



**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):** Primos Land Company, LLC

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**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

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▶ **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)

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▶ **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

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**STAFF RECOMMENDATION:**

▶ **APPROVE** the concept plan for 62 lots subject to 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).

5. Obtaining approval of a street name change for one of the existing segments of Mistletoe Dr.
6. 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.
7. 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.
8. 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 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)

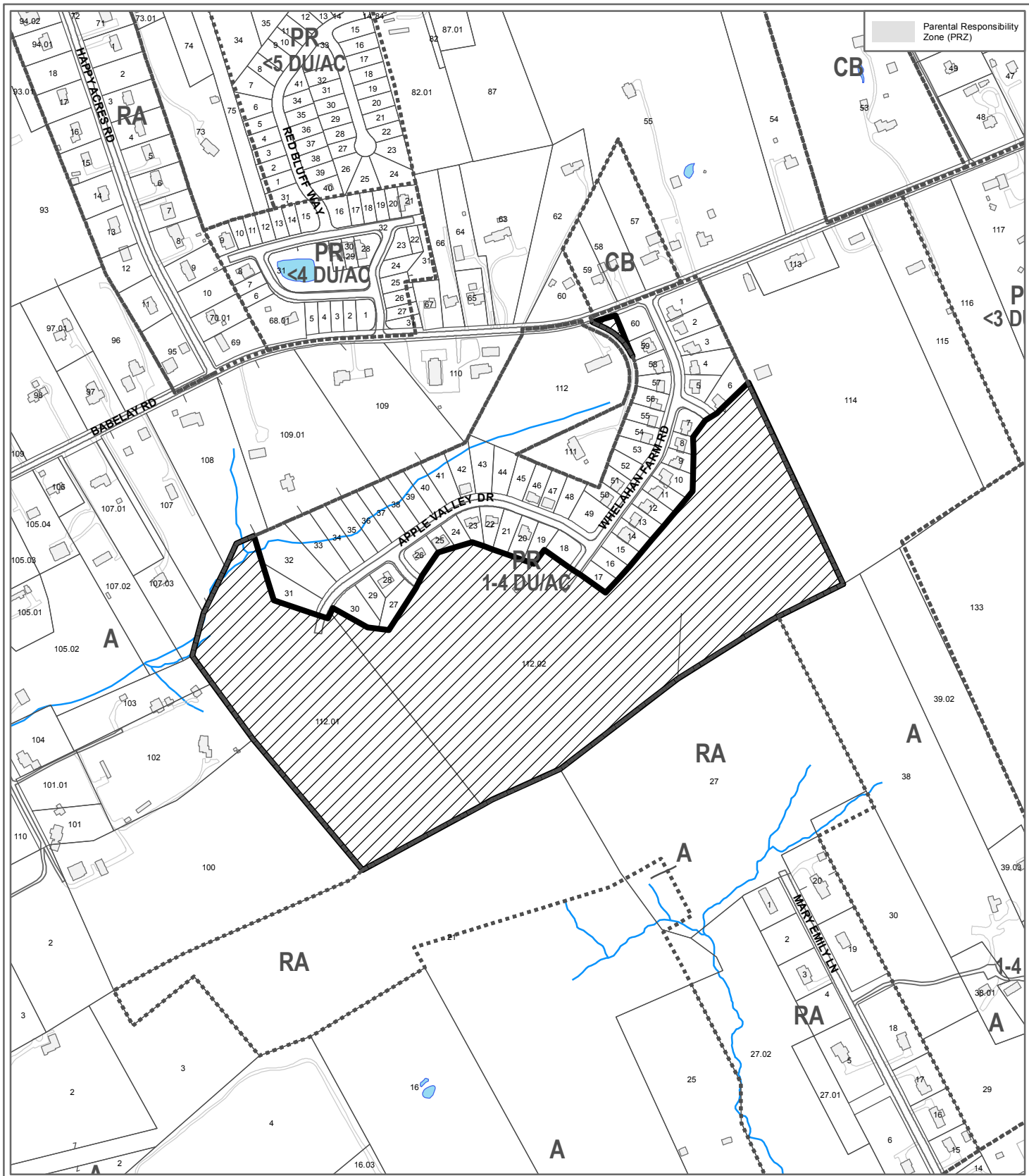
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**12-SA-15-C  
CONCEPT PLAN**

Subdivision: Whelahan Farm, Unit 2



Approval of Concept Plan

Original Print Date: 11/20/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 50  
Jurisdiction: County

