



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SA-23-C **AGENDA ITEM #:** 15

POSTPONEMENT(S): 5/11/2023 **AGENDA DATE:** 6/8/2023

▶ **SUBDIVISION:** SHANNON HILLS SUBDIVISION

▶ **APPLICANT/DEVELOPER:** JOSH HAUN

OWNER(S): Randy Guignard Cafe International, LLC

TAX IDENTIFICATION: 59 B A 035 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4900 SHANNON LN

▶ **LOCATION:** Southern terminus of Shannon Ln, south of McCampbell Ln

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 4.321 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood)
South: Industrial, Office -- I-G (General Industrial), O (Office)
East: Single family residential, Industrial -- RN-1 (Single-Family Residential Neighborhood), I-MU (Industrial Mixed-Use)
West: Single family residential -- RN-1 (Single-Family Residential Neighborhood), O (Office)

▶ **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Michael Messina Trueline Land Surveying

ACCESSIBILITY: Access is via Shannon Lane, a local road with a pavement width of 14-16 ft within a right-of-way width of 40 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the minimum broken back tangent length from 150 ft to 65 ft, approximately between STA 0+06 and 0+71

STAFF RECOMMENDATION:

▶ **Approve the requested variance based on the recommendations of the City of Knoxville Department of Engineering.**

Approve the concept plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Tapering the extension of Shannon Ln into the existing pavement per the requirements of the City of

Knoxville Department of Engineering during the design plan phase.

4. If deemed appropriate during the design plan phase, reduced pavement and right-of-way widths and continuation of the curbless road with swales may be approved by the City of Knoxville Department of Engineering.

4. All lots must meet the dimensional standards of the RN-1 zone district. This shall be confirmed before certification of the plat.

5. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

6. Meeting all applicable requirements of the Knoxville Department of Engineering.

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, and/or stormwater drainage systems.

8. Widening Shannon Lane to 18 ft per the requirements of the City of Knoxville Department of Engineering during the design plan phase.

COMMENTS:

CHANGES TO STAFF REPORT 6/5/2023

A variance to the Subdivision Regulations was added. This is to reduce the tangent length between broken back curves from 150 ft to 65 ft. There are two slight curves in the road and the reduced tangent length will not create a traffic hazard.

Condition #8 was added to require Shannon Lane to be widened to 18 ft. The portion to widen will be determined during permitting, but will include the southern portion near the development where the road narrows to approximately 12 to 13 ft.

This request is for up to 8 residential lots on 4.321 acres zoned RN-1 (Single-Family Residential Neighborhood) and a 235-ft extension of Shannon Lane. The minimum lot size and width in the RN-1 zone is 10,000 sqft and 75-ft wide. The proposed lots range in size from 12,797 sqft to 23,039 sqft.

Shannon Lane is a dead-end street with 14 ft to 16 ft in pavement width. There are currently 12 lots (11 houses, including the 1 on the subject lot) that access Shannon Lane. When the subdivision was originally platted in 1940, there were twelve (12) new 100-ft lots created, with 10 of the lots being on the west side of the street. There were also two existing homes on the north side of Shannon Lane, one of which is the existing house on the subject property. Two additional lots were created on the east side of Shannon Lane in 1974. These lots are also 100-ft wide. The Shannon Lane right-of-way originally extended to the southern boundary of the subject property but was closed by the County before this area was annexed into the City.

Three (3) of the original lots are on the subject property but were never developed. These 3 lots still exist but are under a single ownership, showing as one parcel with the house on the subject property. These 3 lots are being resubdivided into four (4) 75-ft lots on the west side of the Shannon Lane extension. The parcel with the existing house located on the north side of the Shannon Lane extension will also be subdivided into 4 lots.

The City of Knoxville Department of Engineering has the authority to approved reduced right-of-way and pavement widths for public streets. The proposal meets the minimum standards standards in the subdivisions regulations; 50-ft right-of-way, 26-ft pavement, and curbing. The existing Shannon Lane has a 40-ft right-of-way, 14-ft to 16-ft of pavement, and no curbing. If the Engineering department deems that it is appropriate for the extension of Shannon Lane to have a cross section that is more in keeping with the existing Shannon Lane, they can approve an alternative design during the design plan phase.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

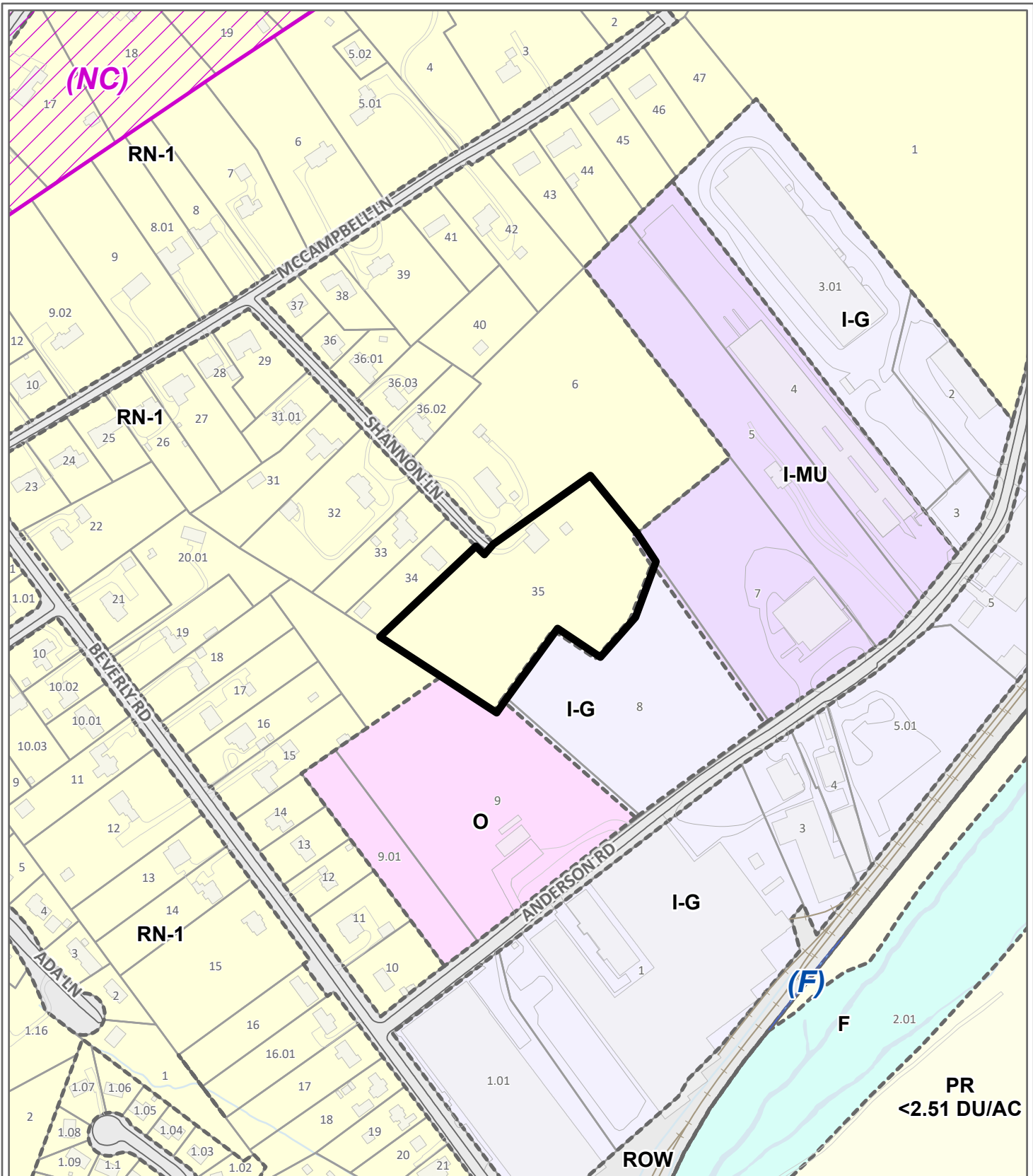
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Shannondale 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 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.



CONCEPT PLAN

5-SA-23-C

Petitioner: Josh Haun

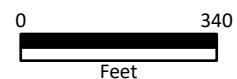


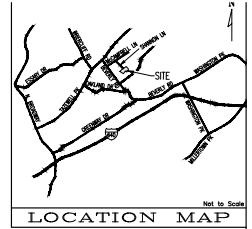
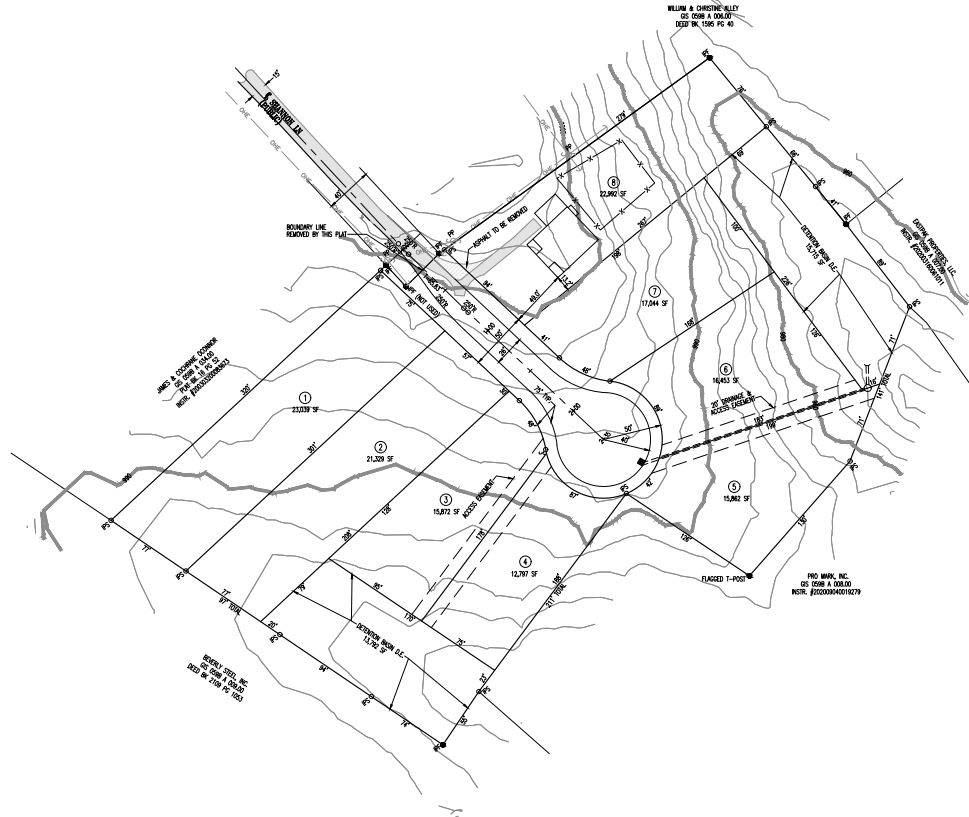
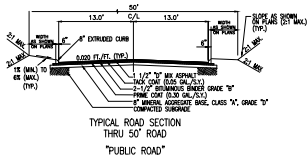
Detached residential subdivision in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 4/14/2023

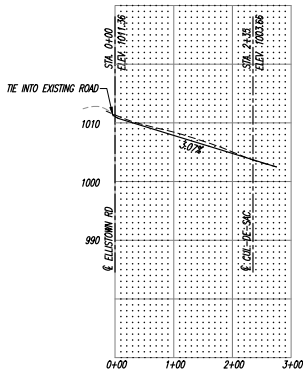
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 59
Jurisdiction: City





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 4.321 ACRES SUBDIVIDED INTO 8 SINGLE FAMILY LOTS AND 2 COMMON AREA LOTS.
 5. THIS PROPERTY IS ZONED RH-1.
 6. UTILITIES:
WATER: KNOXVILLE UTILITIES BOARD
SEWER: KNOXVILLE UTILITIES BOARD
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T SOUTHEAST
 7. ALL SURVEY INFORMATION PROVIDED BY TRIVELINE LAND SURVEYING ORIGINALLY DATED MARCH 2, 2022.
 8. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- AVERAGE BLOCK FACE ON THE NORTHEAST SIDE OF SHANNON LN IS 47' STRUCTURES MUST BE BUILT BETWEEN 37' & 57'
AVERAGE BLOCK FACE ON THE SOUTHWEST SIDE OF SHANNON LN IS 71' STRUCTURES MUST BE BUILT BETWEEN 61' & 91'
REAR- 5' MINIMUM, TOTAL BOTH SIDES 20'
 9. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.



Revised: 5/31/2023
5-SA-23-C

DEVELOPER:
CAPE INTERNATIONAL
C/O RANDY GUIGNARD
5408 FOUNTAIN GATE ROAD
KNOXVILLE, TN 37918
(865)244-8050

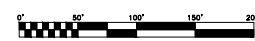


CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND EXHIBITS, CONTAINING THE DESIGN OF THE PROJECT, COMPLY WITH ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE METROPOLITAN PLANNING COMMISSION.

PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. _____ DATE: _____

DESIGNED	DBH						
DRAWN	TPD						
CHECKED							

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 2" INTERVAL
DATE:
5/31/23



CONCEPT PLAN FOR
SHANNON HILL S/D
TAX MAP 598A, PARCEL 35
7TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
34TH WARD, CITY OF KNOXVILLE, CITY BLOCK # 34920

25498-CP
SHEET 1 OF 1 SHEET(S)

BATSON, HIMES, NORVELL & POB
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com



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

Josh Haun

Applicant Name

Affiliation

3/21/2023

Date Filed

5/11/2023

Meeting Date (if applicable)

5-SA-23-C

File Number(s)

CORRESPONDENCE

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

Michael Messina Trueline Land Surveying

Name / Company

PO Box 32242 Knoxville TN 37930

Address

865-607-0131 / mike.messina@truelinels.com

Phone / Email

CURRENT PROPERTY INFO

Randy Guignard Cafe International, LLC

Owner Name (if different)

4900 Shannon Ln Knoxville TN 37918

Owner Address

/ randy@fourseasonscorp.com

Owner Phone / Email

4900 SHANNON LN

Property Address

59 B A 035

Parcel ID

4.4 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

At the southern terminus of Shannon Ln, south of McCampbell Ln

General Location

City

Council District 4

RN-1 (Single-Family Residential Neighborhood)

Rural Residential

County District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____	

SUBDIVISION REQUEST

Shannon Hills Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	7 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$725.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Josh Haun	3/21/2023
Applicant Signature	Date
Please Print	

Randy Guignard Cafe International, LLC	3/21/2023
Property Owner Signature	Date
Please Print	

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.



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

Josh Haun

Surveyor

Applicant Name

Affiliation

3/20/2023

5/11/23

File Number(s)

Date Filed

Meeting Date (if applicable)

5-SA-23-C

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

Mike Messina

Trueline Land Surveying

Name

Company

P.O. Box 32242

Knoxville

Tn

37930

Address

City

State

ZIP

865-607-0131

mike.messina@truelinels.com

Phone

Email

CURRENT PROPERTY INFO

Randy Guignard

4900 Shannon Ln, Knoxville Tn

865-244-8050

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4900 Shannon Ln, Knoxville Tn

059B A 035.00

Property Address

Parcel ID

KUB

KUB

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

August 29, 2022

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

Shannon Hills Subdivision

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

7

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

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
0201	\$725	\$725-
Fee 2		
Fee 3		

AUTHORIZATION

Applicant Signature

Josh Haun

Please Print

3/20/2023

Date

865-201-7011

Phone Number

josh.haun@truelinels.com

Email

Property Owner Signature

Randy Guignard

Please Print

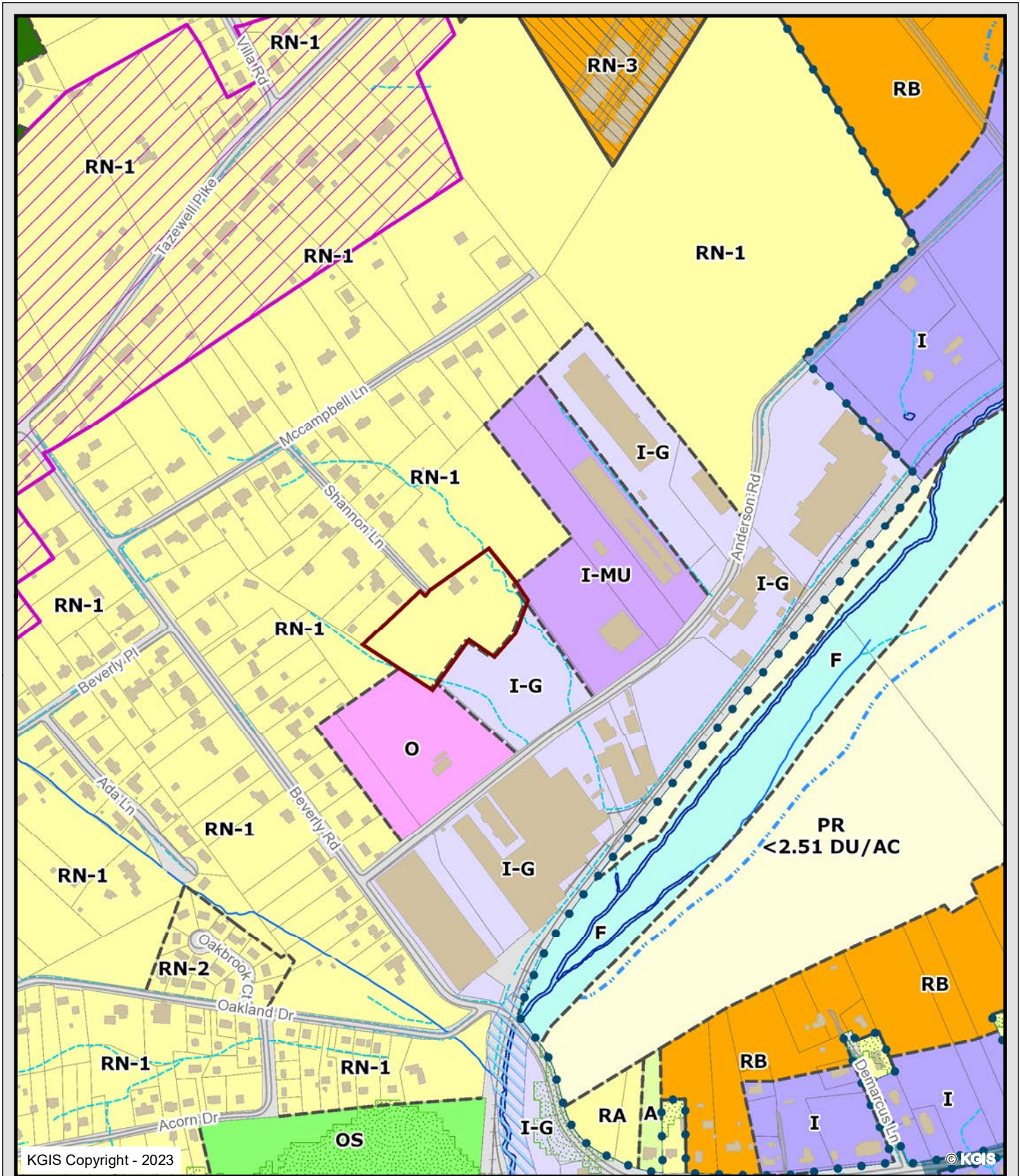
3/20/2023

Date

pd. 3/21/23

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.

RF



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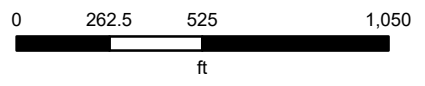
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Zoning Map

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/21/2023 at 11:56:04 AM



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Request to Postpone • Table • Withdraw

Josh Haun/ Randy Guignard

5/3/2023

~~2/20/2023~~

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

5/8/2023

Scheduled Meeting Date

File Number(s)

~~3-SA-23-C~~

5-SA-23-C

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the June 8, 2023

Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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


Applicant Signature

Josh Haun

Please Print

865-201-7011

Phone Number

josh.haun@truelinels.com

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

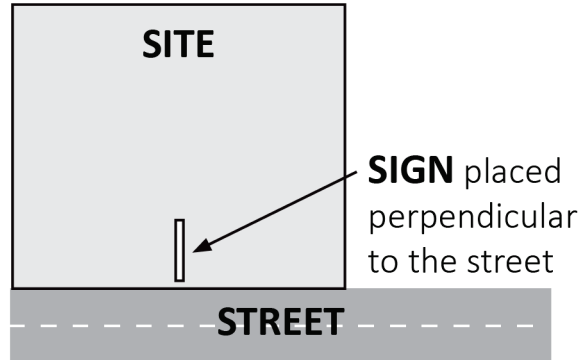
Date:

Payee Name

Payee Phone

Payee Address

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:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Randy Guignard, Cafe International

Date: 3/21/2023

File Number: 5-SE-23-C



Sign posted by Staff



Sign posted by Applicant