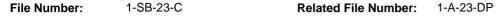
CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 11/28/2022 Date of Revision: Applicant:

SOUTHLAND GROUP, INC./JOSH SANDERSON



PROPERTY INFORMATION

West side of Murphy Rd, southern terminus of Stoneyhurst Ln **General Location:**

Other Parcel Info.:

Tax ID Number: 49 067 Jurisdiction: County

Size of Tract: 13.48 acres

Accessibility: Access is via Murphy Rd., a major collector street with 24' of payement width within a 70' right-of-way:

and via Stoneyhurst Lane, a local street with 26' of payement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Agriculture/Forestry/Vacant Land **Existing Land Use:**

Surrounding Land Use: North: Single family residential -- RB (General Residential), PR (Planned Residential)

South: Single family residential -- PR (Planned Residential)

East: Single family residential, Agricultural/Forestry/Vacant -- A (Agricultural), PR (Planned Residential)

West: Single family residential -- RB (General Residential)

Proposed Use: Detached residential subdivision Density: 4.2 du/ac

Sector Plan Designation: LDR (Low Density Residential), SP (Stream Protec Sector Plan: North City

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

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

0 STONEYHURST LN Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

RB (General Residential), PR (Planned Residential) **Current Zoning:**

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

2/28/2023 02:32 PM Page 1 of 3 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: VARIANCES

1) Reduce the minimum cul-de-sac right-of-way transition radii from 75' to 0' on both sides of the Road

'A' cul-de-sac.

2) Reduce the minimum cul-de-sac curb transition radii from 75' to 25' on both sides of the Road 'A' cul-

de-sac.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC

WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variances based on the justification provided by the applicant and

recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions

Staff Recomm. (Full):

1) Connection to sanitary sewer and meeting other relevant utility provider requirements.

2) Provision of street names consistent with the Uniform Street Naming and Addressing System within

Knox County (County Ord. 91-1-102).

3) Installing the turn lane at the Murphy Lane and Star Gate Drive/Horsestall Drive intersection, per condition #3 for the Concept Plan approval for The Meadows and Shannon Valley, Phase 1 (3-SA-21-

4) Providing a note on the plat that lots 82, 83 & 84 have a minimum finished floor elevation one foot above the 500-year flood plain as required by Knox County Engineering and Public Works during the

design plan phase.

5) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.

6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities,

private roads, and/or stormwater drainage systems.

This proposal is for phase 2 of The Meadows at Shannon Valley subdivision, which includes 24 detached residential lots on approximately 9.68 acres. The subdivision has split zoning; approximately 26.38 acres are zoned PR (Planned Residential) up to 5 du/ac, and approximately 4 acres are zoned RB (General Residential). The maximum number of dwelling units (lots) allowed in the subdivision is approximately 131 (depending on the surveyed acreage zoned PR). The subdivision will have 85 total lots combined for both phases at a density of 3.2 du/ac on the 26.38 acres zoned PR. Phase 2 density is approximately 4.2 du/ac in the area zoned PR.

VARIANCES

The requested variances are necessary because of how short Road 'A' is. There is not enough space to have a cul-de-sac transition radius between the intersection radius and the actual cul-de-sac.

2/28/2023 02:32 PM Page 2 of 3

Comments:

Approved with Conditions Action: **Meeting Date:** 1/12/2023 **Details of Action:** Approve the requested variances based on the justification provided by the applicant and **Summary of Action:** recommendations of the Knox County Department of Engineering and Public Works. Approve the Concept Plan subject to 7 conditions 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, Second Reading: **Date of Legislative Action:**

Ordinance Number: Other Ordinance Number References:

Disposition of Case, Second Reading: **Disposition of Case:**

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/28/2023 02:32 PM Page 3 of 3