



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 11-SF-20-C

**AGENDA ITEM #:** 34

**AGENDA DATE:** 11/12/2020

▶ **SUBDIVISION:** CLEAR SPRINGS PLANTATION

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Kent A. Brelsford

TAX IDENTIFICATION: 60 H E 001-092, 107 & 108

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5505 - 5577 Meadow Wells Dr & 5605 - 5714 Autumn Creek Dr.

▶ **LOCATION:** North of Meadow Wells Drive, west of Autumn Creek Drive, and east of Glenn Creek Road

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 26 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood) / PD (Overlay District)

▶ **EXISTING LAND USE:** Single family residential

▶ **PROPOSED USE:** Removal of requirement to to install sidewalks, condition #9 of Concept Plan approval (4-SL-05-C)

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 0

SURVEYOR/ENGINEER: W. Scott Williams

ACCESSIBILITY: Access is via Glen Creek Rd., a local boulevard street with a planted median within 70' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the vertical curve length from 232.5 feet to 150 feet at PVI station 11+67.48 on Glen Creek Drive.

### STAFF RECOMMENDATION:

▶ **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.

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.

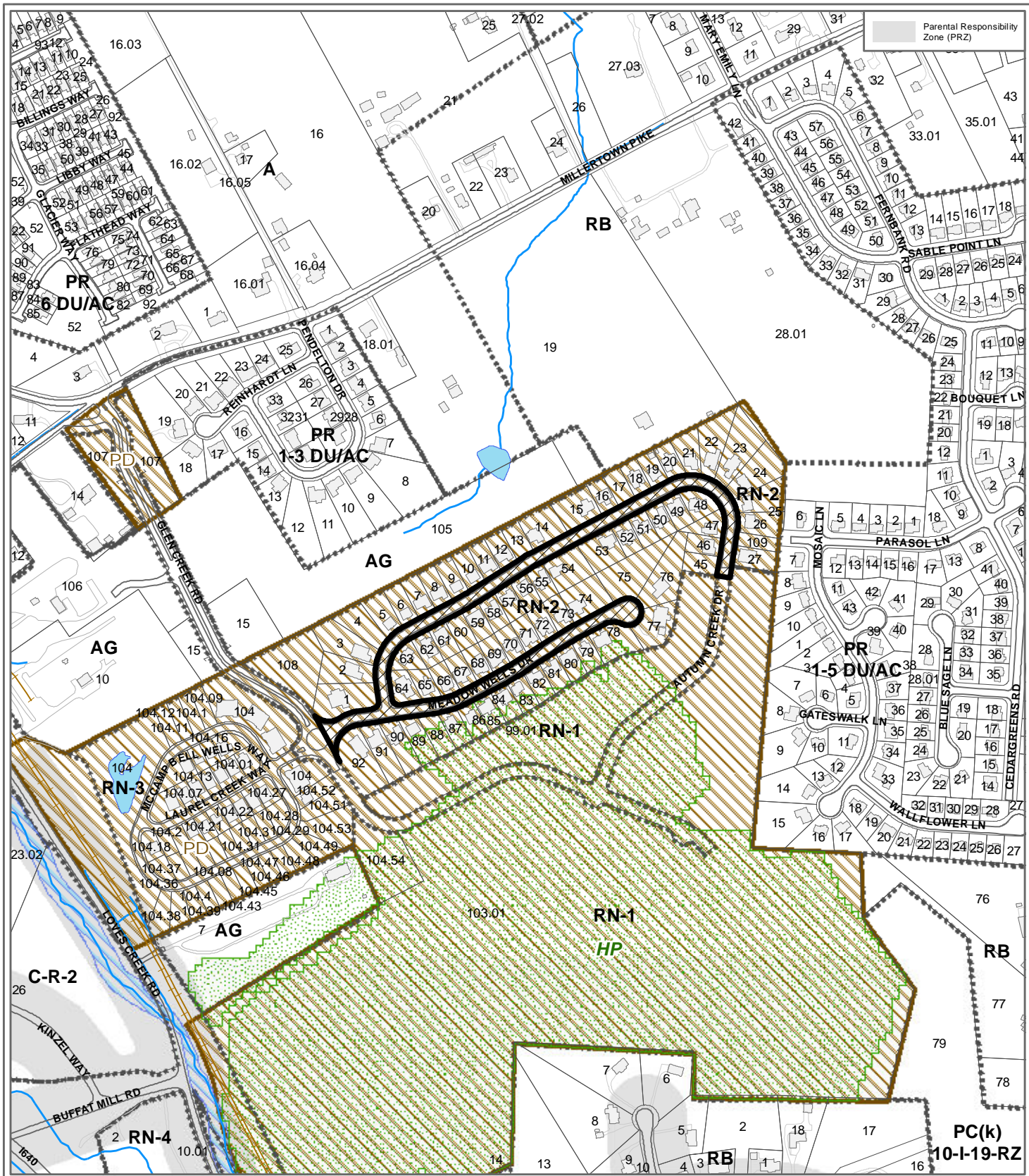
The approved sidewalk condition reads as follows: "9. Sidewalks are to be constructed on one side of all streets. Sidewalks will be a minimum of 4' wide with a 2' planting strip between the back of curb and the sidewalk. All sidewalk construction must comply with the requirements of the Americans With 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals appeal hearing will depend on when the appeal application is filed.



**11-SF-20-C  
CONCEPT PLAN**

Subdivision: Clear Springs Plantation



Approval of Concept Plan

Original Print Date: 10/20/2020      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

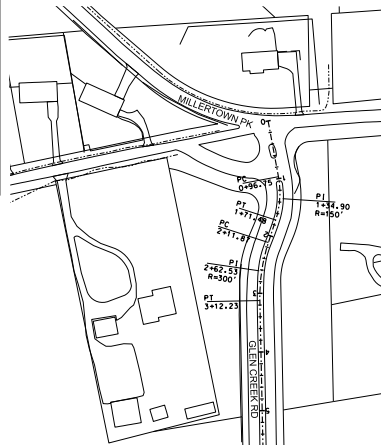
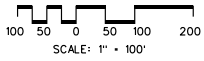
Map No: 60  
 Jurisdiction: City

0 500  
Feet





VICINITY MAP



11-SF-20-C  
9/28/2020

GRID NORTH  
NAD83  
(NSRS2007)



LEGEND

- - - CENTERLINE PAVEMENT
- - - ROW/PARCEL LINES

NOTES:  
THE PURPOSE OF THIS PLAN IS TO SUPPORT A CONCEPT PLAN REVISION SUBMITTAL FOR AN EXISTING SUBDIVISION.

Variance:

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

\* Request to modify condition # 9 of Concept Plan 4-SL-05-C, so a sidewalk on one side of the street is not required on the portions of Autumn Creek Drive and Meadow Wells Drive shown on this plan.



NO.	DATE	DESCRIPTION

POND, ROADWAY, AND DRAINAGE ASBUILT  
CLEAR SPRING PLANTATION  
GLEN CREEK RD.  
KNOXVILLE, TENNESSEE 37917  
CLT MAP 32 E CITY BLOCK 32346



W. SCOTT WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERS  
CIVIL/SUBDIVISION  
2000 W. HENRY ST., 2ND FL.  
KNOXVILLE, TN 37917  
P: 615.582.1111  
F: 615.582.1112  
WWW.WSCOTTWILLIAMS.COM

CLIENT:  
TRANS-SOUTH PROPERTIES, CP  
1000 W. HENRY ST., 2ND FL.  
KNOXVILLE, TN 37917

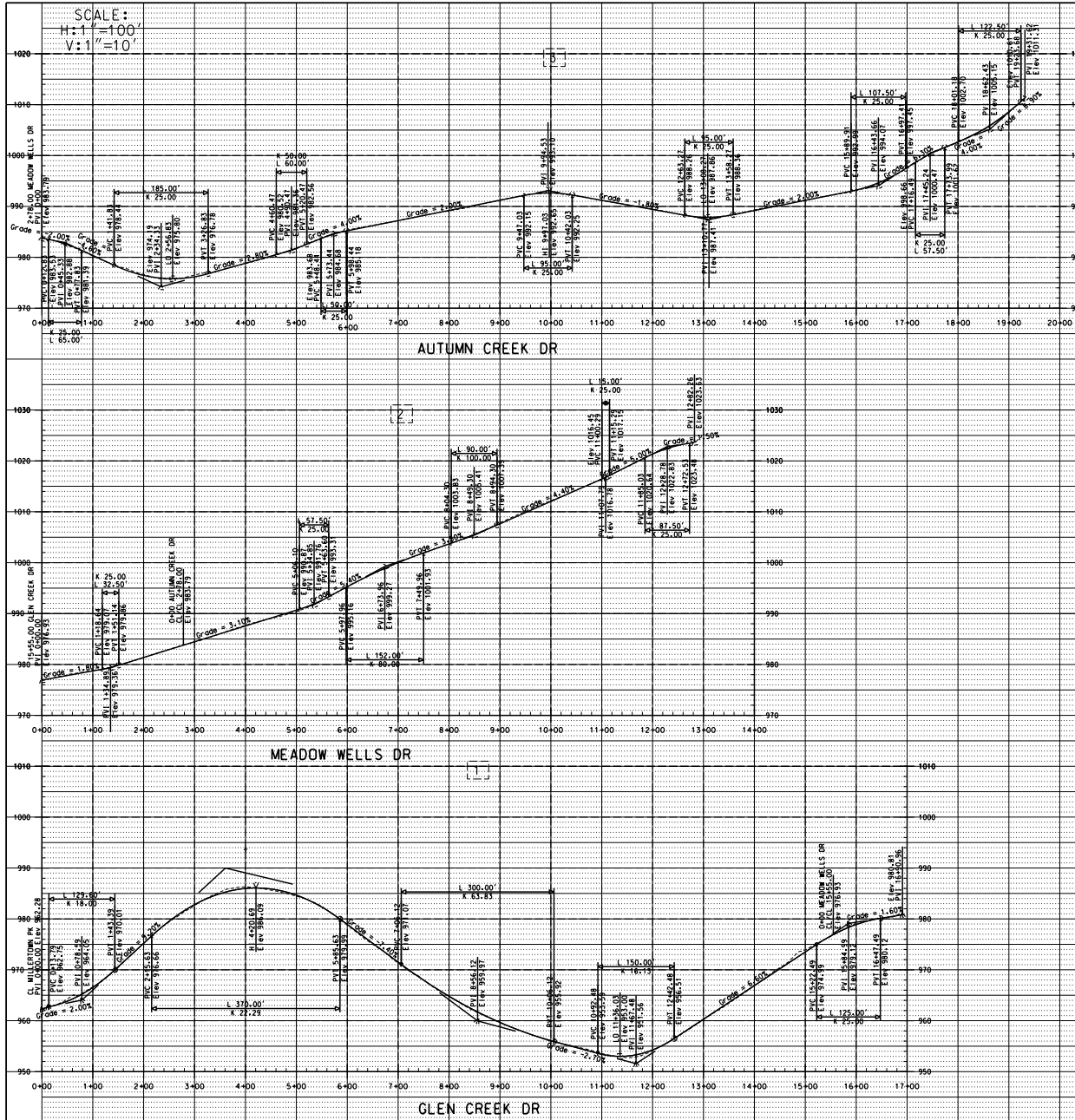
ORIGINAL ISSUE:  
SEP. 28, 2020

SHEET NO.  
**CC1**

JOB NO. 1843

SHEET 1 OF 2  
SEE SHEET 2 FOR PROFILES





NO.	DATE	DESCRIPTION

ROAD PROFILE ASBUILT  
**CLEAR SPRING PLANTATION**  
 GLEN CREEK RD.  
 KNOXVILLE, TENNESSEE 07 - 108  
 CLT MAP 32, CITY BLOCK 23246



**W. SCOTT WILLIAMS & ASSOCIATES**  
 ENGINEERING  
 CIVIL SURVEYING  
 2000 W. BENTLEY BLVD., 3RD FL.  
 KNOXVILLE, TN 37902  
 E-Mail: wscott@wsa-engineers.com

CLIENT:  
**TRANS-SOUTH PROPERTIES, GP**  
 4801 LITTLE ROCK RD  
 KNOXVILLE, TN 37909

ORIGINAL ISSUE:  
**OCT. 1, 2019**  
 SHEET NO.  
**ASB4**  
 JOB NO. 1843



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

W. SCOTT WILLIAMS & ASSOCIATES

Applicant Name

Surveyor & engineer

Affiliation

9/28/20

Date Filed

11-12-20

Meeting Date (if applicable)

File Number(s)

11-SF-20-C

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOCIATES

Company

4630 Annalee Way

Address

Knoxville

City

TN

State

37921

ZIP

865.692.9809

Phone

wscottwill@comcast.net

Email

### CURRENT PROPERTY INFO

Kent Brelsford, Developer

Owner Name (if different)

7204 MEPeake Ln.

Owner Address  
Developer

Knoxville, TN

37909

865.567.0071

Developer Owner Phone

Clear Springs Plantation

Property Address (S/P)

Multiple \*see map

Parcel ID

060 HE001-092, 107, 108

### STAFF USE ONLY

\* See attached map - Glen Creek Rd, Autumn Creek Dr + Meadow Wells Dr.

General Location

Tract Size

4

Jurisdiction (specify district above)

- City
- County

RN-2 / PD (formally RP-1)

Zoning District

Northeast County

Planning Sector

LDR

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

SFR

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

NEKV

Water Provider



**DEVELOPMENT REQUEST**

Development Plan     Use on Review / Special Use     Hillside Protection COA  
 Residential     Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
 Other (specify) Variance requests

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Clear Springs Plantation  
 Proposed Subdivision Name \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_  
 Combine Parcels     Divide Parcel  
 Total Number of Lots Created \_\_\_\_\_  
 Other (specify) Vertical curve variance and removal of condition to install sidewalks.  
 Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change \_\_\_\_\_  
 Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change \_\_\_\_\_  
 Proposed Plan Designation(s) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_  
 Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

**PLAT TYPE**  
 Staff Review     Planning Commission  
**ATTACHMENTS**  
 Property Owners / Option Holders     Variance Request  
**ADDITIONAL REQUIREMENTS**  
 Design Plan Certification (Final Plat)  
 Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
0107   500.00	
Fee 2	
Fee 3	
	\$500.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Scott Williams  
 Applicant Signature    SCOTT WILLIAMS    9-25-2020  
 Please Print    Date

865-692-9809  
 Phone Number    WSCOTTWILL@COMCAST.NET  
 Email

Sherry Muchienzi  
 Staff Signature    SHERRY MUCHIENZI    11-28-2020  
 Please Print    Date

# VARIANCES REQUESTED

\*see attached map



1. Vertical curb length from 232.5ft to 150ft. @ PBI station 11 + 67.48 on Glen Creek Dr.  
Justify variance by indicating hardship: due to stream protection and street lights have been provided

2. Remove requirement for sidewalk @ Meadow Wells Dr + Autumn Creek Dr.  
Justify variance by indicating hardship: Topography of existing driveways

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

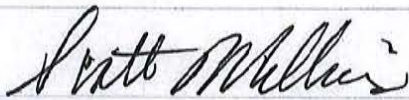
4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

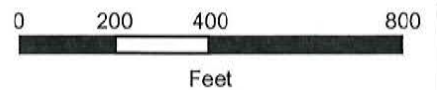
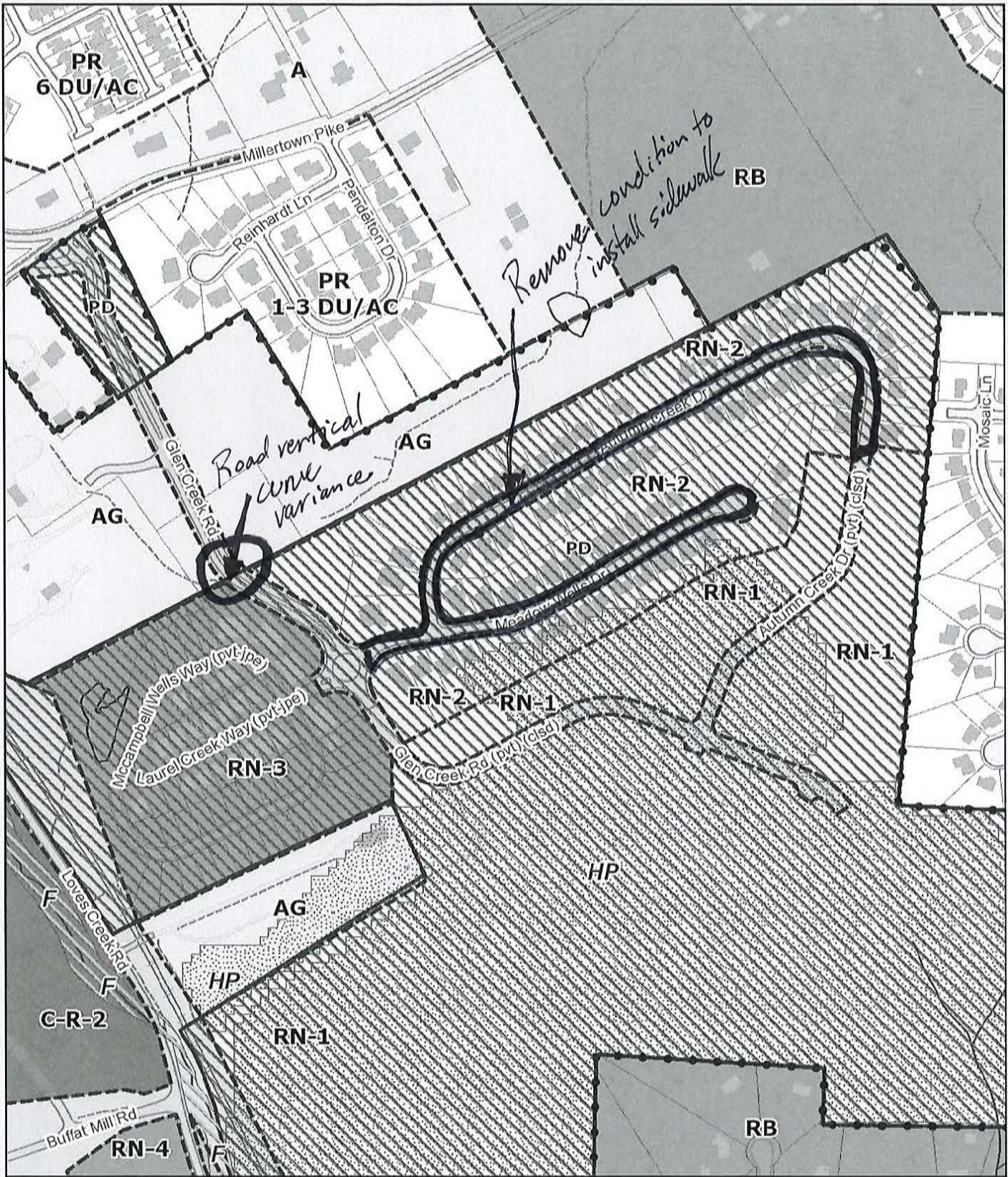
6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

  
Signature \_\_\_\_\_  
Date 9/25/20 \_\_\_\_\_



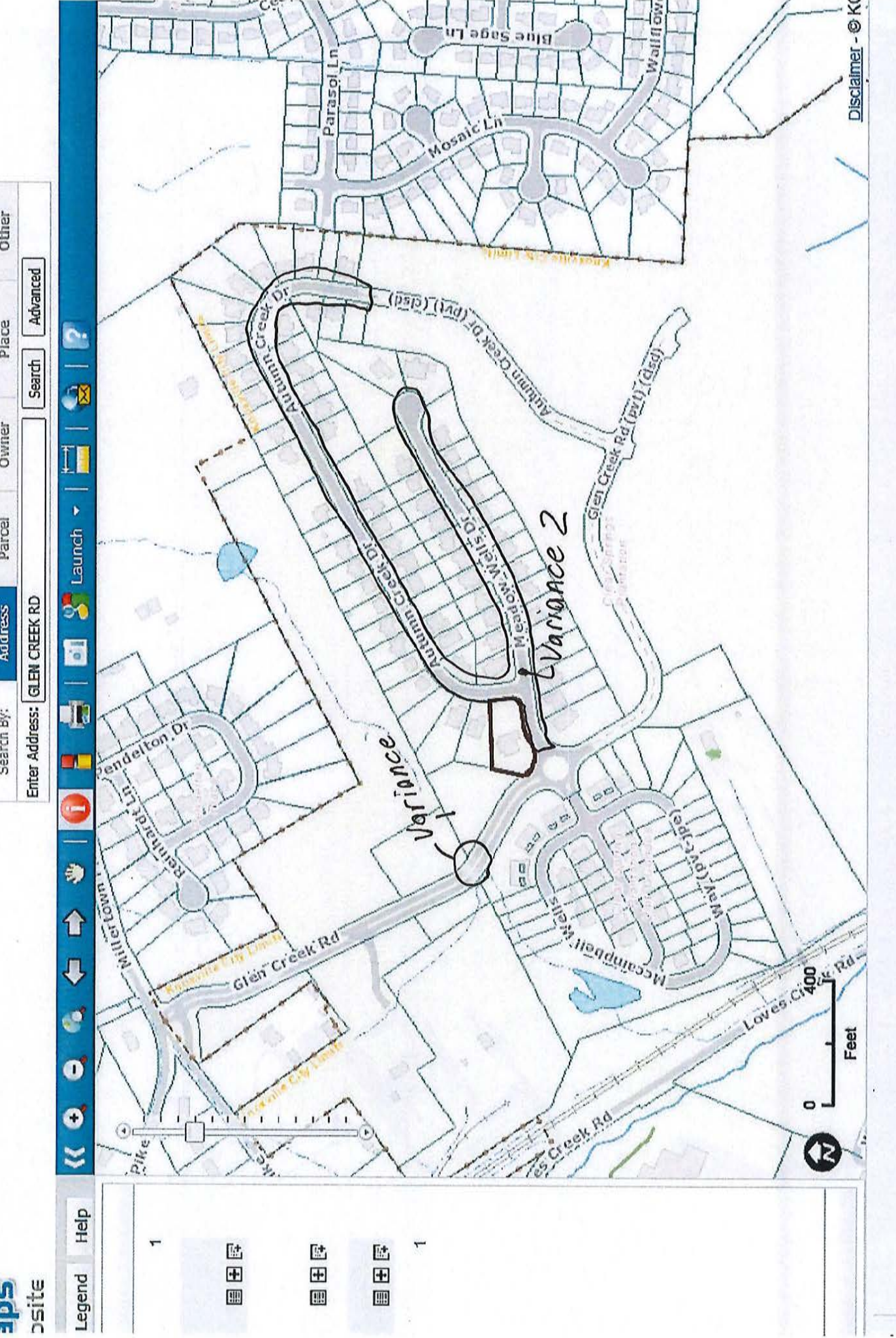


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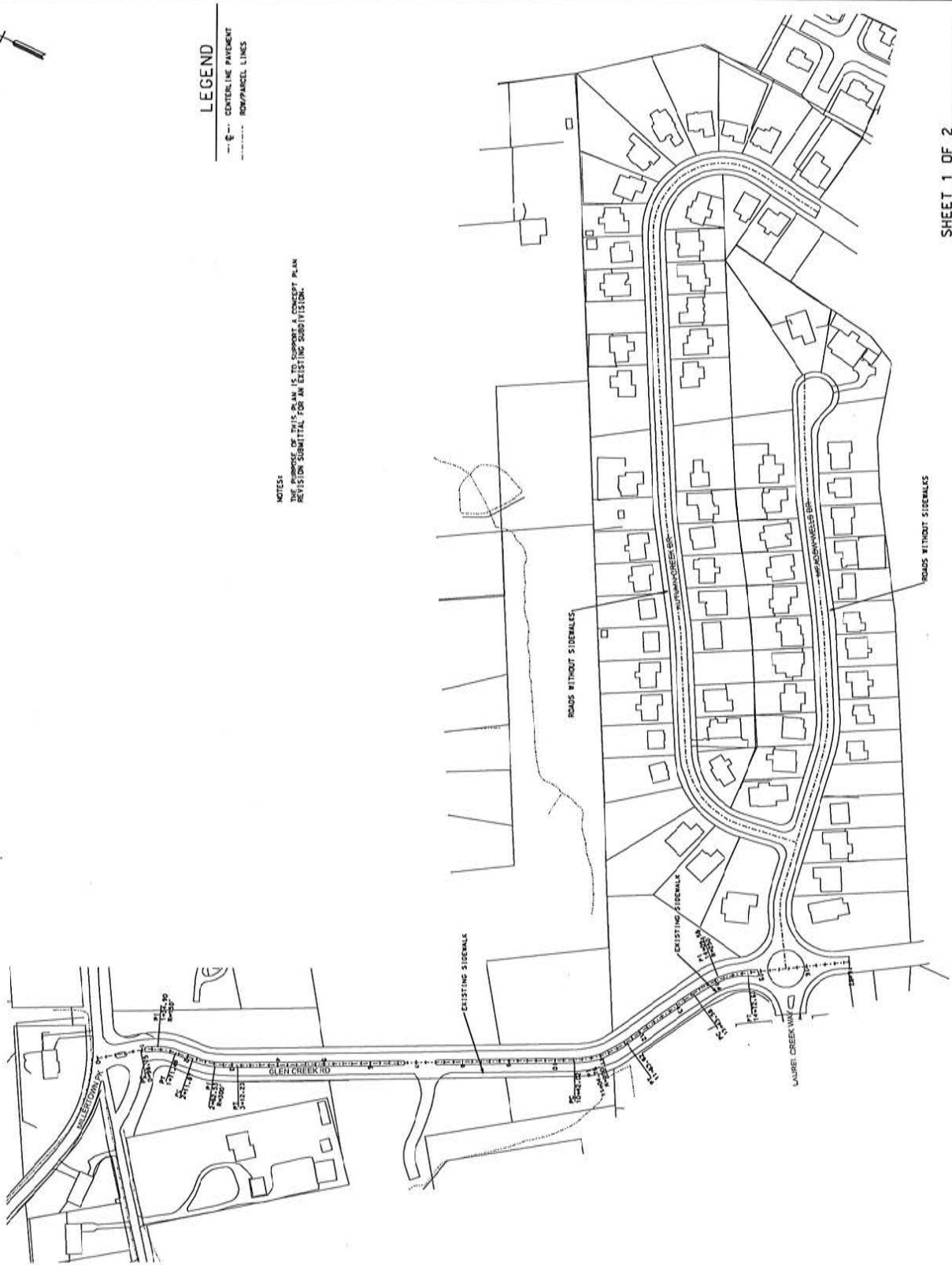
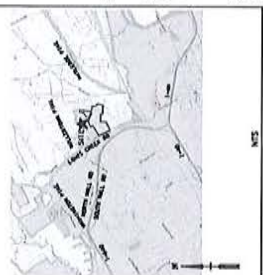
aps  
bsite



GRID NORTH  
MAGN. 114.83  
(NSRS2007)

**LEGEND**  
 --- CENTER LINE Pavement  
 --- ROW/PARCEL LINES

NOTES:  
 THE PURPOSE OF THIS PLAN IS TO SUPPORT A CONCEPT PLAN  
 REVISION SUBMITTAL FOR AN EXISTING SUBSTATION.



SHEET 1 OF 2  
 SEE SHEET 2 FOR PROFILES

NO.	DATE	DESCRIPTION

POND, ROADWAY, AND  
 DRAINAGE ASBUILT  
 CLEAR SPRING  
 PLANTATION  
 24 IN. GREEN  
 100' X 100' WITH  
 MONUMENTS, 1/4" DIA. 3/16"  
 100' X 100' WITH  
 1/4" DIA. 3/16" 100'  
 100' X 100' WITH  
 1/4" DIA. 3/16" 100'



**W. SCOTT WILLIAMS & ASSOCIATES**  
 CIVIL ENGINEERING  
 1508 Avenida  
 1508 Avenida  
 1508 Avenida  
 1508 Avenida  
 1508 Avenida  
 1508 Avenida

TRANS-SOUTH PROPERTIES, GP  
 CLIENTS  
 1204 W. 10th St.  
 MOBILE, AL 36684

ORIGINAL ISSUED  
 SEP. 28, 2020  
 SHEET NO.  
**CC1**  
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