



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SA-21-C **AGENDA ITEM #:** 21
3-B-21-UR **AGENDA DATE:** 3/11/2021

▶ **SUBDIVISION:** MURPHY ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** JOSH SANDERSON / SOUTHLAND GROUP, INC.
OWNER(S): Southland Group Inc.

TAX IDENTIFICATION: 49 067 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 2

STREET ADDRESS: 4917 Murphy Rd.

▶ **LOCATION:** West side of Murphy Rd. at Horsetall Dr., northwest of Washington Pk.

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 20.75 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential lots

SURROUNDING LAND USE AND ZONING:
North: Attached residences / PR (Planned Residential)
South: Detached residences / PR (Planned Residential)
East: Detached residences, Vacant land / A (Agricultural) & PR (Planned Residential)
West: Detached residences / RB (General Residential)

▶ **NUMBER OF LOTS:** 61

SURVEYOR/ENGINEER: Wanis Rghebi / SEC, 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:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM TANGENT FOR THE REVERSE HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 50-FT TO 40-FT AT STA 4+85.61 TO 5+26.15 2) REDUCE THE MINIMUM CONNECTING VERTICAL CURVE ON STAR GATE BOULEVARD AT MURPHY ROAD FROM K=25 TO K=15.34

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 3+12 TO 4+85

2) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 5+26 TO 7+29
3) REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS ON STONEYHURST DRIVE FROM 250-FT TO 200-FT AT STA 12+31 TO 15+20

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

1) INCREASING THE MAXIMUM ROAD GRADE AT INTERSECTIONS FROM 1% TO A MAXIMUM OF 3%

STAFF RECOMMENDATION:

- **APPROVE** variances 1-2, and alternative design standards 1-3 on the recommendations of the Knox County Department of Engineering and Public Works, and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 13 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 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. A maximum of 42 lots may be platted before a transportation impact study is provided to and approved by Planning staff and Knox County Engineering and Public Works to determine if turn lanes are required on Murphy Road at the Star Gate Boulevard and Horsecall Drive intersection. If turn lanes are warranted, the installation must be guaranteed per the requirements of Knox County Engineering and Public Works before more than 42 lots may be platted.
 4. Providing a note on the plat that lots 53, 57 & 58 have a minimum finished floor elevation one-foot above the 500-year flood plain as required by Knox County Engineering and Public Works during the design plan phase.
 5. Providing the required stream buffer for the blue line shown on the USGS Quad map along the Bays Mountain Road frontage unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.
 6. Providing a 15' rear setback line on the final plat for all lots that are adjacent to the 25' common area along the Murphy Road frontage.
 7. Providing a 25' common area on the final plat between Murphy Road and any double frontage lot that has an average depth less than 150 feet.
 8. Providing a temporary turnaround at the southwest terminus of Stoneyhurst Drive per the requirements of Knox County Engineering and Public Works and the Knox County Fire Prevention Bureau.
 9. Providing documentation to Knox County Engineering and Public Works during the design plan phases that lot 58 has sufficient buildable area outside the stream buffer.
 10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
 11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 12. Placing a note on the final plat that all lots will have access only from internal streets.
 13. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- **APPROVE the Development Plan for up to 61 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet along the north boundary, and to 25 feet on the east boundary where the 25-foot common area is provided, 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 criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide 20.75 acres of this 32.62-acre tract into 61 detached residential lots at a density of 2.94 du/ac. The property is dual zoned with 28.62 acres zoned PR (Planned Residential) and 4 acres zoned RB (General Residential). The proposed development is entirely within the PR portion of the

property which was rezoned from A (Agricultural) to PR (Planned Residential) 1-5 du/ac in February 2002 (1-U-02-RZ).

This property was zoned PR at the same time as the Shannon Valley Farms development on the east side of Murphy Road. The subject property was approved for 106 attached houses in 2006 (7-SH-06-C) and turn lane improvements on Murphy Road was required. In 2012, a new concept plan was approved which changed the development to 42 detached houses (5-SB-12-C) and eliminated the requirement of a turn lane. Staff is recommending a condition that only 42 lots may be platted before a new transportation impact study must be provided to staff to determine if a turn lane is warranted with the proposed development and potential future development in the southwest corner of the property.

The southwestern terminus of Stoneyhurst Drive will have a temporary turnaround because it is intended to be extended to the west during phase 2 of this development. There are no apparent opportunities for road connections to adjacent properties because they are already developed

A 25-foot common area strip is being provided along the Murphy Road frontage as required by the Subdivision Regulations for double frontage lots that have an average depth less than 150 feet along a collector or arterial street (Section 3.02.A.4.). Murphy Road is a major collector. Staff is recommending the peripheral setback along the Murphy Road frontage be reduced from 35 feet to 25 feet for all lots adjacent to the 25-foot common area so those lots are not subject to two different rear setbacks. The standard 15-foot rear setback will apply from the shared lot line with the common area and if the peripheral remains 35 feet, it will extend 10 feet into the lot which will result in a 10-foot setback for accessory structures rather than the standard 5-foot setback. In the staff's opinion, the additional setback for accessory structures is not needed if the 25-foot common area strip is being provided.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The North City Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR 1-5 du/ac and the proposed subdivision has a density of 2.94 du/ac for the 20.75 acres of the site in this phase of the development.

B. The FEMA flood study stops just to the west of this phase of the development and therefore, the recommendations of the stream protection area of the sector plan are not applicable. However, the lots adjacent to the stream in phase 1 must have a minimum floor elevation that is 1-foot above the 500-year flood elevation.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to others in the area. The subdivision to the west was developed in the RB (General Residential) zone which has a minimum lot size of 7,500 sqft. The proposed subdivision has some lots that are less than 6,000 sqft, however, there is a large common area between the two subdivisions with overhead powerline and underground gas line easements, so this area is not likely to be developed in the future.

C. The PR (Planned Residential) zoning for this site allows up to 5 du/ac and the proposed subdivision has a density of 2.94 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

B. The attached residential development to the north has a 25-foot peripheral setback which is the same as requested by the applicant along their northern boundary.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
A. The proposed residential subdivision is compatible with the surrounding residential uses and will not significantly impact the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
A. The development will have direct access to Murphy Road which is a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are TVA and KUB overhead power lines and a gas line along the western boundary of phase 1 of this development. As with any major utility installation, there is some risk with locating near them but this is not unique to this property and there are no requirements for locating a certain distance from these uses other than building outside of their recorded easements.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 660 (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.

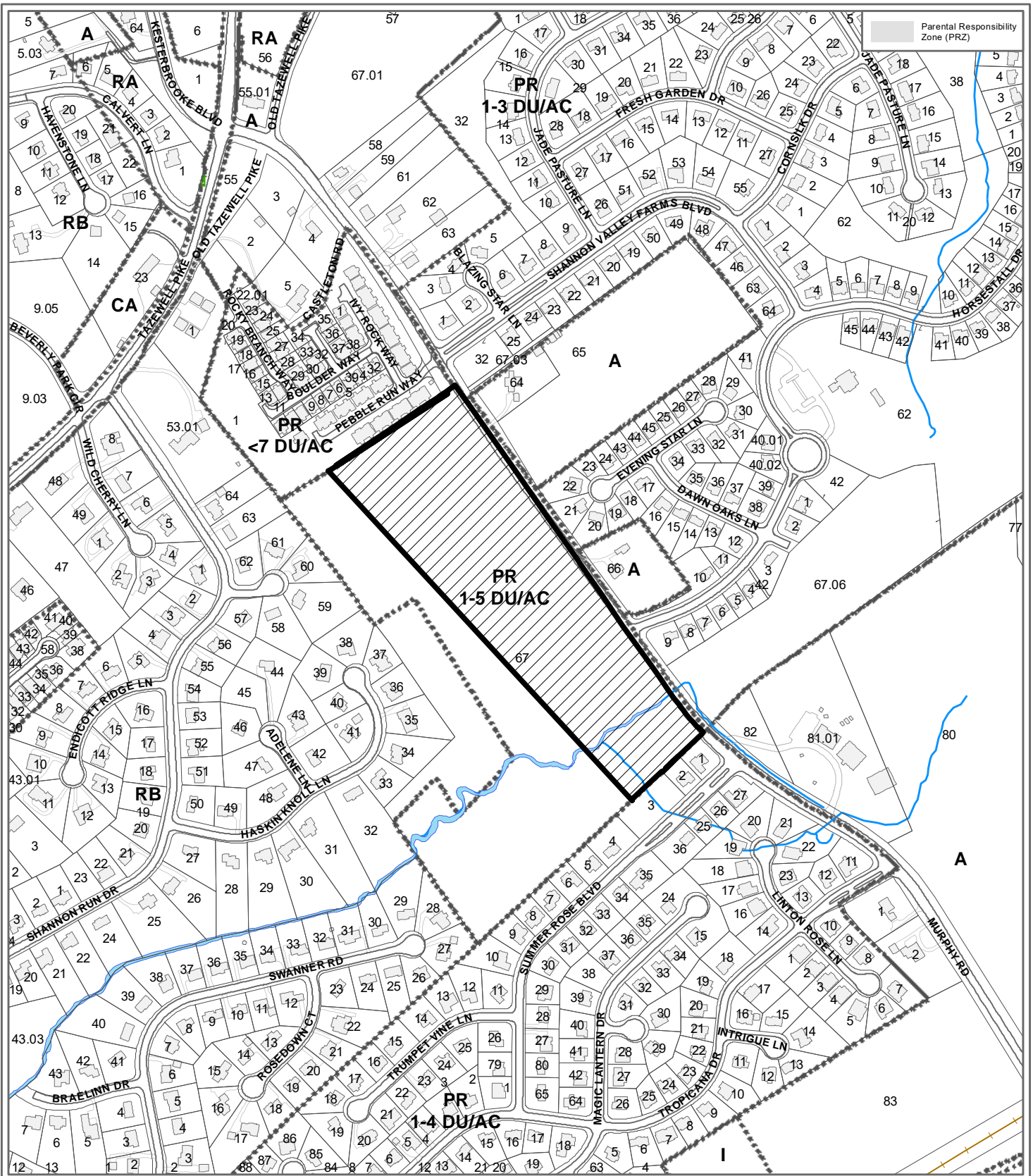
ESTIMATED STUDENT YIELD: 22 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



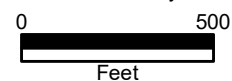
**3-SA-21-C / 3-B-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Sanderson / Southland Group, Inc., Josh Murphy Rd. S/D

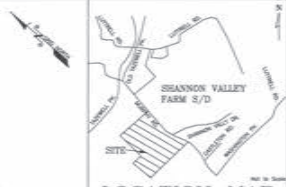
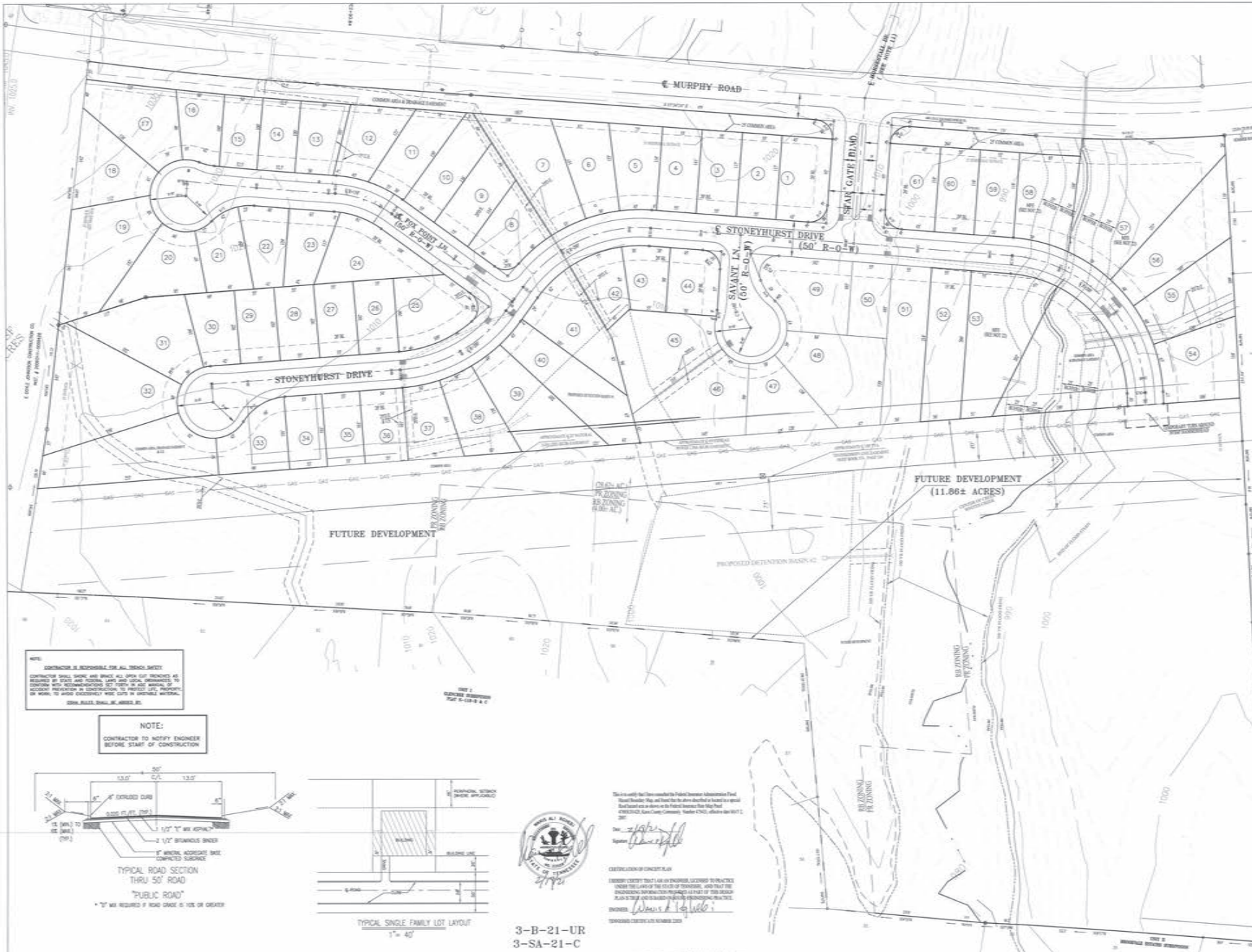


Detached residential lots in PR (Planned Residential)

Map No: 49
Jurisdiction: County



Original Print Date: 2/5/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

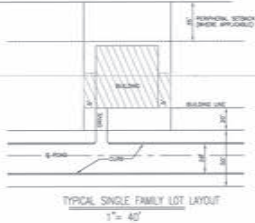
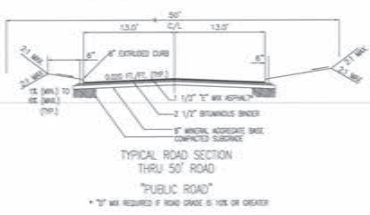


NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-357-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

1. ALL CONSTRUCTION AND ACTS ARE SUBJECT TO CHANGE IN THE FINAL PLAN.
2. THERE SHALL BE TEN (10) FEET IN FRONT UTILITY AND SERVICE EASEMENTS UNDER ALL EXISTING LOT LINES AND UNDER ALL EXISTING DRIVEWAYS AND DRIVEWAYS TO BE RECONSTRUCTED SHALL BE PROVIDED ALONG INTERSECTIONS OF ALL EXISTING LOT LINES AND ON THE INSIDE OF ALL EXISTING DRIVEWAYS. ALL EXISTING UTILITY LINES AND ALL EXISTING DRIVEWAYS TO BE RECONSTRUCTED SHALL BE PROVIDED ALONG INTERSECTIONS AS DETAILLED.
3. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 10% GRADE AND IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SERVICE EASEMENTS.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ROAD PROFILES AS SHOWN ON THIS PLAN.
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20. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ROAD PROFILES AS SHOWN ON THIS PLAN.

NOTE:
 CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SHEET.
 CONTRACTOR SHALL SHOW AND SHIELD ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL SAFETY AND SHALL MAINTAIN ALL EXISTING UTILITY LINES AND SHALL MAINTAIN ALL EXISTING DRIVEWAYS AND ROAD PROFILES AS SHOWN ON THIS PLAN.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



3-B-21-UR
 3-SA-21-C

This is a sealed and unexpired Professional Engineer Seal.
 I hereby certify that I am an Engineer, Licensed to Practice in the State of Tennessee, and that the Engineering Information presented herein is true and correct to the best of my knowledge and belief.
 Signature: [Signature]
 Date: 01-12-2021
 ENGINEER: [Name]
 EXPIRES: 01-12-2024

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL OFFICE & LABOR DIVISIONS
 4917 MURPHY ROAD
 KNOXVILLE, TENNESSEE 37918
 PHONE: (606) 694-1758
 FAX: (606) 694-9999
 EMAIL: JCS@SOUTHLAND.COM

DESIGNED	DATE	APPROVED	DATE
ENGINEER			
DRAWN			
CHECKED			

NO.	DATE	REVISION	APP'D.

GRID REF.: NET # 20220813-000814

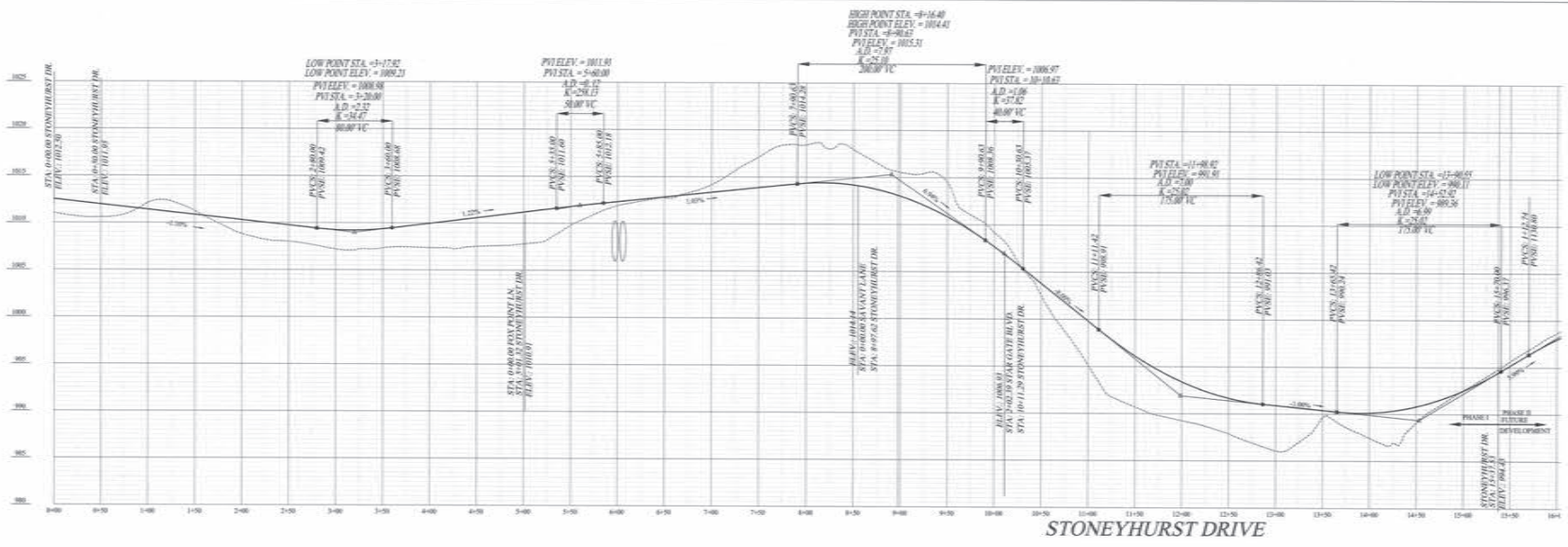
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 HORIZONTAL: 1" = 50'
 DATE
 01-12-2021



