



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 10-SB-24-C  
10-C-24-DP

**AGENDA ITEM #:** 25  
**AGENDA DATE:** 10/3/2024

▶ **SUBDIVISION:** TIPTON STATION SUBDIVISION

▶ **APPLICANT/DEVELOPER:** D.R. HORTON

**OWNER(S):** Schubert Family Limited Partnership

**TAX IDENTIFICATION:** 148 049 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 2814 TIPTON STATION RD

▶ **LOCATION:** South side of Tipton Station Rd, east of Lowland Ln

**GROWTH POLICY PLAN:** Planned Growth Area, Rural Area

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 85.81 acres

▶ **ZONING:** PR(k) (Planned Residential) up to 4 du/ac, F (Floodway), A (Agricultural)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural), RA (Low Density Residential)  
South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)  
East: Agriculture/forestry/vacant land, rural residential - A (Agricultural), F (Floodway)  
West: Agriculture/forestry/vacant land, rural residential - A (Agricultural), F (Floodway)

▶ **NUMBER OF LOTS:** 343

**SURVEYOR/ENGINEER:** Aaron Gray, Ardurra

**ACCESSIBILITY:** Access is via Tipton Station Road, a major collector with a pavement width of 19 ft within a right-of-way that varies in width from 40 ft to 60 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:**

## STAFF RECOMMENDATION:

▶ Postpone the concept plan to the November 14, 2024 Planning Commission meeting as requested by the applicant.

▶ Postpone the development plan to the November 14, 2024 Planning Commission meeting as requested

by the applicant.

**COMMENTS:**

This proposal is for 343 detached residential lots on 85.81 acres, at a density of approximately 3.99 du/ac. The property was zoned from A (Agricultural) to PR(k) (Planned Residential) up to 4 du/ac, subject to 2 conditions (see below). The total acreage of the site is 155.71 acres. The 85.81 acres north of Stock Creek is zoned PR and the remaining area is zoned A (Agricultural) and F (Floodway). Access to the site is from a single connection to Tipton Station Road.

**ZONING CONDITIONS**

- 1) A 35 ft peripheral setback with a 15 ft non-disturbance area. Any disturbed area shall have a Type 'B' landscape screen (see Exhibit B).
- 2) The 70 acres south of the creek shall be put in a conservation zone.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 75 (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.

Knoxville-Knox County Planning Commission'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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



# Request to Postpone • Table • Withdraw

Tipton Station S/D

9/12/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 3, 2024

Scheduled Meeting Date

File Number(s)  
10-SB-24-C/10-C-24-DP

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE:  30 days  60 days  90 days

Postpone the above application(s) until the November 14, 2024 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Isaac Britt  
Applicant Signature

