

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 1-SB-23-C

AGENDA ITEM #: 34

1-A-23-DP

AGENDA DATE: 1/12/2023

► **SUBDIVISION:** THE MEADOWS AT SHANNON VALLEY

► **APPLICANT/DEVELOPER:** SOUTHLAND GROUP, INC./JOSH SANDERSON

OWNER(S): Southland Group, Inc.

TAX IDENTIFICATION: 49 067

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 STONEYHURST LN

► **LOCATION:** West side of Murphy Rd, southern terminus of Stoneyhurst Ln

SECTOR PLAN: North City

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

WATERSHED: Whites Creek

► **APPROXIMATE ACREAGE:** 13.48 acres

► **ZONING:** RB (General Residential), PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RB (General Residential), PR (Planned Residential)
South: Single family residential -- PR (Planned Residential)
East: Single family residential, Agricultural/Forestry/Vacant -- A (Agricultural), PR (Planned Residential)
West: Single family residential -- RB (General Residential)

► **NUMBER OF LOTS:** 24

SURVEYOR/ENGINEER: Josh Sanderson Primos Land Company, LLC

ACCESSIBILITY: Access is via Murphy Rd., a major collector street with 24' of pavement width within a 70' right-of-way; and via Stoneyhurst Lane, a local street with 26' of pavement width within a 50' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

- 1) Reduce the minimum cul-de-sac right-of-way transition radii from 75' to 0' on both sides of the Road 'A' cul-de-sac.
- 2) Reduce the minimum cul-de-sac curb transition radii from 75' to 25' on both sides of the Road 'A' cul-de-sac.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report.

STAFF RECOMMENDATION:

- **Approve the requested variances based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 7 conditions

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Installing the turn lane at the Murphy Lane and Star Gate Drive/Horsetall Drive intersection, per condition #3 for the Concept Plan approval for The Meadows and Shannon Valley, Phase 1 (3-SA-21-C).
- 4) Providing a note on the plat that lots 82, 83 & 84 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) If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the 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 these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- **Approve the development plan for a residential subdivision with up to 24 detached dwellings, subject to 1 condition.**

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

COMMENTS:

This proposal is for phase 2 of The Meadows at Shannon Valley subdivision, which includes 24 detached residential lots on approximately 9.68 acres. The subdivision has split zoning; approximately 26.38 acres are zoned PR (Planned Residential) up to 5 du/ac, and approximately 4 acres are zoned RB (General Residential). The maximum number of dwelling units (lots) allowed in the subdivision is approximately 131 (depending on the surveyed acreage zoned PR). The subdivision will have 85 total lots combined for both phases at a density of 3.2 du/ac on the 26.38 acres zoned PR. Phase 2 density is approximately 4.2 du/ac in the area zoned PR.

VARIANCES

The requested variances are necessary because of how short Road 'A' is. There is not enough space to have a cul-de-sac transition radius between the intersection radius and the actual cul-de-sac.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. For acreage zoned PR, the proposed density is 3.2 du/ac for the entire subdivision and 4.2 du/ac for phase 2. Including the 4 acres zoned RB, the density for the entire subdivision is approximately 2.8 du/ac.
- c) The applicant requests a peripheral setback reduction from 35-ft to 30-ft along the southwest boundary (lots 73-75). This will mainly benefit lot 74.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments.

b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which does not diversify the housing mix in the area. It is unknown if the price ranges will vary from nearby residential developments

3) NORTH CITY SECTOR PLAN

a) The property is classified LDR (Low Density Residential) and SP (Stream Protection). The LDR land use allows consideration of up to 5 du/ac. The proposed density is 3.8 du/ac.

b) The SP (Stream Protection) area aligns with the FEMA 500-year floodplain. Only a portion of the stream on the property is studied (has a FEMA flood designation). The lots will almost entirely stay out of the 500-year flood area, except lots 82-84, which will require a minimum floor elevation 1-ft above the 500-year flood elevation provided on the final plat.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 271 (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.

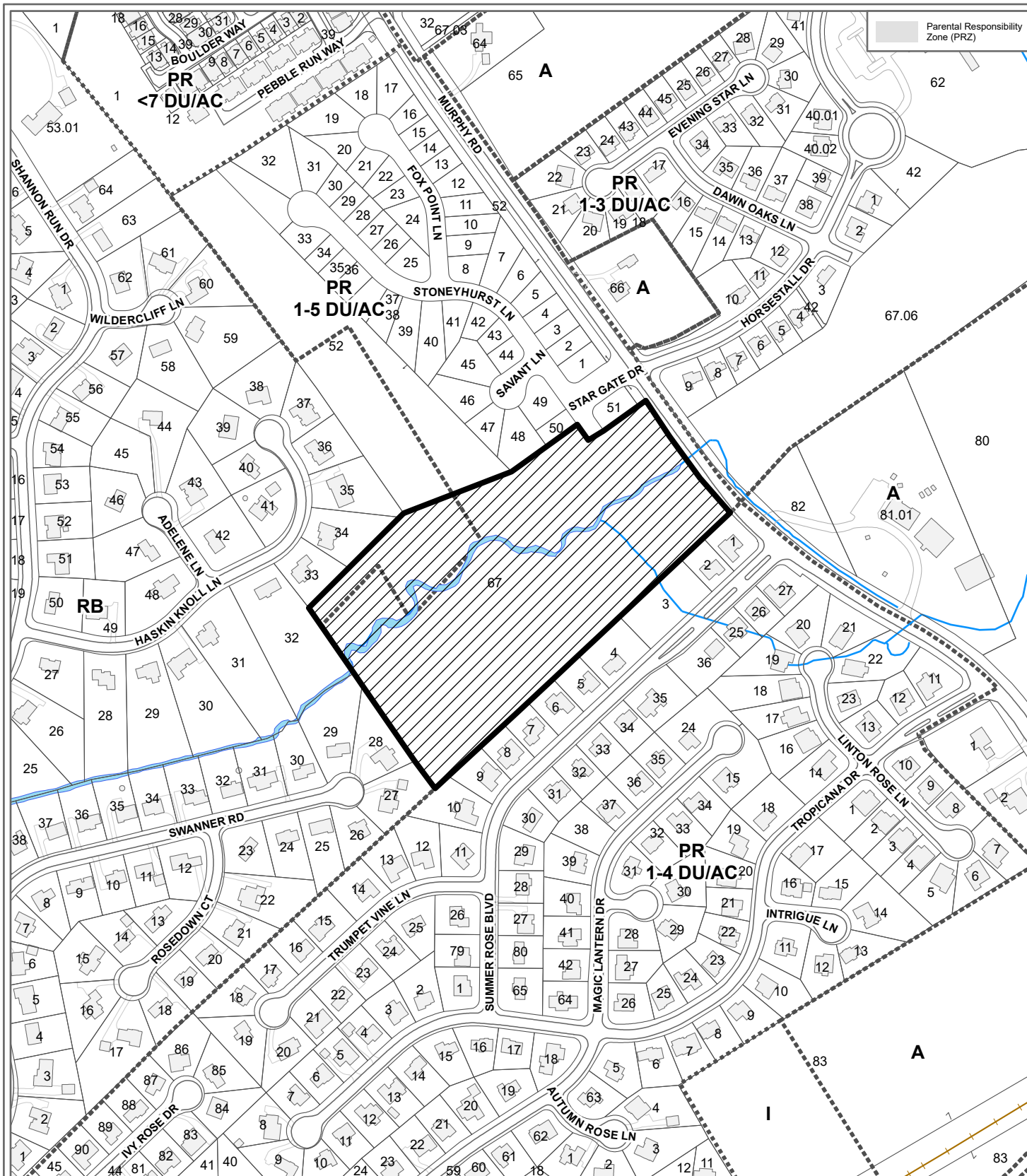
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

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

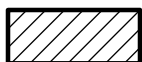
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**1-SB-23-C / 1-A-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

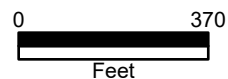


Detached residential subdivision in RB (General Residential), PR (Planned Residential)

Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Southland Group, Inc./Josh Sanderson

Map No: 49
Jurisdiction: County



Requested Variances & Alternative Design Standards

1-SB-23-C / 1-A-23-DP—THE MEADOWS AT SHANNON VALLEY, PHASE II

VARIANCES

1. Reduce the minimum cul-de-sac right-of-way transition radii from 75' to 0' on both sides of the Road 'A' cul-de-sac.
2. Reduce the minimum cul-de-sac curb transition radii from 75' to 25' on both sides of the Road 'A' cul-de-sac.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% on Road 'A' at Stoneyhurst Lane
2. Reduce the minimum right-of-way radii from 25' to 19' on both sides of the Road 'A' intersection with Stoneyhurst Lane

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve

Handwritten signatures and date. The first signature is a stylized 'A' with a horizontal line. The second signature is a stylized 'A' with a horizontal line. The date is written as 1/4/23.

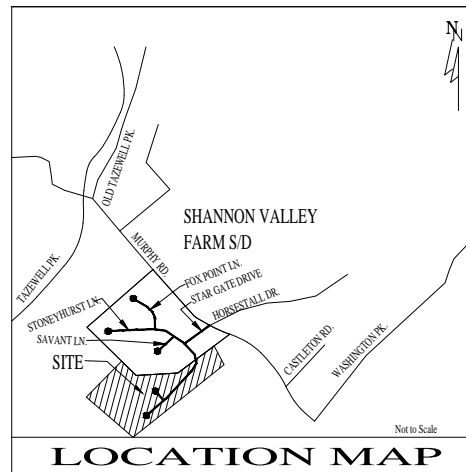
CONCEPT PLAN
FOR

THE MEADOWS AT SHANNON VALLEY, PHASE II STONEYHURST LANE

CLT MAP 049, PARCEL 067
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET	NO.	DESCRIPTION
1		TITLE SHEET
2		CONCEPT PLAN
3		ROAD PROFILES PLAN



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
1008 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@southlandeng.com
www.southlandengineering.com

SITE ADDRESS:
0 STONEYHURTS LANE
KNOXVILLE, TENNESSEE 37918



OWNER:
SOUTHLAND GROUP, INC.
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: JOSH@RHISCO.COM

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:

TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.: 160926614
CONFIRMATION NUMBER.: 160985276

NOC: TNR136041

REV. 12-13-22
NOVEMBER 2022

Revised: 12/14/2022

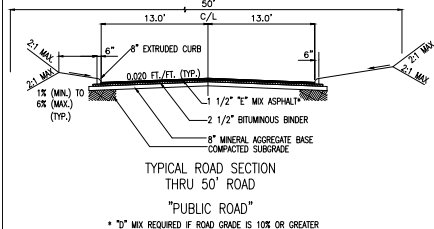
1-SB-23-C
1-A-23-DP

DEED REF.: INST. # 20020813-0018914

SHEET 1 OF 5 SHEETS

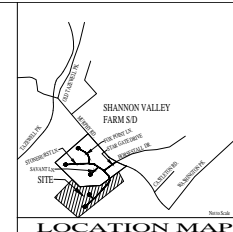
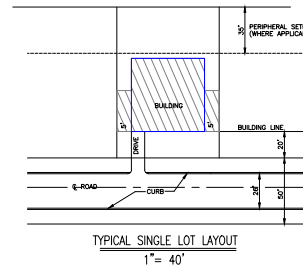
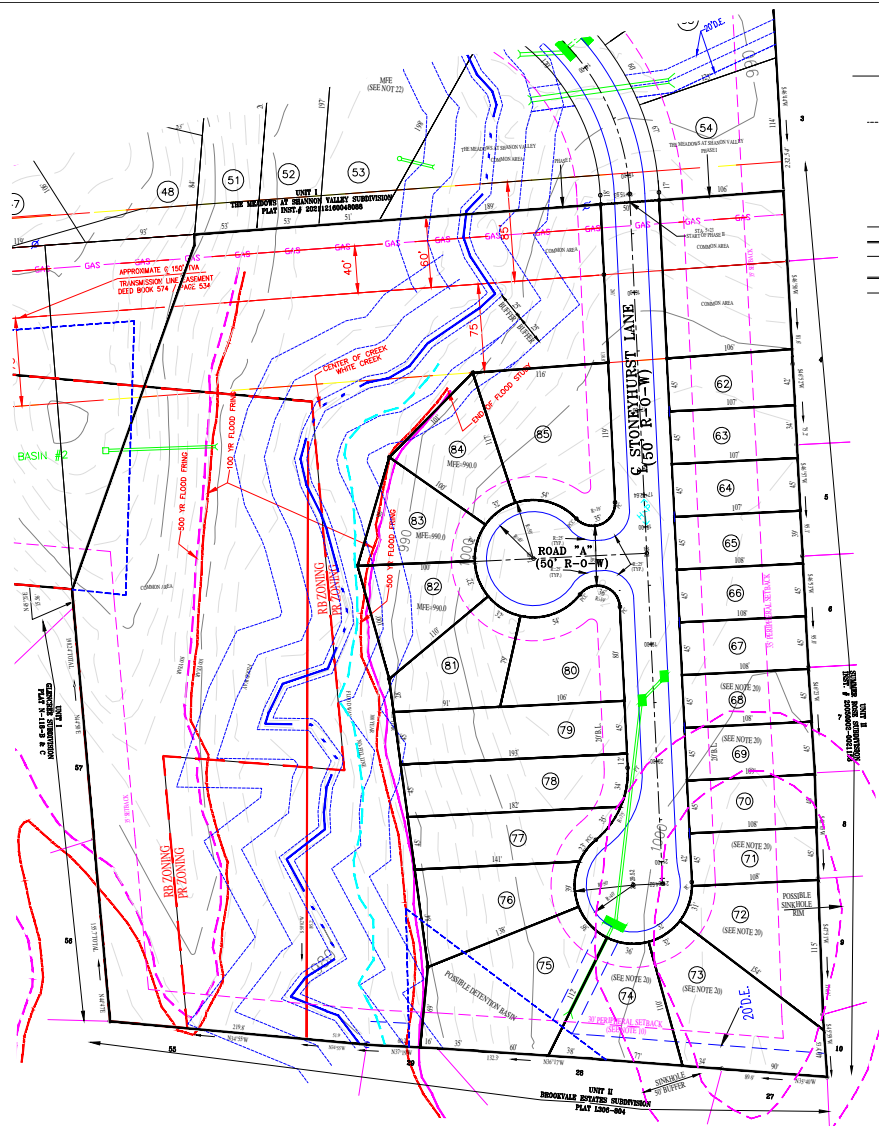
SGI-11-17-22-U2-TS

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION



NOTES:

1. ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. THE INTERIOR OF THE PLOT MUST BE WIDELY OPEN AND BRANCH ASSEMBLIES INSIDE ALL EXTERIOR LOT LINES ADJOINING STORMWATER AND PRIVATE RECREATIONWAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND THE PLOT SHALL BE OPEN TO THE PUBLIC FROM THE INTERIOR OF THE PLOT. BRANCH ASSEMBLY TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
3. GROUND COVER PLANTING OF 15', 7.5' EACH SIDE OF SINKHOLE AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY CANNOT APPROXIMATELY 460+ ACRES AND IS SUBDIVIDED INTO 24 SINGLE LOTS.
5. PR ZONING: C-1 (50' - 65' REAR YARD AND 30' FRONT YARD).
6. PR ZONING: C-1 (50' - 65' REAR YARD AND 30' FRONT YARD).
7. CLOSURES PROVIDED BY KNOXVILLE, KNOX COUNTY KINGS AND ROAD PROFILES ARE BASED ON THE FOLLOWING:
8. UTILITIES:
 - a. NORTH NORTHEAST UTILITY DISTRICT
 - b. SEWER: KNOXVILLE UTILITIES BOARD
 - c. ELECTRIC: KNOXVILLE UTILITIES BOARD
 - d. GAS: KNOXVILLE UTILITIES BOARD
 - e. TELEPHONE: AT&T
9. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
10. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 - a. FRONT: 30'
 - b. SIDE: 10'
 - c. REAR: 15' (UNLESS CONTROLLED BY PERIPHERAL SETBACK)
11. VARIANTS REQUESTED:
 - a. REQUEST FOR VARIATION IN RADUS FROM 20' TO 30' AT THE INTERSECTION OF STONEYMEYER LANE AND "A" BECAUSE OF THE ROAD WIDTH.
 - b. REQUEST THE REMOVAL FOR THE "F" RADIUS TRANSITION FOR ROAD "A" BECAUSE THERE IS NO LANDSCAPE AND THE ROAD IS 20' WIDE.
12. ALTERNATIVE DESIGN STANDARDS:
 - a. REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 30' TO 30' ON THE BACK OF LOTS
13. VEHICLE ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
14. ALL LOTS MUST BE OPEN TO THE PUBLIC FROM THE INTERIOR OF THE PLOT.
15. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE (OR FENCING) PRIOR TO ANY DISTURBANCE. SIGN DELINEATION SYSTEM WILL DEFINE THE START OF THE DISTURBANCE. SIGNAGE OR FENCING SHALL BE SUBMITTED TO THE CITY AND THE KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
16. ALL LOTS MUST BE DELINEATED AND MARKED WITH SIGNAGE (OR FENCING) PRIOR TO ANY DISTURBANCE.
17. BOUNDARY IS BASED ON A FIELD SURVEY.
18. LOTS FRONTING ON FLOOD PLANE SHALL BE SCALED FROM KNOX COUNTY FLOOD STUDY.
19. PROPOSED SANITARY SEWER WILL BE LOW PRESSURE SEWER.
20. THE 50 YEAR FLOOD ELEVATION IS 580.0 THE MAX. FLOOD ELEVATION FOR LOTS 42 & 52 MUST BE 580.0.
21. THE 50 YEAR FLOOD ELEVATION IS 580.0 THE MAX. FLOOD ELEVATION FOR LOTS 42 & 52 MUST BE 580.0.
22. SINKHOLE FLOOD STUDY WILL BE PROVIDED TO DETERMINE IF THEY SINKHOLE OR NOT.
23. ALL TECHNICAL RECORDS WILL BE SUBMITTED TO KNOX COUNTY ENGINEERING AND PUBLIC WORK.
24. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROADS WITH 30' REAR OF WAY AND 20' WIDE



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

SUMMARY FOR PHASE I & II

TOTAL AREA FOR BOTH PHASES = 30.38± ACRES
TOTAL NUMBER OF LOTS = 85
TOTAL AREA FOR PHASE I= 20.7± ACRES
NUMBER OF LOTS FOR PHASE I = 61
TOTAL AREA FOR PHASE II= 9.68± ACRES
NUMBER OF LOTS FOR PHASE II = 24

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0142F, Knox County Community Number 475433, effective date MAY 2, 2007.

