

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 11-C-23-SU **Related File Number:** 11-SD-23-C
Application Filed: 9/26/2023 **Date of Revision:** 10/27/2023
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: East side of Autumn Creek Dr, northeast of Glen Creek Rd
Other Parcel Info.:
Tax ID Number: 60 H E 109 **Jurisdiction:** City
Size of Tract: 7750 square feet
Accessibility: Access is via Autumn Creek Dr, a local road with a pavement width of 25 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Removal of the condition to extend Parasol Ln. to Autumn Creek Dr. **Density:**
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The property is located at the eastern edge of the City. This area consists of single family dwellings with some undeveloped properties nearby.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Autumn Creek Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (C) (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 2004, this parcel was included in a larger area rezoning from A, RB, and A-1 to PR and RP-1 (5-G-04-RZ). In 2006, the property was part of a larger area annexation and government rezoning to A-1 and RP-1 (2-T-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Highlands at Clear Springs
No. of Lots Proposed: 120 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds
Staff Recomm. (Abbr.): Approve the Special Use to modify the previously approved planned district for the Clear Spring Plantation subdivision (AKA The Highlands at Clear Spring).
Staff Recomm. (Full): This request meets the former RP-1 (Planned Residential) zone requirements, the previously approved development plan, and the criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

Comments:

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)
1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
A. If approved, the current access for the Clear Spring Plantation (AKA The Highlands at Clear Spring) and Meadows of Millertown subdivisions will not change.
2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
A. The City of Knoxville zoning code does not address the minimum number of access points to a development.
3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
A. The applicant states they intend to split the subject property and deed it to the adjacent property owners.
4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. The subject property will be deeded to adjacent property owners.
5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The request will not change the current traffic pattern in the two subdivisions.
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A. There are no known uses immediately surrounding the subject site that pose a potential hazard or undesirable environment.

Action: Approved Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the Special Use to modify the previously approved planned district for the Clear Spring Plantation subdivision (AKA The Highlands at Clear Spring).

Date of Approval: 11/9/2023 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: