CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	4-SJ-01-C	Related File Number:	4-L-01-UR
Application Filed:	3/12/2001	Date of Revision:	
Applicant:	COVE CREEK, LLC		
Owner:	COVE CREEK , LLC		

PROPERTY INFORMATION

 General Location:
 South side of George Williams Rd., east of Pellissippi Parkway.

 Other Parcel Info.:
 Jurisdiction: County

 Tax ID Number:
 144 H B 1-5 & 7-64
 Jurisdiction: County

 Size of Tract:
 24 acres

 Accessibility:
 Access is via George Williams Rd., a major collector street with a 19' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

The property in the area is zoned A (Agricultural) and consists of low density residential development.	
Density:	
an Designation:	

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Hidden Glen (Revised)		
Surveyor:	Sullivan		
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.:

	MPC	CACTION AND DISPOSITION	
Planner In Charge:	ТРВ		
Staff Recomm. (Abbr.):	DENY the applicant's request to remove the Concept Plan condition on providing sidewalks along George Williams Rd. and all subdivision roads.		
Staff Recomm. (Full):			
Comments:	The Concept Plan for this subdivision was approved by the Planning Commission on January 13, 2000, for a total of 67 detached single-family lots. Since that time, the applicant has recorded a final plat for a total of 62 lots. Both the Concept Plan and the recorded Final Plat included a notation that "Sidewalks will be provided along George Williams Road and all subdivision roads". These sidewalks have not been constructed, and the applicant is requesting that they be released from this condition.		
	The entrance to Hidden Glen Subdivision is within 1 1/2 miles of the West Valley Middle School. This places the subdivision in the Knox County School System's Parental Responsibility Zone. It has been the practice of the Planning Commission to require that subdivisions within this Zone include sidewalks in order to begin building a network of sidewalks so that children will have a safe means of access to schools. During the Concept Plan review of this subdivision, the applicant was made aware of this requirement. It was also discussed with the applicant that in the event that school buses would pick up children at the subdivision, due to the dead end streets, the buses would not enter the subdivision, therefore, sidewalks would have to be provided to give the children safe access to the entrance. An alternative to the sidewalks in the subdivision was suggested that included a design change that would create a loop road system. The applicant chose the sidewalk option and his surveyor included the notation on the plan that was approved by the Planning Commission. It is Staff's position that the reasons for requiring the sidewalk still apply, and the condition should remain.		
MPC Action:	Approved		MPC Meeting Date: 4/12/2001
Details of MPC action:			
Summary of MPC action:	Approve the concept plan to include sidewalks on one side of the internal streets and on one side of George Williams Road.		
Date of MPC Approval:	4/12/2001	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:		

Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
lf "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: