

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SA-25-C Related File Number: 5-E-25-DP
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: 34.5 acres
Accessibility: Access is via Shipe Road, a major collector street with 20 ft of pavement width within a right-of-way width that varies from 41 ft to 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single-family residential, agriculture/forestry/vacant land, rural residential - A (Agricultural)
South: Rural residential - A (Agricultural)
East: Rural residential, single-family residential - A (Agricultural)
West: Rural residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 2.5 du/ac
Proposed Use: Detached residential subdivision Density: 2.49 du/ac
Planning Sector: Northeast County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgeline Protection)
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: None
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 Concept Plan subject to 8 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).
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into an MOU with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Implementing the recommendations of the 4923 Shipe Road Subdivision Transportation Impact Study (TIS) (AJAX Engineering, 4/15/2025) as required by Knox County Engineering and Public Works during the design plan phase.
5. Connecting Road 'A' to the terminus of Road 'B' in the KV Construction, LLC – Ellistown Rd Subdivision concept plan (6-SF-23-C). The details for this connection are to be coordinated with Knox County Engineering and Public Works during the design plan phase.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This subdivision is for 86 detached residential lots on 34.505 acres zoned, at a density of 2.49 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 2005 (8-Q-05-RZ). In 2024, the property owner submitted a rezoning application to increase the maximum allowed density to 5 du/ac (12-B-24-RZ). The Planning Commission recommended 3 du/ac, and the application was withdrawn before action was taken by the Knox County Commission.

The primary access to the site is from Shipe Road, with secondary access to Ellistown Road through the property to the west (parcel 040 16601), which provided a stub-out to the subject property in its 2023 concept plan (6-SF-23-C). The submitted traffic impact study (TIS) recommends widening Shipe Road to a minimum width of 18 ft between the proposed Shipe Road entrance (Road 'A') and the intersection with Bud Hawkins Road, a distance of approximately 850 feet. Widening may only need to occur for a few hundred feet, where the pavement is currently less than 18 ft.

Action: Approved with Conditions Meeting Date: 5/8/2025
Details of Action:
Summary of Action: Approve the Concept Plan subject to 8 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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: