

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**  
**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 12-SA-15-C                      **Related File Number:**  
**Application Filed:** 10/26/2015              **Date of Revision:**  
**Applicant:** PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** Southwest end of Whelahan Farm Rd., south of Babelay Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 50 11201 & 11202                      **Jurisdiction:** County  
**Size of Tract:** 39 acres  
**Accessibility:** Access is via Whelahan Farm Rd., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / PR (Planned Residential)  
South: Vacant land / RA (Low Density Residential) & A (Agricultural)  
East: Residence and vacant land / A (Agricultural)  
West: Residences and vacant land / A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 1.59 du/ac  
**Sector Plan:** Northeast County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 Mistletoe Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Whelahan Farm, Unit 2  
No. of Lots Proposed: 62                      No. of Lots Approved: 62  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko  
Staff Recomm. (Abbr.): APPROVE the concept plan for 62 lots subject to 9 conditions.  
Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Increased side yard setbacks may be required along streets with grades of 10% or greater. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.  
3. When the detailed grading plan is finalized and approved, the design plan shall identify the limits of clearing and grading for the subdivision and the areas of the steeper slopes to remain undisturbed, except what would be needed for a future ridge trail system. The boundary for the undisturbed areas shall be clearly marked in the field prior to any site clearing and grading in order to identify the limits of disturbance and protect the steeper slopes.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).  
6. Obtaining approval of a street name change for one of the existing segments of Mistletoe Dr.  
7. Working with the Knox County Greenways Coordinator in establishing a Ridge Conservation Corridor Trail Easement across this site and identifying the trail easement on the final plat for the subdivision.  
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.  
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone.

**Comments:** The applicant is proposing to subdivide this 39 acre tract into 62 lots at a density of 1.59 du/ac. This subdivision will be the second phase of the Whelahan Farm Subdivision that was originally approved in 2005 for a total of 151 lots. The first phase of the subdivision was recorded with 60 lots on 18.6 acres. The original concept plan for this subdivision expired in 2010. This new concept plan will result in a reduction of 29 lots from the original approval. There will be a total of 122 lots at an overall density for the subdivision of 2.12 du/ac. The PR (Planned Residential) zoning of the property allows consideration of a density of up to 4 du/ac.

The proposed subdivision layout has reduced the impact on the slopes of McAnnally Ridge exceeding 25% grade which is consistent with the recommendations of the "Knoxville-Knox County Hillside and Ridgetop Protection Plan". The steeper slope areas of the site that can remain undisturbed must be clearly marked in the field prior to any site clearing and grading in order to identify the limits of disturbance and protect those areas.

The Knoxville-Knox County Park, Recreation and Greenways Plan identifies a Ridge Conservation Corridor along the southeastern boundary of the property that runs for approximately 2100 feet along the ridge line for McAnnally Ridge. Staff is recommending that the applicant work with the Knox County Greenways Coordinator to determine the extent of a Ridge Conservation Corridor trail easement that would be needed for the future construction of a ridge trail along McAnnally Ridge.

A traffic impact study was prepared for the concept plan that was approved in 2005. There were no off-

site street improvements required under that analysis. Staff requested an updated traffic analysis for this new concept plan. No off-site street improvements are needed based on the results of that analysis.

**Action:** Approved **Meeting Date:** 12/10/2015

**Details of Action:**

**Summary of Action:** APPROVE the concept plan for 62 lots subject to 9 conditions.

**Date of Approval:** 12/10/2015 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**