0      500  
Feet



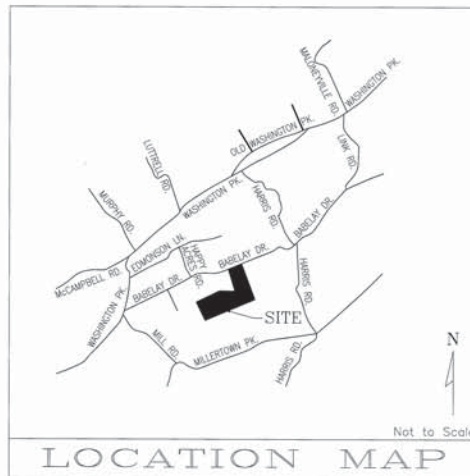
CONCEPT AND DESIGN PLAN  
FOR

WHELAHAN FARM S/D, UNIT-2  
ON BABELAY DRIVE

CLT MAP 050, PARCEL 112.01  
CLT MAP 050, PARCEL 112.02  
DISTRICT-8, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7754  
FAX: (865) 693-9699  
E-MAIL: [wrp@seengineering.com](mailto:wrp@seengineering.com)  
[www.southlandengineering.com](http://www.southlandengineering.com)

OWNER:

PRIMOS LAND COMPANY, LLC  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-8582  
FAX: (865) 693-9699

SITE ADDRESS:  
ON APPLE VALLEY ROAD DRIVE  
KNOXVILLE, TENNESSEE 37924



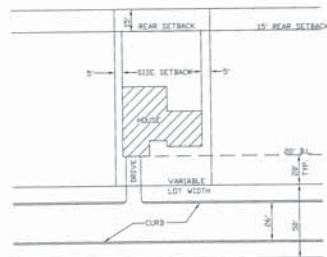
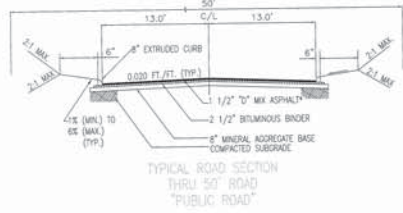
OCTOBER 1, 2015

12-SA-15-C Revised: 11/17/2015

SHEET 1 OF 3 SHEETS

WFS-10-1-15-TITLE





TYPICAL LOT LAYOUT  
1" = 40'

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES IN ACCORDANCE WITH RECOMMENDATIONS SET FORTH IN ALL MANUALS OF ACCIDENT PREVENTION IN CONSTRUCTION TO PREVENT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OTHER RULES SHALL BE ADDED BY.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION.



NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION NUMBER.



- NOTES:
1. ALL DIMENSIONS AND LOCATIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' WIDE SHOULDER AND CONSTRUCTION EASEMENT ARE REQUIRED ALONG ALL EXTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR LOT LINES.
  3. A 10' WIDE EASEMENT COVERS 1/2 EACH SIDE OF CENTERLINE OF SANITARY SEWER AS REQUIRED.
  4. THIS PROPERTY COVERS APPROXIMATELY 30.5 ACRES AND IS SUBDIVIDED INTO 42 UNITS FAMILY LOTS.
  5. THE ZONING IS UNCLASSIFIED.
  6. CONTIGUOUS PARCELS BY KNOXVILLE, KNOX COUNTY HIGH AND ROAD PROFILES ARE BASED ON THIS.
  7. UTILITIES:
    - WATER: INDICATED UNDER UTILITY DISTRICT
    - SEWER: INDICATED UNDER UTILITY DISTRICT
    - ELECTRIC: INDICATED UNDER UTILITY DISTRICT
    - TELEPHONE: INDICATED UNDER UTILITY DISTRICT
    - TELEPHONE: INDICATED UNDER UTILITY DISTRICT
  8. THE EASEMENT ARE HAVE A HOME OWNERS ASSOCIATION.
  9. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
    - FRONT: 5' 0"
    - REAR: 15' 0"
    - SIDE: 5' 0"
  10. MINIMUM FLOOR ELEVATION FOR LOTS 28, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42 IS ONE FOOT ABOVE THE BENCH OF THE SECTION BENCH OR OVER LIES.
  11. MINIMUM FLOOR ELEVATION FOR LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42 IS ONE FOOT ABOVE THE LOW POINT OF THE CURB IN FRONT OF THE BUILDING OR PUBLIC ROAD WITH THE ROOF-TO-RAIL.
  12. ROAD PROFILE IS BASED ON THIS TOP.
  13. ALL BENCH IN THE SUBDIVISION PUBLIC ROAD WITH THE ROOF-TO-RAIL.
  14. PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 ARE TO BE SUBDIVIDED INTO 42 UNITS FAMILY LOTS.
  15. WHEELER RD WAS CHANGED TO ROAD 1" SINCE WHEELER RD DOES NOT LOOP BACK TO WHEELER RD.
  16. THIS CONCEPT WAS APPROVED BY WPC IN MAP 050 UNDER FILE # 5-04-05-C AND 3-0-05-CR.
  17. DEVELOPER TO WORK WITH THE KNOX COUNTY ENGINEERING DEPARTMENT IN OBTAINING A SUBDIVISION ENGINEERING MAP OF THE ROAD ENGINEERING DEPARTMENT'S DIVISION COLLEGE WITH FINES AND REG. FEE # 210-480.
  18. THE SUBDIVISION MAPS TO BE TO KNOX COUNTY A CERTAIN DOCUMENT ALONG THE TOP OF THE ROAD.

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND CORRECT AND IN ACCORDANCE WITH THE ENGINEERING PRACTICE.  
*Wanda L. Rober*  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22026



OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4309 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7256  
FAX: (865) 693-9699

SITE ADDRESS:  
ON APPLE VALLEY DRIVE  
KNOXVILLE, TENNESSEE 37924

TABLE FOR NO. OF LOTS

NO. UNITS	NO. LOTS	ACREAGE	DENSITY
UNIT-1	60	18.60	3.2 U/A
UNIT-2	82	39.00	1.8 U/A
TOTAL	122	57.60	2.1 U/A

12-SA-15-C Revised: 11/17/2015

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS 4005 GALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7256 FAX: (865) 693-9699 E-MAIL: wright@engineeringconsultants.com www.southlandengineering.com	DESIGNED	WAR	APPROVED		SCALE HORIZONTAL: 1" = 100' CONTOUR INTERVAL: 4' DATE 10-1-2015	DEED REFERENCES: D.B. INST. # 201505150062285 PLAT INST. # 200307310012747 100 0 100 200 SCALE IN FEET	CONCEPT PLAN FOR WHELAHAN FARM SUBDIVISION, UNIT-2 ON BABELAY DRIVE CLT MAP 050, PARCEL 112.01 CLT MAP 050, PARCEL 112.02 DISTRICT 8, KNOX COUNTY, TENNESSEE	WFS-10-1-15-CP SHEET 2 OF 3 SHEETS
	DRAWN	WAR	ENGINEER					
	CHECKED	WAR			NO. DATE	REVISION	APPR.	

# The Knoxville-Knox County Park, Recreation and Greenways Plan

December 2009

Adopted by:

The Knoxville-Knox County Metropolitan Planning Commission on December 10, 2009  
The Knox County Commission on January 25, 2010  
The Knoxville City Council on January 26, 2010

Prepared by the Metropolitan Planning Commission for the Knoxville Parks and Recreation Department and the Knox County Parks and Recreation Department

Prepared for:

The City of Knoxville, Tennessee, Bill Haslam, Mayor  
Knox County, Tennessee, Mike Ragsdale, Mayor

*12-SA-15-C*

## Natural Areas

Knoxville and Knox County have been blessed with several large reserves of natural and wildlife management areas. These include Concord Park, Forks of the River Wildlife Management Area, House Mountain State Natural Area, Ijams Nature Center, William Hastie Natural Area, Melton Hill Park and Seven Islands Wildlife Refuge. Additionally, several tracts were set aside for habitat and passive recreation along Fort Loudoun Lake.

While these areas form the framework of a natural area system, they can be expanded and new areas should be established. The following are recommended:

- The Urban Wilderness and Historic Corridor: Set aside the ridges and Civil War forts of South Knoxville and extend this system to Ijams Nature Center and westward along Chapman Ridge.
- Seven Islands Wildlife Refuge Expansion and the

French Broad Blueway: Utilize these resources as catalysts for creating an open space and wildlife protection system along the river. Conserve farmland as a supplement to this system. Create greenway connections and blueway access points between Ijams Nature Center and the refuge.

