

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SA-21-C Related File Number: 3-B-21-UR
Application Filed: 1/13/2021 Date of Revision:
Applicant: JOSH SANDERSON / SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: West side of Murphy Rd. at Horsetall Dr., northwest of Washington Pk.
Other Parcel Info.:
Tax ID Number: 49 067 (PART OF) Jurisdiction: County
Size of Tract: 20.75 acres
Accessibility: Access is via Murphy Rd., a major collector street with a 24' pavement width within a 70' required right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Attached residences / PR (Planned Residential)
South: Detached residences / PR (Planned Residential)
East: Detached residences, Vacant land / A (Agricultural) & PR (Planned Residential)
West: Detached residences / RB (General Residential)
Proposed Use: Detached residential lots Density: 2.94
Sector Plan: North City Sector Plan Designation:
Growth Policy Plan: Urban Growth Area
Neighborhood Context:

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

Street: 4917 Murphy Rd.
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: Murphy Road Subdivision

No. of Lots Proposed: 61 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM TANGENT FOR THE REVERSE HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 50-FT TO 40-FT AT STA 4+85.61 TO 5+26.15 2) REDUCE THE MINIMUM CONNECTING VERTICAL CURVE ON STAR GATE BOULEVARD AT MURPHY ROAD FROM K=25 TO K=15.34

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 3+12 TO 4+85
2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 5+26 TO 7+29
3) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 12+31 TO 15+20

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS FROM 1% TO A MAXIMUM OF 3%

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 variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 13 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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. A maximum of 42 lots may be platted before a transportation impact study is provided to and approved by Planning staff and Knox County Engineering and Public Works to determine if turn lanes are required on Murphy Road at the Star Gate Boulevard and Horstall Drive intersection. If turn lanes are warranted, the installation must be guaranteed per the requirements of Knox County Engineering and Public Works before more than 42 lots may be platted.
4. Providing a note on the plat that lots 53, 57 & 58 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. Providing the required stream buffer for the blue line shown on the USGS Quad map along the Bays Mountain Road frontage unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.
6. Providing a 15' rear setback line on the final plat for all lots that are adjacent to the 25' common area along the Murphy Road frontage.
7. Providing a 25' common area on the final plat between Murphy Road and any double frontage lot that has an average depth less than 150 feet.
8. Providing a temporary turnaround at the southwest terminus of Stoneyhurst Drive per the requirements of Knox County Engineering and Public Works and the Knox County Fire Prevention Bureau.
9. Providing documentation to Knox County Engineering and Public Works during the design plan phases that lot 58 has sufficient buildable area outside the stream buffer.

10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Placing a note on the final plat that all lots will have access only from internal streets.
13. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments:

The applicant is proposing to subdivide 20.75 acres of this 32.62-acre tract into 61 detached residential lots at a density of 2.94 du/ac. The property is dual zoned with 28.62 acres zoned PR (Planned Residential) and 4 acres zoned RB (General Residential). The proposed development is entirely within the PR portion of the property which was rezoned from A (Agricultural) to PR (Planned Residential) 1-5 du/ac in February 2002 (1-U-02-RZ).

This property was zoned PR at the same time as the Shannon Valley Farms development on the east side of Murphy Road. The subject property was approved for 106 attached houses in 2006 (7-SH-06-C) and turn lane improvements on Murphy Road was required. In 2012, a new concept plan was approved which changed the development to 42 detached houses (5-SB-12-C) and eliminated the requirement of a turn lane. Staff is recommending a condition that only 42 lots may be platted before a new transportation impact study must be provided to staff to determine if a turn lane is warranted with the proposed development and potential future development in the southwest corner of the property.

The southwestern terminus of Stoneyhurst Drive will have a temporary turnaround because it is intended to be extended to the west during phase 2 of this development. There are no apparent opportunities for road connections to adjacent properties because they are already developed

A 25-foot common area strip is being provided along the Murphy Road frontage as required by the Subdivision Regulations for double frontage lots that have an average depth less than 150 feet along a collector or arterial street (Section 3.02.A.4.). Murphy Road is a major collector. Staff is recommending the peripheral setback along the Murphy Road frontage be reduced from 35 feet to 25 feet for all lots adjacent to the 25-foot common area so those lots are not subject to two different rear setbacks. The standard 15-foot rear setback will apply from the shared lot line with the common area and if the peripheral remains 35 feet, it will extend 10 feet into the lot which will result in a 10-foot setback for accessory structures rather than the standard 5-foot setback. In the staff's opinion, the additional setback for accessory structures is not needed if the 25-foot common area strip is being provided.

Action: Approved **Meeting Date:** 3/11/2021

Details of Action:

Summary of Action: APPROVE variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.
APPROVE the Concept Plan subject to 13 conditions.

Date of Approval: 3/11/2021 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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:**