# **CASE SUMMARY** APPLICATION TYPE: SPECIAL USE



File Number:	5-A-22-SU	Related File Number:
Application Filed:	3/28/2022	Date of Revision:
Applicant:	CLAYTON PROPERTIES GROUP INC.	

## PROPERTY INFORMATION

General Location:	North side of Glen Creek Road, due east of McCampbell Wells Way		
Other Parcel Info.:			
Tax ID Number:	60 I D 001-016	Jurisdiction:	City
Size of Tract:	3.26 acres		
Accessibility:	Access will be off of Glen Creek Road, a local road that is not currently built with a right-of-way of 50-ft.		

GENERAL LAND USE INFORMATION			
Existing Land Use:	AgForVac (Agricultur	re/Forestry/Vacant Land)	
Surrounding Land Use:			
Proposed Use:	Single family dwelling	gs	Density:
Sector Plan:	Northeast County	Sector Plan Designation:	LDR (Low Density Residential) / HP (Hillside Prote
Growth Policy Plan:	Urban Growth Area (	Inside City Limits)	
Neighborhood Context:	This area consists of single family, and multi family residential development with some large undeveloped properties nearby. The subject property is northeast of I-640.		

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

Street:

2100 -2160 Glen Creek Rd.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:

RN-1 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

History of Zoning: County Rezoning 4/7/2022 5-G-04-RZ, City Annexation 1/18/2006 2-T-06-RZ

## PLAN INFORMATION (where applicable)

#### **Current Plan Category:**

#### **Requested Plan Category:**

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

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:	Levan King Cranston
Staff Recomm. (Abbr.):	Approve the request to reduce the front building setback for lots 1-16 located at Highlands at Clear Springs Unit 1 subject to 2 conditions.
Staff Recomm. (Full):	<ol> <li>Meeting all other applicable requirements of the City of Knoxville Engineering Department.</li> <li>Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.</li> </ol>
	With the conditions noted above, this request meets the former RP-1 (Planned Residential) zone requirements, the previously approved development plan, and the other criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.
Comments:	The applicant is requesting that the Planning Commission approve a reduction to the front yard setback from 25-ft to 20-ft associated with the previously approved concept plan for Clear Springs Plantation Subdivision (9-G-18-UR) that was approved by the Planning Commission on 9/13/2018. In addition, the subdivision was originally approved while it was in Knox County and the City of Knoxville annexed the subdivision in 2006. This reduction will allow the proposed dwellings to fit on the already graded building pads and not encroach onto the 2:1 slope.
	DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2) The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:
	<ol> <li>THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.</li> <li>A. The One Year Plan and Sector Plan designations for this site are LDR (Low Density Residential), which recommends low density residential uses.</li> <li>B. The proposal to reduce the front yard setback is consistent with the adopted plans and policies.</li> </ol>
	<ul> <li>2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.</li> <li>A. Former RP-1 zone had a default front setback of 25-ft but it allowed the Planning Commission to consider other variations. The applicant is requesting approval to reduce the front yard setback from 25-ft to 20-ft for lots 1-16 located at Highlands at Clear Springs Unit 1 because the proposed development will not fit on the existing graded building pads.</li> </ul>
	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 proposal to reduce the front yard setback from 25-ft to 20-ft is anticipated to be compatible with the character of surrounding developments.
	<ol> <li>THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.</li> <li>A. The proposal to reduce the front yard setback is not anticipated to significantly injure the value of adjacent properties.</li> </ol>
	5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS. A. The proposal to reduce the front yard setback will not contribute to an increase in traffic through residential areas.
	<ul> <li>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.</li> <li>A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.</li> </ul>

Action:	Approved		Meeting Date:	5/12/2022
Details of Action:				
Summary of Action:		quest to reduce the front building se subject to 2 conditions.	tback for lots 1-16 located at Hig	ghlands at Clear
Date of Approval:	5/12/2022	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:			
	LEGIS	SLATIVE ACTION AND DIS	SPOSITION	
Legislative Body:				
Date of Legislative Action	n:	Date of Legisl	ative Action, Second Reading	:
Ordinance Number:		Other Ordinan	ce Number References:	
Disposition of Case:		Disposition of	Case, Second Reading:	

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other": Amendments:

Effective Date of Ordinance: