

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

▶ **FILE #:** 4-SC-07-C **AGENDA ITEM #:** 19  
 4-C-07-UR **AGENDA DATE:** 4/12/2007

▶ **SUBDIVISION:** WORLEY WINDS  
 ▶ **APPLICANT/DEVELOPER:** JOHN WORLEY  
 OWNER(S): JOHN WORLEY

TAX IDENTIFICATION: 42 J D 014 - 017  
 JURISDICTION: County Commission District 7

▶ **LOCATION:** West side of Shipetown Rd., north of Mascot Rd.

SECTOR PLAN: Northeast County  
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 9.6 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / CA (General Business) & A (Agricultural)  
 South: Vacant land / A (Agricultural)  
 East: Residences / A (Agricultural)  
 West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Dennis Gore

ACCESSIBILITY: Access is via Shipetown Rd., a local street with 17' to 20' of pavement within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 8 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access only to the internal street system.
5. Prior to the issuance of design plan approval for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Shipetown Rd. The required sight distance shall be certified in the field. (See comment section below)
6. Include a line of sight easement on the final plat across the curve for Lot 22 subject to approval by the

Knox County Department of Engineering and Public Works.

7. The existing rights-of-way that are the result of a previously recorded plat must be closed by Knox County Commission prior to the final plat being approved for this 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.

► **APPROVE the development plan for up to 28 detached residential units on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and use on review in the PR zoning district.

**COMMENTS:**

The applicant is proposing to subdivide this 9.6 acre tract into 28 lots at a density of 2.92 du/ac. Access to the site is from Shipetown Rd., which is classified as a local street on the major road plan. The Planning Commission recommended approval of a rezoning request (2-M-07-RZ) to PR (Planned Residential) at a density of up to 3 du/ac on February 8, 2007. The Knox County Commission approved the request on March 26, 2007.

On visiting the site, Staff observed that the sight distance to the south along Shipetown Rd at the subdivision entrance is extremely limited due to the existing trees and bank. The required sight distance at this location is 300'. Due to safety concerns with the limited sight distance, Staff is recommending a condition that prior to the issuance of the design plan approval for the subdivision and prior to submission of a final plat, the applicant shall establish at least 300' of sight distance at the subdivision entrance onto Shipetown Rd. The applicant will be required to obtain all applicable approvals from Knox County Engineering for the grading work needed to obtain sight distance. The required sight distance shall be certified in the field before any additional permits will be issued for the subdivision or a final plat is accepted for review.

The four tax parcels that are a part of this proposed subdivision are blocks of a previously recorded plat. The existing rights-of-way that are located between those parcels must be closed by Knox County Commission prior to the final plat being approved for this subdivision.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.92 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend East Knox County Elementary and Carter Middle and High Schools.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

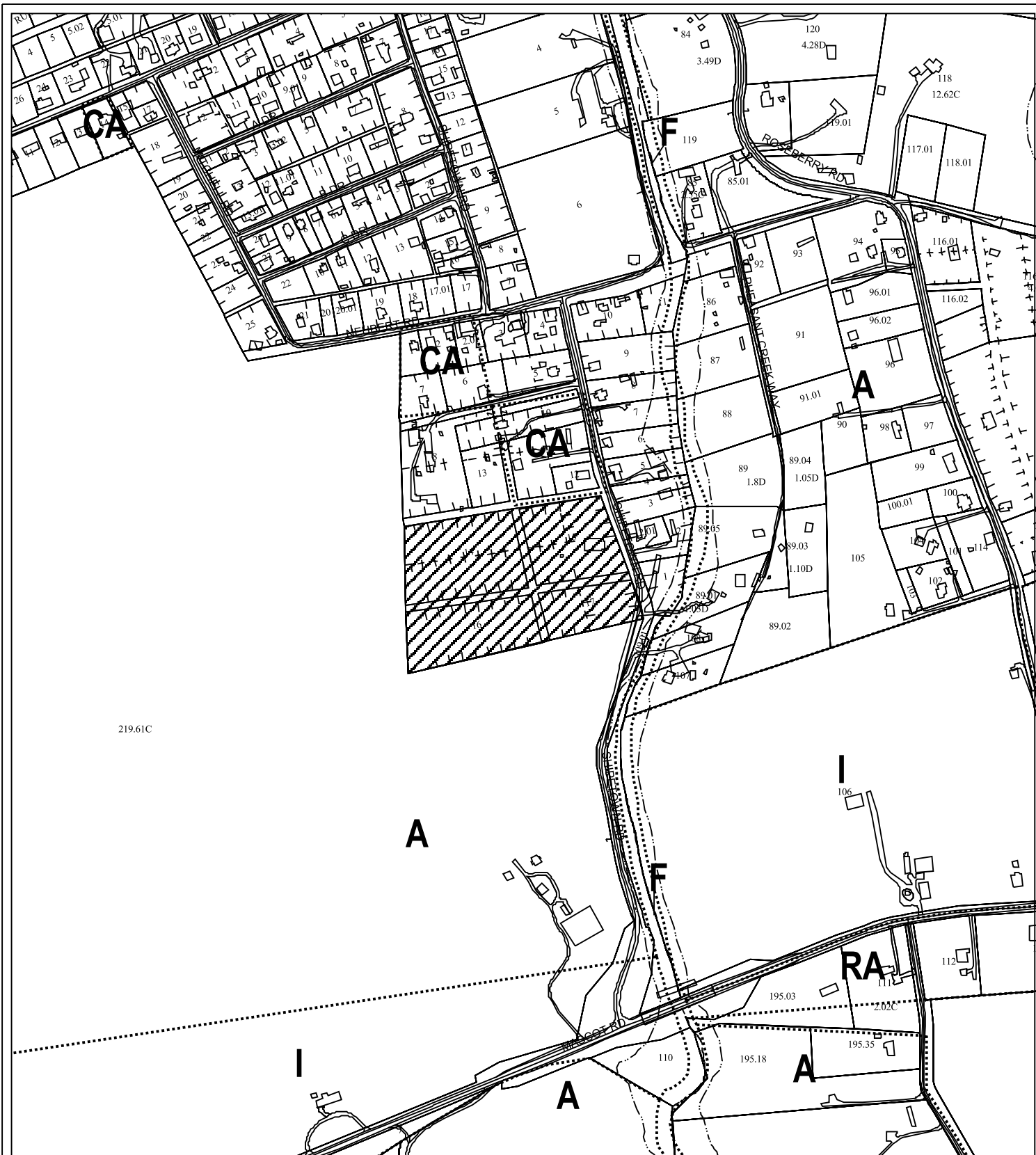
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 3 du/ac. The proposed subdivision with a density of 2.92 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.


MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



219.61C

4-SC-07-C/4-C-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential) Pending

Original Print Date: 03/21/07      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner:    Worley Winds  
                    John Worley

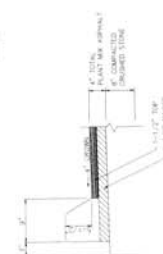
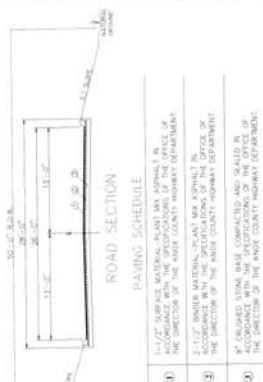
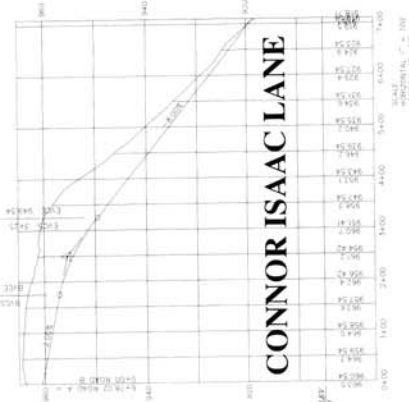
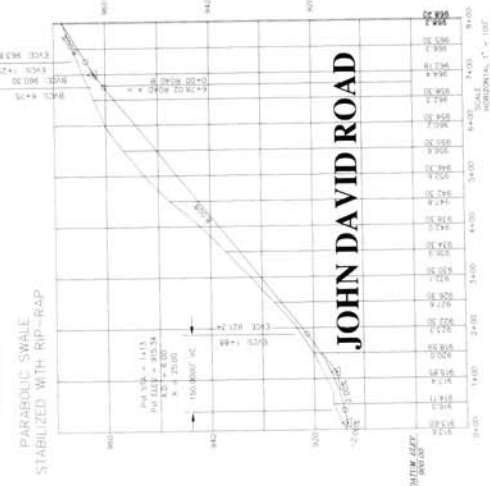
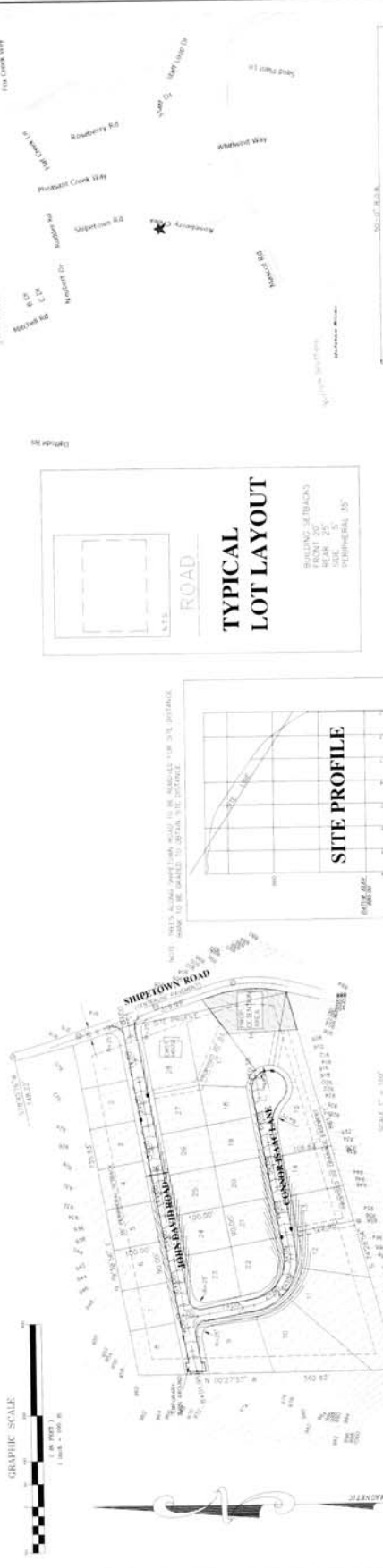
Map No:        42

Jurisdiction:   County



CONCEPT PLAN / USE ON REVIEW FOR

# WORLEY WINDS SUBDIVISION



**U.O.R.**  
 DATE 3/26/07

**CONCEPT PLAN**  
 REVISED  
 WORLEY WINDS SUBDIVISION  
 CONCEPT PLAN SHEET FOR  
 SHEET NO. 4-01, 4-02, 4-03, 4-04, 4-05, 4-06, 4-07, 4-08, 4-09, 4-10, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20, 4-21, 4-22, 4-23, 4-24, 4-25, 4-26, 4-27, 4-28, 4-29, 4-30, 4-31, 4-32, 4-33, 4-34, 4-35, 4-36, 4-37, 4-38, 4-39, 4-40, 4-41, 4-42, 4-43, 4-44, 4-45, 4-46, 4-47, 4-48, 4-49, 4-50, 4-51, 4-52, 4-53, 4-54, 4-55, 4-56, 4-57, 4-58, 4-59, 4-60, 4-61, 4-62, 4-63, 4-64, 4-65, 4-66, 4-67, 4-68, 4-69, 4-70, 4-71, 4-72, 4-73, 4-74, 4-75, 4-76, 4-77, 4-78, 4-79, 4-80, 4-81, 4-82, 4-83, 4-84, 4-85, 4-86, 4-87, 4-88, 4-89, 4-90, 4-91, 4-92, 4-93, 4-94, 4-95, 4-96, 4-97, 4-98, 4-99, 4-100

**NOTES:**  
 1. PROPERTY CONTAINS 940 ACRES DIVIDED INTO 28 LOTS.  
 2. BOUNDARY AND TOPO AS PER OTHERS.  
 3. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 4. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 5. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 6. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 7. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 8. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 9. ALL UTILITIES TO BE SHOWN AND LOCATED.  
 10. ALL UTILITIES TO BE SHOWN AND LOCATED.

**PAVING SCHEDULE**  
 1. 1-1/2" SURFACE MATERIAL, PLANT MIX ASPHALT IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.  
 2. 1-1/2" SURFACE MATERIAL, PLANT MIX ASPHALT IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION.  
 3. 4" ENHANCED STABIL BASE, COMPACTED AND SEALED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION.

**CONCRETE SCHEDULE**  
 1. 8" PRECAST CONCRETE CURBS AND GUTTERS IN ACCORDANCE WITH THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.  
 2. 8" PRECAST CONCRETE CURBS AND GUTTERS IN ACCORDANCE WITH THE SPECIFICATIONS OF THE OFFICE OF THE DIRECTOR OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION.

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