

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 11-SF-20-C Related File Number:
Application Filed: 9/28/2020 Date of Revision:
Applicant: W. SCOTT WILLIAMS & ASSOCIATES

PROPERTY INFORMATION

General Location: North of Meadow Wells Drive, west of Autumn Creek Drive, and east of Glenn Creek Road
Other Parcel Info.:
Tax ID Number: 60 H E 001-092, 107 & 108 Jurisdiction: City
Size of Tract: 26 acres
Accessibility: Access is via Glen Creek Rd., a local boulevard street with a planted median within 70' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use: North: Vacant land / AG (General Agriculture)
South: Vacant land, under construction / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection)
East: Residences and vacant land / PR (Planned Residential), RB (General Residential)
West: Attached residences / RN-3 (General Residential Neighborhood), HP (Hillside Protection)
Proposed Use: Removal of requirement to to install sidewalks, condition #9 of Concept Plan approval (4-SL-05-C) Density:
Sector Plan: Northeast County Sector Plan Designation:
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 5505 - 5577 Meadow Wells Dr & 5605 - 5714 Autumn Creek Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood) / PD (Overlay District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Clear Springs Plantation

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

Variances Requested: 1) Reduce the vertical curve length from 232.5 feet to 150 feet at PVI station 11+67.48 on Glen Creek Drive.

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 variance 1 based on the recommendation from City of Knoxville Department of Engineering and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the applicant's request to remove the sidewalk condition (condition #9) of the Concept Plan approval of April 14, 2005, subject to 1 condition.

Staff Recomm. (Full): 1. The sidewalk on Glen Creek Road must be extended through the traffic circle to make a continuous sidewalk along this entire road.

Comments: The applicant is requesting that the Planning Commission remove the sidewalk condition from the concept plan approval for Clear Spring Plantation Subdivision (4-SL-05-C / 4-N-05-UR) that was approved by the Planning Commission on April 14, 2005, and to approve a variance to the entry road that has already been constructed but had previously not been verified to meet the required public road standards. The subdivision was originally approved while it was in Knox County and the City of Knoxville annexed the subdivision in 2006.

The approved sidewalk condition reads as follows: "9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act." The applicant is requesting the sidewalk requirement to be removed from two existing roads only, all of Meadow Wells Drive and the portion of Autumn Creek Drive shown on the plan.

The other existing streets within the subdivision, including the entire length of the entry road, Glen Creek Road, have a sidewalk on one side of the street. In addition, the new roads in the portion of the subdivision under construction now will have a sidewalk on one side of the street.

Action: Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action: APPROVE variance 1 based on the recommendation from City of Knoxville Department of Engineering and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

APPROVE the applicant's request to remove the sidewalk condition (condition #9) of the Concept Plan approval of April 14, 2005, subject to 1 condition.

Date of Approval: 11/12/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: