

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



**File Number:** 1-A-23-DP                      **Related File Number:** 1-SB-23-C  
**Application Filed:** 11/28/2022                      **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC./JOSH SANDERSON

## PROPERTY INFORMATION

**General Location:** West side of Murphy Rd, southern terminus of Stoneyhurst Ln  
**Other Parcel Info.:**  
**Tax ID Number:** 49 067                      **Jurisdiction:** County  
**Size of Tract:** 13.48 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR (Low Density Residential), SP (Stream Protec  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:**

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

**Street:** 0 STONEYHURST LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RB (General Residential), PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), SP (Stream Protection)  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: The Meadows at Shannon Valley  
No. of Lots Proposed: 24 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:

Staff Recomm. (Abbr.): Approve the development plan for a residential subdivision with up to 24 detached dwellings, subject to 1 condition.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 5 du/ac. For acreage zoned PR, the proposed density is 3.2 du/ac for the entire subdivision and 4.2 du/ac for phase 2. Including the 4 acres zoned RB, the density for the entire subdivision is approximately 2.8 du/ac.

c) The applicant requests a peripheral setback reduction from 35-ft to 30-ft along the southwest boundary (lots 73-75). This will mainly benefit lot 74.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.

b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from nearby residential developments

3) NORTH CITY SECTOR PLAN

a) The property is classified LDR (Low Density Residential) and SP (Stream Protection). The LDR land use allows consideration of up to 5 du/ac. The proposed density is 3.8 du/ac.

b) The SP (Stream Protection) area aligns with the FEMA 500-year floodplain. Only a portion of the stream on the property is studied (has a FEMA flood designation). The lots will almost entirely stay out of the 500-year flood area, except lots 82-84, which will require a minimum floor elevation 1-ft above the 500-year flood elevation provided on the final plat.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

Action: Approved with Conditions

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the development plan for a residential subdivision with up to 24 detached dwellings, subject to 1 condition.

Date of Approval: 1/12/2023

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:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: