



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 7-G-26-DP

AGENDA ITEM #: 49

AGENDA DATE: 7/9/2026

▶ **APPLICANT:** BAILEY LANE

OWNER(S): Ali Alsultani

TAX ID NUMBER: 62 I A 004, 005, 006

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 318 N WOODDALE RD (330, 0 N WOODDALE RD)

▶ **LOCATION:** East side of N Wooddale Rd, north side of Rosie Ln, north of Asheville Hwy

▶ **APPX. SIZE OF TRACT:** 5.55 acres

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

ACCESSIBILITY: Access is via N Wooddale Road, a local street with 18-25 ft of pavement width within a right-of-way width that varies from 38-55 ft. Access is also via Rosie Lane, an unstriped local street with 10-15 ft of pavement width within a right-of-way width that varies from 51-64 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River

▶ **ZONING:** PR (Planned Residential) up to 7 du/ac

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** Single family residential, agriculture/forestry/vacant land, rural residential

▶ **PROPOSED USE:** Detached residential subdivision

DENSITY PROPOSED: 1.46 du/ac

HISTORY OF ZONING: In 1993, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 7 du/ac (1-F-93-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 7 du/ac

South: Single family residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Rural residential, single family residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area mainly consists of single family homes on various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. The Asheville Highway commercial corridor is 0.28 miles to the south.

STAFF RECOMMENDATION:

► **Approve the development plan for up to four detached residential lots, subject to 5 conditions.**

- 1) Providing a minimum lot size of 20,000 sqft lots or larger for lots on septic if required by the health department.
- 2) Adding a note to the plat that all lots less than 20,000 sqft must be on public water and sewer. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Providing sight distance certification during permitting, and providing the driveway location on the plat for lots that don't have sight distance along their entire frontage.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 5) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the property owner will either enter into a memorandum of understanding (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.

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

COMMENTS:

This request is to resubdivide three lots comprising approximately 5.5 acres property into four lots, adjusting some of the internal lot lines and slightly reconfiguring the lots. The property included in this request is part of a larger PR zone allowing up to 7 du/ac. The existing house on 318 N Wooddale Road will remain. The other lots are not proposed to be developed at this time.

Access to all lots would be off of N Wooddale Road. Since the properties are located along a curve in N Wooddale Road, Planning and Engineering are requiring sight distance to be certified, and for the driveway locations to be provided for lots that only have sight distance on a certain location along their frontage, to ensure the driveway location has sight distance.

If any lots will be on septic, they will be required to provide a minimum lot size of 20,000 sq ft.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In exercising its administrative judgment, the Planning Commission shall determine whether 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 7 du/ac:

- A. The proposed 4-lot subdivision slightly increases the density for this property, though it is still well within the allowable density. The proposed lots range in size but provide a density of 0.73 for the subject property and an overall density of 0.87 du/ac for the entire PR zone (comprising approximately 6.86 acres).
- B. The PR zone allows houses as a permitted use.
- C. The setbacks of the existing house meets the PR zone requirements. Setbacks for structures on the vacant lots would be evaluated at the time of development according to the zoning in place at that time.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. The proposed lots are compatible with other lots in this area, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

- A. The property is classified as the SR (Suburban Residential) place type. Single-family residential is the primary use in the SR (Suburban Residential) place types.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation include encouraging a reasonably compact pattern of development, offering a wide range of housing choices, and coordinating the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. This proposal aligns with these goals.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

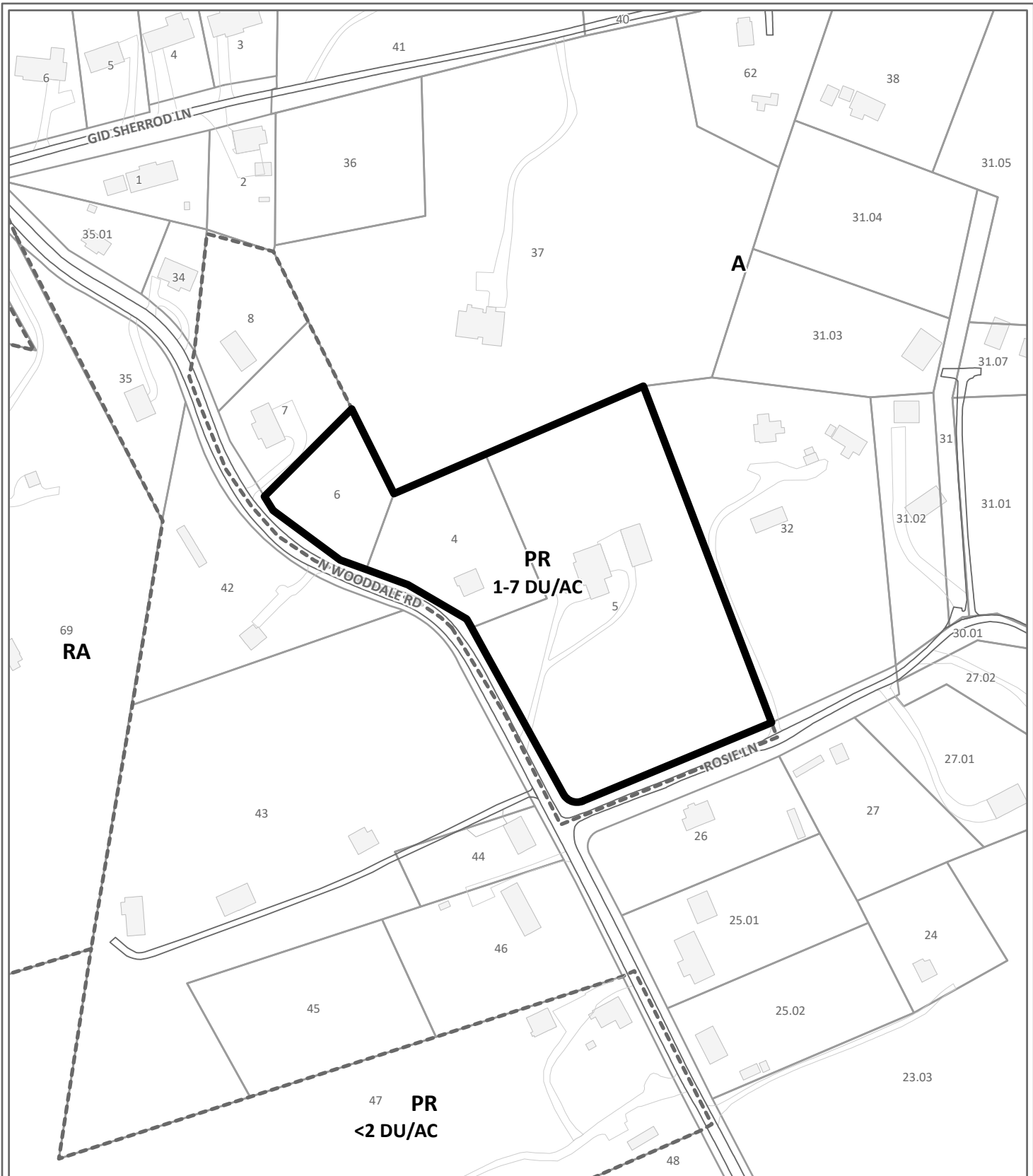
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

7-G-26-DP

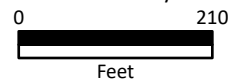
Petitioner: Bailey Lane



Detached residential subdivision in PR (Planned Residential), 1-7 DU/AC

Map No: 62

Jurisdiction: County



Original Print Date: 5/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



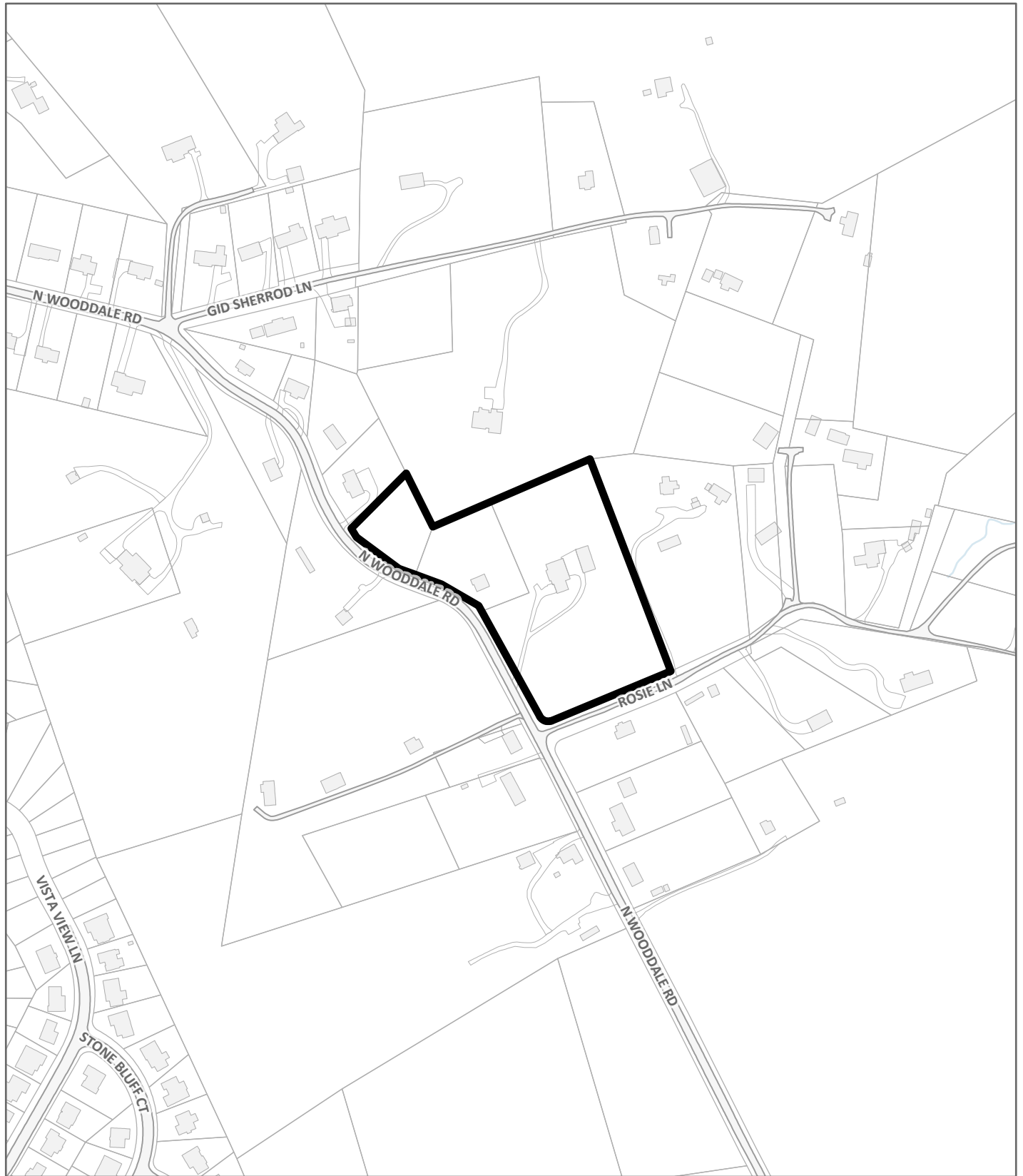
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-G-26-DP



Case boundary



Certificate of Ownership and General Dedication

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we are, the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate, right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: ALI ALSULTANI
 Signature(s): _____
 Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the ____ day of _____, 20____.

Registered Land Surveyor
 Tennessee License No. _____
 Date: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
 Tennessee License No. _____
 Date: _____

Certification of Approval of Subsurface Sewage Disposal Systems

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and this is to notify that all lots are subject to Sections 06.13.401 thru 06.13.413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department
 Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

I, the undersigned owner(s) of the property shown herein understand that it is the responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.

Owner: ALI ALSULTANI
 Signature(s): _____ Date: _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider
 Authorized Signature for Utility _____ Date: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this the ____ day of _____, 20____.

Engineering Director _____

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13.3.405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

Zoning

Zoning Shown on Official Map
 Date: _____
 By: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
 Knox County Trustee: Signed: _____ Date: _____



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4683 FAX: (865) 429-4684



LEGEND

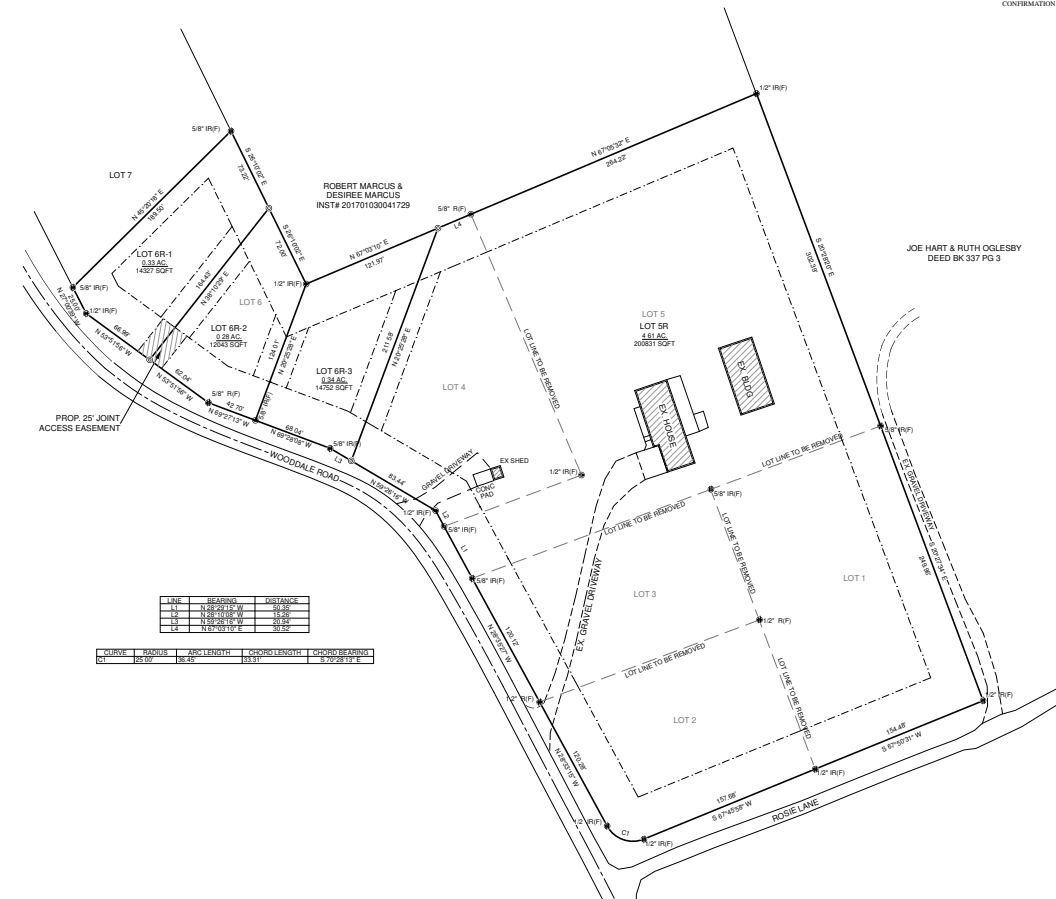
- IRON PIN FOUND
- IRON PIN SET
- RECORDED DATA
- REINFORCED CONC PIPE
- CORRUGATED METAL PIPE
- LANDSCAPE AREA
- HANDICAP PARKING
- NO. REGULAR PARKING SPACES
- CONCRETE AREA
- RAMP
- UTILITY POLE
- AIR CONDITIONER PAD
- LIGHT STANDARD
- WATER VALVE
- WATER METER
- HYDRANT
- CURB MEET
- TELEPHONE MANHOLE
- IRRIGATION VALVE
- AUTOMATIC SPRINKLER
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT
- FIRE MAN
- ELECTRIC BOX
- BOLLARD POLE
- CRACK TRAP



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



OWNER:
 ALI ALSULTANI
 8000 N. RUGGLES FERRY PK
 KNOXVILLE, TN 37924



- NOTES**
- CORNER MONUMENTS AS SHOWN
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
 - VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
 - PROPERTY IS ZONED PER 17.04.04(C)-(PLANNED RESIDENTIAL) SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 SIDE: 10'
 REAR: 10'
 - EACH LOT IS REQUIRED TO HAVE A TURNAROUND DRIVEWAY



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:1000 AS SHOWN HEREON. A TITLE ERROR WAS NOT FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND/OR NOT APPOINTED IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
 DAVID L. HURST
 TENNESSEE REGISTRATION NUMBER 1186

7-G-26-DP
 Revised: 6/25/2026

7-G-26-DP
 PROPOSED RESUBDIVISION OF
 LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6
COUNTRY BODE S/D

SB CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 TAX MAP: 621 GROUP A PARCEL: 005.00
 DEED REFERENCES: DEED BK 20250093 PG 0083779
 PLAT REFERENCE: PB N200-B

APPROVED BY: D. HURST
 DRAWN BY: B. LANE

FIELD DATE: 12-22-2025
 DRAWING DATE: 05-19-2026
 LAST REV. DATE: 06-25-2026

SCALE: 1" = 40'
 PROJECT NUMBER: 25205

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

6/27/26

Date to be Posted

7/10/2026

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Bailey Lane

Applicant Name

Date