

CASE SUMMARY

APPLICATION TYPE: *SUBDIVISION*

CONCEPT PLAN



File Number: 5-SA-23-C Related File Number:
Application Filed: 3/21/2023 Date of Revision:
Applicant: JOSH HAUN

PROPERTY INFORMATION

General Location: Southern terminus of Shannon Ln, south of McCampbell Ln
Other Parcel Info.:
Tax ID Number: 59 B A 035 Jurisdiction: City
Size of Tract: 4.321 acres
Accessibility: Access is via Shannon Lane, a local road with a pavement width of 14-16 ft within a right-of-way width of 40 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood)
South: Industrial, Office -- I-G (General Industrial), O (Office)
East: Single family residential, Industrial -- RN-1 (Single-Family Residential Neighborhood), I-MU (Industrial Mixed-Use)
West: Single family residential -- RN-1 (Single-Family Residential Neighborhood), O (Office)
Proposed Use: Density:
Sector Plan: North City Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 4900 SHANNON LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Shannon Hills Subdivision

No. of Lots Proposed: 8 No. of Lots Approved: 0

Variances Requested: 1) Reduce the minimum broken back tangent length from 150 ft to 65 ft, approximately between STA 0+06 and 0+71

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 variance based on the recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 8 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Tapering the extension of Shannon Ln into the existing pavement per the requirements of the City of Knoxville Department of Engineering during the design plan phase.
4. If deemed appropriate during the design plan phase, reduced pavement and right-of-way widths and continuation of the curbless road with swales may be approved by the City of Knoxville Department of Engineering.
4. All lots must meet the dimensional standards of the RN-1 zone district. This shall be confirmed before certification of the plat.
5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
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, and/or stormwater drainage systems.
8. Widening Shannon Lane to 18 ft per the requirements of the City of Knoxville Department of Engineering during the design plan phase.

Comments: CHANGES TO STAFF REPORT 6/5/2023

A variance to the Subdivision Regulations was added. This is to reduce the tangent length between broken back curves from 150 ft to 65 ft. There are two slight curves in the road and the reduced tangent length will not create a traffic hazard.

Condition #8 was added to require Shannon Lane to be widened to 18 ft. The portion to widen will be determined during permitting, but will include the southern portion near the development where the road narrows to approximately 12 to 13 ft.

This request is for up to 8 residential lots on 4.321 acres zoned RN-1 (Single-Family Residential Neighborhood) and a 235-ft extension of Shannon Lane. The minimum lot size and width in the RN-1 zone is 10,000 sqft and 75-ft wide. The proposed lots range in size from 12,797 sqft to 23,039 sqft.

Shannon Lane is a dead-end street with 14 ft to 16 ft in pavement width. There are currently 12 lots (11 houses, including the 1 on the subject lot) that access Shannon Lane. When the subdivision was originally platted in 1940, there were twelve (12) new 100-ft lots created, with 10 of the lots being on the west side of the street. There were also two existing homes on the north side of Shannon Lane, one of which is the existing house on the subject property. Two additional lots were created on the east side of Shannon Lane in 1974. These lots are also 100-ft wide. The Shannon Lane right-of-way originally extended to the southern boundary of the subject property but was closed by the County before this area was annexed into the City.

Three (3) of the original lots are on the subject property but were never developed. These 3 lots still

exist but are under a single ownership, showing as one parcel with the house on the subject property. These 3 lots are being resubdivided into four (4) 75-ft lots on the west side of the Shannon Lane extension. The parcel with the existing house located on the north side of the Shannon Lane extension will also be subdivided into 4 lots.

The City of Knoxville Department of Engineering has the authority to approved reduced right-of-way and pavement widths for public streets. The proposal meets the minimum standards standards in the subdivisions regulations; 50-ft right-of-way, 26-ft pavement, and curbing. The existing Shannon Lane has a 40-ft right-of-way, 14-ft to 16-ft of pavement, and no curbing. If the Engineering department deems that it is appropriate for the extension of Shannon Lane to have a cross section that is more in keeping with the existing Shannon Lane, they can approve an alternative design during the design plan phase.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the requested variance based on the recommendations of the City of Knoxville Department of Engineering.

Approve the concept plan subject to 8 conditions.

Date of Approval: 6/8/2023 **Date of Denial:** **Postponements:** 5/11/2023

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:**