

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 12-SA-15-C

AGENDA ITEM #: 9

AGENDA DATE: 12/10/2015

▶ **SUBDIVISION:** WHELAHAN FARM, UNIT 2

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC

OWNER(S): Rufus H Smith Co.

TAX IDENTIFICATION: 50 11201 & 11202

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Mistletoe Dr

▶ **LOCATION:** Southwest end of Whelahan Farm Rd., south of Babelay Dr.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 39 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 62

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Whelahan Farm Rd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan for 62 lots subject to 9 conditions.**

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.

ESTIMATED TRAFFIC IMPACT: 668 (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: 27 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC'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.