

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 9-SD-07-C **Related File Number:** 9-I-07-UR
Application Filed: 8/6/2007 **Date of Revision:**
Applicant: SOUTHLAND GROUP, INC.

PROPERTY INFORMATION

General Location: On Creekrock Ln., between Gallant Ln. and Sunday Silence Dr., east of Murphy Rd.
Other Parcel Info.:
Tax ID Number: 49 PART OF 67.02 **Jurisdiction:** County
Size of Tract: 9.1 acres
Accessibility: Access is via Gallant Ln. and Sunday Silence Dr., local streets with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential)
South: Vacant land / A (Agricultural)
East: Residences and vacant land / A (Agricultural)
West: Residences /PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 2.53 du/ac
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Rural Area
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 Farms, Unit 3-C

No. of Lots Proposed: 23 No. of Lots Approved: 23

Variances Requested: 1. Horizontal curve variance on Creekrock Ln. at STA 10+50, from 250' to 200'.

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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Placing a note on the final plat that Lots 143 through 147 shall have access only to the internal street system.
6. Including a reference on the final plat to the recorded document that establishes the property owners' association that is responsible for maintenance of the common area, recreational amenities and drainage system.
7. Identifying on the final plat the sinkhole and 50' buffer restriction as designated on the concept plan.
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 original concept plan for Shannon Valley Farms was approved by the Planning Commission on August 8, 2002 for a total of 346 detached residences on individual lots. To date the applicant has recorded final plats for approximately 217 lots. Since a concept plan has a maximum life of 5 years, the original concept plan has expired and the applicant is applying for a new approval of a portion of the undeveloped property.

The present request is for 23 lots to be located at the southeast corner of the subdivision with frontage on an extension of Creekrock Ln. There is still a portion of the property at the southeast corner that is not included in this request and will be considered at a later date. The applicant has also submitted a concept plan for a majority of the remaining undeveloped property for consideration by the Planning Commission in October.

MPC Action: Approved

MPC Meeting Date: 9/13/2007

Details of MPC action:

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2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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- 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.

Summary of MPC action: APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions

Date of MPC Approval: 9/13/2007

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: