



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 7-SA-23-C

AGENDA ITEM #: 41

AGENDA DATE: 7/13/2023

▶ **SUBDIVISION:** WHELAHAN FARM

▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY/ JOSH SANDERSON

OWNER(S): Josh Sanderson Smithbilt Homes

TAX IDENTIFICATION: 50 112.01,112.02

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 APPLE VALLEY DR (0 MISTLETOE DR)

▶ **LOCATION:** Southwest terminus of Apple Valley Drive and Whelahan Farm Road

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 39.27 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Single family residential, rural residential -- PR (Planned Residential) & A (Agricultural)
South: Agriculture/forestry/vacant land -- RA (Low Density Residential)
East: Agriculture/forestry/vacant land -- A (Agricultural)
West: Single family residential, rural residential, Agriculture/forestry/vacant land -- A (Agricultural)

▶ **NUMBER OF LOTS:** 62

SURVEYOR/ENGINEER: Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via Whelahan Farms Way, Apply Valley Drive, and Mistletoe Drive, local streets with 26 ft of pavement width within a 50-ft right-of-way; and Babelay Road, a minor collect street with 19 ft of pavement width within a 40-ft to 45-ft right-of-way.

▶ **SUBDIVISION VARIANCES**

REQUIRED:

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

STAFF RECOMMENDATION:

- ▶ **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.

- 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. This 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.

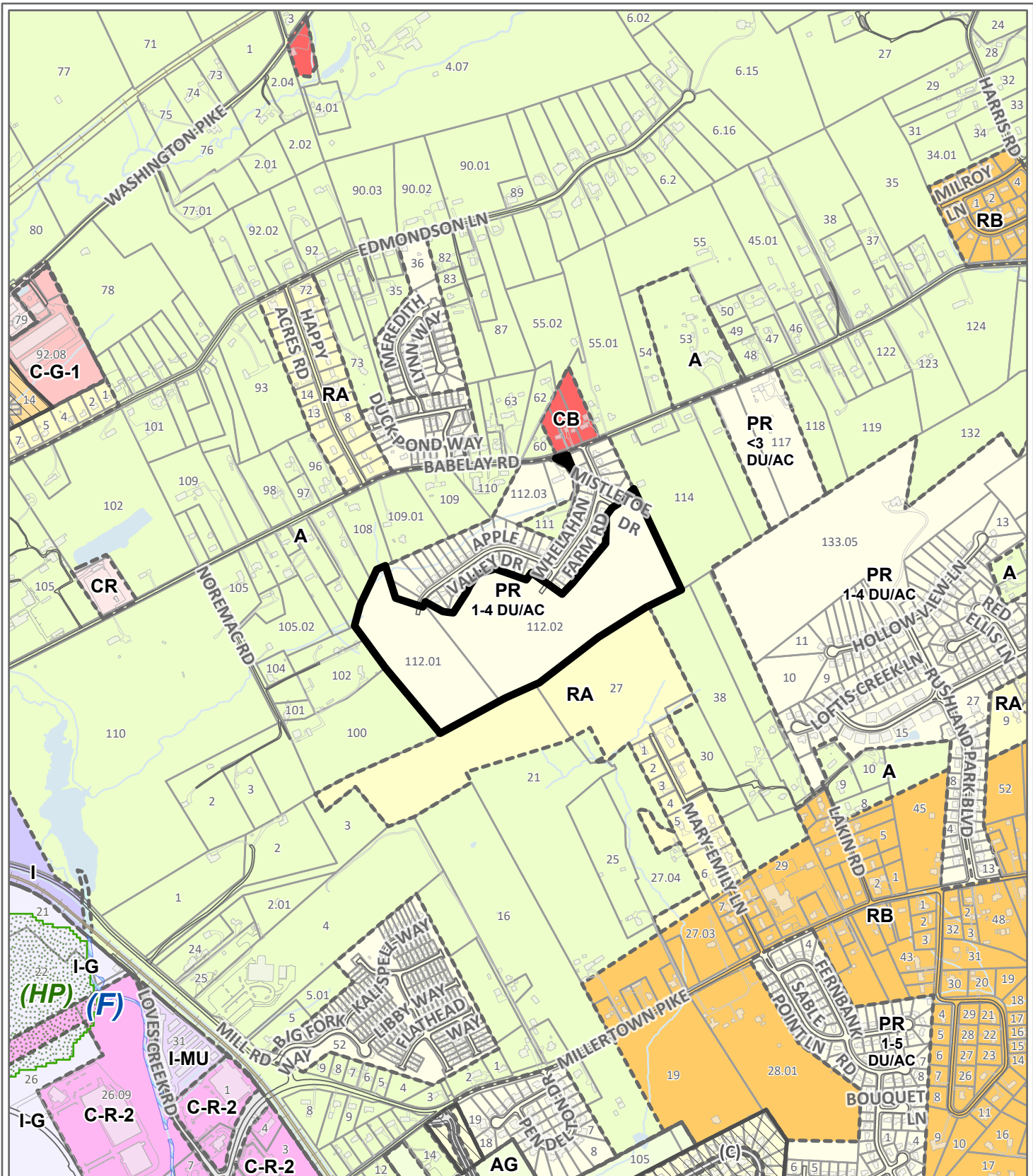
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 26 (public school children, grades K-12)

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

7-SA-23-C

Petitioner: Primos Land Company/ Josh Sanderson



Detached residential subdivision in PR (Planned Residential)

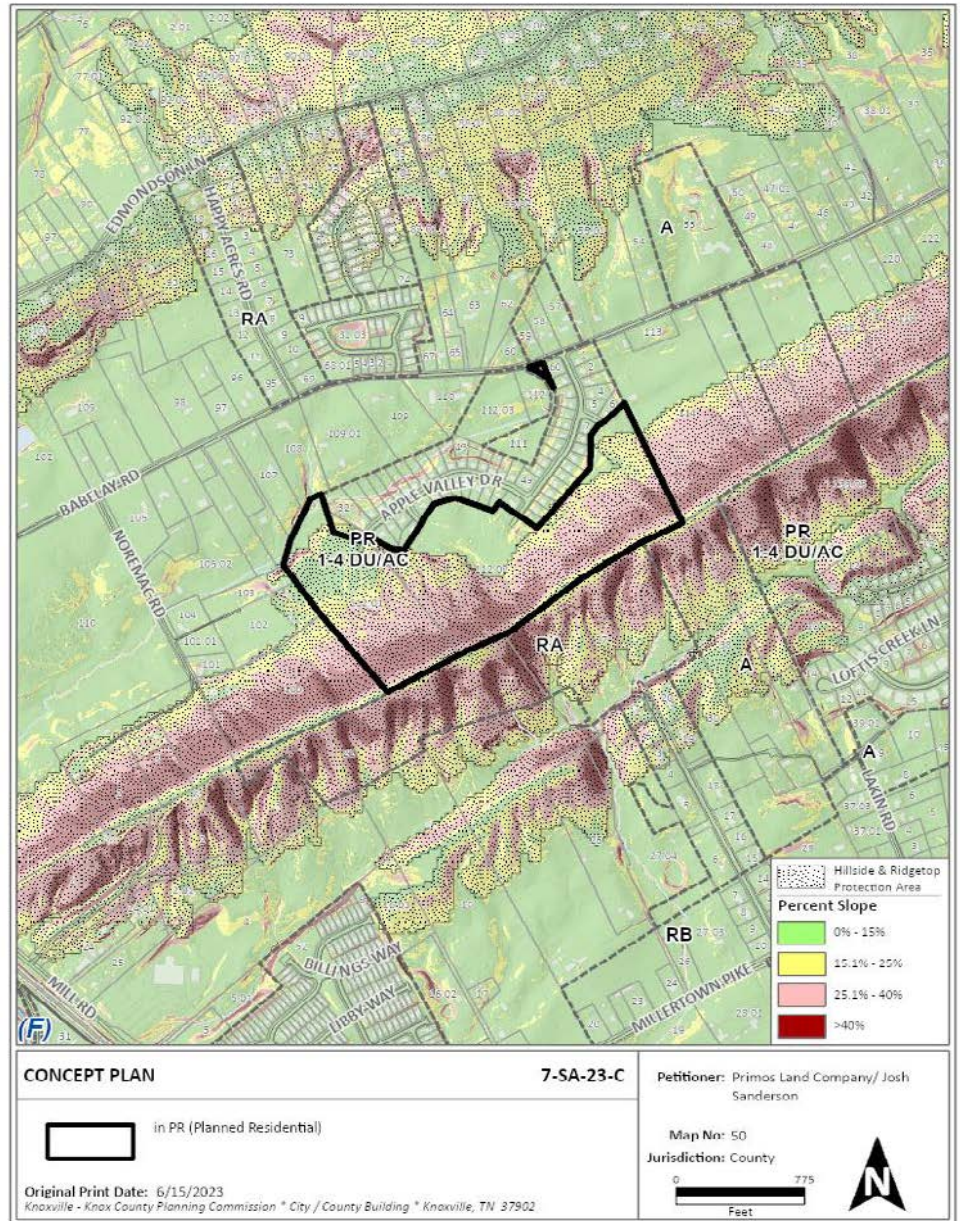
Original Print Date: 6/9/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 50
Jurisdiction: County

0 1,000
 Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	39.14		
Non-Hillside	7.74	N/A	
0-15% Slope	4.70	100%	4.70
15-25% Slope	7.22	50%	3.61
25-40% Slope	12.52	20%	2.50
Greater than 40% Slope	6.96	10%	0.70
Ridgetops			
Hillside Protection (HP) Area	31.40	Recommended disturbance budget within HP Area (acres)	11.51
		Percent of HP Area	0.37



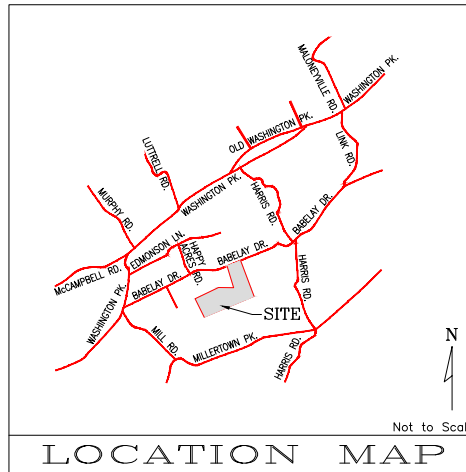
CONCEPT AND DESIGN PLAN
FOR

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



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



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7755
FAX: (865) 693-9699
E-MAIL: wrghb@senconsultants.com
www.southlandengineeringusa.com

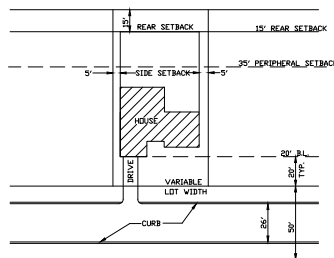
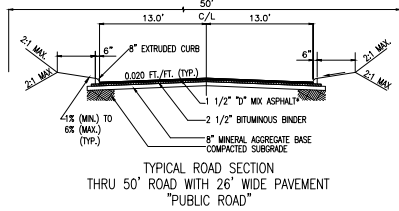
REV. 6-22-23
REV. MAY 10, 2023
OCTOBER 1, 2015

Revised: 6/22/2023

7-SA-23-C

SHEET 1 OF 3 SHEETS

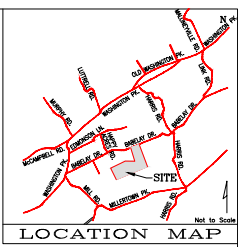
WFS-05-10-23-TITLE



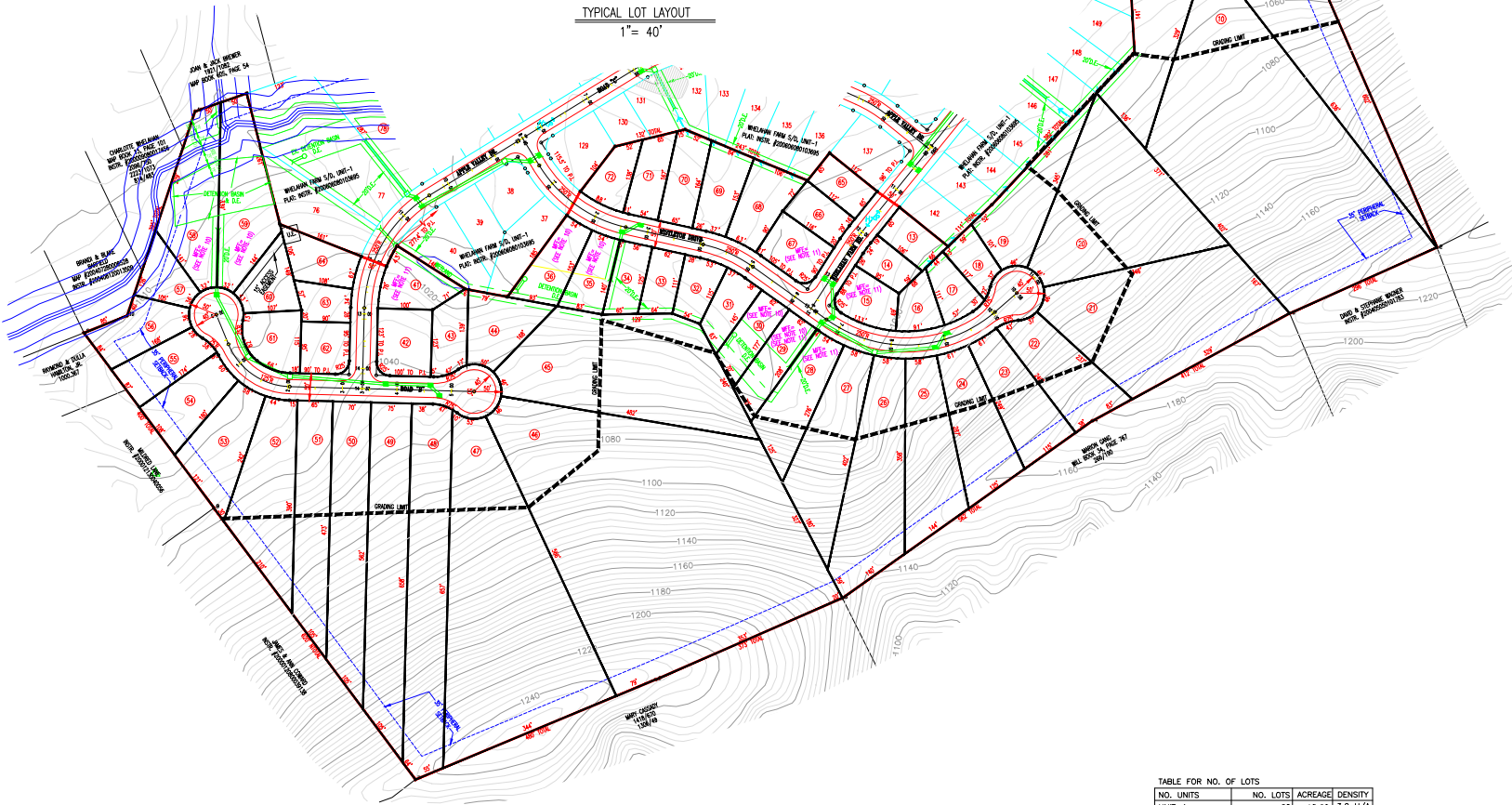
TYPICAL LOT LAYOUT
1" = 40'

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, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ADEQUATE 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 ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
 2. ALL PERMANENT UTILITY AND CONSTRUCTION EASEMENT RIGHTS SHALL BE EXTERIOR LOT LINES AND ROAD LINES, EXCEPT WHERE SHOWN OTHERWISE.
 3. ALL UTILITY EASEMENT RIGHTS SHALL BE OF THE TYPE AND EXTENT OF EASEMENT RIGHTS AS SHOWN ON THIS PLAN.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 30+ ACRES AND IS SUBDIVIDED INTO 122 SINGLE FAMILY LOTS.
 5. PLANNING & DESIGN:
 6. CONTROLS PROVIDED BY KNOXVILLE-KNOX COUNTY ZONING AND SUBDIVISION LAWS ARE BASED ON ZONING DISTRICTS:
 7. UTILITIES:
 8. WATER: SOUTHWEST KNOX COUNTY DISTRICT
 9. SEWER: KNOXVILLE UTILITY BOARD
 10. ELECTRIC: KNOXVILLE UTILITY BOARD
 11. GAS: KNOXVILLE UTILITY BOARD
 12. TELEPHONE: SBC
 13. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 14. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 15. FRONT SETBACK:
 16. REAR SETBACK: 15 FEET.
 17. SIDE SETBACK: 3 FEET.
 18. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 19. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 20. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 21. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 22. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 23. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 24. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 25. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 26. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 27. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 28. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 29. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 30. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 31. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 32. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 33. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 34. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 35. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 36. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 37. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 38. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 39. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 40. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 41. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 42. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 43. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 44. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 45. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 46. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 47. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 48. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 49. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 50. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 51. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 52. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 53. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 54. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 55. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 56. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 57. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 58. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 59. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 60. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 61. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 62. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 63. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 64. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 65. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 66. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 67. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 68. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 69. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 70. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 71. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 72. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 73. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 74. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 75. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 76. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 77. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 78. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 79. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 80. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 81. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 82. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 83. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 84. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 85. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 86. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 87. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 88. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 89. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 90. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 91. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 92. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 93. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 94. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 95. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 96. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 97. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 98. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 99. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 100. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 101. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 102. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 103. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 104. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 105. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 106. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 107. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 108. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 109. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 110. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 111. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 112. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 113. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 114. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 115. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 116. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 117. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 118. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 119. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 120. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 121. ALL LOTS SHALL BE 1/4 ACRES OR MORE.
 122. ALL LOTS SHALL BE 1/4 ACRES OR MORE.

Revised: 6/22/2023
7-SA-23-C

NO. UNITS	NO. LOTS	ACREAGE	DENSITY
UNIT-1	60	18.60	3.2 U/A
UNIT-2	62	39.00	1.6 U/A
TOTAL	122	57.60	2.1 U/A



OWNER/DEVELOPER:
JOSH SANDERSON
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: JOSH@RHSCCO.COM

SITE ADDRESS:
ON APPLE VALLEY DRIVE
KNOXVILLE, TENNESSEE 37924

CONCEPT PLAN
FOR WHELAHAN FARM SUBDIVISION, UNIT-2
CLT MAP 050, PARCEL 112.01
CLT MAP 050, PARCEL 112.02
DISTRICT 8, KNOX COUNTY, TENNESSEE

WFS-05-10-23-CP
SHEET 2 OF 3 SHEETS

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL OFFICE & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wr@seeb@seecconsultants.com
www.southlandengineeringusa.com

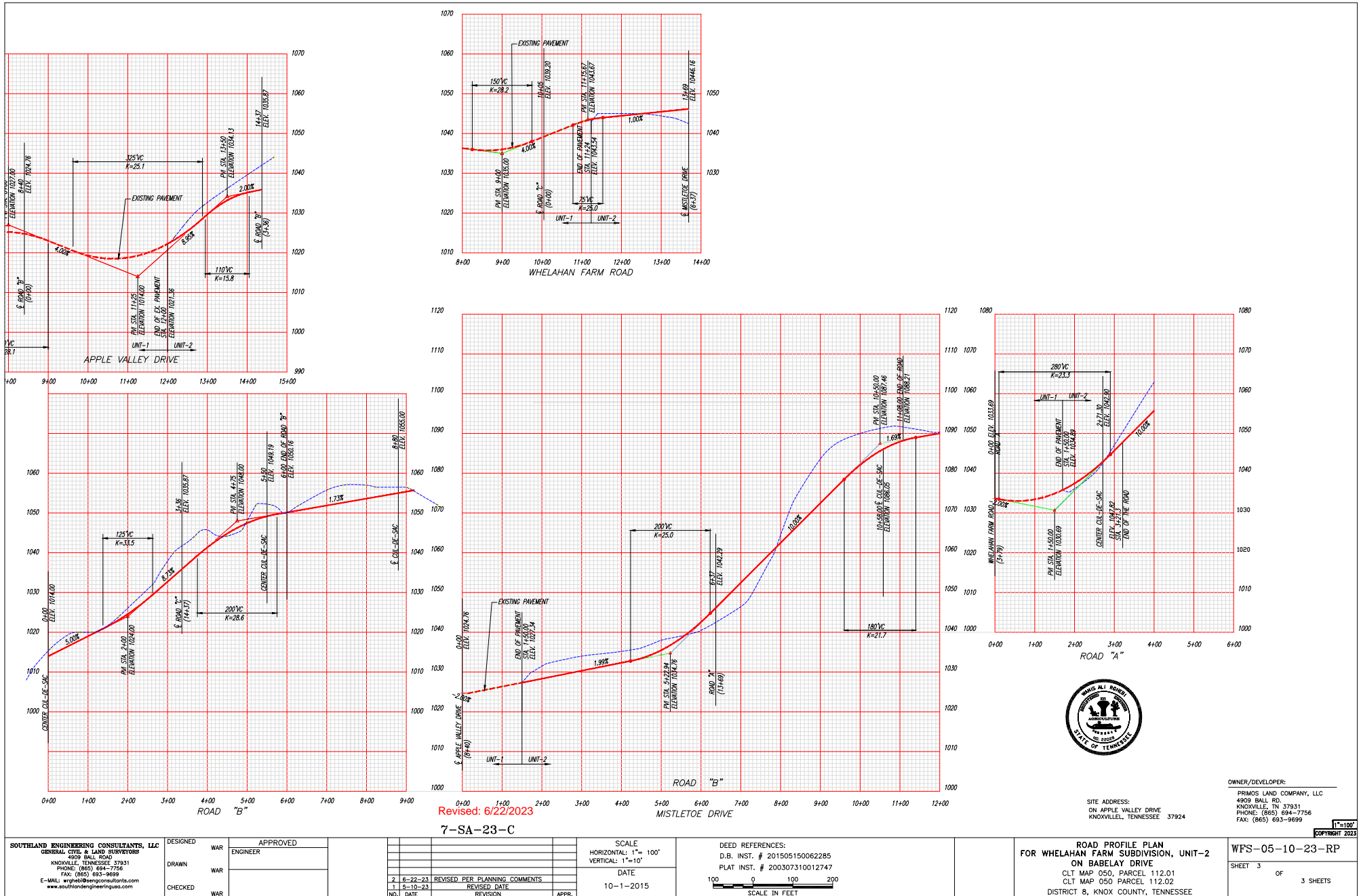
DESIGNED	WAR	APPROVED
ENGINEER		
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	5-10-23	REVISED DATE	
2	6-22-23	REVISED PER PLANNING COMMENTS	

SCALE
HORIZONTAL: 1" = 100'
CONTOUR INTERVAL: 4'
DATE
10-1-2015

DEED REFERENCES:
D.B. INST. # 20150515062285
PLAT INST. # 200307310012747
SCALE IN FEET

1"=100'
COPYRIGHT 2023



Revised: 6/22/2023

7-SA-23-C

SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL OFFICE & LAND SURVEYORS 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE: (865) 694-7756 FAX: (865) 693-9699 E-MAIL: wrp@seengineering.com www.southlandengineering.com	DESIGNED	WAR	APPROVED
	DRAWN	WAR	ENGINEER
	CHECKED	WAR	
		WAR	

NO.	DATE	REVISION	APPR.
2	6-22-23	REVISED PER PLANNING COMMENTS	
1	5-10-23	REVISED DATE	

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 1" = 10'
 DATE
 10-1-2015

DEED REFERENCES:
 D.B. INST. # 20150515062285
 PLAT INST. # 200307310012747
 100 0 100 200
 SCALE IN FEET

ROAD PROFILE 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

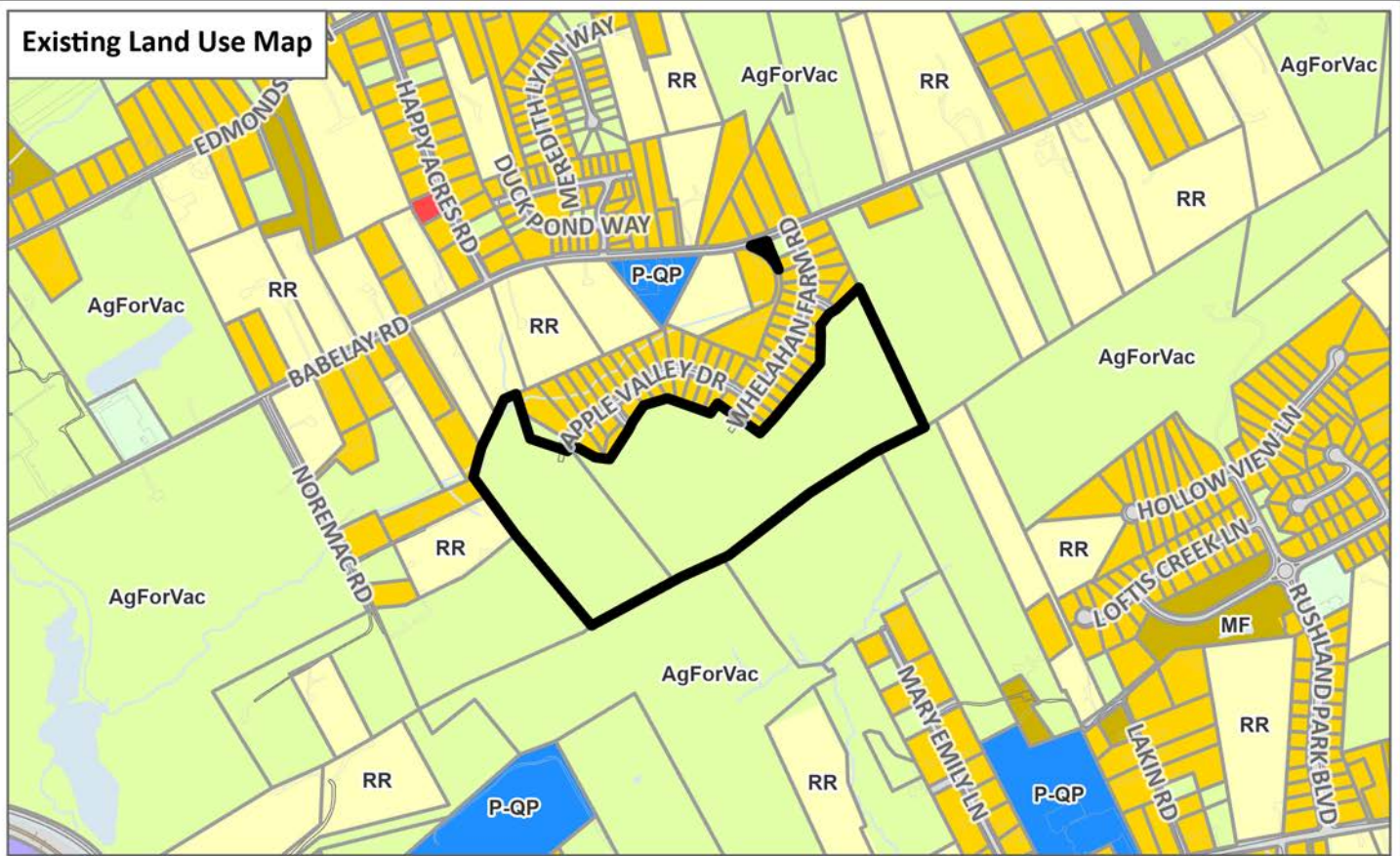
OWNER/DEVELOPER:
 PRIMOS LAND COMPANY, LLC
 4909 BALL RD.
 KNOXVILLE, TN 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699

SITE ADDRESS:
 ON APPLE VALLEY DRIVE
 KNOXVILLE, TENNESSEE 37924

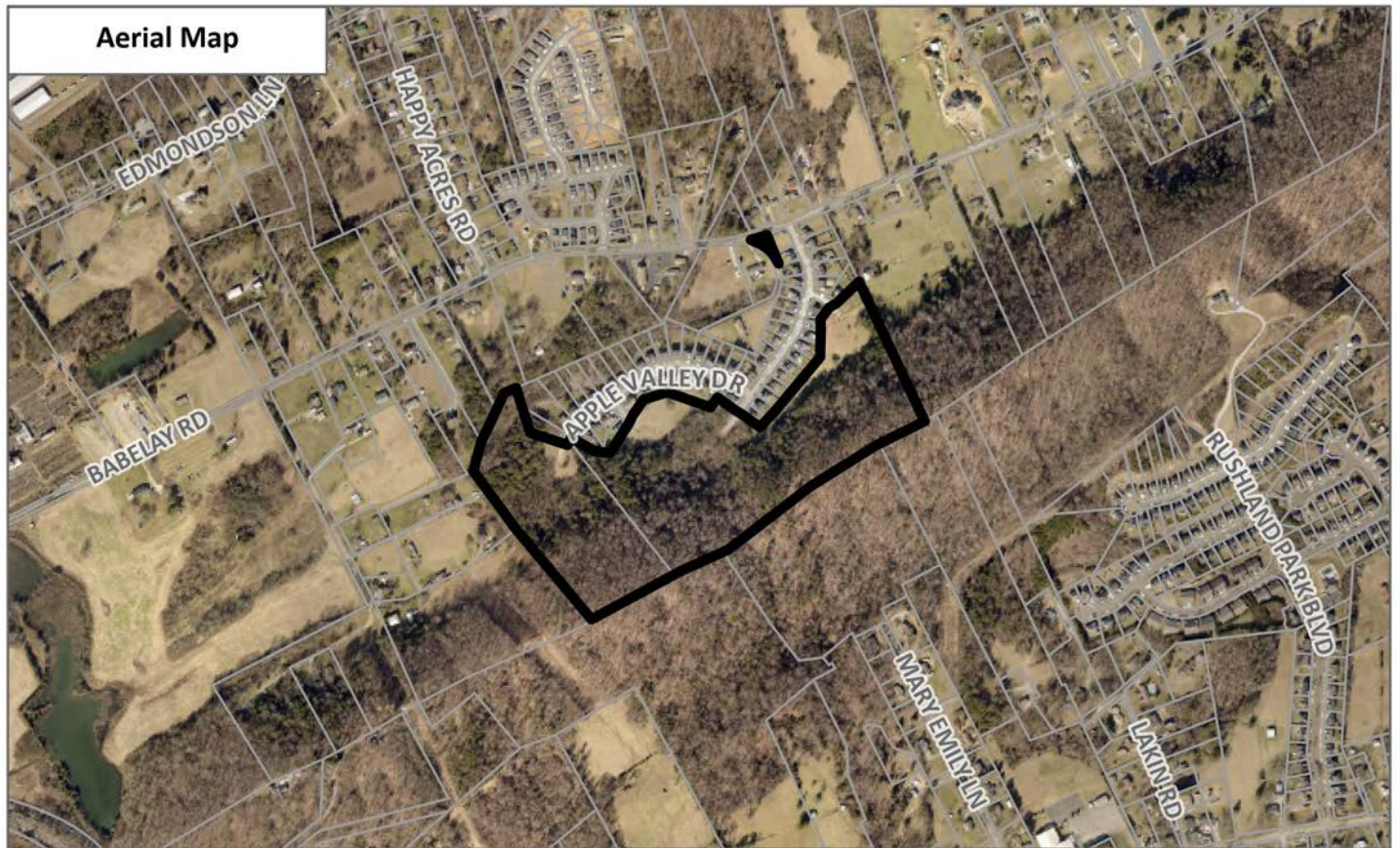
WFS-05-10-23-RP
 SHEET 3 OF 3 SHEETS
 COPYRIGHT 2023



Existing Land Use Map



Aerial Map

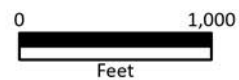


CONTEXTUAL MAPS

7-SA-23-C



Case boundary





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

Primos Land Company / Josh Sanderson

Applicant Name Affiliation

5/12/2023 **7/13/2023** **7-SA-23-C**

Date Filed Meeting Date (if applicable) File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

Name / Company

4909 Ball Rd. Knoxville TN 37931

Address

865-694-7756 / wrghebi@sengconsultants.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Smithbilt Homes **4909 Ball Rd Knoxville TN 37931** **865-694-7756 / josh@smithbilt**

Owner Name (if different) Owner Address Owner Phone / Email

0 APPLE VALLEY DR / 0 MISTLETOE DR

Property Address

50 112.01, 112.02 **39.27 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

Knoxville Utilities Board **Northeast Knox Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Southwest terminus of Apple Valley Drive and Whelahan Farm Road

General Location

City **Commission District 8** **PR (Planned Residential)** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

Northeast County **LDR (Low Density Residential), HP (Hillside Protection)** **Urban Growth Area (Outside City Limit)**

Planning Sector Sector Plan Land Use Classification 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

Whelahan Farm	Related Rezoning File Number
Proposed Subdivision Name	
<u>2</u>	<u>62</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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 Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Primos Land Company/ Josh Sanderson	5/12/2023
	Please Print	Date

Property Owner Signature	Josh Sanderson Smithbilt Homes	5/12/2023
	Please Print	Date



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

Primos Land Company/ Josh Sanderson

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

7-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

Wanis A. Rghebi, PE

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

CURRENT PROPERTY INFO

Primos Land Comapny, LLC

4909 Ball Road, Knoxville, TN 37931

865-694-7756

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Apple Drive & 0 Mistletoe Dr. Knoxville, TN 37924

Tax map 112, Prcels 112.01 & 112.02

Property Address

Parcel ID

KUB

NEKU

N

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

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Whelahan S/D, U-2

- Combine Parcels
 Divide Parcel

62

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Primos Land Company/ Josh Sanderson

5-11-23

Please Print

Date

865-694-7756

josh@rhsco.com

Phone Number

Email

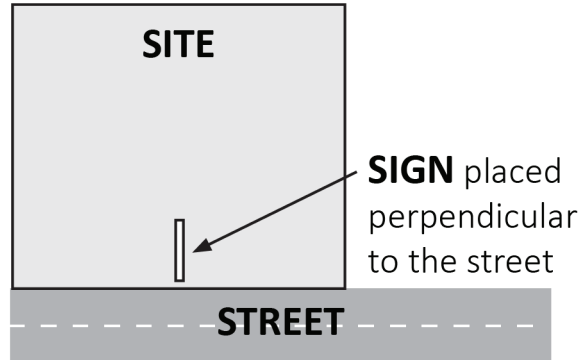
Property Owner Signature

Josh Sanderson

Please Print

Date Paid

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:

_____ June 30, 2023 _____ and _____ July 14, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Primos Land Company/Josh Sanders

Date: 5/12/2023

File Number: 7-SA-23-C

- Sign posted by Staff
- Sign posted by Applicant