



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.

I Britt
Applicant Signature

Isaac Britt

Please Print

865-722-9204

ribritt@drhorton.com

Phone Number

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:

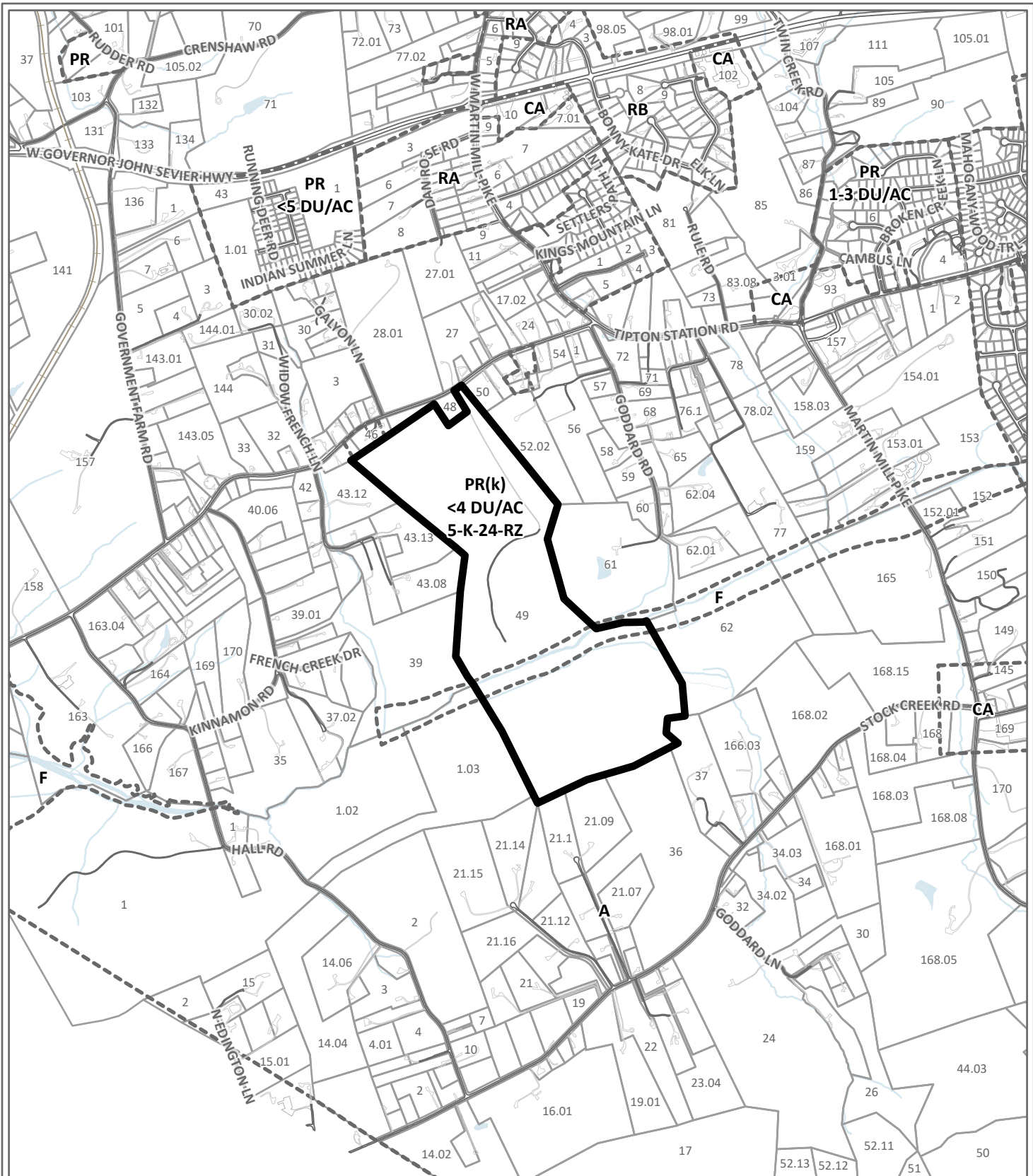
Date:

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

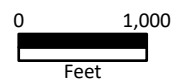
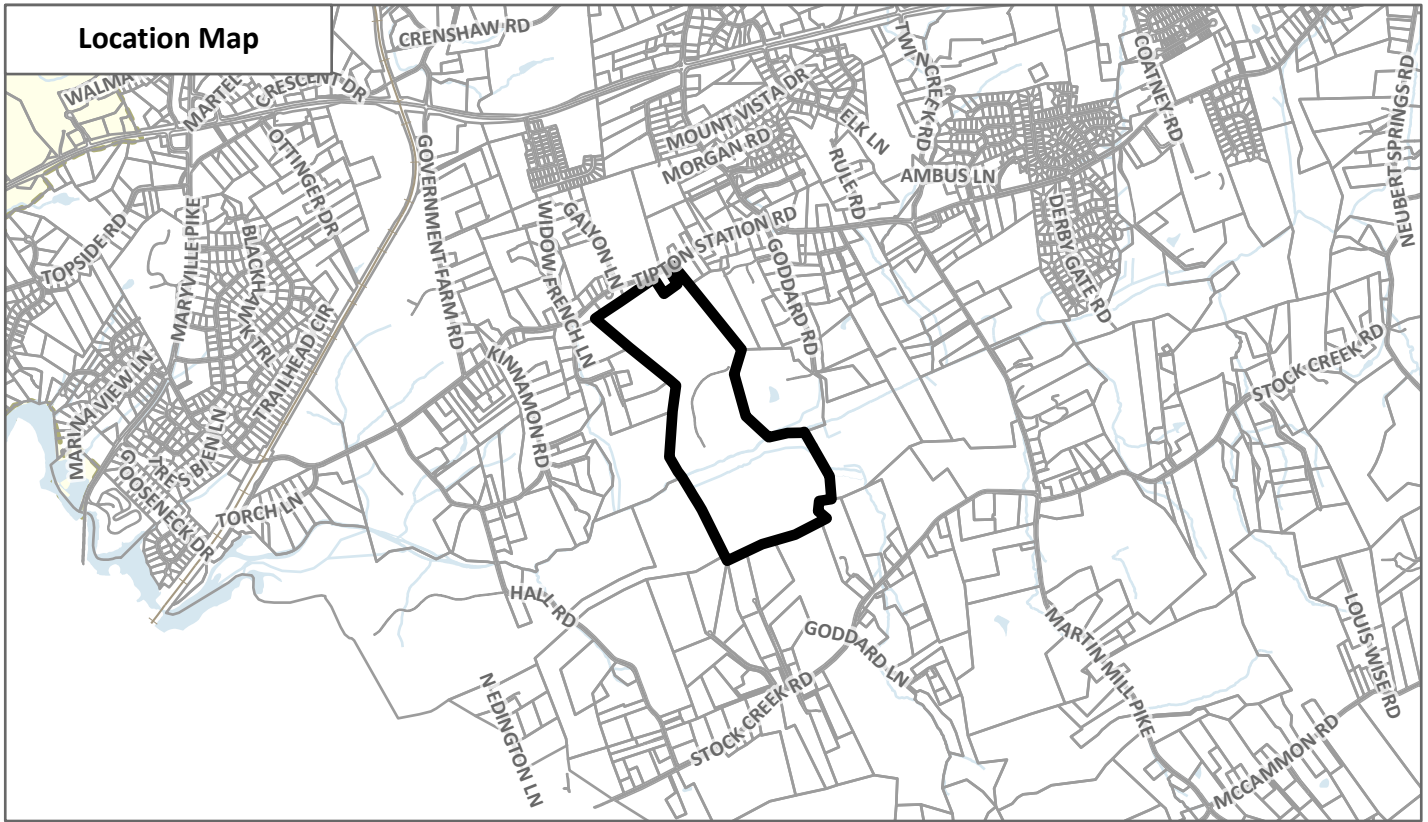
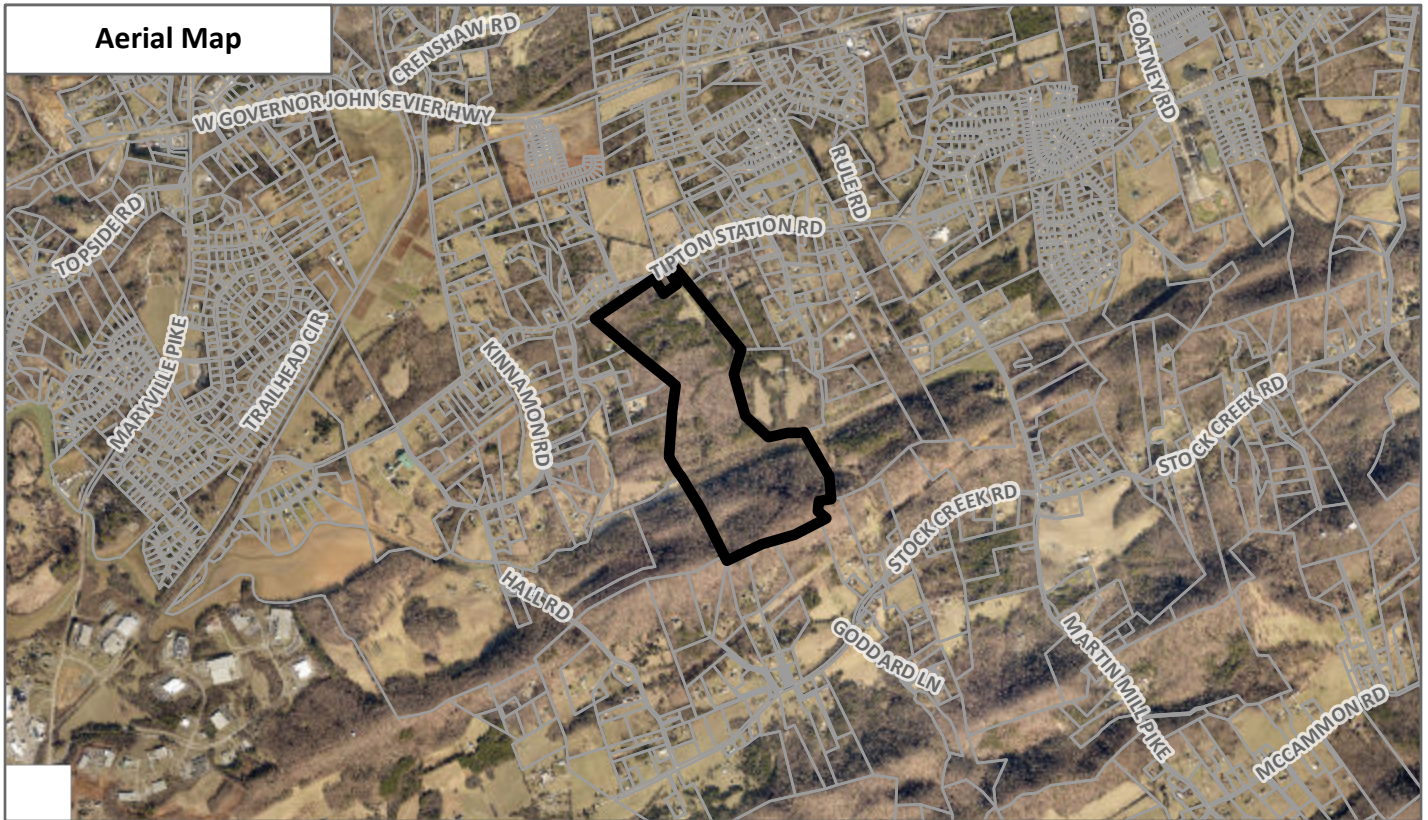


Exhibit A. Contextual Images

Location Map



Aerial Map

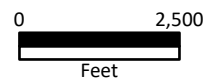


CONTEXTUAL MAPS 1

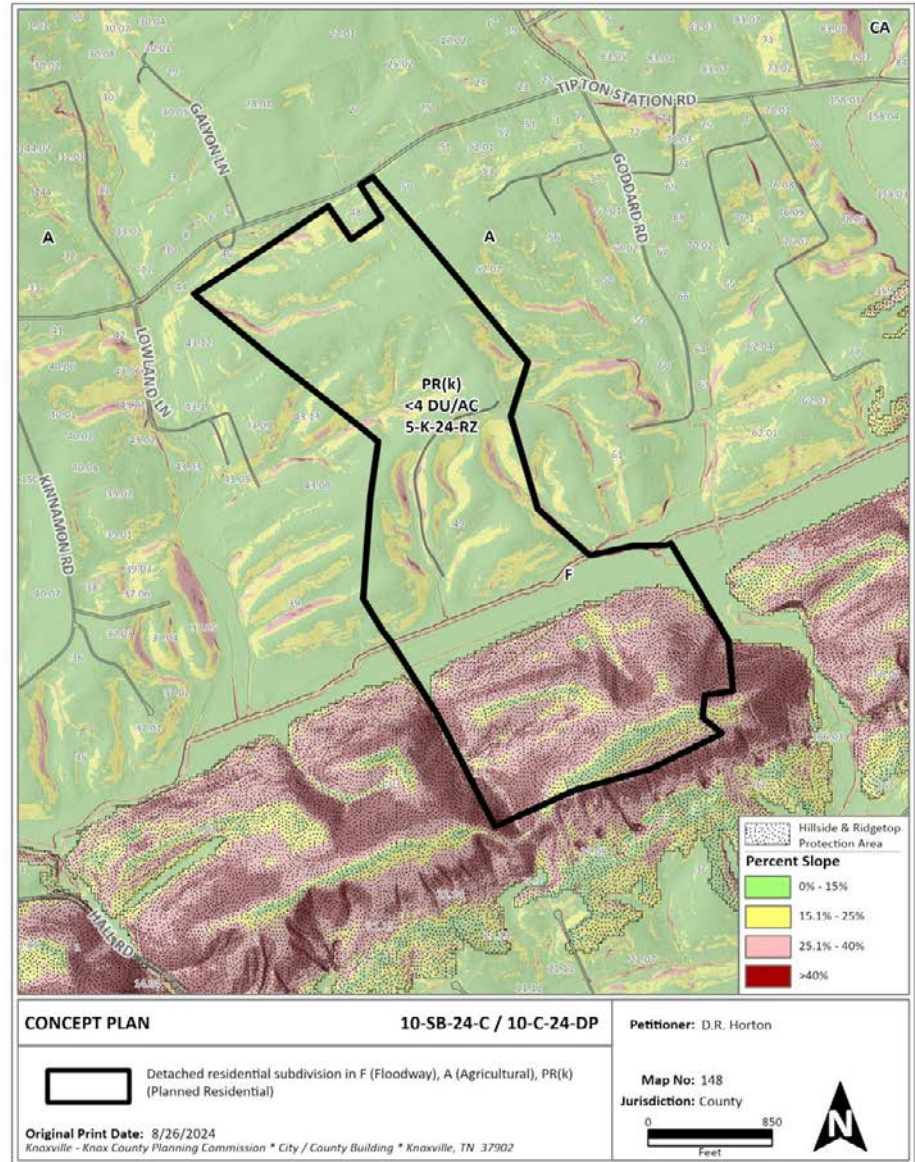
10-C-24-DP / 10-SB-24-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	153.2		
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			
Hillside Protection (HP) Area	51.6	Recommended disturbance budget within HP Area (acres)	14.2
		Percent of HP Area	27.5%



GENERAL NOTES:

1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS TAKEN FROM KGIS.
2. PROPERTY CONCERNED REFLECTS PARCEL 148 049 AS SHOWN IN KNOX COUNTY CLT MAP 148. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 155.71 AC. APPROVED DENSITY: 4.00 UNITS/ACRE
OWNER: SCHUBERT FAMILY LIMITED PARTNERSHIP
5001 THIRD CREEK RD
KNOXVILLE TN 37921
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

PROPOSED DENSITY:

TOTAL PR ZONE AREA: 155.71 AC
TOTAL PROPOSED UNITS: 343 UNITS
TOTAL PROPOSED DENSITY: 2.20 UNITS/AC.

UTILITY OWNERS:





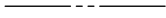






WATER & SEWER

KNOX-CHOPMAN UTILITY DISTRICT
1905 E. GOVERNOR JOHN SEWER HIGHWAY
KNOXVILLE, TN 37920
OFFICE PHONE: 865.577.4497

GAS AND ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
BOX 59017
KNOXVILLE, TN 37950-9017
OFFICE PHONE: 865.558.2123

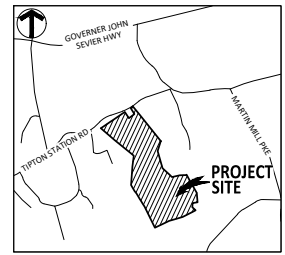
LEGEND:

-  PROPOSED ASPHALT PAVEMENT
-  FLOOD WAY AREA
-  PROPOSED LOT NUMBER
-  PROPOSED PROPERTY BOUNDARY
-  PROPOSED ROW LINE
-  EXISTING ROW LINE
-  ROAD CENTERLINE
-  PROPOSED PERIPHERAL SETBACK
-  PROPOSED STREAM BUFFER
-  500-YR/100-YR FLOOD LINE
-  NO-FILL LINE

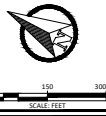
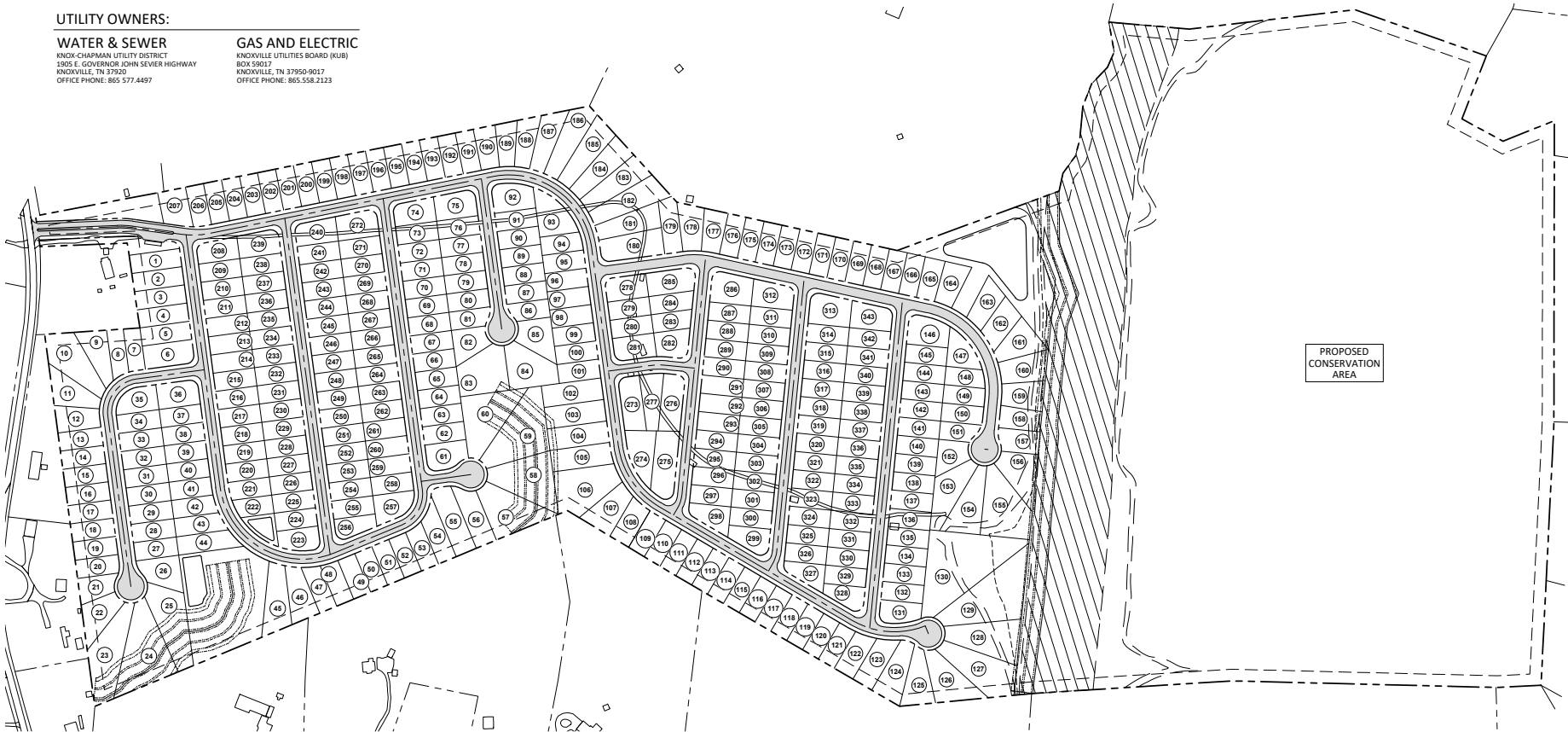
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-ROCK COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND SPECIFICALLY REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARRON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)



D.R. HORTON
1431 CENTERPOINT
BLVD, STE 110,
KNOXVILLE, TN 37932

ISAAC BRITT
IBRITT@DRHORTON.COM
865.732.8004

NO.	DATE	REVISION

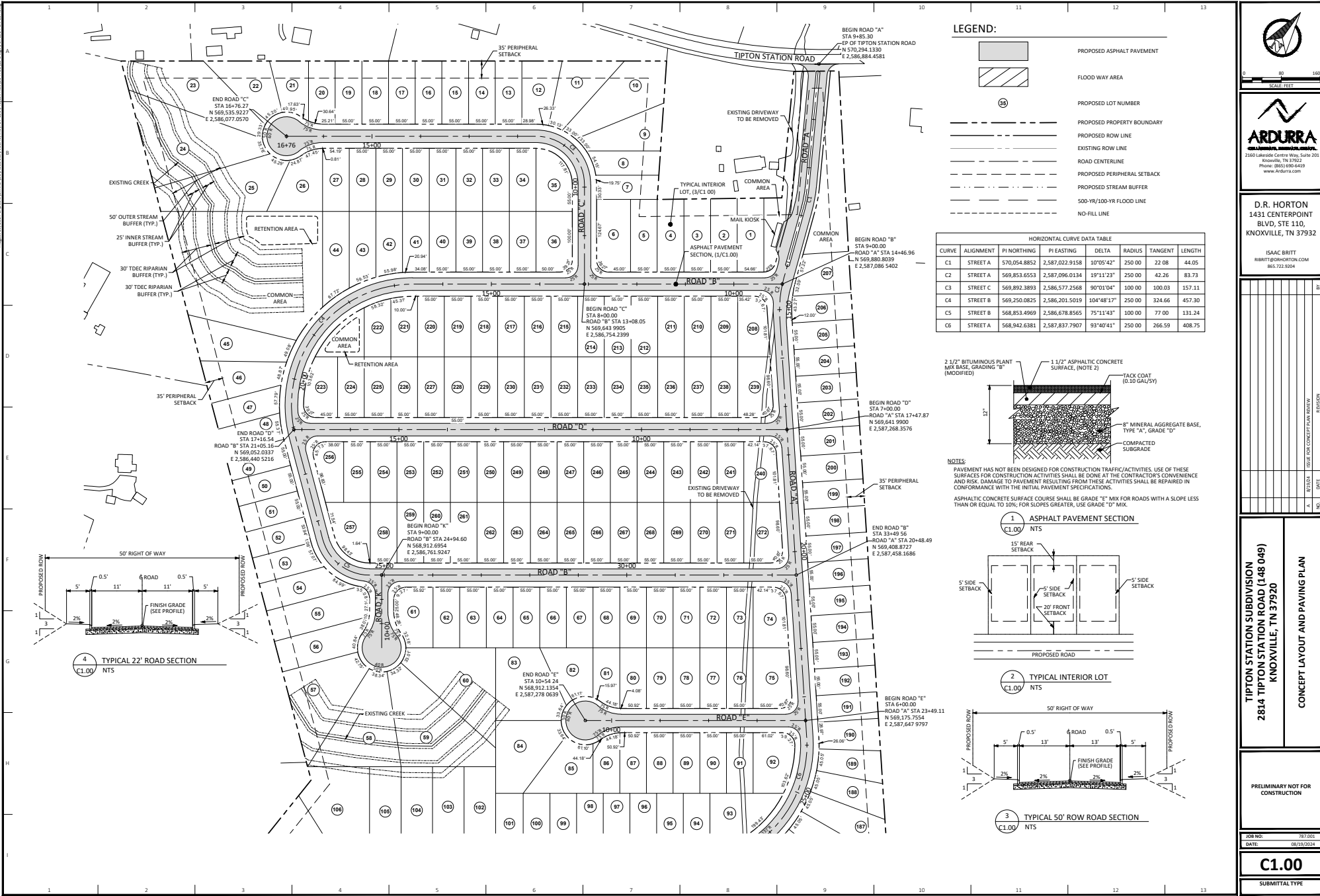
TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

OVERALL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 797.001
DATE: 08/03/2024

CO.00
SUBMITTAL TYPE

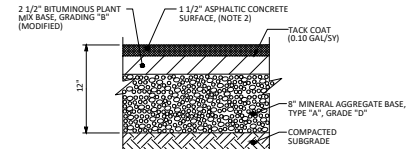


LEGEND:

- PROPOSED ASPHALT PAVEMENT
- FLOOD WAY AREA
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY BOUNDARY
- PROPOSED ROW LINE
- EXISTING ROW LINE
- ROAD CENTERLINE
- PROPOSED PERIPHERAL SETBACK
- PROPOSED STREAM BUFFER
- 500-YR/100-YR FLOOD LINE
- NO-FILL LINE

HORIZONTAL CURVE DATA TABLE

CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	STREET A	570,054.8852	2,587,022.9158	10°05'42"	250.00	22.08	44.05
C2	STREET C	569,853.6553	2,587,096.0134	19°11'23"	250.00	42.26	83.73
C3	STREET C	569,892.3893	2,586,577.2568	90°01'04"	100.00	100.00	157.11
C4	STREET B	569,250.0825	2,586,201.5019	104°48'17"	250.00	334.66	457.30
C5	STREET B	568,853.4969	2,586,678.8565	75°11'43"	100.00	77.00	131.24
C6	STREET A	568,942.6381	2,587,837.7907	93°40'41"	250.00	266.59	408.75

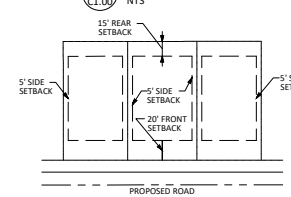


NOTES:

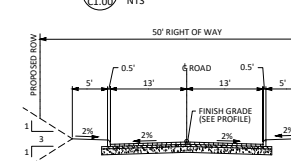
PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.

