

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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

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www.knoxmpc.org

File Number: 5-SB-12-C **Related File Number:** 5-G-12-UR
Application Filed: 3/27/2012 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: Southwest side of Murphy Rd., south of Shannon Valley Farms Blvd.
Other Parcel Info.:
Tax ID Number: 49 PART OF 067 **Jurisdiction:** County
Size of Tract: 29 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: Residences / PR (Planned Residential)
South: Residences / PR (Planned Residential)
East: Residences and vacant land (Shannon Valley Farm Subdivision) / A (Agricultural) & PR (Planned Residential)
West: Residences / RB (General Residential)
Proposed Use: Detached Residential Subdivision **Density:** 1.45 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
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 Farm

No. of Lots Proposed: 42 No. of Lots Approved: 42

Variances Requested: 1. Horizontal curve variance on Stonehurst Dr. at STA 4+00, from 250' to 150'.
2. Horizontal curve variance on Stonehurst Dr. at STA 6+50, from 250' to 150'.
3. Vertical curve variance on Star Gate Blvd. at STA 0+70, from 130' to 80'.

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 variances 1 - 3 because site conditions (utilities and utility easements) restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to obtaining a building permit for any residence that would require the crossing of the existing gas line, providing written confirmation to the building official from the Knoxville Utilities Board that they have reviewed and approved the grading plan for access to the proposed residence.
4. Sidewalks as shown on the concept plan shall be installed as part of the street installation and shall meet ADA requirements.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
7. Placing a note on the final plat that all residential lots will have access only to the internal street system.
8. 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 applicant is proposing to subdivide this 29.0 acre tract into 42 detached residential lots at a density of 1.45 du/ac. Access to the site is from Murphy Rd. directly across from Horstall Dr. which is the southern entrance for Shannon Valley Farms Subdivision. The previous concept plan that was approved for this site on October 12, 2006 has expired. The previous approval was for 106 attached residential units on individual lots.

A Traffic Impact Study was required for the previous concept plan with the 106 attached dwelling units. The Study recommended the installation of left turn lane improvements on Murphy Rd. at the proposed entrance to this subdivision. An updated traffic analysis has been submitted for the new proposal with only 42 lots. It has been determined that the left turn lane improvements would not be warranted with this new proposal.

The applicant had received a use on review approval (10-A-06-UR) for a commercial center within the PR Zoning District for the Shannon Valley development. The commercial site is located at the northeast corner of this proposed subdivision. A driveway connection is being provided between the proposed subdivision and the approved commercial development.

Action: Approved

Meeting Date: 6/14/2012

Details of Action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of Action:

APPROVE variances 1 - 3 because site conditions (utilities and utility easements) restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Date of Approval:

6/14/2012

Date of Denial:

Postponements: 5/10/2012

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: