



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

▶ **FILE #:** 10-SA-07-C

AGENDA ITEM #: 13

AGENDA DATE: 10/11/2007

▶ **SUBDIVISION:** SHANNON VALLEY FARMS, UNITS 4C & 5

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

OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 49 PART OF 67.02

JURISDICTION: County Commission District 8

▶ **LOCATION:** East side Murphy Rd., north and south of Shannon Valley Farms Blvd. and the south side of Luttrell Rd.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Rural Area

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 37.55 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences and vacant land / A (Agricultural)
South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
East: Residences, vacant land and amenity center / A (Agricultural) & PR (Planned Residential)
West: Vacant land and residences / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 99

SURVEYOR/ENGINEER: Wanis A. Rghebi

ACCESSIBILITY: Access is via Jade Pasture Ln. and Horstall Dr., local streets with a 26' pavement width within a 50' right-of-way and Murphy Rd., a major collector street with a 24' pavement width within a required 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Horizontal curve variance on Road A (Unit 5) at STA 9+50, from 250' to 225'.
2. Vertical curve variance on Road A (Unit 5) at STA 6+50, from 75' to 50'.
3. Reduction of the right-of-way corner radius at the northeast corner of the intersection of Road C and Murphy Rd. (Unit 5), from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and site features restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions

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. 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 in September 2006 (See file 7-SH-06-C/7-I-06-UR), and as approved by the Knox County Department of Engineering and Public Works. The turn lane on Murphy Rd. shall be installed at the same time that the improvements are made for Road C (southern subdivision entrance) of Unit 5 of the subdivision.
4. Revising the concept plan for Unit 5 to include the strip of property between the Road C right-of-way and the existing lot to the north (tax parcel # 049 066) into the right-of-way for Road C.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. If any building construction is proposed within the 50' buffer areas around the sinkholes designated on the Concept Plan, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in this area is subject to approval by the County following review of the report. Engineered footings may be required for this area. The sinkholes and 50' buffer shall be designated on the final plat even if they are approved to be filled.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration of the sinkholes.
8. Adding the notation on the final plat that access to all lots shall be from the internal street system only.
9. 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.

With the conditions noted, this concept plan meets the requirements for approval in the PR zone.

COMMENTS:

The Planning Commission approved the Concept Plan for this subdivision on August 8, 2002 for a total of 346 detached residential lots on 156.17 acres at a density of 2.22 DU/AC. The PR (Planned Residential) zoning for the property at up to 3 du/ac was approved by Knox County Commission on February 25, 2002. On July 14, 2005 the Planning Commission approved a revised concept plan for Unit 5 of the subdivision that includes the southern entrance to the property from Murphy Rd.

Since the original concept plan has now expired (the use-on-review approval is still valid), the applicant is requesting approval of a new concept plan for two remaining units within the subdivision. This includes Unit 4C which is located in the northeast corner of the subdivision and includes 39 lots on 15.7 acres and Unit 5 which is located in the southwest corner of the subdivision and includes 60 lots on 21.85 acres. The new concept plan follows the original approval with only minor adjustment to some of the lots. One of the revisions to Unit 5 includes the option of providing a stub street off of Road B in the location of Lot 223 to the property to the north. The only portion of the remaining property that is not addressed by this concept plan is the southeast corner of the site that was originally approved for five lots and common area along the remaining portion of Shannon Valley Dr. That property will be addressed at a later date. With this concept plan, the total number of lots platted and approved under concept for the subdivision is 338 which is below the use-on-review approval of 346 lots.

There are a couple of sinkholes/depressions on this site. If any building construction is proposed within the 50' setback area around the sinkhole/depressions, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas. If the Tennessee Department of Environment and Conservation determines that a depression is not a sinkhole, construction within the sinkhole may be permitted pending the results of the geotechnical study.

In September 2006 a Traffic Impact Study was prepared by Wilbur Smith Associates that 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 installation of the turn lane improvements is a recommended condition of this approval.

ESTIMATED TRAFFIC IMPACT 1027 (average daily vehicle trips)

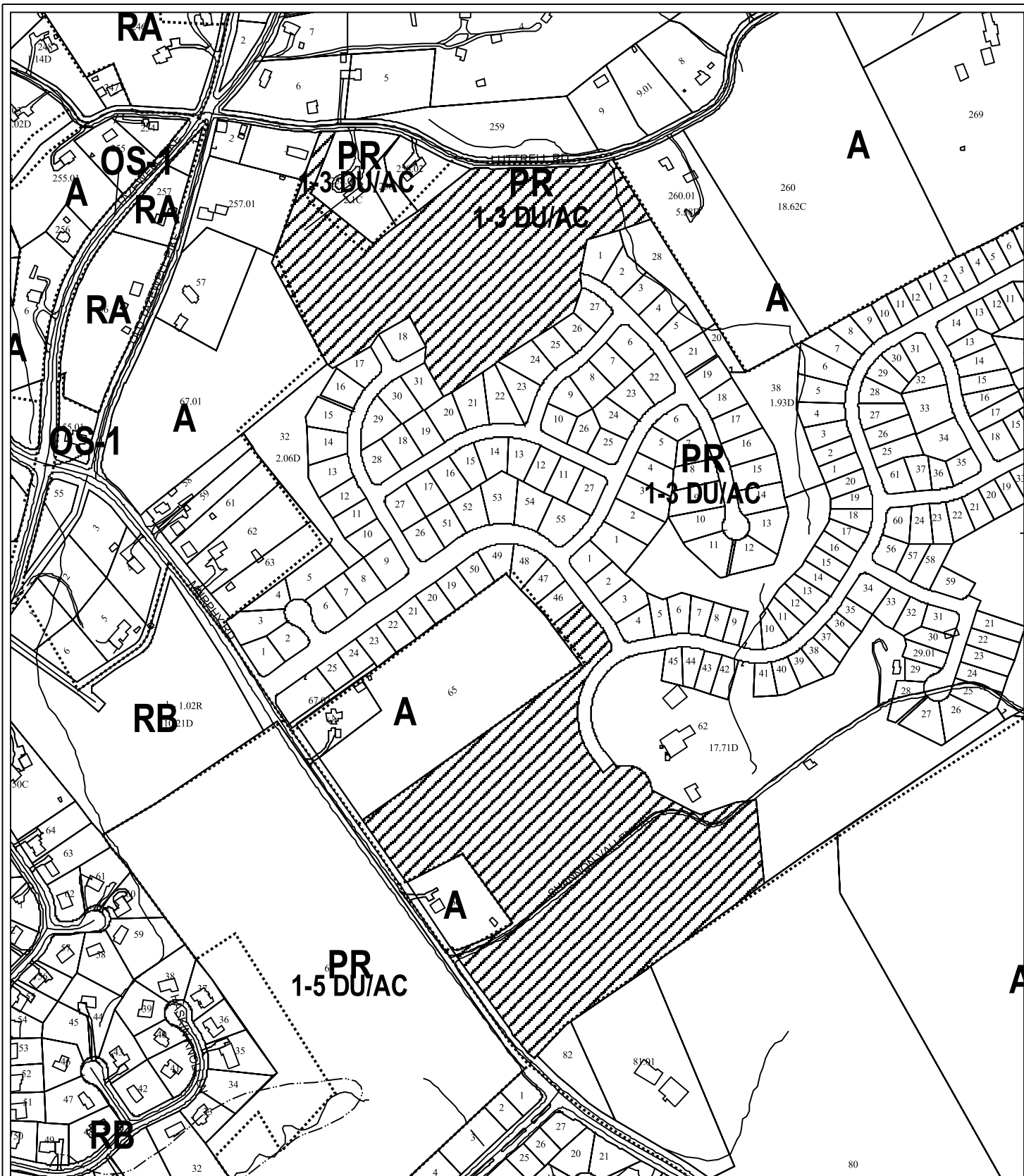
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 38 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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



10-SA-07-C
CONCEPT PLAN

Subdivision: Shannon Valley Farms,
Units 4C & 5
Map No: 49
Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 09/27/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

