

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 5-E-25-DP      Related File Number: 5-SA-25-C  
Application Filed: 3/24/2025      Date of Revision:  
Applicant: LJA ENGINEERING

## PROPERTY INFORMATION

General Location: Southwest side of Shipe Rd, south of Bud Hawkins Rd  
Other Parcel Info.:  
Tax ID Number: 40 166      Jurisdiction: County  
Size of Tract: 34.1 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision      Density:  
Planning Sector: Northeast County      Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 4923 SHIPE RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.5 du/ac  
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:** Shipe Rd. Subdivision  
**No. of Lots Proposed:** 86      **No. of Lots Approved:** 0  
**Variances Requested:**  
**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 development plan for up to 86 detached residential lots, subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. The maximum number of dwelling units shall be based on the surveyed acreage of the subject property prior to any dedication of public right-of-way, as presented on the final plat(s). If the surveyed acreage is less than 34.4 acres, the number of dwelling units (lots) shall be reduced so as not to exceed the approved density for this PR (Planned Residential) district, 2.5 du/ac.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**Comments:** DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

### 1) ZONING ORDINANCE

PR (Planned Residential) up to 2.5 du/ac.

A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The PR zoning allows consideration of up to 2.5 du/ac. The proposed subdivision has a density of 2.49 du/ac. As mentioned in Development Plan condition #2, the maximum number of dwelling units allowed in this subdivision will be based on the total acreage of the subject property zoned PR (Planned Residential) up to 2.5 du/ac as presented on the final plat(s).

### 2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The subject property is located in the RC (Rural Conservation) place type and HP (Hillside Protection) area. The RC place type is intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. RC recommends single-family residential in a conservation pattern as a "primary use."

B. Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on the site. This development has 50 percent of the site in open space.

C. The site has 2.57 acres in the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.15 acres in the HP area, and this proposal disturbs approximately .39 acres.

### 3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed disturbance area in relation to the slope analysis is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

B. The development will have 50 percent of the land area in common area. This is consistent with Policy 2, ensuring that development is sensitive to the existing community character by separating the proposed house lots and adjacent properties.

C. The development will be required to widen Shipe Road to a minimum pavement width of 18 feet from Road 'A' to Bud Hawkins Road. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

D. Connecting Road 'A' to the previously approved (currently undeveloped) subdivision to the west is consistent with Policy 11, which promotes connectivity with new development.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage

and other public facilities and services. – The proposed development is consistent with the growth plan.

**Action:** Approved with Conditions **Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 86 detached residential lots, subject to 2 conditions.

**Date of Approval:** 5/8/2025 **Date of Denial:** **Postponements:**

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

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

**Legislative Body:** Knoxville-Knox County Planning Commission

**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:**