

# REZONING REPORT

▶ **FILE #:** 8-F-23-RZ

**AGENDA ITEM #:** 24

**AGENDA DATE:** 8/10/2023

▶ **APPLICANT:** CMH HOMES, INC  
 OWNER(S): Rosemary D Lovelace

TAX ID NUMBER: 148 108.04, 148 108.06 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2120 & 2116 TIPTON STATION RD

▶ **LOCATION:** Southeast side of Tipton Station Rd, east of Saddlegate Rd, west of Coathey Rd

▶ **APPX. SIZE OF TRACT:** 20.67 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector street with a 20-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land & Single Family Residential

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, there is PR zoning at a density of up to 3 du/ac adjacent to the west.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 4 du/ac

South: Agriculture/forestry/vacant - A (Agricultural)

East: Rural residential, Public/quasi-public land - A (Agricultural)

West: Rural residential, single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area north of Stock Creek Ridge is comprised of single-family residential subdivisions as well as rural residential and agricultural properties. South Doyle High School is adjacent to the east and Bonny Kate Elementary School is a half-mile to the west.

**STAFF RECOMMENDATION:**

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.**

**COMMENTS:**

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area along Tipton Station Road and Coatney Road to the east has seen rapid residential expansion over the past twenty years. Since 2003, the residential subdivisions of Twin Creek, Woodcreek Reserve, Gaybrook Park and Cherokee Landing have joined the Wood Haven and Tipton Station subdivisions that were developed in the 1990s.
2. All of these neighborhoods were constructed after properties were rezoned to the PR (Planned Residential) district, with permitted densities ranging from 3 to 5 dwelling units per acre. This development pattern is consistent with the requested rezoning to PR at 5 du/ac on the subject property.
3. Residential development in this area is supported by close proximity to South Doyle High School, Bonny Kate Elementary as well as the French Memorial Park, the Howard Pinkston Library and the Howard Pinkston Greenway Trail. This section of Tipton Station Road has sidewalks, providing walkable access to these amenities.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages the integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR zone.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The PR zone is the only residential zone that requires development plan review by the Planning Commission. The review is designed to ensure that any proposed development is consistent with adopted plans for the area, which include the Knoxville-Knox County General Plan. The General Plan has development policies designed to protect natural assets and preserve neighborhood and rural character. There would be public notice of an upcoming development plan review, and ample opportunity for community input in advance of and at the Planning Commission meeting.
2. It is noteworthy that a joint permanent right-of-way easement runs through the subject property, providing five parcels to the south with access to Tipton Station Road. This is an important consideration that would be incorporated into the development plan review process, providing additional assurance that the easement be maintained and improved upon as needed.
3. At the requested density of 5 du/ac, the maximum development potential on this site would be 103 units. The estimated student yield from this quantity of single family homes is 22 students. Residential rezoning requests are directly shared every month with affected school district administrators, who are able to engage in the review process should they have school capacity concerns.
4. The estimated traffic generated by the maximum number of units would be 1,037 average daily vehicle trips. A development plan exceeding 750 trips would necessitate a traffic impact study to be performed by a traffic engineer. This study would determine if roadway improvements are required for street safety and functionality.
5. The ability of the development plan review process to publicly to address and mitigate potential impacts of residential development, and the zone district's compatibility with the numerous low-density PR-zoned neighborhoods in this area support the requested rezoning to PR at 5 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The General Plan's development policy 6.4 promotes clustered development in rural areas to preserve farms, open space and rural character. Although there has been significant residential development in this area, forest and farmland remain dominant features of the region. The ability to cluster development in the PR zone and the district's encouragement of open space and environmental consideration are consistent with this General Plan policy.
2. The South County Sector Plan's land use classification for this property is LDR (Low Density Residential), which allows consideration of PR at a density of 5 du/ac.
3. The property is located within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services. The proposed rezoning is compatible with the Growth Policy Plan.
4. Because this property is accessed off a major collector street located 1/2 mile from John Sevier Highway,

a major arterial street, it would not require traffic to be routed through residential neighborhoods. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance. These features of the area support rezoning to PR at the requested density of 5 du/ac.

ESTIMATED TRAFFIC IMPACT: 1,037 (average daily vehicle trips)

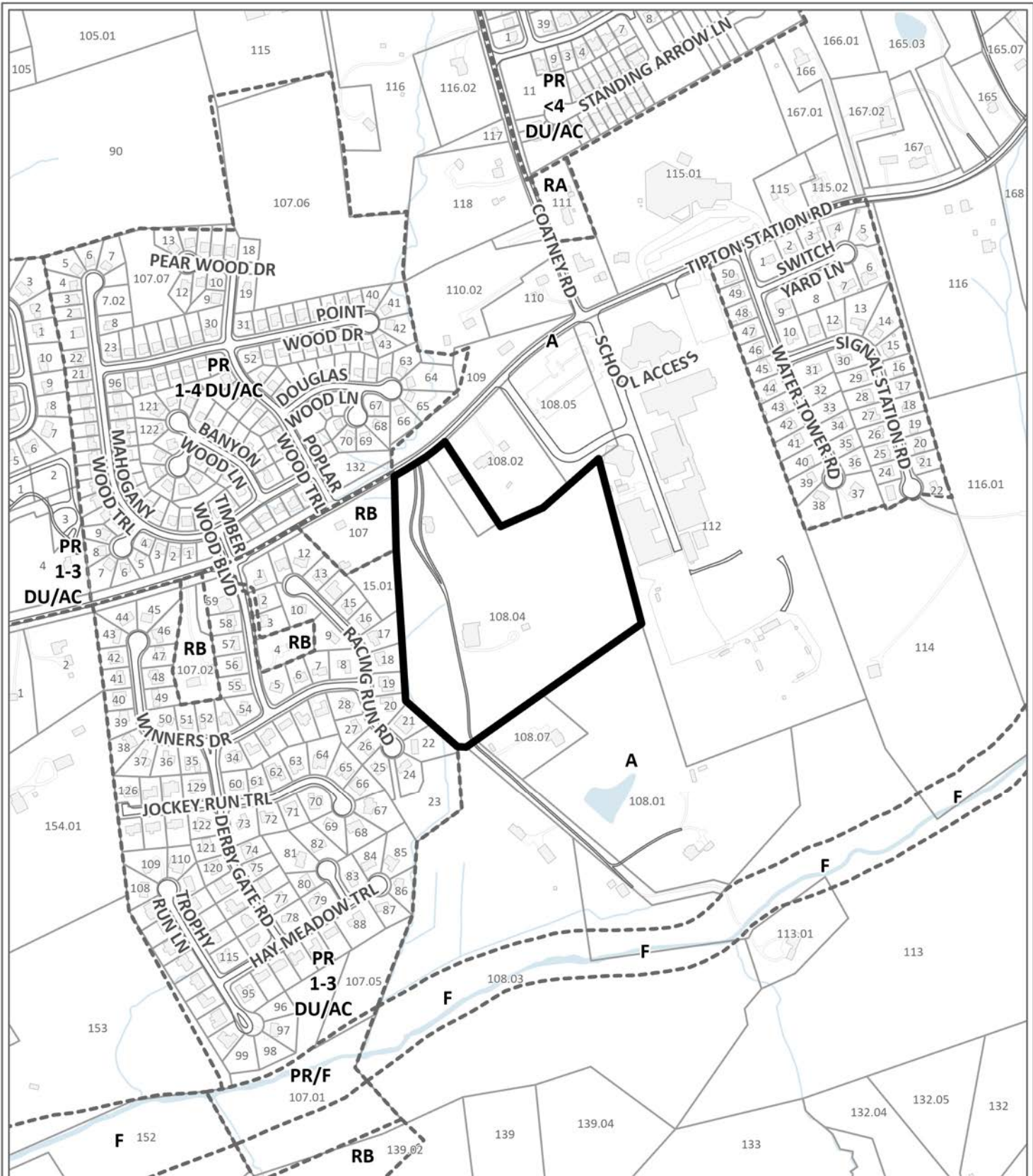
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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.

If approved, this item will be forwarded to Knox County Commission for action on 9/25/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**REZONING**

**8-F-23-RZ**

**Petitioner:** CMH Homes, Inc



**From:** A (Agricultural)  
**To:** PR (Planned Residential)

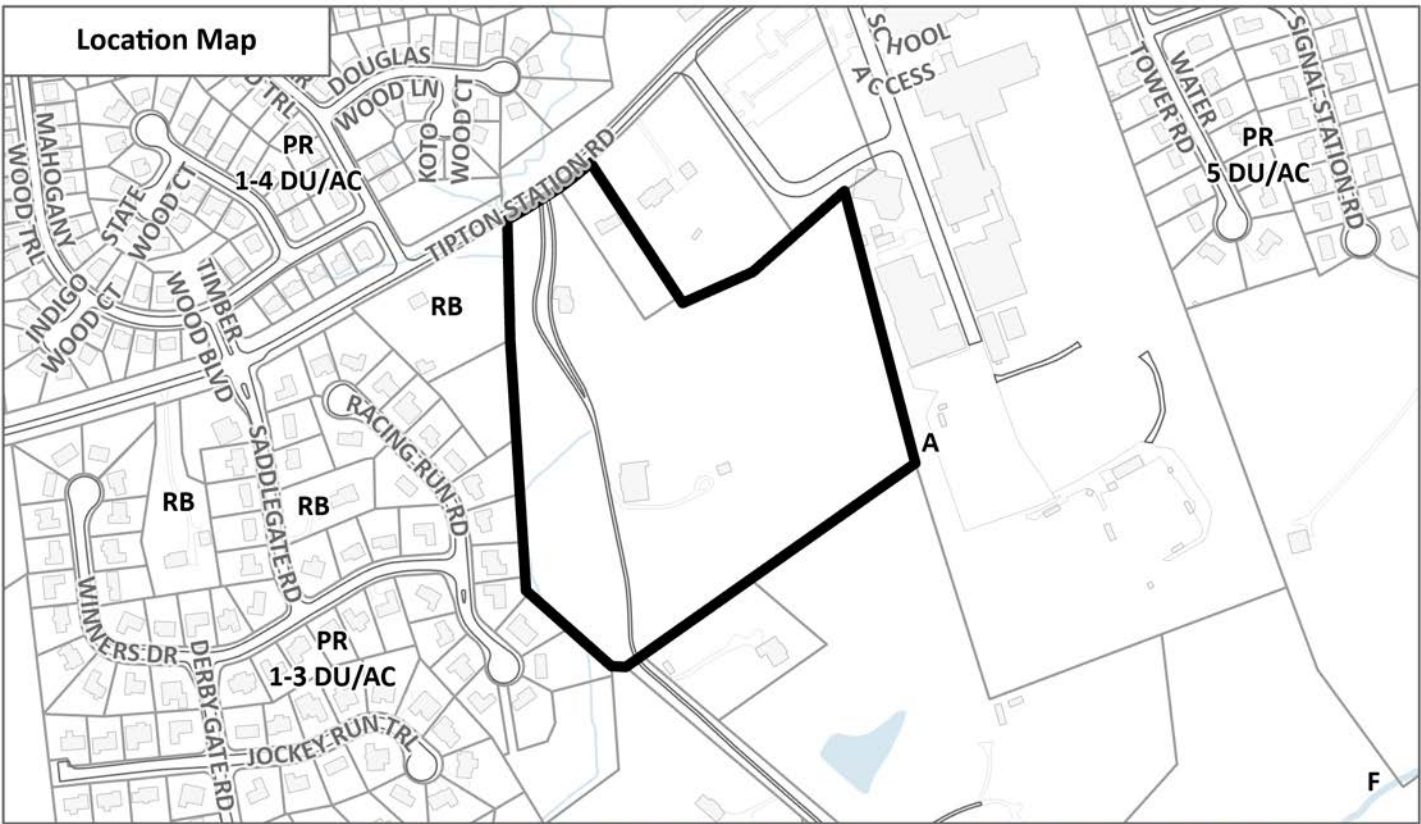
**Map No:** 148  
**Jurisdiction:** County

**Original Print Date:** 7/19/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



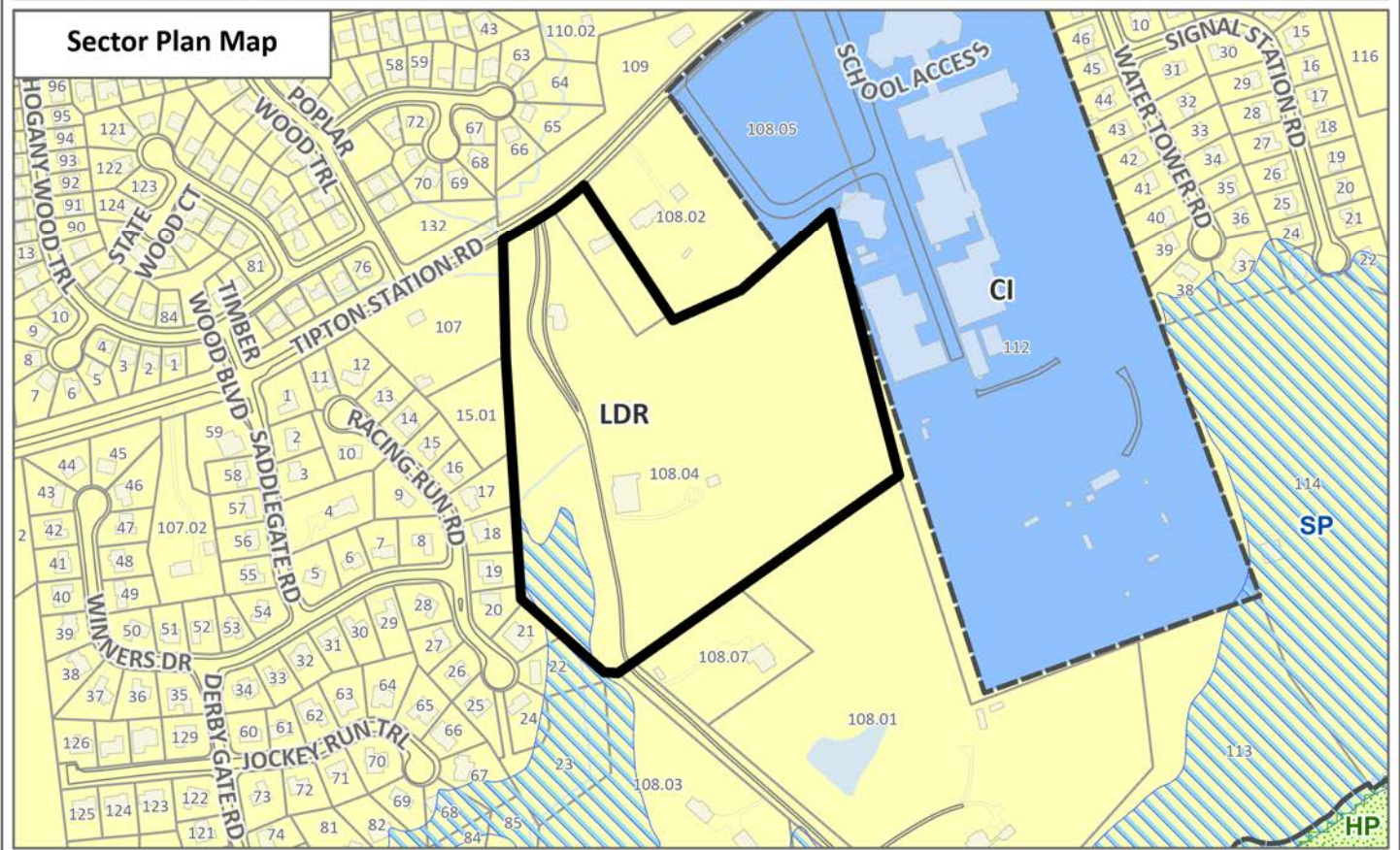
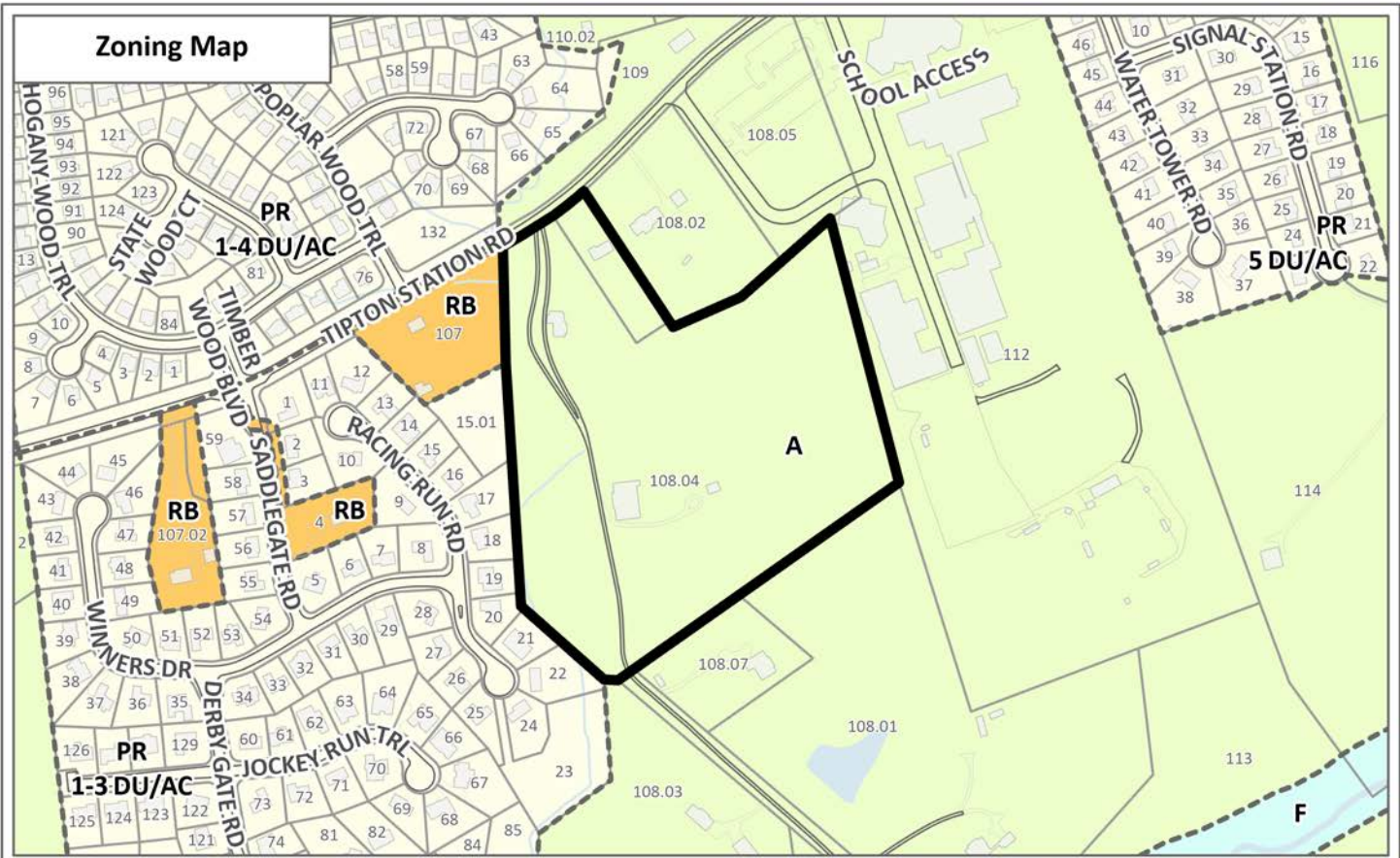


# Exhibit A. Contextual Images



<b>CONTEXTUAL MAPS 1</b>		<b>8-F-23-RZ</b>	 
	Case boundary		



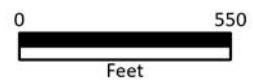


**CONTEXTUAL MAPS 2**

**8-F-23-RZ**



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

**CMH Homes, Inc**

Applicant Name

Affiliation

**6/26/2023**

Date Filed

**8/10/2023**

Meeting Date (if applicable)

**8-F-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**CMH Homes, Inc**

Name / Company

**5000 Clayton Rd Maryville TN**

Address

Phone / Email

## CURRENT PROPERTY INFO

**Rosemary D Lovelace**

Owner Name (if different)

**2120 Tipton Station Rd Knoxville TN 37920**

Owner Address

**865-806-0342**

Owner Phone / Email

**2120 TIPTON STATION RD / 2116 Tipton Station Rd**

Property Address

**148 108.04 148 108.06**

Parcel ID

Part of Parcel (Y/N)?

**19.67 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast of Tipton Station Rd, northeast of Racing Run Rd**

General Location

City

**Commission District 9**

**A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**South County**

Planning Sector

**LDR (Low Density Residential), SP (Stream Protection)**

Sector Plan Land Use Classification

**Planned Growth Area**

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

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### up to 5 du/ac

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
<b>\$1,633.50</b>	
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: CMH Homes, Inc    Please Print    6/26/2023    Date

Phone / Email: \_\_\_\_\_

Property Owner Signature: Rosemary D Lovelace    Please Print    6/26/2023    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

CMH Homes, Inc.

Applicant Name		Affiliation	
Date Filed	Meeting Date (if applicable)	File Number(s)	
		<b>8-F-23-RZ revised</b>	

### 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

Doug Carnathan		CMH Homes, Inc.	
Name		Company	
5000 Clayton Rd		Maryville	TN 37804
Address		City	State ZIP
(865) 380-3000 ext. 5402		doug.carnathan@claytonhomes.com	
Phone		Email	

### CURRENT PROPERTY INFO

Rosemary D. Lovelace	2120 Tipton Station Road	(865) 806-0342
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2120 Tipton Station Road	& 2116 Tipton Station Road	148 10804 & 148 10806
Property Address	Parcel ID	
Knox Chapman Utility District	Knox Chapman Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

General Location		Tract Size	
<input type="checkbox"/> City	<input type="checkbox"/> 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**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number  Combine Parcels  Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change ~~RA - Low Density Residential Zone~~ **PR - 5 DU/AC** *DE*  
 Proposed Zoning

Plan Amendment Change  
 Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

**STAFF USE ONLY**

<b>PLAT TYPE</b>	Fee 1	Total
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- 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*)

**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

CMH Homes, Inc.  
 Please Print

June 22, 2023  
 Date

(865) 380-3000 x 5402  
 Phone Number

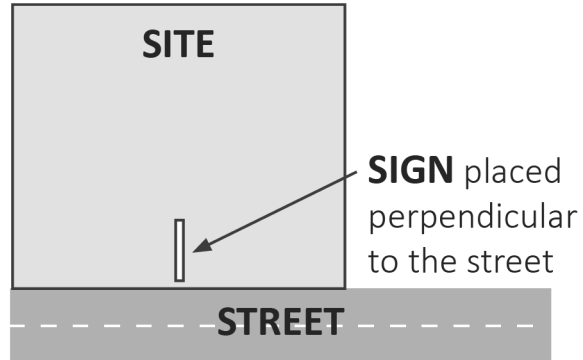
doug.cacathan@claytonhomes.com  
 Email

  
 Property Owner Signature

Rosemary Lovelace  
 Please Print

June 22, 2023  
 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:*

\_\_\_\_\_ 7/28/2023 \_\_\_\_\_ and \_\_\_\_\_ 8/11/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CMH Homes, Inc

Date: 06/26/2023

File Number: 8-F-23-RZ

- Sign posted by Staff
- Sign posted by Applicant