

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SB-23-C **Related File Number:** 1-A-23-DP
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: Access is via Murphy Rd., a major collector street with 24' of pavement width within a 70' right-of-way; and via Stoneyhurst Lane, a local street with 26' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
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: 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: 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-C).
- 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.

Comments: 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.

Action: Approved with Conditions **Meeting Date:** 1/12/2023

Details of Action:

Summary of Action: 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

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: