Filed: 3/25/19

Meeting Date: 4/11/19

Application Accepted by: Thomas Brubaker

Fee Amount: File Number: Development Plan

Fee Amount: 450⁰⁰ File Number: Use on Review 5-C-19-UR

RECEIVED

MAR 25 2019

Knoxville-Knox County
Planning

\$50 refund for over amt

PROPERTY INFORMATION

Address: 8043 BALL CAMP PIKE

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

Tract Size: 10,460 S.F. No. of Units: 2

Zoning District: PR

Existing Land Use: SFR

Planning Sector: NORTHWEST COUNTY

Sector Plan Proposed Land Use Classification: MOR

Growth Policy Plan Designation: PLANNED GROWTH

Census Tract: 46.06

Traffic Zone: 225

Parcel ID Number(s): 091 PARCEL 210.05

Jurisdiction: City Council _____ District
 County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: TERRY PATTON

Company: CASCADE FALLS, LLC

Address: 8118 SPICE TREE WAY

City: KNOXVILLE State: TN Zip: 37931

Telephone: 865-679-3697

Fax: _____

E-mail: terry.pattonteam@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent 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: _____

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

One additional dwelling unit

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, whose signatures are included on the back of this form.

Signature: David Harbin

PLEASE PRINT

Name: DAVID HARBIN

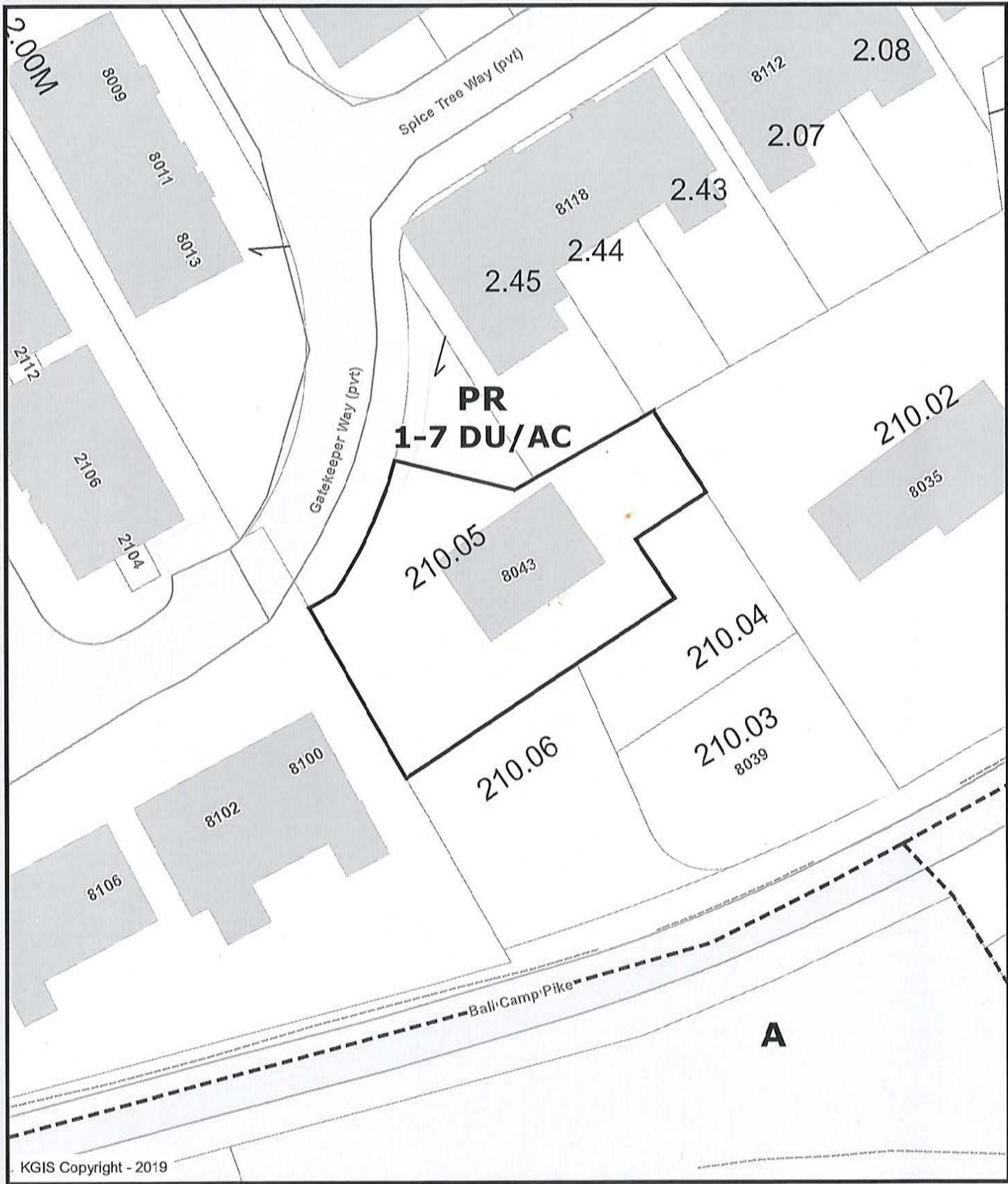
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E-mail: harbin@bhn-p.com



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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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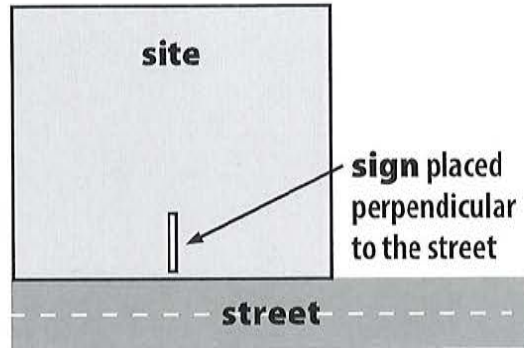
REQUIRED SIGN POSTING AGREEMENT

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:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kathy Patton

Printed Name: Batson Himes Norvell & Poe

Phone: 588-6472 Email: _____

Date: 3-25-19

File Number: ~~5-SB-19-C~~ 5-C-19-UR