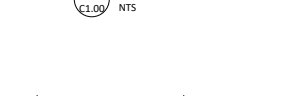
1 ASPHALT PAVEMENT SECTION
C1.00
NTS



2 TYPICAL INTERIOR LOT
C1.00
NTS



3 TYPICAL 50' ROW ROAD SECTION
C1.00
NTS



2160 Lakeside Centre Way, Suite 201
Knoxville, TN 37922
Phone: (865) 890-6419
www.ardurra.com

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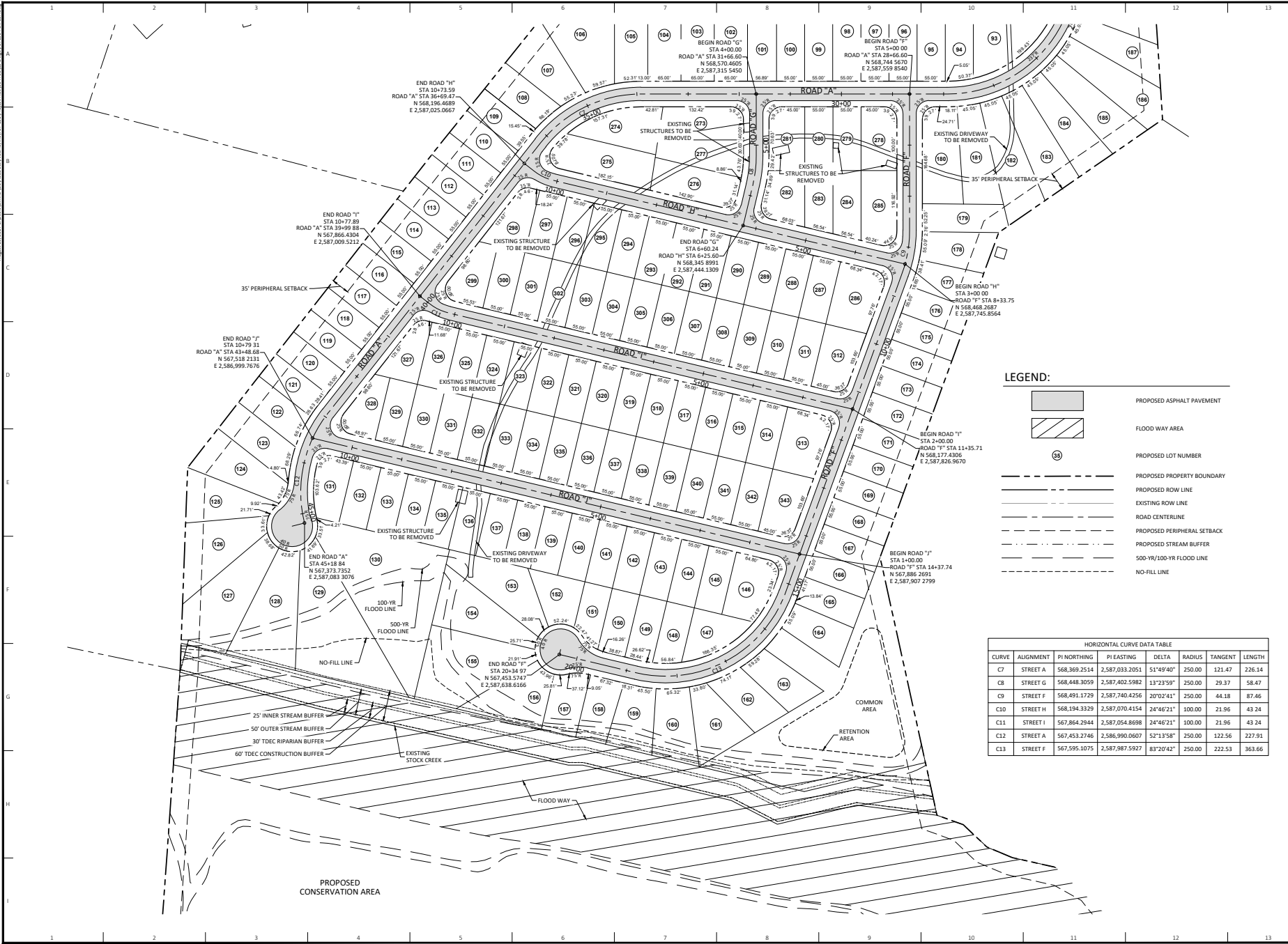
NO. DATE
A. REVISION
B. REVISION

TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 797.001
DATE: 08/19/2024

C1.00
SUBMITTAL TYPE



- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
 - FLOOD WAY AREA
 - PROPOSED LOT NUMBER
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED ROW LINE
 - EXISTING ROW LINE
 - ROAD CENTERLINE
 - PROPOSED PERIPHERAL SETBACK
 - PROPOSED STREAM BUFFER
 - 500-YR/100-YR FLOOD LINE
 - NO-FILL LINE

HORIZONTAL CURVE DATA TABLE						
CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT LENGTH
C7	STREET A	568,369.2514	2,587,033.2051	51°49'40"	250.00	226.14
C8	STREET G	568,448.3059	2,587,402.5982	13°23'59"	250.00	29.37
C9	STREET F	568,491.1729	2,587,740.4256	20°02'41"	250.00	44.18
C10	STREET H	568,194.3329	2,587,070.4154	24°46'21"	100.00	21.96
C11	STREET I	567,864.2944	2,587,054.8698	24°46'21"	100.00	21.96
C12	STREET A	567,453.2746	2,586,990.0607	52°13'58"	250.00	122.56
C13	STREET F	567,595.1075	2,587,987.5927	83°20'42"	250.00	222.53



0 80 160
SCALE FEET



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LAND SURVEYING & ENGINEERING
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Phone: (865) 690-6419
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NO.	DATE	BY	REVISION

TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

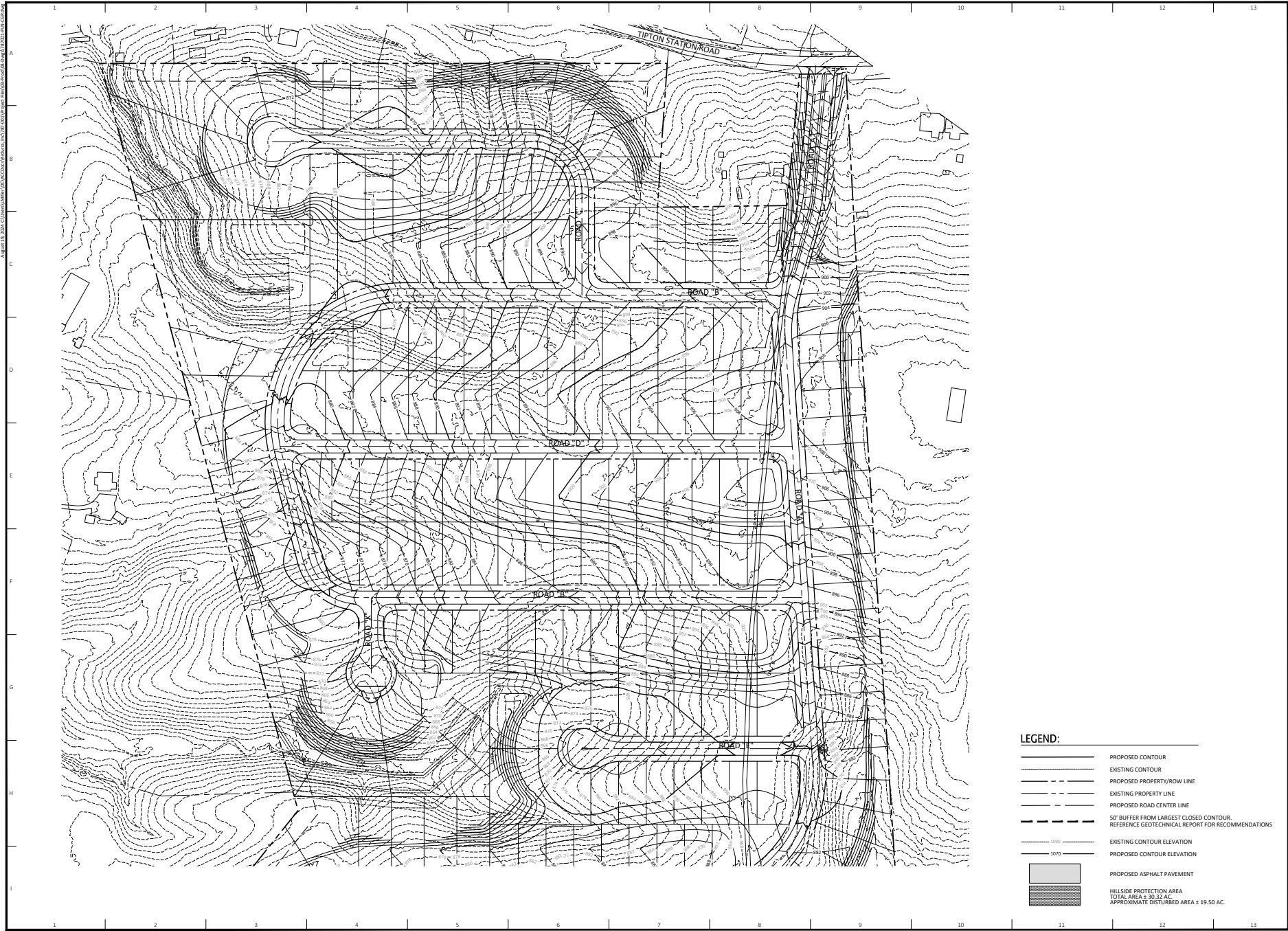
CONCEPT LAYOUT AND PAVING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 797.001
DATE: 08/19/2024

C1.01

SUBMITTAL TYPE



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NO.	DATE	REVISIONS

TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

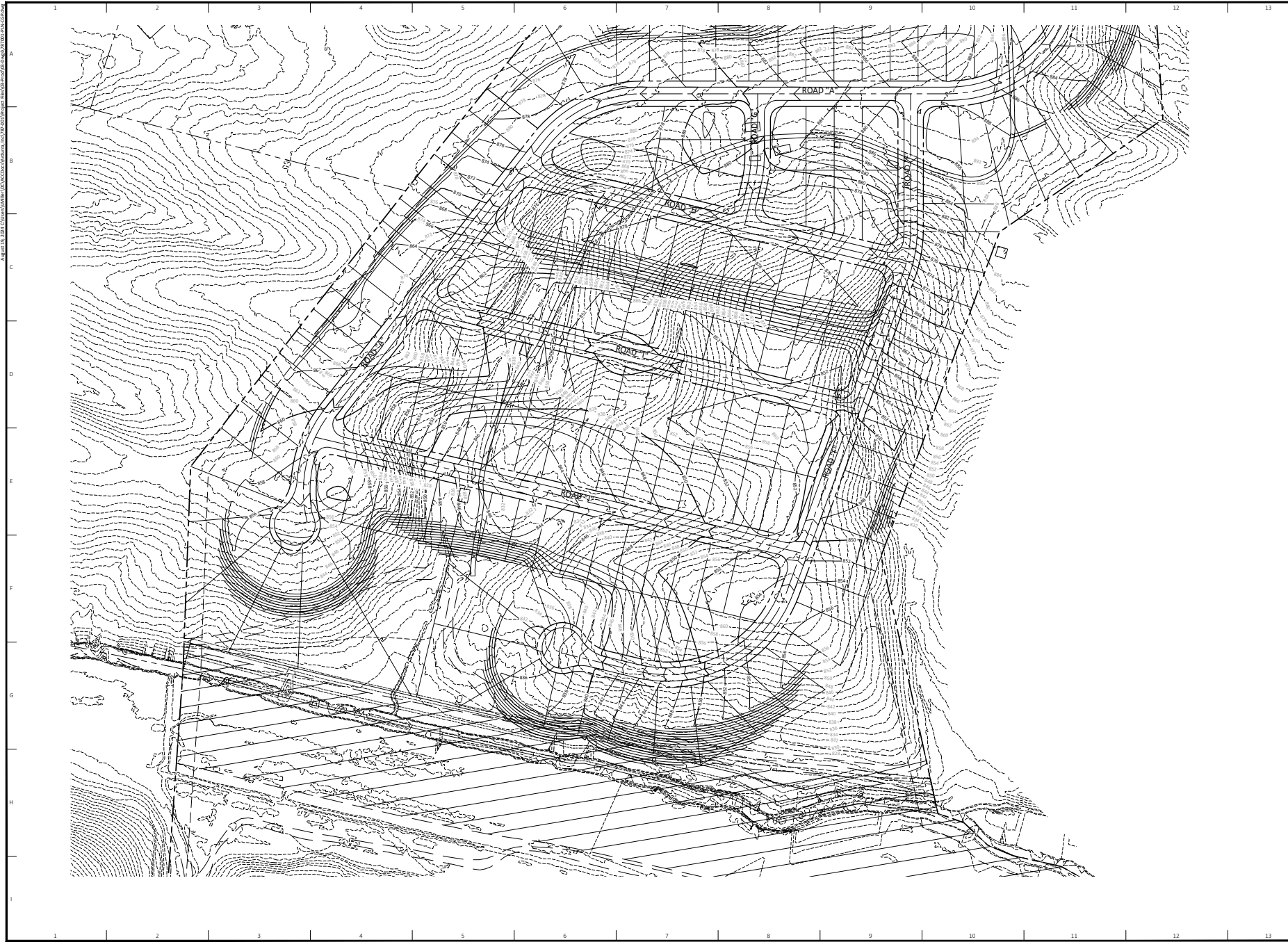
CONCEPT GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 797201
 DATE: 08/19/2024

C2.00
 SUBMITTAL TYPE

- LEGEND:**
- PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPOSED PROPERTY/ROW LINE
 - EXISTING PROPERTY LINE
 - PROPOSED ROAD CENTER LINE
 - EXISTING ROAD CENTER LINE
 - 50' BUFFER FROM LARGEST CLOSED CONTOUR REFERENCE GEOTECHNICAL REPORT FOR RECOMMENDATIONS
 - 1000 EXISTING CONTOUR ELEVATION
 - 3070 PROPOSED CONTOUR ELEVATION
 - PROPOSED ASPHALT PAVEMENT
 - HILLSIDE PROTECTION AREA
 TOTAL AREA ± 30.32 AC
 APPROXIMATE DISTURBED AREA ± 19.50 AC



0 500 1000
SCALE FEET



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NO.	DATE	REVISION

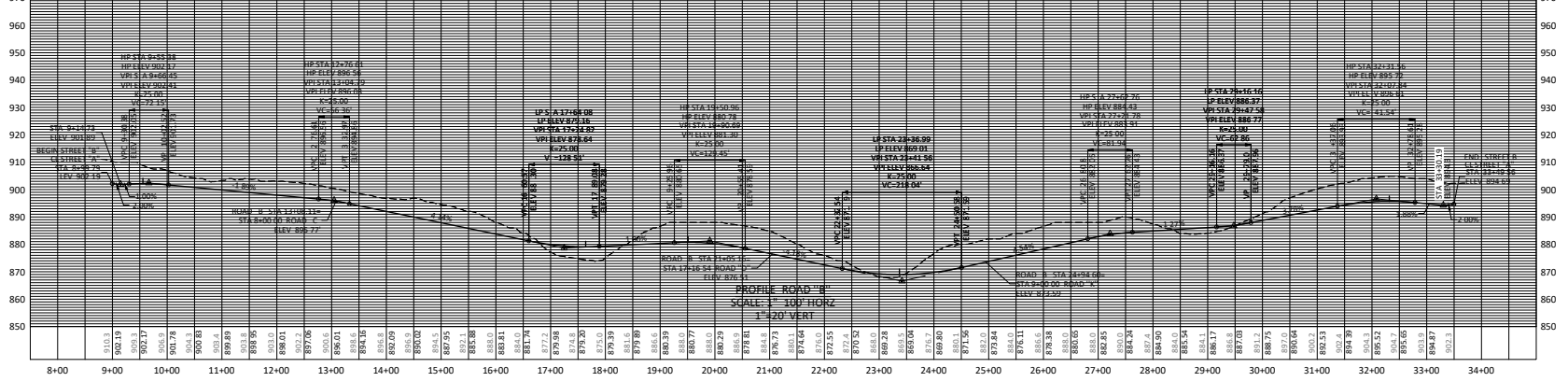
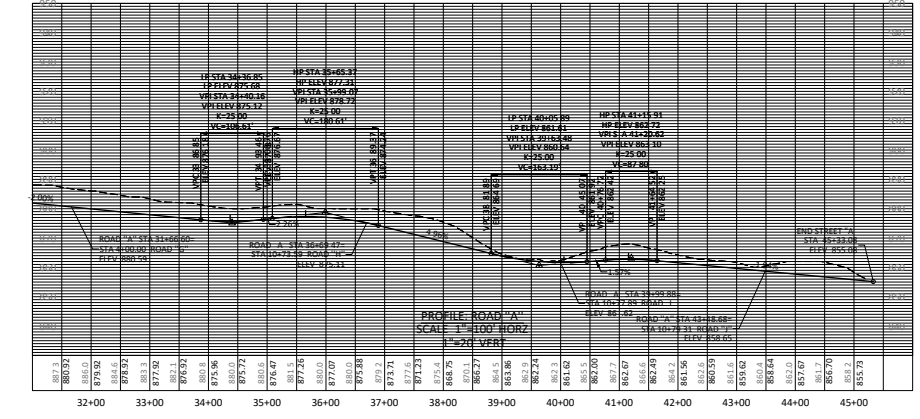
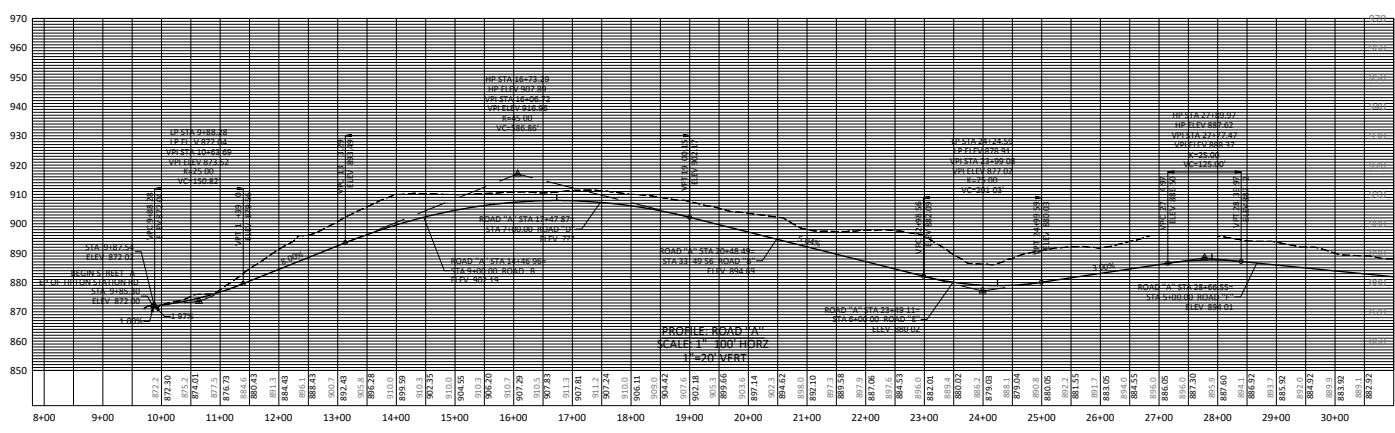
TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920
CONCEPT GRADING PLAN

PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO: 197201
DATE: 08/03/2024

C2.01
SUBMITTAL TYPE

August 13, 2024 1:30 PM User: dhorton\jordan.vandover\dwg\2814\2814_049.dwg



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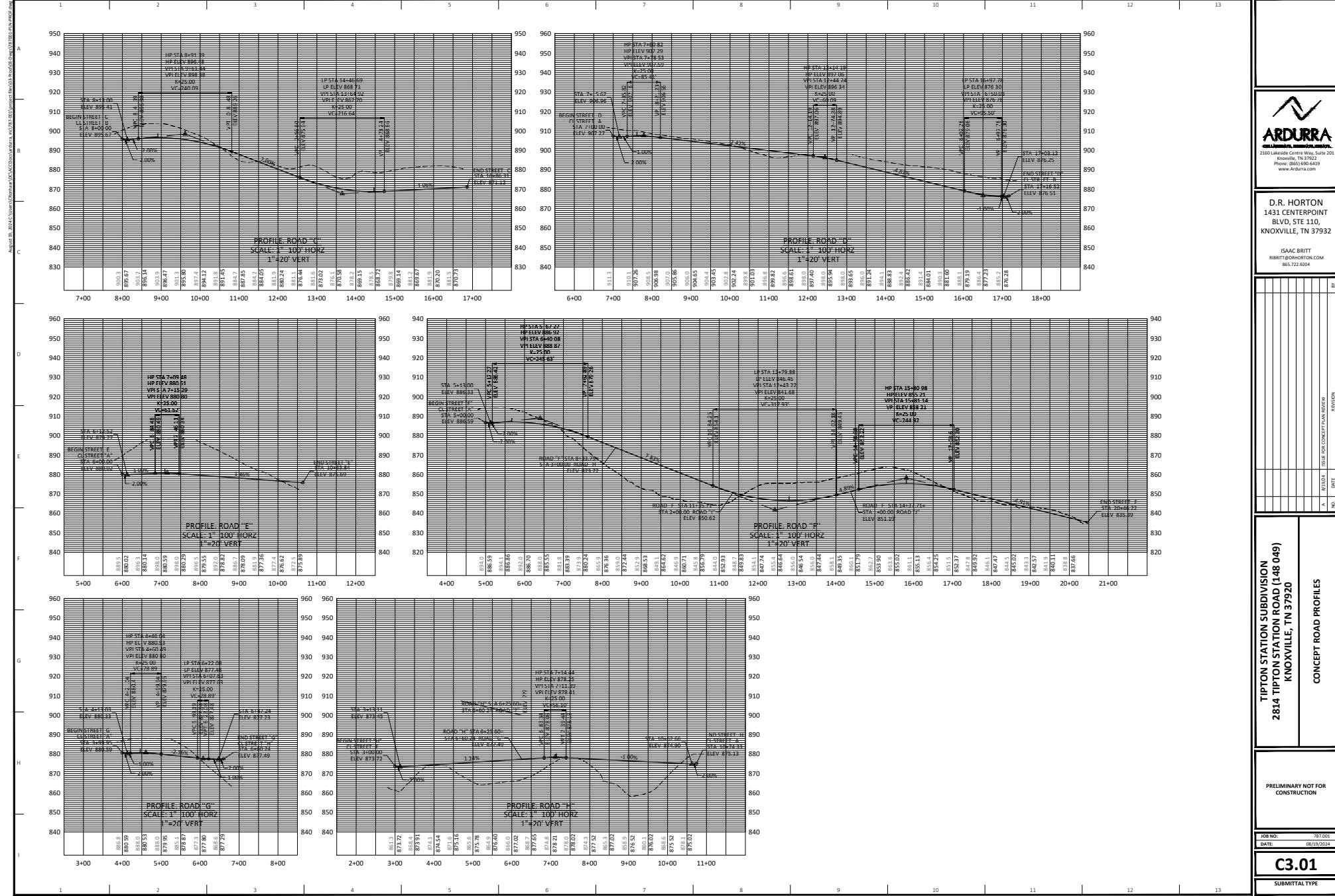
NO.	DATE	DESCRIPTION

TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920
CONCEPT ROAD PROFILES

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 797001
DATE: 08/13/2024

C3.00
SUBMITTAL TYPE



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ARBRT7@DRAHORTON.COM
865-592-8066

NO.	DATE	REVISION

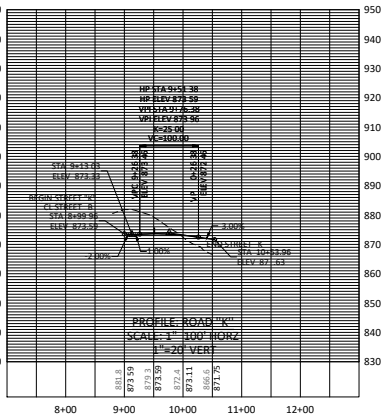
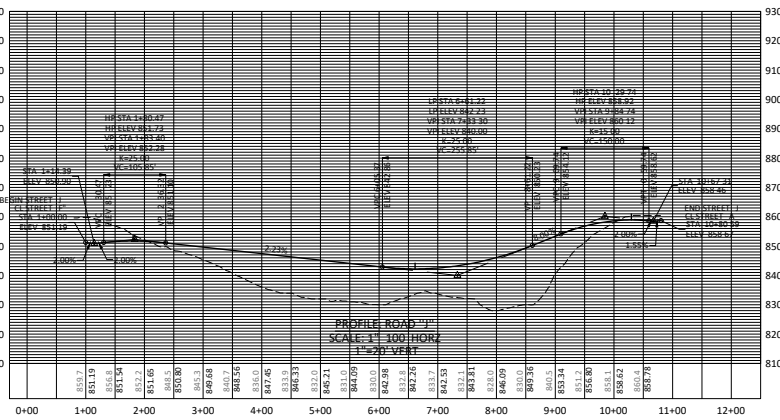
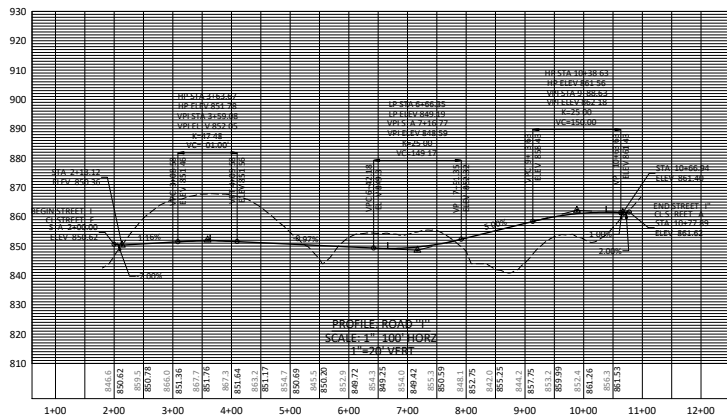
TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920

CONCEPT ROAD PROFILES

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 197205
DATE: 08/09/2024

C3.01
SUBMITTAL TYPE



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NO.	DATE	DESCRIPTION

TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (1.48 0.69)
KNOXVILLE, TN 37920
CONCEPT ROAD PROFILES

PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO: 797.001
DATE: 08/03/2024

C3.02
SUBMITTAL TYPE

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.

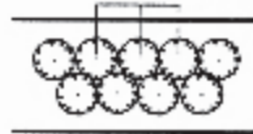
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

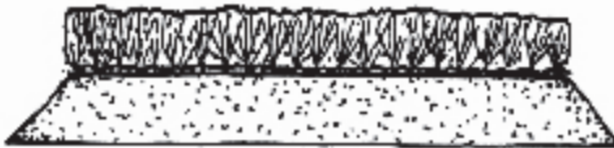


Maximum 4' Centers

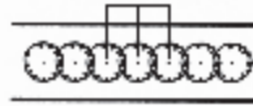


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- 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

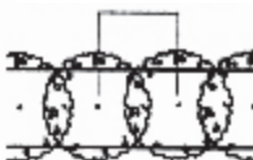


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- 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

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
Dulles, ou=Dulles, email=robert.britt@dc.gov

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) Detached residential subdivision	

SUBDIVISION REQUEST

Tipton Station Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	343
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> 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	D.R. Horton Please Print	8/19/2024 Date
Phone / Email		
Property Owner Signature	Schubert Family Limited Partnership Please Print	8/19/2024 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