



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:** 106      **No. of Lots Approved:** 106

**Variances Requested:**

1. Horizontal curve variance on Road B at STA 3+75, from 250' to 150'.
2. Horizontal curve variance on Road B at STA 6+25, from 250' to 150'.
3. Horizontal curve variance on Road B at STA 14+00, 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):**

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 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.
4. 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.
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 Dept. of Environment and Conservation.
7. 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.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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 and drainage system.
10. Meeting all requirements of the approved use on review development plan.
11. 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 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.

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).

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.

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

for both this project and the future entrance for Shannon Valley Farm Subdivision located directly 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 applicant has submitted a Use-on-Review application (10-A-06-UR) for a commercial center within the PR Zoning District for the Shannon Valley development. The PR district allows consideration of commercial development within the district. One acre of commercial development is allowed for each 100 residential units. The commercial area being proposed for this PR development is located at the northeast corner of this proposed attached residential subdivision. A driveway connection is being provided between the subdivision and the proposed commercial development.

**MPC Action:** Approved **MPC Meeting Date:** 10/12/2006

- Details of MPC action:**
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**Summary of MPC action:** 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

**Date of MPC Approval:** 10/12/2006 **Date of Denial:** **Postponements:** 7/13/2006-9/14/2006

**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:**