

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SH-04-C **Related File Number:** 10-J-04-UR
Application Filed: 9/13/2004 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.
Owner: TIMBER OUTLETS INVESTMENT, LLC

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northeast side of Murphy Rd., north of Washington Pike.
Other Parcel Info.:
Tax ID Number: 49 67.02 **Jurisdiction:** County
Size of Tract: 14.69 acres
Accessibility: Access is via Murphy Rd., a minor collector street that was widened and repaved by Knox County in 2002.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Unit 1 of the subdivision / PR (Planned Residential)
South: Vacant land and residence / A (Agricultural)
East: Vacant land / PR (Planned Residential)
West: Vacant land and residence / PR (Planned Residential) & A (Agricultural)
Proposed Use: Detached single-family subdivision and amenity area **Density:** 1.09 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

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

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shannon Valley Farms
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 16 **No. of Lots Approved:** 16
Variances Requested: 1. Broken back curve tangent variance on Road B, from 150' to 25'.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variance 1 because the existing conditions of Shannon Valley Rd. restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. The proposed round-about meeting the Federal Highway Administration's Design Guidelines for roundabouts. The design details will be addressed during the design plan stage of the subdivision.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, 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 this area is subject to approval by the County following review of the report. Engineered footings must be designed for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area, amenity area, and the drainage system.
8. Meeting all requirements of the approved use on review development plan.
9. Meeting all conditions of the previously approved Concept Plan and Use-on-Review (8-SD-02-C & 8-K-02-UR).
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The Planning Commission approved the Concept Plan for this subdivision on August 8, 2002 for a total of 346 detached single-family lots on 156.17 acres at a density of 2.22 DU/AC. The PR (Planned Residential) for the property was approved by Knox County Commission on February 25, 2002. The final plat for the first unit of the subdivision was approved by the Planning Commission on July 8, 2004 for 31 lots.

The applicant has submitted this application for a change in the southern entrance to the subdivision. The new entrance is proposed at the existing location of Shannon Valley Rd. The original street location was approximately 400' north of Shannon Valley Rd. This revision will impact 77 lots of the original Concept Plan. The revised Concept Plan includes 16 detached single-family lots and identifies two future development areas. The future development areas will be subject to a separate Concept Plan and Use-on-Review application review.

The new street layout includes a round-about intersection with two street legs and an access drive to the proposed amenity area. The round-about will have to meet Federal Highway Administration's Design Guidelines and the design details will be addressed during the design plan stage of the subdivision.

There are a number of sinkholes/depressions on this site. There is a large depression area located on the north side of Shannon Valley Rd. that does not show up as a hatched contour area on the KGIS data base. Future development plans for that area will need to designate this depression area and all other sinkholes/depressions with a 50' building setback area. If any building construction is proposed within the 50' setback area around the sinkhole/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 this area is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. If the Tennessee Department of Environment and Conservation determines that a depression is not a sinkhole, construction within the sinkhole may be permitted pending the results of the geotechnical study. Development in the areas of the designated sinkholes or depressions will be subject to compliance with the Knox County Sinkhole Policy.

MPC Action: Approved **MPC Meeting Date:** 10/14/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE variance 1 because the existing conditions of Shannon Valley Rd. restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 10/14/2004 **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: