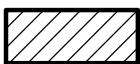


**4-G-20-UR / 4-SC-20-C
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Cascade Falls, LLC
Undefined

Map No: 91
Jurisdiction: County



Original Print Date: 3/16/2020

Revised:

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



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



CASCADE FALLS, LLC
Applicant Name

2/24/20
Date Filed

4/9/20
Meeting Date (if applicable)

Affiliation
4-SC-20-C
4-G-20-VR
File Numbers(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

Cascade Falls, LLC
Owner Name (if different)

7918 GATE KEEPER WAY
Owner Address KNOXVILLE 37923

865-679-3697
Owner Phone

0 LOBETTI RD
Property Address

CLT MAP 91 PARCEL 204.02
Parcel ID

SOUTH SIDE OF LOBETTI RD, N OF BALL CAMP PIKE
General Location

37.51 ac
Tract Size

6
Jurisdiction (specify district above) City County

PR
Zoning District

NORTHWEST COUNTY
Planning Sector

MU-SD
Sector Plan Land Use Classification

PLANNED GROWTH
Growth Policy Plan Designation

VACANT
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

KUB
Water Provider

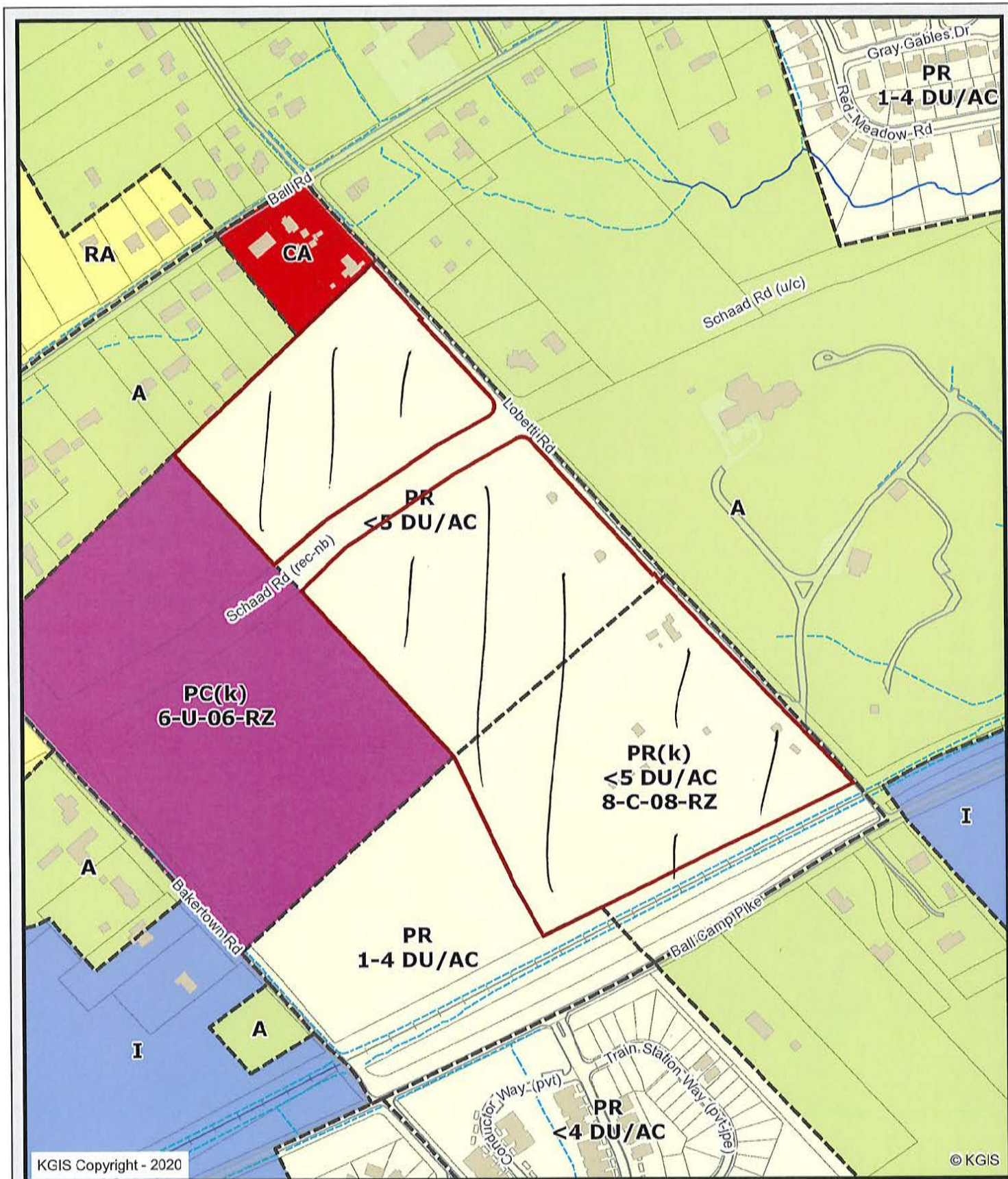
REQUEST

DEVELOPMENT	<input checked="" type="checkbox"/> Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	CARA CADE	
	<input checked="" type="checkbox"/> Proposed Subdivision Name	PH 1 Unit / Phase Number
	<input checked="" type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input checked="" type="checkbox"/> Divide Parcel
	Total Number of Lots Created: 186	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	<input type="checkbox"/> Property Use (specify)	Proposed Density (units/acre)
	Previous Rezoning Requests	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review	<input checked="" type="checkbox"/> Planning Commission
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request
	ADDITIONAL REQUIREMENTS	<input type="checkbox"/> Design Plan Certification (Final Plat only)	
	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)		
	<input type="checkbox"/> Traffic Impact Study	Previous study	
	FEE 1:	6080.00	TOTAL:
	FEE 2:		6080.00
	FEE 3:		

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	DAVID HARBIN	2/24/20
Applicant Signature	Please Print	Date
865-588-6472	harbin@bhn-p.com	
Phone Number	Email	
	Thomas Brechko	2/24/2020
Staff Signature	Please Print	Date



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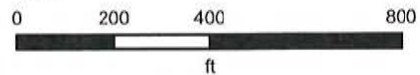
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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Printed: 2/24/2020 at 2:14:52 PM



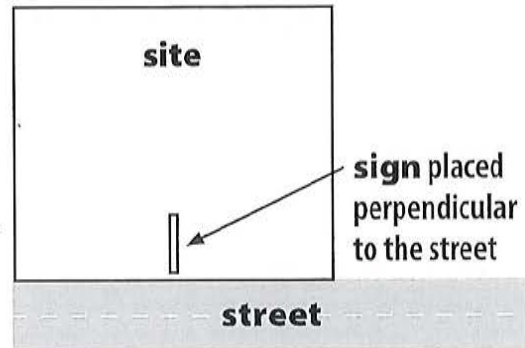
REQUIRED SIGN POSTING AGREEMENT

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:

March 25, 2020 and April 10, 2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kaity Patterson

Printed Name: Kaity Patterson

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

Date: 2/24/20

File Number: 4-SC-20-C / 4-G-20-UR