Date: _____
Signature: _____



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

ENGINEER: William K. Kephart
TENNESSEE CERTIFICATE NUMBER 2008-13-22

OWNER:
SOUTHLAND GROUP, INC.
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX (865) 693-9699
EMAIL: JOSH@RHSCO.COM

SITE ADDRESS:
0 STONEYHURSTS LANE
KNOXVILLE, TENNESSEE 37918

CONCEPT PLAN FOR
THE MEADOWS AT SHANNON VALLEY, PHASE II
ON STONEYHURTS LANE
CLT MAP 49, 067
DISTRICT 8, KNOX COUNTY, TENNESSEE

SGI-11-17-22-U2-C
SHEET 2 OF 3 SHEET(S)

Revised: 12/14/2022
1-SB-23-C
1-A-23-DP

NOC: TNR136041

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4909 BALL ROAD KNOWVILLE, TENNESSEE 37931 PHONE: (605) 694-7726 FAX: (605) 693-9099 E-MAIL: seghet@seengconsultants.com	DESIGNED	WAR	APPROVED						SCALE
			ENGINEER						HORIZONTAL: 1" = 50'
	DRAWN	WAR							CONTOUR INTERVAL: 2'
									DATE
	CHECKED	WAP		1	12-13-22	REVISED PER KNOX COUNTY COMMENTS			11-17-2022



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Southland Group, Inc./Josh Sanderson

Applicant Name

Affiliation

11/28/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SB-23-C / 1-A-23-DP

File Number(s)

CORRESPONDENCE

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

Josh Sanderson Primos Land Company, LLC

Name / Company

4909 Ball Rd. Rd. Knoxville TN 37931

Address

865-694-7756

Phone / Email

CURRENT PROPERTY INFO

Southland Group, Inc.

Owner Name (if different)

4909 Ball Rd Knoxville TN 37931

Owner Address

865-694-7756

Owner Phone / Email

0 STONEYHURST LN

Property Address

49 067

Parcel ID

13.48 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Murphy Rd, southern terminus of Stoneyhurst Ln

General Location

☐ City

Commission District 8

District

RB (General Residential), PR (Planned Residential)

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential), SP (Stream Protection)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) Detached residential subdivision			

SUBDIVISION REQUEST

The Meadows at Shannon Valley	Related Rezoning File Number
Proposed Subdivision Name	
Phase II	24
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,100.00	
Fee 2	
Fee 3	

AUTHORIZATION

Southland Group, Inc./Josh Sanderson	11/28/2022
Applicant Signature	Date

Phone / Email

Southland Group, Inc.	11/28/2022
Property Owner Signature	Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Date Filed

Meeting Date (if applicable)

File Number(s)

1-SB-23-C
1-A-23-DP

CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Wanis A. Rghebi, PE, RLS

Southland Engineering Consultants, 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

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Stonehurst Lane, Knoxville TN 37918

Tax Map 049, Parcel 067 (Phase-II, 9.68 ac.)

Property Address

Parcel ID

KUB

NEKU

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

☒ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

The Meadows at Shannon Valley, Phase II

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

24

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

865-694-7756

Phone Number

Property Owner Signature

Southland group, Inc./ Josh Sanderson

Please Print

josh@rhsco.com

Email

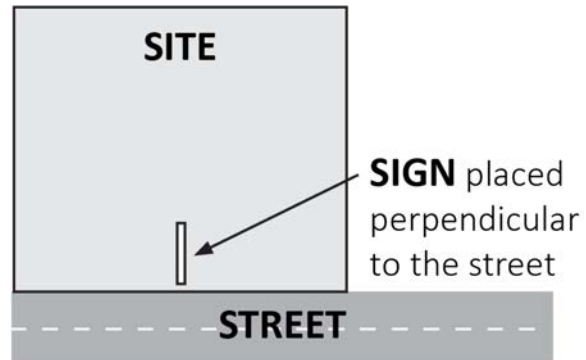
Please Print

11-18-2022

Date

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 12/31/2022 1/13/2023
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Southland Group

Date: 11/28/22

File Number: 1-SB-23-C_1-A-23-DP

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Sign posted by Staff

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Sign posted by Applicant