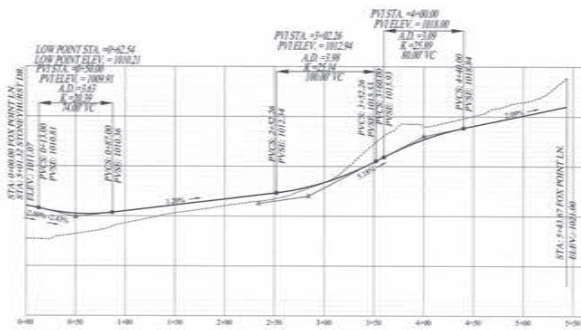
SINGLE FAMILY CONCEPT & DEVELOPMENT PLAN FOR
 SOUTHLAND GROUP INC
 CLT MAP 49, PART 02PARCEL 67
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-01-12-21-CP
 SHEET 1 OF 2 SHEETS

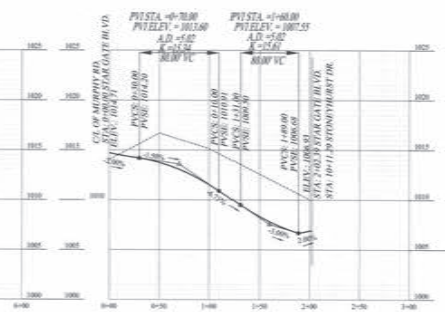
3-SA-21-C / 3-B-21-UR
 2/18/2021



STONEYHURST DRIVE



FOX POINT LANE



STAR GATE BLVD.



SAVANT LANE

3-SA-21-C / 3-B-21-UR
2/18/21

SITE ADDRESS:
4917 MURPHY ROAD
KNOXVILLE, TENNESSEE 37918

OWNER:
SOUTHLAND GROUP, INC.
4051 SHILLI
KNOXVILLE, TN 37951
PHONE: (865) 894-7756
FAX: (865) 893-9999
EMAIL: JGD@SGP.COM



SOUTHLAND ENGINEERING CONSULTANTS, LLC
4917 SHILLI ROAD
KNOXVILLE, TENNESSEE 37951
PHONE: (865) 894-7756
FAX: (865) 893-9999

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

GRID REF. NET. # 20200813-0018914

CONTOUR INTERVAL: 2'
(KGS TOPOGRAPHIC)

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 5'
DATE
01-12-2021



SINGLE FAMILY CONCEPT & DEVELOPMENT PLAN FOR
SOUTHLAND GROUP INC
CLT MAP 45, PART OF PARCEL 67
DISTRICT 6, KNOX COUNTY, TENNESSEE

PLC-01-12-21-RP
SHEET 2 OF 2 SHEET(S)



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Southland Group, Inc./ Josh Sanderson

Applicant Name	Affiliation	
1/13/2021	3/11/2021	File Number(s)
Date Filed	Meeting Date (if applicable)	3-SA-21-C / 3-B-21-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
 Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Wanis A. Rghebi, PE	SEC, LLC
Name	Company
4909 Ball Road	Knoxville TN 37931
Address	City State ZIP
865-694-7756	wrghebi@sengconsultants.com
Phone	Email

CURRENT PROPERTY INFO

Southland Group, Inc	4909 Ball Road, Knoxville, Tn 37931	865-694-7756
Owner Name (if different)	Owner Address	Owner Phone
4917 Murphy Road, Knoxville, TN 37918	049, Part of Parcel 067	
Property Address	Parcel ID	

STAFF USE ONLY

West side of Murphy Rd. at Horstall Dr., Northwest of Washington Pk	32.62 acres (part of)	(20.75)
General Location	Tract Size	
2nd	PR (1-5 du/ac)	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North City	LDR / SP	Urban Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
farm land Vacant	N KUB	NEKU
Existing Land Use	Septic (Y/N)	Sewer Provider Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Murphy Rd. S/D

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created 65

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
 Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0406 3375.00	
Fee 2	
Fee 3	
	\$3375.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.



Wanis Ali Rghebi, PE

1-13-2021

Applicant Signature

Please Print

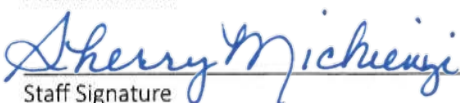
Date

865-694-7756

wrghebi@sengconsultants.com

Phone Number

Email



Sherry Michienzi

1/13/2021

Staff Signature

Please Print

Date