



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.