CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SD-23-C Related File Number: 11-C-23-SU

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 Drive, a local road with a pavement width of 26 ft within a 50-ft right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: North: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood)

South: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood) East: Single family residential - PR (Planned Residential) with 1-5 du/ac (County) West: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood)

Proposed Use: Detached residential subdivision Density: N/A

Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 0 AUTUMN CREEK RD

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:

PLAN INFORMATION (where applicable)

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

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Highlands at Clear Spring (AKA Clear Spring Plantation)

No. of Lots Proposed: 0 No. of Lots Approved: 0

Variances Requested: None

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 request to remove condition #6 from the Concept Plan approved on September 13, 2018

(9-SE-18-C) requiring a street connection between the Clear Springs Plantation and the Meadows at Millertown subdivisions (extension of Parasol Ln. to Autumn Creek Dr.), subject to 3 conditions.

Staff Recomm. (Full): 1) All other conditions of the previous Concept Plan approval shall remain in effect (9-SE-18-C).

2) The subject parcel identified on the Final Plat of Clear Spring Plantation as "Prop R/W (Future)" (parcel 060HE109) shall be split between the two adjoining property owners or designated as a

common area and maintained by the homeowners association if the adjoining property owner(s) do not accept the property.

3) The subject property cannot be used as a buildable lot without Special Use approval by the Planning

Commission to modify the previously approved planned district per Article 1.4.G. of the City of Knoxville Zoning Ordinance.

Comments: This request removes the Concept Plan condition to extend Parasol Lane to Autumn Creek Drive.

Parasol Lane is in the Meadows of Millertown subdivision and Autumn Creek Drive is in the Clear Spring Plantation subdivision. These two subdivisions were proposed by different developers but happened to be on the same Planning Commission agenda in 2005. Both plans showed a connection between the two subdivisions. When the subdivisions were platted, the Parasol Lane right-of-way and the future right-of-way in Clear Spring Plantation were misaligned (see Exhibit A). The lots on either side of the future right-of-way have since been sold and houses built, severely limiting the ability to

make this road connection.

In 2018, the rear (southern) portion of the Clear Spring Plantation subdivision was redesigned, and a new Concept Plan was approved (9-SE-18-C) that maintained the condition of making this road connection. However, after reviewing the options further, the City of Knoxville Department of Engineering and Knox County Engineering and Public Works determined the Parasol Lane extension

cannot meet road design standards and are in support of this request.

Action: Approved with Conditions Meeting Date: 11/9/2023

Details of Action:

Summary of Action: Approve the request to remove condition #6 from the Concept Plan approved on September 13, 2018

(9-SE-18-C) requiring a street connection between the Clear Springs Plantation and the Meadows at

Millertown subdivisions (extension of Parasol Ln. to Autumn Creek Dr.), subject to 3 conditions.

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: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

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Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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