

▶ **FILE #:** 4-C-11-UR **AGENDA ITEM #:** 31  
 POSTPONEMENT(S): 4/14/2011 **AGENDA DATE:** 5/12/2011

▶ **APPLICANT:** **SCOTT WILLIAMS**  
 OWNER(S): Scott Williams

TAX ID NUMBER: 67 P H 001-028  
 JURISDICTION: County Commission District 6  
 ▶ **LOCATION:** **Northwest side of Meredith Rd., northeast of Weaver Rd.**  
 ▶ **APPX. SIZE OF TRACT:** **11.78 acres**  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 ACCESSIBILITY:  
 UTILITIES: Water Source: Hallsdale-Powell Utility District  
 Sewer Source: Hallsdale-Powell Utility District  
 WATERSHED: Beaver Creek

▶ **ZONING:** **PR (Planned Residential)**  
 ▶ **EXISTING LAND USE:**  
 ▶ **PROPOSED USE:** **To eliminate the requirements for sidewalks within the subdivision**

HISTORY OF ZONING: Concept subdivision and development plan for this site was approved by MPC on 8/10/2006  
 SURROUNDING LAND USE AND ZONING: North: Detached dwellings / RA residential  
 South: Detached dwellings / A agricultural  
 East: Detached dwellings / PR residential  
 West: Detached dwellings / A residential  
 NEIGHBORHOOD CONTEXT: Property in the area is zoned PR and RA residential and A agricultural. Development in the area consists of detached dwellings..

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request to eliminate the required sidewalk construction within the development

**COMMENTS:**

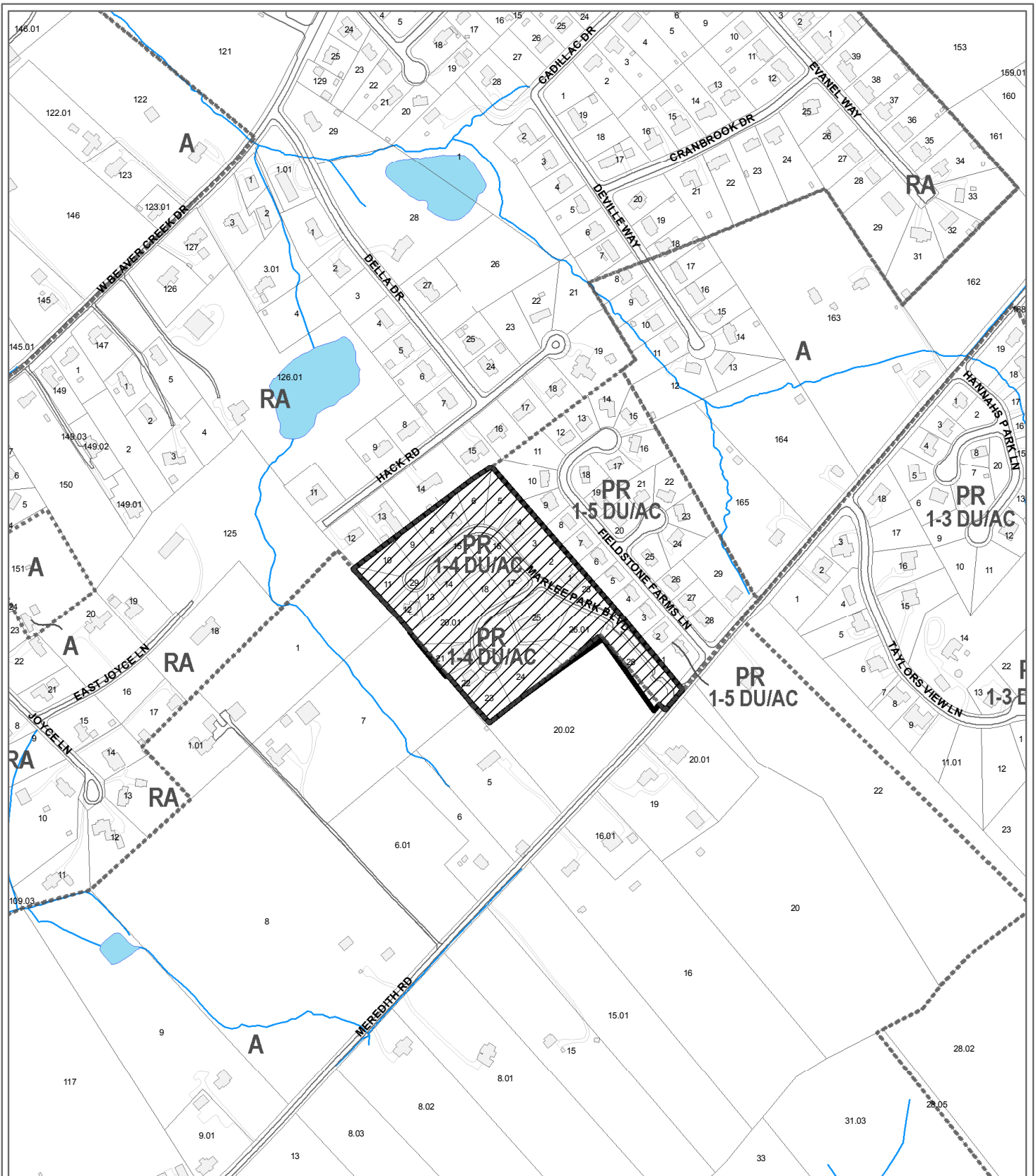
The applicant proposed sidewalks as part of the development when it was approved in 2006. Since the sidewalks were shown on the development plan, staff made their construction a condition of approval of the plan. It was the developers intent to construct the sidewalks in partnership with the residents if they were willing to absorb some of the costs. The applicant has told staff that the residents are not willing to pay for the sidewalks. He is now requesting that the condition requiring the sidewalks be eliminated. Staff typically requires that sidewalks be constructed in a development when it is within the "parent responsibility zone" as it

pertains to school transportation. This subdivision is located on Meredith Rd., outside of the parent responsibility zone, in an area that is provided school bus transportation for the children living in the development.

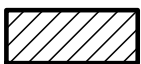
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-C-11-UR  
USE ON REVIEW**

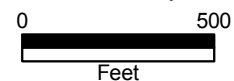


To eliminate the requirements for sidewalks within the subdivision in PR (Planned Residential)

Petitioner: Williams, Scott

Map No: 67

Jurisdiction: County



Original Print Date: 3/24/2011  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

