



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

▶ **FILE #:** 9-SD-07-C
9-I-07-UR

AGENDA ITEM #: 19
AGENDA DATE: 9/13/2007

▶ **SUBDIVISION:** SHANNON VALLEY FARMS, UNIT 3-C
▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.
OWNER(S): Smithbilt, LLC

TAX IDENTIFICATION: 49 PART OF 67.02
JURISDICTION: County Commission District 8

▶ **LOCATION:** On Creekrock Ln., between Gallant Ln. and Sunday Silence Dr., east of Murphy Rd.

SECTOR PLAN: North City
GROWTH POLICY PLAN: Rural Area
WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 9.1 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

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

▶ **NUMBER OF LOTS:** 23

SURVEYOR/ENGINEER: Wanis A. Rghebi

ACCESSIBILITY: Access is via Gallant Ln. and Sunday Silence Dr., local streets with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Creekrock Ln. at STA 10+50, from 250' to 200'.

STAFF RECOMMENDATION:

▶ **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

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.

► **APPROVE the request for up to 23 detached dwellings on individual lots as shown on the development plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

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.

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 in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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.
3. The approved zoning density for this site is 1- 3 dwellings per acre. The proposed 2.53 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property for low density residential use which is consistent with the approved zoning density of up to 3 du/ac. At a proposed density of 2.53 du/ac, the subdivision is in compliance with the sector plan.

ESTIMATED TRAFFIC IMPACT 268 (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.

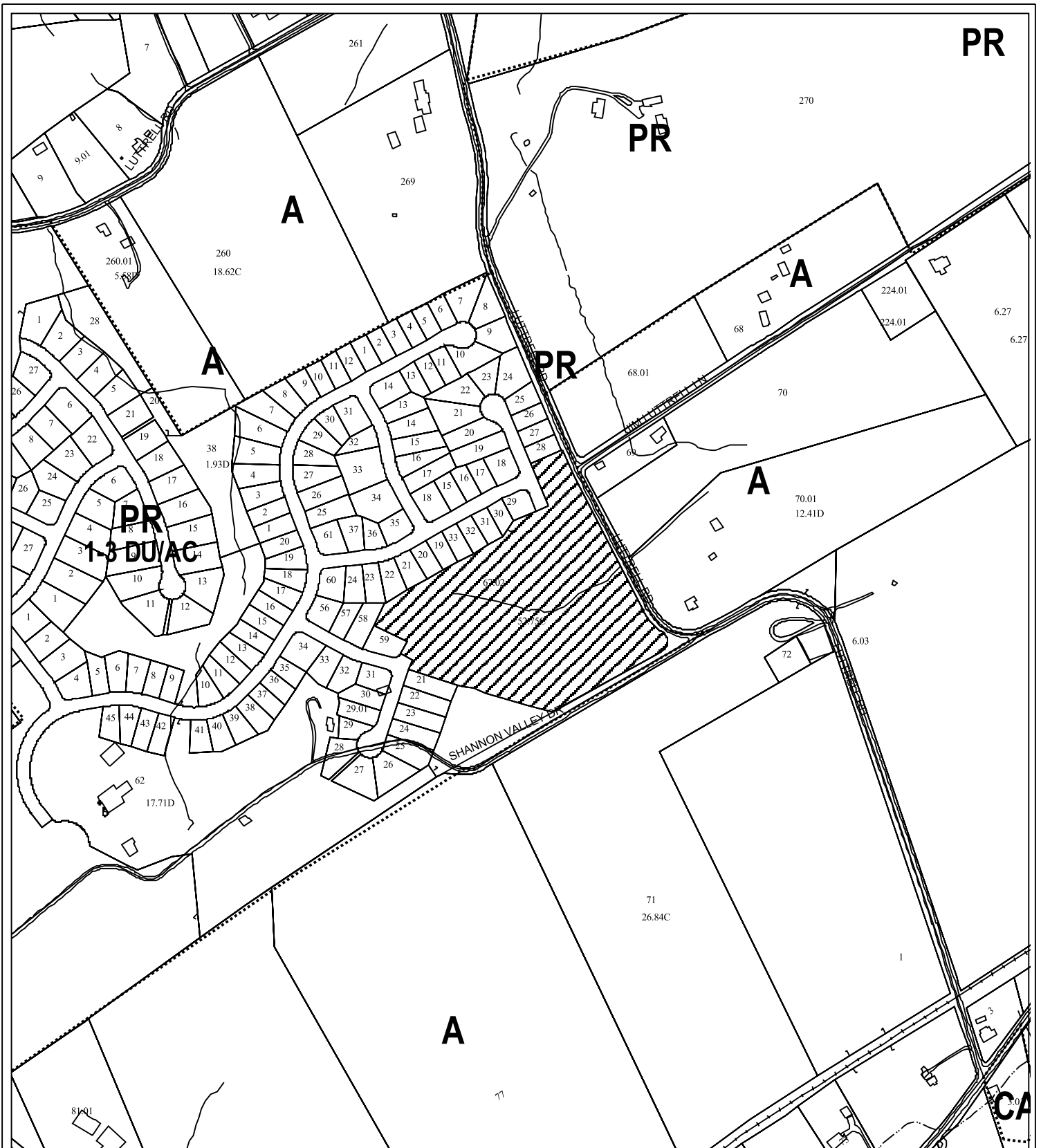
ESTIMATED STUDENT YIELD: 9 (public and private school children, ages 5-18 years)

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 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.



**9-SD-07-C/9-I-07-UR
CONCEPT PLAN/USE ON REVIEW**

 Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shannon Valley Farms, Unit 3-C
Southland Group, Inc.

Map No: 49

Jurisdiction: County



