



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SA-23-C

AGENDA ITEM #: 9

AGENDA DATE: 5/11/2023

▶ **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:** 4.4 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 16-18 ft within a right-of-way width of 40 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ Postpone the request to the June 8, 2023 Planning Commission meeting as requested by the applicant.

COMMENTS:

This request for 8 single-family house lot on 4.4 acres zoned RN-1 (Single-Family Residential Neighborhood), and a 225-ft extension of Shannon Lane to provide access to the lots. The minimum lot size in the RN-1 zone is 10,000 sqft. The proposed lots range in size from 15,702 sqft to 25,49 sqft.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

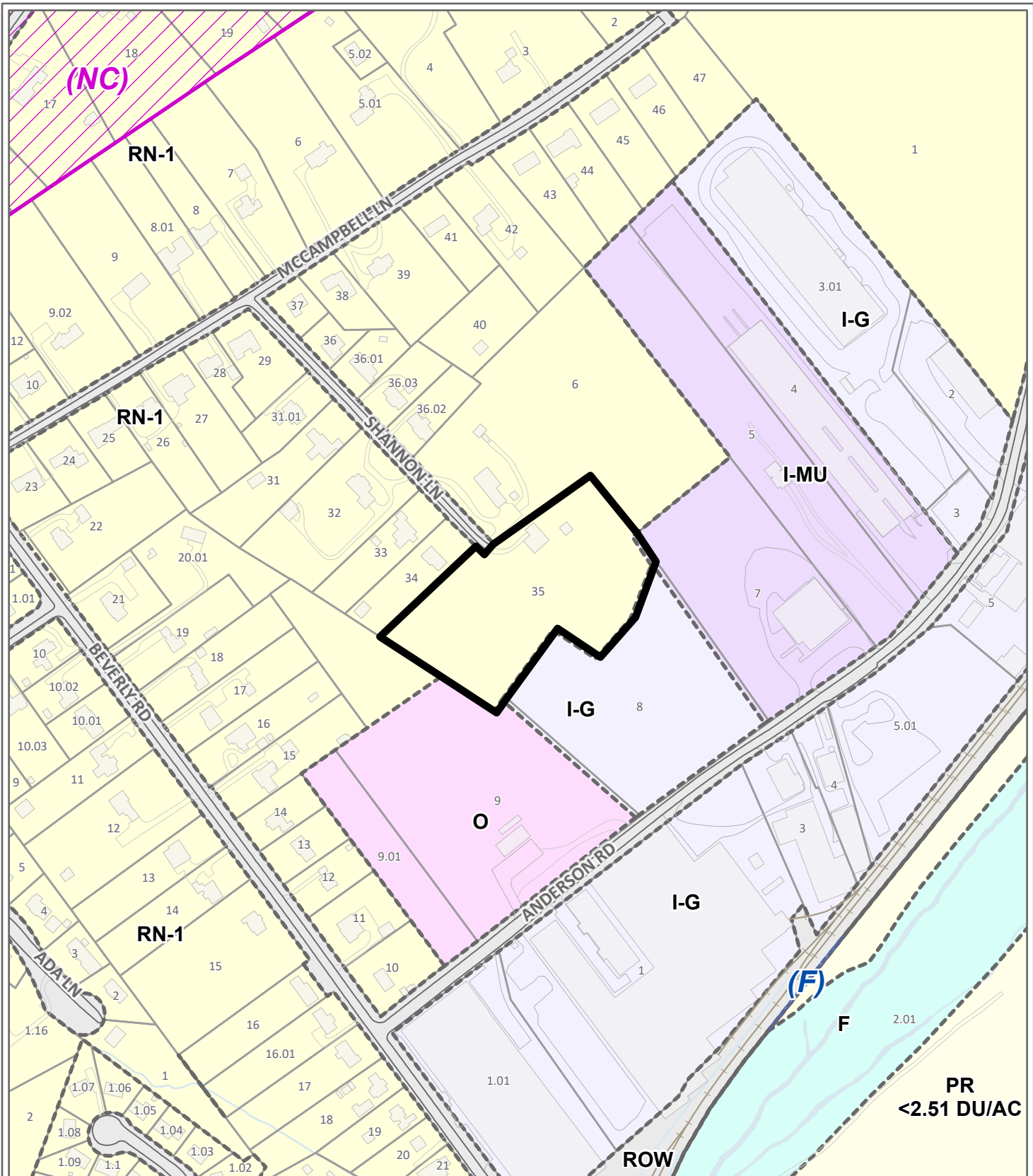
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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

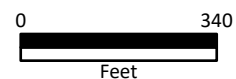


Detached residential subdivision in RN-1 (Single-Family Residential Neighborhood)

Original Print Date: 4/14/2023

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

Map No: 59
Jurisdiction: City





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:

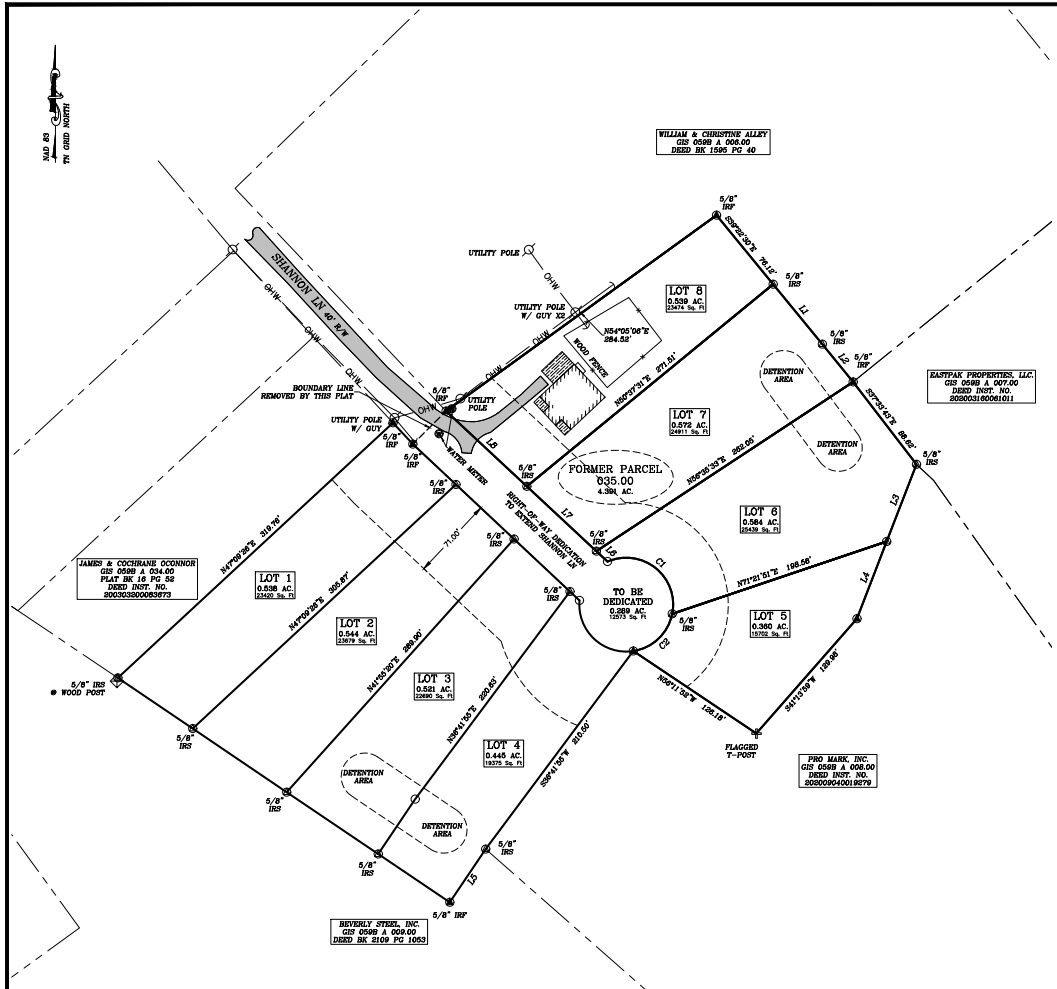
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON MARCH 2, 2023, UTILIZING A CARLSON EPOCH-DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TDD1 DISTRICT 15 CORN ARP, PID: D39540, LAT: N36°00'08.23511", LON: W83°46'13.95236"
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORRS W/ EPOCH 2020A, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEOIDIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE SYSTEM (VRS)
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) GEOID 12B.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000033773.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "C" AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 47093C0429, EFFECTIVE DATE MAY 2, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED RL-1, AND THE CURRENT BUILDING SETBACK ARE PER CITY OF KNOXVILLE ZONING CODE.
12. OWNER INFORMATION: RANDY GUIGNARD 4900 SHANNON LN, KNOXVILLE TN- 385-244-8050
13. LOT SETBACK CONFORMING NOTE: THE HOUSE CONSTRUCTED ON LOTS 1 & 4 MAY BE CONSTRUCTED BASED ON A BUILDING LINE OF 8'-1" TO ACHIEVE 75' OF FRONTAGE. LOT 2 MUST BE BUILT AT THE 8' BUILDING LINE TO ACHIEVE THE REQUIRED FRONTAGE, AND LOT 3 CAN BE BUILT BETWEEN 7'-8" TO ACHIEVE THE REQUIRED FRONTAGE. LOTS 5, 6, & 7 CAN BE CONSTRUCTED +/- 10' OF A BUILDING LINE OF 47'.

CERTIFICATION OF CONCEPT PLAN BY REGISTERED LAND SURVEYOR

I hereby certify that I am a Registered Land Surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the planning commission.

REGISTERED LAND SURVEYOR
 RLS #3388
 TENNESSEE LICENSE NO. _____
 DATE _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
 I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
 I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

3/20/2022
 DATE OF SIGNATURE MICHAEL P. MESSINA JR. TN #3328

5-SA-23-C
 Revised: 5/1/2023

LEGEND

- = "RS" IRON ROD FOUND
- = "RS" IRON ROD & CAP SET
- = UTILITY POLE
- = WATER METER
- = BOUNDARY/PROPERTY LINE
- = ADDING PROPERTY LINE LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = OVERHEAD ELECTRIC



AREA STATEMENT
 THIS PLAT SERVES TO SUBDIVIDE EXISTING MAP BOOK 0598 GROUP A PARCELS (35.00 (4.39) ACRES, MORE OR LESS) INTO LOTS 1-8, AND A DEDICATED RIGHT-OF-WAY AREA AS SHOWN.
 LOT 1 CONTAINS 0.538 ACRES, MORE OR LESS
 LOT 2 CONTAINS 0.544 ACRES, MORE OR LESS
 LOT 3 CONTAINS 0.521 ACRES, MORE OR LESS
 LOT 4 CONTAINS 0.445 ACRES, MORE OR LESS
 LOT 5 CONTAINS 0.360 ACRES, MORE OR LESS
 LOT 6 CONTAINS 0.584 ACRES, MORE OR LESS
 LOT 7 CONTAINS 0.572 ACRES, MORE OR LESS
 LOT 8 CONTAINS 0.539 ACRES, MORE OR LESS
 RIGHT-OF-WAY AREA TO BE DEDICATED CONTAINS 0.289 ACRES, MORE OR LESS

MARK	BEARING	DISTANCE
1	S85°59'29"W	68.00
2	S81°10'09"W	70.50
3	S85°10'09"W	70.50
4	S85°10'09"W	74.71
5	N85°10'09"W	70.50
6	N85°10'09"W	68.00
7	N85°10'09"W	70.50
8	S85°10'09"W	70.50
9	S85°10'09"W	70.50
10	S85°10'09"W	70.50
11	S85°10'09"W	70.50
12	S85°10'09"W	70.50
13	S85°10'09"W	70.50
14	S85°10'09"W	70.50
15	S85°10'09"W	70.50
16	S85°10'09"W	70.50

COURT	TRAILER	TRAILER	TRAILER	TRAILER	TRAILER	TRAILER	TRAILER
1	100.00	100.00	100.00	100.00	100.00	100.00	100.00
2	100.00	100.00	100.00	100.00	100.00	100.00	100.00
3	100.00	100.00	100.00	100.00	100.00	100.00	100.00
4	100.00	100.00	100.00	100.00	100.00	100.00	100.00
5	100.00	100.00	100.00	100.00	100.00	100.00	100.00
6	100.00	100.00	100.00	100.00	100.00	100.00	100.00
7	100.00	100.00	100.00	100.00	100.00	100.00	100.00
8	100.00	100.00	100.00	100.00	100.00	100.00	100.00

TRUeline
LAND SURVEYING

TRUeline Land Surveying, LLC
 P.O. Box 32328
 Knoxville, TN 37908
 (865) 627-2131
 www.trueline.com
 www.truelinesurvey.com

REFERENCES: PLAT BK 16 PG 52
 DEED INST. NO. 202302150045109

PARCEL ID: 0598 A 035.00

JOB NO: 202314877

DRAWN BY: J.T. HAUN

DATE: 3/2/2022-REVISED 4/28/2023

SCALE: 1" = 50'

CONCEPT PLAN FOR:

SHANNON HILLS SUBDIVISION- LOTS 1-7

SHOWING A SURVEY REQUESTED BY RANDY GUIGNARD
 CIVIL DISTRICT #2, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1
 OF 1



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 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

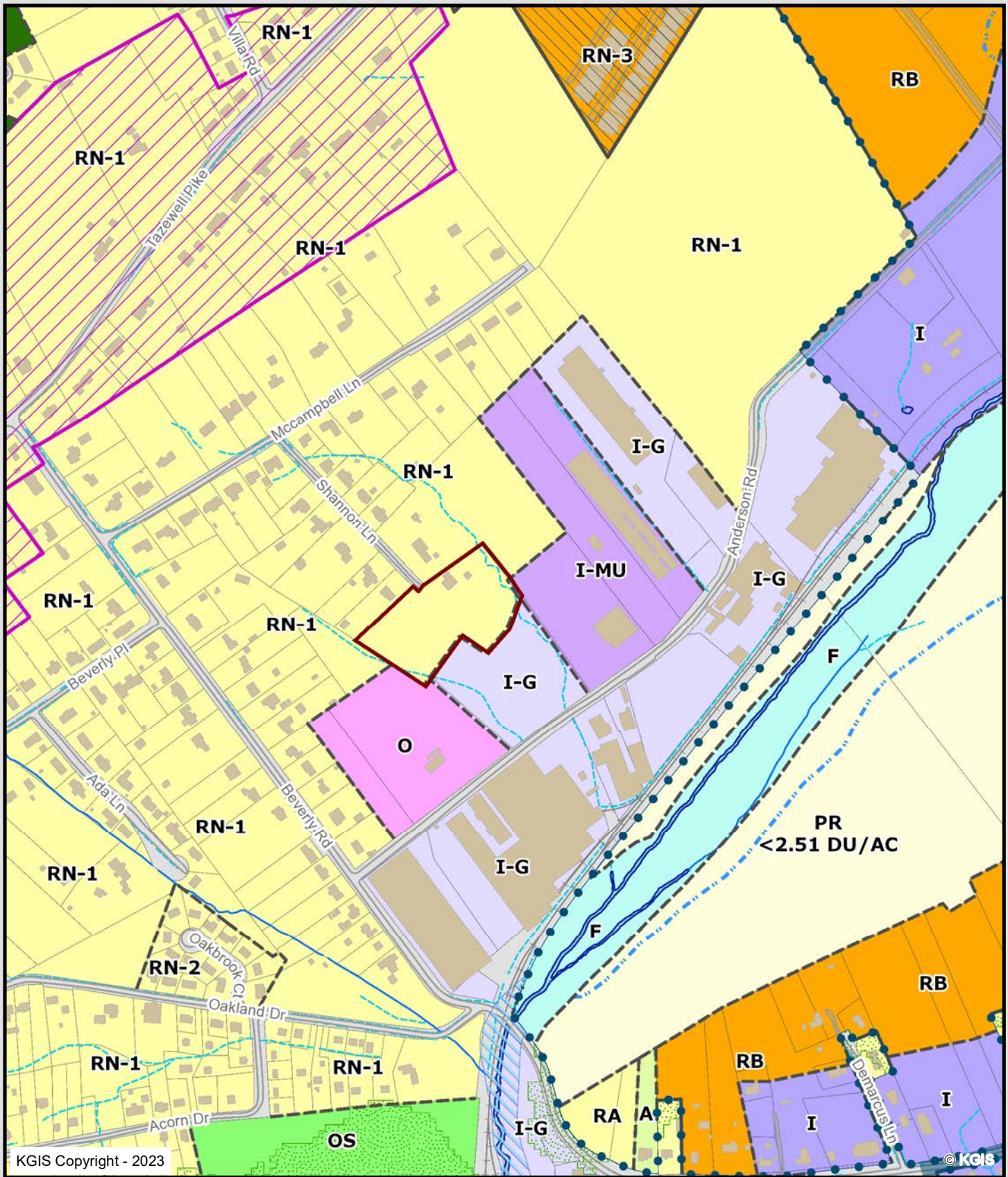

 Property Owner Signature

Randy Guignard
 Please Print

3/20/2023
 Date

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.

pd. 3/21/23




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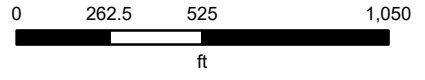
© KGIS

Zoning Map

Knoxville - Knox County - KUB Geographic Information System

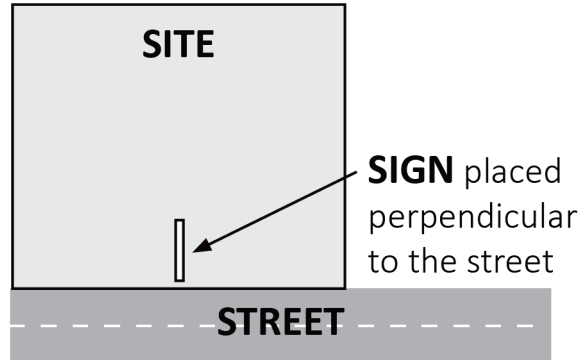


Printed: 3/21/2023 at 11:56:04 AM



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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