

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

▶ **FILE #:** 7-SH-06-C **AGENDA ITEM #:** 13
 7-I-06-UR **AGENDA DATE:** 10/12/2006

POSTPONEMENT(S): 7/13/2006-9/14/2006

▶ **SUBDIVISION:** SHANNON VALLEY FARM VILLAS

▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.

OWNER(S): SOUTHLAND GROUP, INC

TAX IDENTIFICATION: 49 PART OF PARCEL 67

JURISDICTION: County Commission District 8

▶ **LOCATION:** West side of Murphy Rd., north of Summer Rose Blvd.

SECTOR PLAN: North City

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

▶ **APPROXIMATE ACREAGE:** 29 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 106

SURVEYOR/ENGINEER: Wanis A. Rghebi Southland Engineering Consultants, LLC

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

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'.

STAFF RECOMMENDATION:

▶ **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

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.

► **APPROVE the development plan for up to 106 attached residential dwellings on individual lots subject to 5 conditions.**

1. Approval of the rezoning request from RB to PR at a density of up to 5 du/ac by Knox County Commission (7-P-06-RZ).
2. Installing all landscaping as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
3. With the reduction in the front yard setback to 15' for Lots 69-76, the residential units on those lots shall be provided with a two car garage.
4. Meeting all applicable requirements of the approved concept subdivision plan.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

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.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed attached residential subdivision at a density of 3.66 du/ac, is consistent in use and density (up to 5 du/ac) with the existing and recommended rezoning.
3. Any school age children living in this development are presently zoned to attend Rita Elementary, Gresham Middle and Central High Schools.

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

1. The proposed attached residential subdivision 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 subdivision 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.

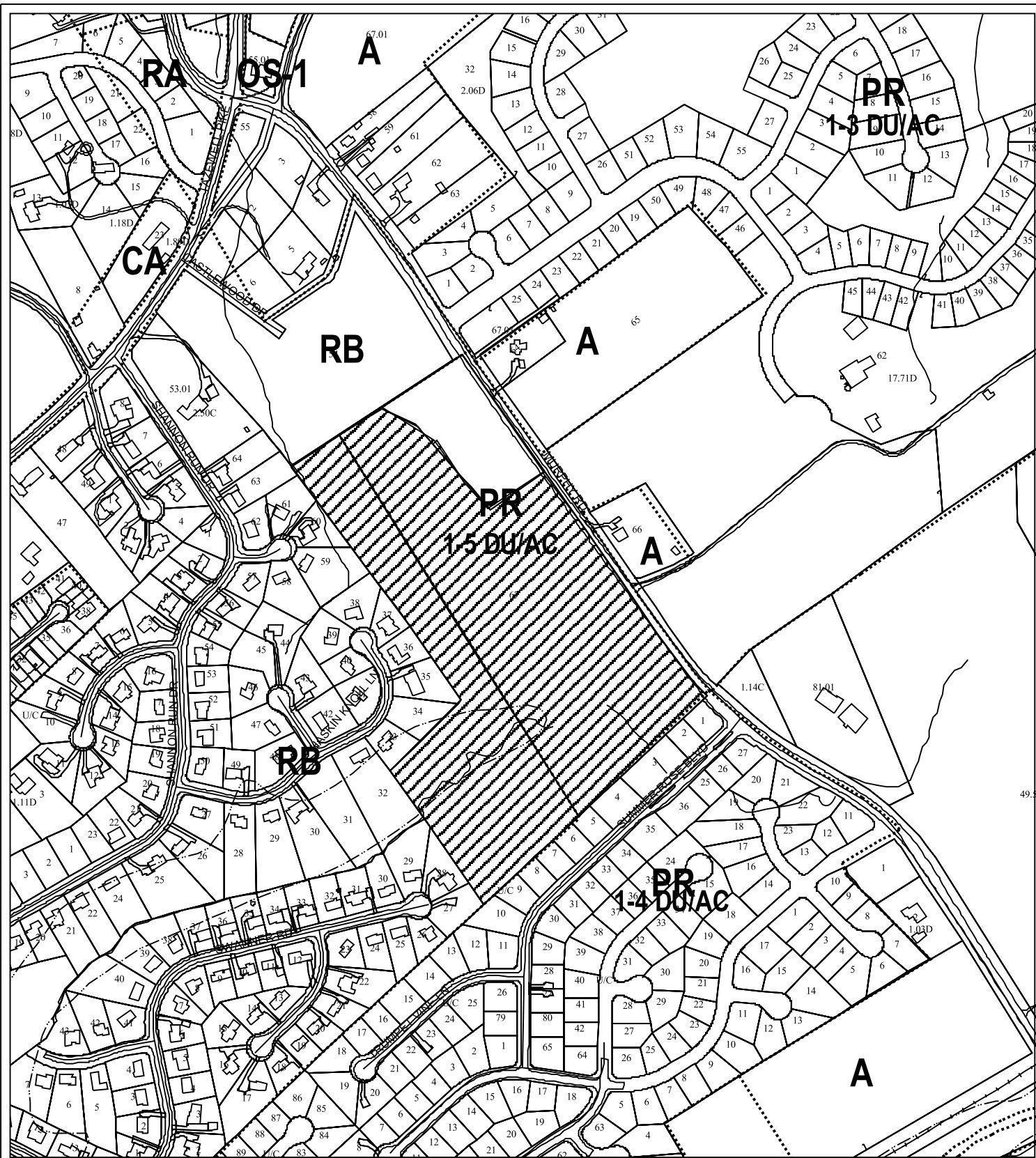
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for low density residential use. The existing and proposed PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.66 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.


Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



**7-SH-06-C/7-I-06-UR
CONCEPT PLAN/USE ON REVIEW**

 Attached single-family subdivision in PR (Planned Residential) & PR (Planned Residential) Pending

Original Print Date: 06/21/06 Revised: 07/05/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shannon Valley Farm
Condominium
Southland Group, Inc.
Map No: 49

Jurisdiction: County



