



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 10-A-06-UR

**AGENDA ITEM #:** 100

**AGENDA DATE:** 10/12/2006

▶ **APPLICANT:** **SOUTHLAND GROUP INC.**

OWNER(S): SOUTHLAND GROUP INC.

TAX ID NUMBER: 49 PART OF 67

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Southwest side of Murphy Rd., south of Shannon Valley Farms Blvd.**

▶ **APPX. SIZE OF TRACT:** **3.602 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Murphy Rd., a major collector street with a 24' pavement width within a 70' required right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Commercial development**

HISTORY OF ZONING: The site was rezoned to PR (Planned Residential) in 2002.

SURROUNDING LAND USE AND ZONING: North: Vacant land / RB (General Residential)

South: Vacant land / PR (Planned Residential)

East: Residences and vacant land (Shannon Valley Farm Subdivision) / A (Agricultural) & PR (Planned Residential)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses under A, PR, RA and RB zoning

**STAFF RECOMMENDATION:**

▶ **APPROVE the proposed development plan for a commercial center in the PR zoning district, subject to the following 7 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Installing all landscaping, as shown on the landscape plan, within 6 months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Dept. of Engineering and Public Works to guarantee such installation. The proposed landscape materials shall not interfere with the required sight triangles and required sight distances at driveway and street intersections.
4. Revising the development plan to provide separate left and right-turn lanes for the commercial driveway onto Murphy Rd.
5. Installation of a northbound left turn lane on Murphy Rd at the development entrance as recommended in the traffic study. The design and timing of installation of the turn lane is subject to review and approval by the

Knox County Department of Engineering and Public Works.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Providing documentation at the time application is made for a building permit for the commercial development that at least 91 dwelling units within the Shannon Valley Farms development have been issued a certificate of occupancy.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to develop a 3.602 acre commercial development under the provisions of the PR zoning district. The PR zone allows consideration of 1 acre of commercial development per every 100 residential units in the same development. The proposed development site is located on the west side of Murphy Rd. and is part of the property being developed as Shannon Valley Farms. Shannon Valley Farms includes 343 detached residential lots (216 recorded lots) on the east side of Murphy Rd. and 106 proposed attached residential lots (item #13 on this agenda) on the west side of Murphy Rd. (which are adjacent to this site) for a total of 449 residential units. Before a building permit can be issued for the commercial development, at least 91 dwelling units within the Shannon Valley Farms development must have been issued a certificate of occupancy.

A traffic impact study has been prepared for the Shannon Valley Farms development including the commercial site. On and off-site access improvements recommended in the study are recommended as conditions of approval. An access drive connection is also being provided between the proposed residential subdivision and commercial site.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. Public water and sewer utilities are available in the area to serve the site.
2. With the turn lane improvements and driveway connection to the adjoining proposed attached residential subdivision, the proposed commercial development should have minimal impact on the adjacent road system.
3. The proposal will have no impact on schools.

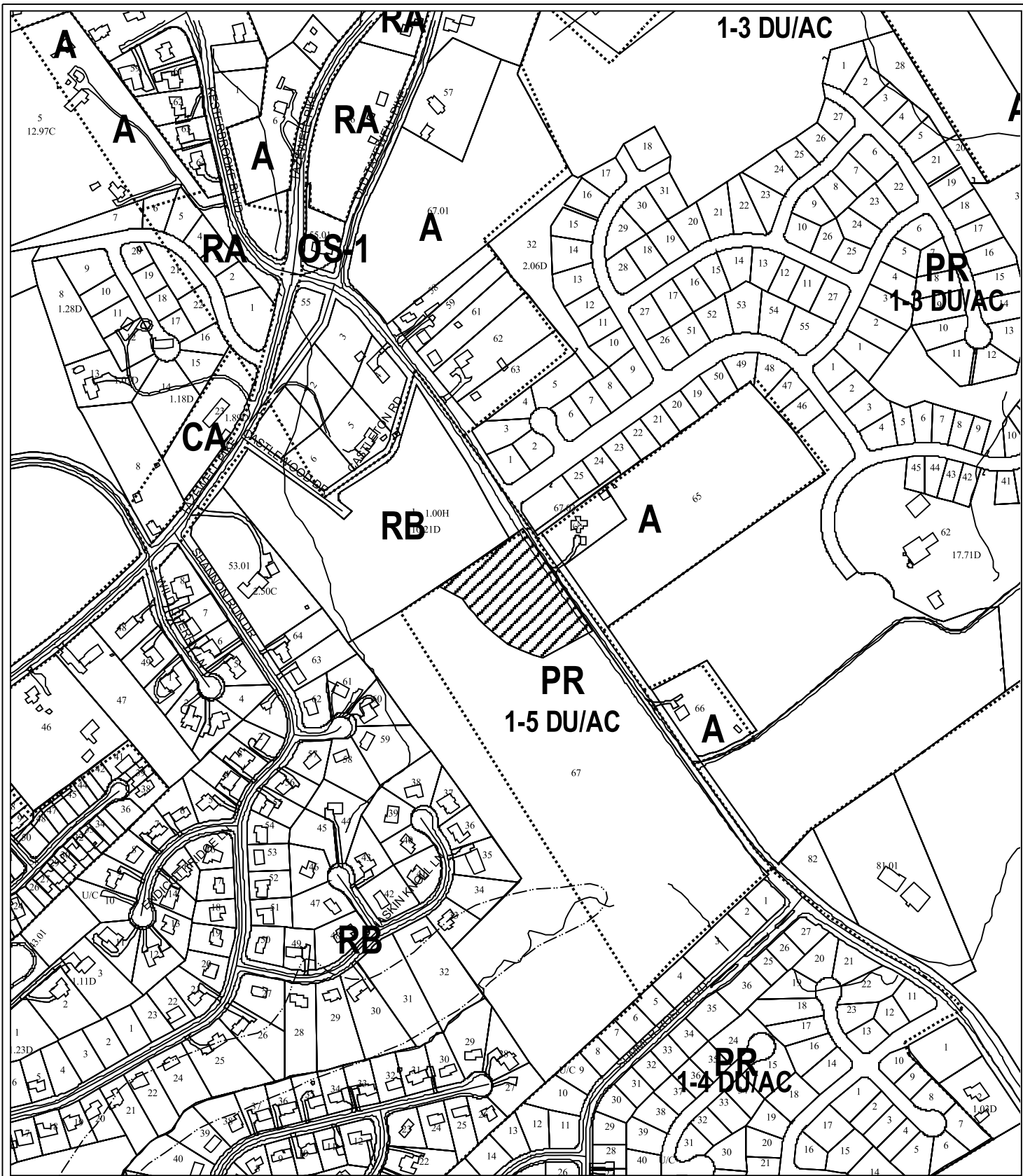
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed commercial development with the conditions noted, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed commercial development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North City Sector Plan designates this property for low density residential use. The existing and proposed PR zoning allows consideration of limited commercial development through the use-on-review process. The proposed commercial development is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



10-A-06-UR  
USE ON REVIEW



Commercial development in a PR Zoning District in PR (Planned Residential)

Original Print Date: 09/27/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Southland Group Inc.

Map No: 49

Jurisdiction: County









10-A-06-UR

**SHANNON VALLEY FARM  
CONDOMINIUMS  
KNOX COUNTY, TENNESSEE  
TRAFFIC IMPACT STUDY**

Prepared for

**SOUTHLAND ENGINEERING CONSULTANTS, LLC  
4909 Ball Road  
Knoxville, Tennessee 37931**



September 2006

Prepared by

**WILBUR SMITH ASSOCIATES  
Alexander Place  
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Knoxville, Tennessee 37921**

Project No. 100434

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## RECOMMENDATIONS

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The analyses conducted and the review of the traffic volumes identified the following recommendations:

- Minimize landscaping, using low growing vegetation, and signing at the proposed residential and commercial accesses to insure that safe sight distance is maintained.
- Use a minimum intersection and driveway radii of 35-foot for the efficient and safe ingress and egress of the site.
- Post STOP signs (R1-1) at the proposed residential street at Murphy Road.
- Intersection design and commercial driveway should conform to the recommended standards and practices of the American Association of State Highway and Transportation Officials, the Institute of Transportation Engineers, and the Knox County Engineering and Public Works Department.
- Provide minimum 75-foot northbound and southbound left-turn lanes for Murphy Road to the proposed site access and the proposed Shannon Valley Drive.
- Provide a minimum 75-foot northbound left-turn lane for Murphy Road to the proposed commercial driveway.
- Provide separate left- and right-turn lanes for the commercial driveway egress in order to minimize any queues and delays.



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## CONCLUSION

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The study of this proposed residential and commercial development evaluated the projected traffic conditions with and without the proposed site with condominiums and commercial uses that included a bank and a small strip retail. Background traffic was determined using a 4.5-percent annual compounded growth rate until the horizon year 2010 and included the trip redistribution of 80-percent of the Shannon Valley Farm subdivision currently under construction. Traffic associated with the proposed project was then generated and distributed to the proposed site accesses. Using the identified turning movements for the projected traffic conditions, unsignalized capacity and level of service analyses were conducted using the **2000 Highway Capacity Manual**. Unsignalized levels of service are found to be acceptable for the projected traffic conditions. The evaluation of the sight-distances for the proposed intersections were found to exceed that required for a 40mph. An evaluation for the requirement of left- and right-turn lanes using the Knox County policy determined that auxiliary right-turn lanes would not be necessary for the projected traffic volume, but left-turn lanes would be required. Therefore, with the recommendations of this report, the efficient and safe flow of traffic should be maintained with the development of the proposed condominiums.