Isaac Britt

Please Print

865-722-9204

Phone Number

ribritt@drhorton.com

Email

## STAFF ONLY

Shelley Gray  
Staff Signature

Shelley Gray

Please Print

09/12/2024

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

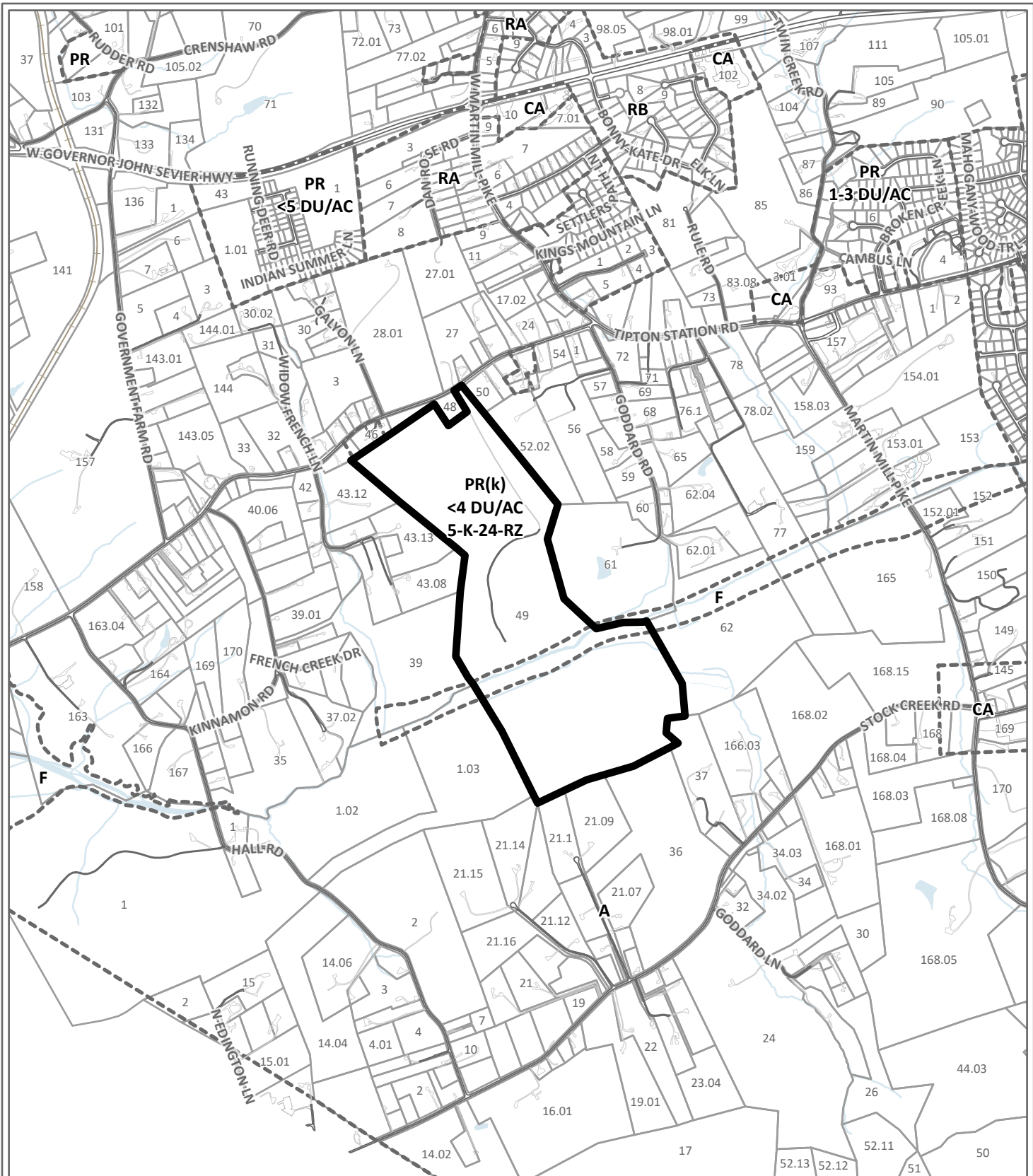
Date:

Payee Name

Payee Phone

Payee Address

October 2022



**CONCEPT PLAN / DEVELOPMENT PLAN**

**10-SB-24-C / 10-C-24-DP**

**Petitioner: D.R. Horton**



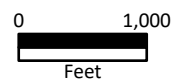
Detached residential subdivision in F (Floodway), A (Agricultural), PR(k) (Planned Residential)

**Original Print Date: 8/26/2024**

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

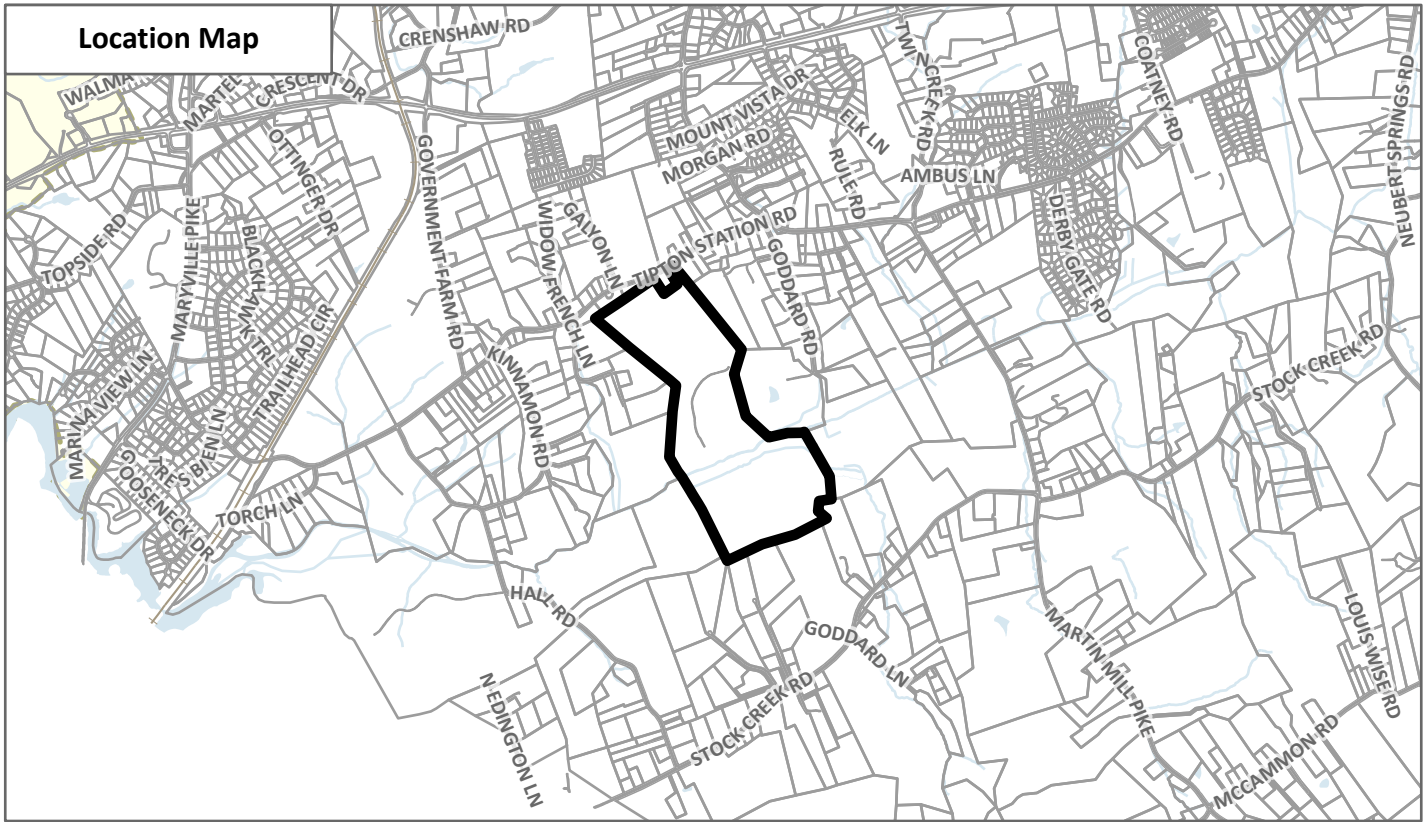
**Map No: 148**

**Jurisdiction: County**

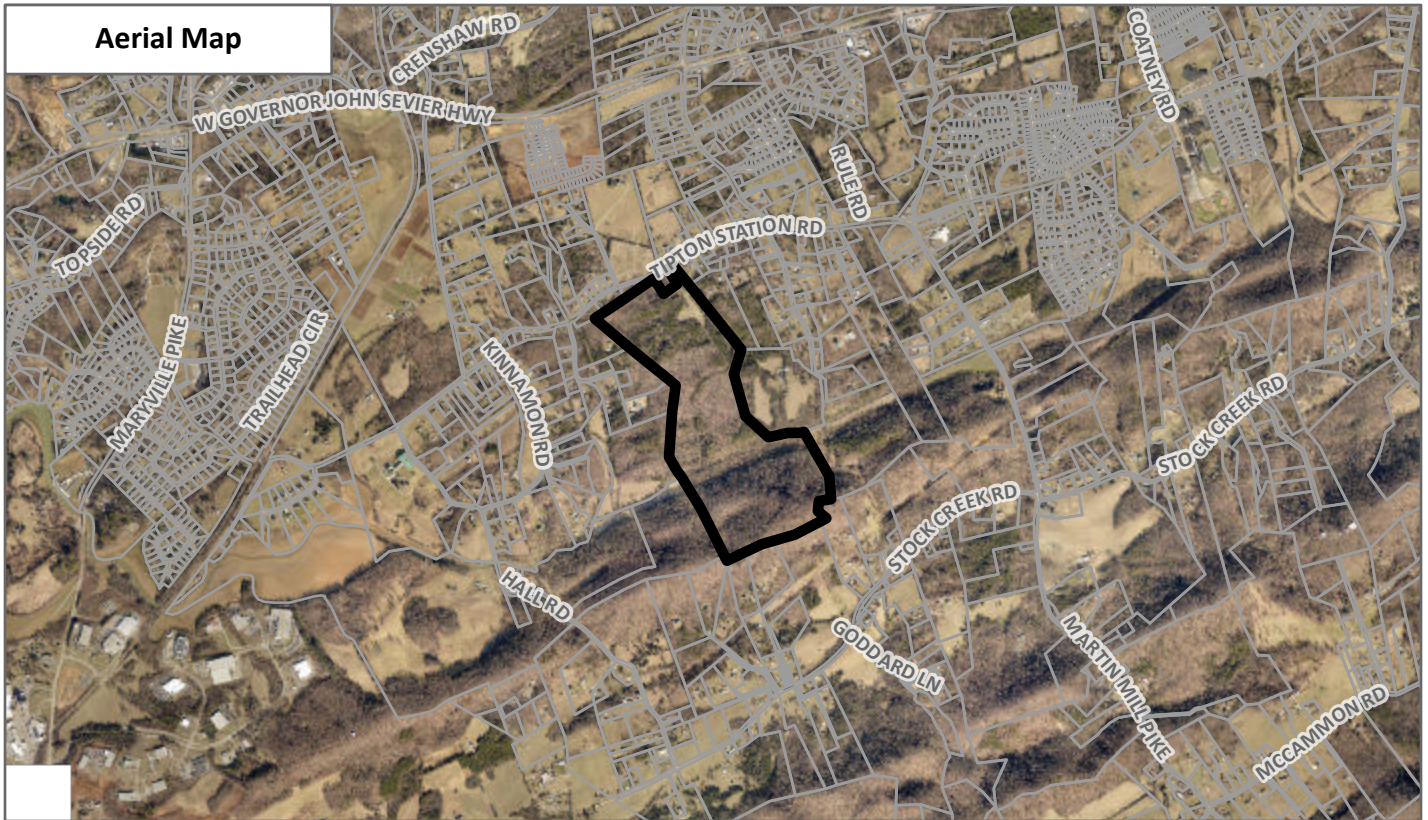


# Exhibit A. Contextual Images

Location Map



Aerial Map

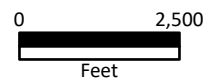


CONTEXTUAL MAPS 1

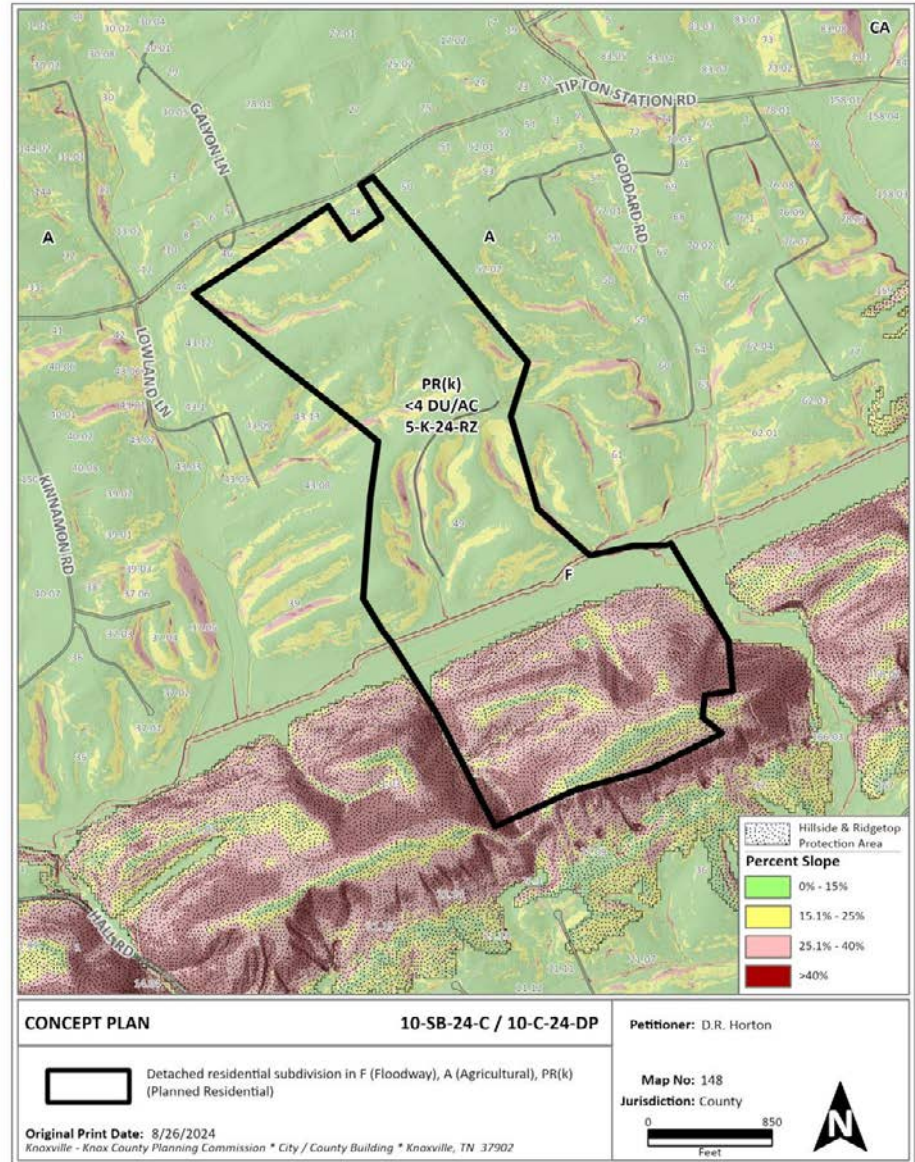
10-C-24-DP / 10-SB-24-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>153.2</b>		
Non-Hillside	101.6	N/A	
0-15% Slope	3.5	100%	3.5
15-25% Slope	8.5	50%	4.2
25-40% Slope	25.1	20%	5.0
Greater than 40% Slope	14.5	10%	1.5
Ridgetops			
<b>Hillside Protection (HP) Area</b>	51.6	Recommended disturbance budget within HP Area (acres)	<b>14.2</b>
		Percent of HP Area	<b>27.5%</b>





















## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

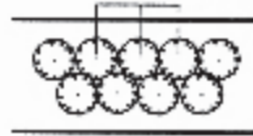
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

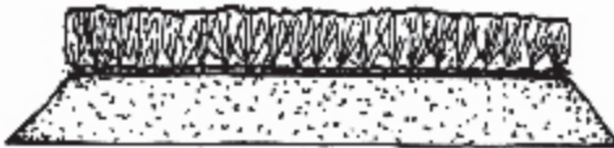


Maximum 4' Centers

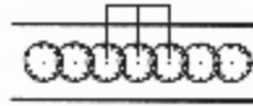


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

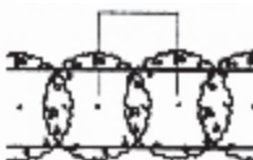


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
  - SP  PA
- Rezoning

D.R. Horton

Applicant Name

Affiliation

August 19, 2024

October 3, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SB-24-C  
10-C-24-DP

## 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

Isaac Britt

D.R. Horton

Name

Company

1431 Centerpoint Boulevard

Knoxville

TN

37932

Address

City

State

ZIP

(865) 338-5650

ribritt@drhorton.com

Phone

Email

## CURRENT PROPERTY INFO

Schubert Family Limited Partnership

2814 Tipton Station Road

(865) 389-0795

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2814 Tipton Station Road

148 049

Property Address

Parcel ID

Knox-Chapman Utility District

Knox-Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024



## DEVELOPMENT REQUEST

- Development Plan    Use on Review / Special Use    Hillside Protection COA  
 Residential    Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Tipton Station Subdivision

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels    Divide Parcel

343

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

5-K-24-RZ

## ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request  
 Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0102   \$1,600.00	
Fee 2	\$1,600.00
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

Robert I Britt

Digitally signed by Robert I Britt  
DN: cn=Robert I Britt, o=City of  
Olathe, ou=City of Olathe, email=robert.britt@cityofolathe.com, c=US

D.R. Horton

8/19/24

Applicant Signature

Please Print

Date

(865) 722.9204

ribritt@drhorton.com

Phone Number

Email

Property Owner Signature

M.A. SCHUBERT JR

8/19/2024, SG

Please Print MEMBER

Date Paid

Schubert Family Limited Partnership



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**D.R. Horton**

Applicant Name

Affiliation

**8/19/2024**

Date Filed

**10/3/2024**

Meeting Date (if applicable)

**10-SB-24-C / 10-C-24-DP**

File Number(s)

## CORRESPONDENCE

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

**Isaac Britt DR Horton**

Name / Company

**1431 Centerpoint Blvd Ste 110 Knoxville TN 37931**

Address

**859-268-1191 / ribritt@drhorton.com**

Phone / Email

## CURRENT PROPERTY INFO

**Schubert Family Limited Partnership**

Owner Name (if different)

**1601 Third Creek Rd Knoxville TN 37921**

Owner Address

**865-690-9558**

Owner Phone / Email

**2814 TIPTON STATION RD**

Property Address

**148 049**

Parcel ID

Part of Parcel (Y/N)?

**153.15 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*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). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input checked="" 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) <b>Detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Tipton Station Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>343</b>
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

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

### 2.5

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$1,600.00</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	<b>D.R. Horton</b>	<b>8/19/2024</b>
	Please Print	Date

Phone / Email

Property Owner Signature	<b>Schubert Family Limited Partnership</b>	<b>8/19/2024</b>
	Please Print	Date



# Public Notice and Community Engagement

## 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.

## 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).

### 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.*

09/20/2024

10/03/2024

Date to be Posted

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

Robert I Britt

Digitally signed by Robert I Britt  
DN: E=RIBritt@dnhorton.com, CN=Robert I Britt, OU=Users,  
OU=Knoxville, OU=Tennessee, OU=East,  
OU=HomeBuilder, DC=dnhorton, DC=com  
Date: 2024.09.20 11:14:27-0400

Isaac Britt

8/20/24

Applicant Signature

Applicant Name

Date

10-SB-24-C; 10-C-24-DP

FILE NUMBER