- Ijams Nature Center-Hastie Park corridor: Acquire space for a trail and open space system linking all the public spaces along this South Knoxville Ridge.
- Copper Ridge Park and Natural Area: Acquire ridge and flood plain space for hiking, wildlife protection and active recreation purposes.
- House Mountain Natural Area and Park: Add a community park near the base of the mountain to serve a broader range of recreation purposes.
- I. C. King Park expansion: Acquire additional land, particularly to the south and provide an access point at Maryville Pike.



*House Mountain Natural Area and McAnnally Ridge, a potential ridge conservation corridor.*

## Ridge Conservation Corridors

Knox County communities enjoy a naturally beautiful landscape, framed by forested ridges. Ridges define the edges of communities like Powell and Halls and are treasured by many residents. Ridge conservation corridors could be used to conserve natural settings for recreation including wildlife observation and walking trails. In one sense, these corridors could be like a smaller Appalachian trail system and could be extended on a regional basis. These conservation corridors can be a combination of public and privately-owned land and should be established through the following programs:

- Hillside conservation and development standards: Very low density residential development is already designated in most of the identified corridors and should be continued as one means to protect ridges (for example, one unit per two acres). Another option could be an incentive program that encourages developers to cluster housing units at the toe of a slope or on more level terrain within a site (such increases in housing density could be made in exchange for a conservation easement).
- Ridge Corridors and Trail Easement Acquisition: the work of the Legacy Parks Foundation is the model for this approach. Both private donations and public purchases should be considered. Tax advantages are available for donations and non-profit groups such as the Foundation can assist in this option to create protected natural areas and walking trails.

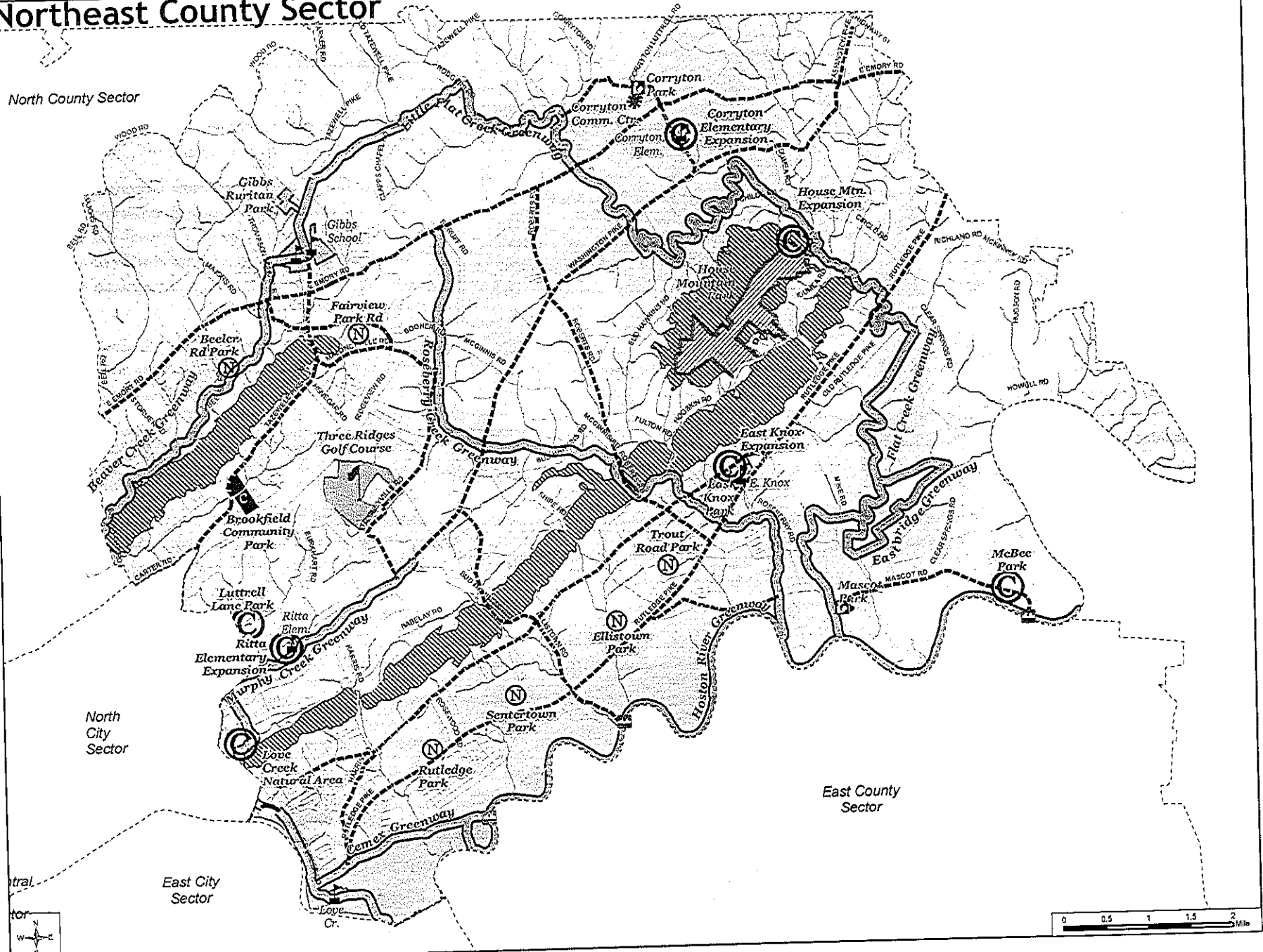
# Northeast County Sector

North County Sector

North City Sector

East City Sector





East County Sector








## Park and Greenway Proposals





### Proposed Parks: General Vicinity

-  Neighborhood Park
-  Community Park
-  District/Regional Park
-  District Recreation Center

### Proposed Parks: Specific Location

-  Neighborhood Park
-  Community Park
-  District / Regional Park





### Proposed Greenways and Blueways

-  Greenway
-  Greenway Connector
-  Ridge Conservation Corridor
-  Blueway Access Location

### Existing Park Facilities

-  Community and District/Regional Parks
-  Neighborhood Park
-  Open Space / Natural Area
-  Private/Quasi-public Parks
-  Golf Courses
-  School Parks
-  Public Recreation Center
-  Quasi-public Recreation Centers
-  Greenways
-  Blueway Access Location
-  Blueway Rest Stop

### Other Information

-  Libraries
-  Streams
-  City of Knoxville Boundary
-  Planning Sector Boundary

## Northeast County Sector

Northeast Knox County has been among the faster growing sectors. Close-to-home park acquisition has not kept pace with subdivision development. Like other once rural areas, there are no neighborhood parks, small parks within walking distance of families; such parks should be a major goal as should the greenway system.

### Recommendations: Park Acquisition

**Neighborhood parks**—Acquire space for new neighborhood parks in the general vicinity indicated on the plan map: Rutledge Park, Beeler Road Park, Fairview Road Park, Sentertown Park, Trout Road Park and Ellistown Park.

**Brookfield Community Park**—Use existing county acreage along Tazewell Pike to create a community park.

**Corryton Elementary School/Park Expansion**—Acquire 10-20 acres adjacent to the school to provide a community park within this area.

**East Knox Elementary School/Park Expansion**—Acquire 10-20 acres to increase community serving recreation at the school and existing park.

**House Mountain Park and Natural Area expansion**—Acquire 20 plus acres at the toe of House Mountain to accommodate a community park for playfields and picnicking and as an additional trail head to the mountain.

**Love Creek Natural Area**—Acquire 10-20 acres for a passive park and open space to protect water quality.

**Luttrell Lane Community Park**—Acquire acreage associated with the flood prone sinkhole area and conserve them as open space and multi-purpose fields, leading to the Murphy Creek greenway.

**Mc Bee Community Park**—Create a 20 to 40 acre park on the Holston, which includes playing fields and non-motorized boating access.

**Ritta Elementary School/Park Expansion**—Expand existing facilities by 10-20 acres to provide for community park uses.

### Recommendations: Greenways and Greenway Connectors

**Beaver Creek Greenway**—Provide trail connections from the existing and future neighborhoods to the Gibbs schools and Gibbs Ruritan Park.

**Eastbridge Greenway**—Provide a trail loop around the business park.

**Flat Creek Greenway**—Connecting to the proposed Beaver Creek Greenway, it would preserve the floodplain and connect to Eastbridge Park and Mascot Park.

**Murphy Creek Greenway**—This extension leads to White Creek.

**Holston River Greenway**—Acquire land and easements to create a trail that follows the river from the county line to Asheville Highway.

**Roseberry Creek Greenway**—This greenway should connect existing and future neighborhoods to the Gibbs schools and Holston River greenway.

**Cemex Greenway**—This link should be made between Love Creek and Holston River Greenways.

**Greenway Connectors**—Emory Road, Maloneyville Road, Millertown Pike, Rutledge Pike and Tazewell Pike are the most significant roads that should be improved to safely accommodate pedestrians and bicyclists.