#### KNOXVILLE·KNOX COUNTY CASE SUMMARY APPLICATION TYPE: SUBDIVISION METROPOLITAN PLANNING CONCEPT PLAN COMMISSION 7-SH-06-C File Number: **Related File Number:** 7-I-06-UR Ν Ν s s Suite 403 • City County Building Application Filed: 6/5/2006 Date of Revision: 400 Main Street Knoxville, Tennessee 37902 Applicant: SOUTHLAND GROUP, INC. 8 6 5 • 2 1 5 • 2 5 0 0 FAX•215•2068 Owner: TIMBER OUTLETS INVESTMENT, LLC www•knoxmpc•org PROPERTY INFORMATION **General Location:** West side of Murphy Rd., north of Summer Rose Blvd. **Other Parcel Info.:** Tax ID Number: 49 PART OF PARCEL 67 Jurisdiction: County Size of Tract: 29 acres Access is via Murphy Rd., a major collector street with a 24' pavement width within a 70' required right-Accessibility:

# **GENERAL LAND USE INFORMATION**

of-way.

Existing Land Use:	Vacant land				
Surrounding Land Use:	North: Vacant land / RB (General 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:	Attached residential subdivision		Density: 3.66 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) & PR (Planned Residential) Pending

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 Villas				
Surveyor:	Southland Engineering Consultants, LLC				
No. of Lots Proposed:	106No. of Lots Approved:106				
Variances Requested:	<ol> <li>Horizontal curve variance on Road B at STA 3+75, from 250' to 150'.</li> <li>Horizontal curve variance on Road B at STA 6+25, from 250' to 150'.</li> <li>Horizontal curve variance on Road B at STA 14+00, from 250' to 150'.</li> </ol>				

from 250' to 150'.

4. Vertical curve variance on Road A 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 - 4 because site features (utility easements and creek) restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.		
	APPROVE the Concept Plan subject to 11 conditions		
Staff Recomm. (Full):	<ol> <li>Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.</li> <li>Provision of a street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).</li> <li>Prior to obtaining Design Plan approval and commencing any grading for any unit of the subdivision that will require the crossing of the gas line, providing written confirmation from the Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for this project.</li> <li>Installation of the turn lane improvements on Murphy Rd. at the subdivision entrance, as recommended in the Traffic Impact Study prepared by Wilbur Smith Associates, and as approved by the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.</li> <li>Certification on the final plat by the applicant's surveyor that 400' of sight distance exists in both directions along Murphy Rd. at the subdivision entrance.</li> <li>Placing a note on the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>		
Comments:	<ul> <li>The applicant is proposing to subdivide this 29.0 acre tract into 106 attached residential lots at a density of 3.66 du/ac. Access to the site is from Murphy Rd. directly across from the proposed southern entrance for Shannon Valley Farm Subdivision.</li> <li>The portion of the site that is presently zoned PR was rezoned in 2002 with a maximum density of 5 du/ac. The applicant has also submitted a request to the Planning Commission for a rezoning of the western portion of the property, that is presently zoned RB (General Residential), to PR (Planned Residential) at up to 5 du/ac (7-P-06-RZ).</li> <li>This site is bisected by utility easements for both gas and electric lines. Prior to obtaining Design Plan approval and commencing any grading for any unit of the subdivision that will require the crossing of the gas line, the applicant will be required to provide written confirmation from the Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for this project.</li> <li>With 106 attached dwelling units proposed for this development a Traffic Impact Study was required. The Study recommended the installation of left turn lane improvements on Murphy Rd. at the entrance</li> </ul>		

	for both this project and the future entrance for Shannon Valley Farm Subdivision located di across Murphy Rd.					
	The applicant has requested a reduction in the front yard setback to 15' for Lots 69-76. With the reduced setback, Staff is recommending a condition that the residential units on those lots shall be provided with a two car garage.					
	the PR Zoning Dis commercial develo 100 residential uni northeast corner o	submitted a Use-on-Review applic trict for the Shannon Valley develo- opment within the district. One acre ts. The commercial area being pro f this proposed attached residentia the subdivision and the proposed of	oment. The PR district allow of commercial development posed for this PR development subdivision. A driveway cor	s consideration of is allowed for each ent is located at the		
MPC Action:	Approved		MPC Meeting Date	: 10/12/2006		
Details of MPC action:	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).					
	<ol> <li>Prior to obtaining Design Plan approval and commencing any grading for any unit of the subdivisior that will require the crossing of the gas line, providing written confirmation from the Knoxville Utilities Board that they have reviewed and approved the grading and street design plans for this project.</li> <li>Installation of the turn lane improvements on Murphy Rd. at the subdivision entrance, as recommended in the Traffic Impact Study prepared by Wilbur Smith Associates, and as approved by th Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> <li>Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.</li> <li>Certification on the final plat by the applicant's surveyor that 400' of sight distance exists in both directions along Murphy Rd. at the subdivision entrance.</li> <li>Placing a note on the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.</li> <li>Meeting all requirements of the approved use on review development plan.</li> <li>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.</li> </ol>					
Summary of MPC action:		• • • • •		trict compliance with		
Summary of MFC action.	APPROVE variances 1 - 4 because site features (utility easements and creek) restrict compliance wit the Subdivision Regulations, and the proposed variances will not create a traffic hazard.					
	APPROVE the Concept Plan subject to 11 conditions					
Date of MPC Approval:	10/12/2006	Date of Denial:		7/13/2006-9/14/2006		
Date of Withdrawal:		Withdrawn prior to publication	on?:  Action Appealed?:			
	LEGISL	ATIVE ACTION AND DIS	POSITION			
Legislative Body:	Knox County Char	ncery Court				
Date of Legislative Action:		Date of Legislat	ive Action, Second Readin	g:		
Ordinance Number:		Other Ordinanc	e Number References:			
Disposition of Case:		Disposition of C	Case, Second Reading:			
If "Other":		If "Other":				
Amendments:		Amendments:				

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal: