

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Whelahan Farm

No. of Lots Proposed: 62 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum vertical curve on Mistletoe Dr from K=25 to K=21.7 at PVI STA 10+50.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variance based on the justification recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Staff Recomm. (Full):

- 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), including but not limited to submittal a street name change for a northeast portion of Mistletoe Drive prior to submitting a final plat for Unit 2.
- 3) Prior to obtaining a design plan approval for the subdivision, submit 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 must be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
- 4) 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.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments:

This proposal is to reapprove Unit 2 of the Whelahan Farm Subdivision, which was approved in 2015 (12-SA-15-C) as a revision to the original subdivision approval in 2005 (5-SH-05-C). In 2005, the subdivision was approved with 151 lots, with Mistletoe Drive being a loop road connecting to what is now shown as Road 'A' on the current concept plan. The 2015 revision reduced the total number of lots to 122 and disconnected the north and south ends of Mistletoe Drive. However, the two ends of Mistletoe Drive had already been platted as part of Unit 1. There cannot be two unconnected roads with the same name, so one of the two segments of Mistletoe Drive must be renamed, and the northern segment has been identified as the most appropriate because of its short length and the appropriate road name type being "Lane". The current plan is essentially unchanged from the 2015 approval.

Conditions #3 & 4 were requirements of the 2015 approval and are still relevant. There are 31.4 of the 39 acres in Unit 2 in the HP (Hillside Protection) area. The slope analysis recommends disturbing up to 11.51 acres in the HP area. A grading limit is provided on the concept plan, which includes approximately 11.51 acres of disturbance.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

The applicant requests a reduction of the minimum vertical curve on Mistletoe Drive from K=25 to K=21.7. The is a crest vertical curve near the end of the road, just before the cul-de-sac, where travel speeds will naturally be lower. The proposed vertical curve meets the AASHTO standard for a road design speed of 25 mph.

Action: Approved with Conditions

Meeting Date: 7/13/2023

Details of Action:

Summary of Action: Approve the requested variance based on the justification recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 6 conditions.

Date of Approval: 7/13/2023

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: