



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

▶ **FILE #:** 5-SB-12-C
5-G-12-UR

AGENDA ITEM #: 13
AGENDA DATE: 6/14/2012

POSTPONEMENT(S): 5/10/2012

▶ **SUBDIVISION:** SHANNON VALLEY FARM
▶ **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC.
OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 49 PART OF 067
JURISDICTION: County Commission District 2

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

SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 29 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: 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:** 42

SURVEYOR/ENGINEER: Southland Engineering

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 Stonehurst Dr. at STA 4+00, from 250' to 150'.
2. Horizontal curve variance on Stonehurst Dr. at STA 6+50, from 250' to 150'.
3. Vertical curve variance on Star Gate Blvd. at STA 0+70, from 130' to 80'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 - 3 because site conditions (utilities and utility easements) restrict compliance with the Subdivision Regulations, and the proposed variances 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 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 a building permit for any residence that would require the crossing of the existing gas line, providing written confirmation to the building official from the Knoxville Utilities Board that they have reviewed and approved the grading plan for access to the proposed residence.
4. Sidewalks as shown on the concept plan shall be installed as part of the street installation and shall meet ADA requirements.
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 Department of Environment and Conservation.
7. Placing a note on the final plat that all residential lots will have access only to the internal street system.
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 development plan for up to 42 detached residential dwellings on individual lots 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 of a Concept Plan and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 29.0 acre tract into 42 detached residential lots at a density of 1.45 du/ac. Access to the site is from Murphy Rd. directly across from Horstall Dr. which is the southern entrance for Shannon Valley Farms Subdivision. The previous concept plan that was approved for this site on October 12, 2006 has expired. The previous approval was for 106 attached residential units on individual lots.

A Traffic Impact Study was required for the previous concept plan with the 106 attached dwelling units. The Study recommended the installation of left turn lane improvements on Murphy Rd. at the proposed entrance to this subdivision. An updated traffic analysis has been submitted for the new proposal with only 42 lots. It has been determined that the left turn lane improvements would not be warranted with this new proposal.

The applicant had received a use on review approval (10-A-06-UR) for a commercial center within the PR Zoning District for the Shannon Valley development. The commercial site is located at the northeast corner of this proposed subdivision. A driveway connection is being provided between the proposed subdivision and the approved 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 detached residential subdivision at a density of 1.45 du/ac, is consistent in use and density (up to 5 du/ac) with the existing zoning.
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 detached 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 since the site has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan designates this property for low density residential use. The existing PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 1.45 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 467 (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.

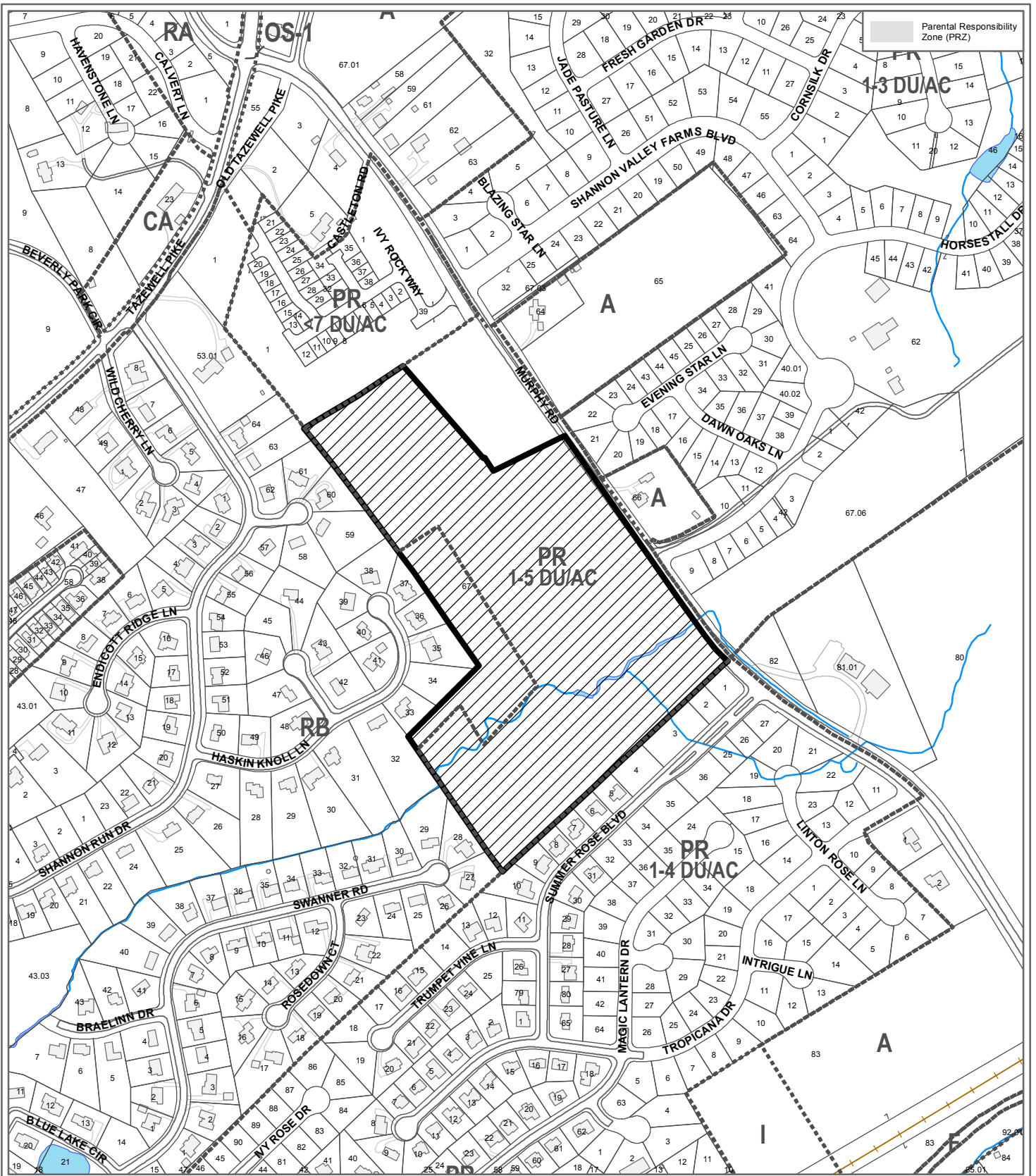
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Gresham Middle, and Central 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.



**5-SB-12-C / 5-G-12-UR
CONCEPT PLAN/USE ON REVIEW**

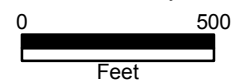


Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 4/17/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Southland Group, Inc.
Shannon Valley Farm

Map No: 49
Jurisdiction: County





NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

REVISED
 6-6-12

SOUTHLAND GROUP, INC.
 1000 WALL ST. SUITE 200
 MEMPHIS, TN 38103
 PHONE: (901) 521-2200
 FAX: (901) 521-2201

CONCEPT & DEVELOPMENT PLAN FOR
 THE VILLAGE OF SHANNON VALLEY FARMS
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PROJECT NO. SFV03-27-6-C
 SHEET 1 OF 8 SHEETS

SCALE
 HORIZONTAL 1" = 50'

DATE
 5-27-2012

DESIGNED BY
 ENGINEER
 DRAWN BY
 CHECKED BY

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 LICENSE NO. 22622



CERTIFICATION OF CONCEPT PLAN
 I, DAVID A. S., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE, HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF TENNESSEE AND THAT I AM THE DESIGNER OF THE CONCEPT PLAN FOR THE VILLAGE OF SHANNON VALLEY FARMS, DISTRICT 6, KNOX COUNTY, TENNESSEE.

