

REZONING REPORT

► **FILE #:** 8-F-25-RZ

AGENDA ITEM #: 40

AGENDA DATE: 8/14/2025

► **APPLICANT:** BASECAMP RENTALS, INC. & CCG AUTO,LLC

OWNER(S): Scott Felske Basecamp Rentals, Inc.

TAX ID NUMBER: 148 109

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2107 TIPTON STATION RD

► **LOCATION:** North side of Tipton Station Rd, west of Coatney Way

► **APPX. SIZE OF TRACT:** 2.27 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector street with a pavement width that varies from 18-22 ft within a right-of-way width that varies from 40-49 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Stock Creek

► **PRESENT ZONING:** A (Agricultural), PR (Planned Residential) up to 4 du/ac

► **ZONING REQUESTED:** RA (Low Density Residential)

► **EXISTING LAND USE:** Rural Residential

►
EXTENSION OF ZONE: No, it is not an extension.

HISTORY OF ZONING: In 2006, a section of the parcel was rezoned from RB (General Residential) to PR (Planned Residential) up to 4 du/ac (1-AA-06-RZ).

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

South: Rural residential, single family residential, public/quasi-public land (school), agriculture/forestry/vacant land - A (Agricultural), PR(k) (Planned Residential with conditions) up to 3.7 du/ac

East: Single family residential - A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property lies in a valley between Stock Creek Ridge and Brown Mountain that features single family houses on large 1+ acre lots, single family and multifamily subdivisions, and undeveloped tracts, some of which are forested slopes. South Doyle High School lies directly to the southeast, and Bonny Kate Elementary School and French Memorial Park lie within a mile to the west. New Salem Methodist Church and Marble Springs State Historic Site are listed on the National Register of Historic Places and lie within a mile of the subject property.

STAFF RECOMMENDATION:

- **Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.**

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. The surrounding area has experienced a significant increase in residential development. Since 2003, four single-family and two-family subdivisions have been constructed within a half-mile of the subject property.
2. Since the early 1990s, zoning has gradually transitioned from A (Agricultural) to residential zoning, such as PR (Planned Residential) with up to 3 to up to 5 du/ac and RA (Low Density Residential).
3. The subject property is located across the street from South Doyle High School, where a crosswalk bridge was installed in 2022 to enhance student pedestrian safety. Within a mile to the west is Bonny Kate Elementary, the Howard Pinkston Library, and French Memorial Park, which recently completed park improvements in May 2025. These amenities are accessible via a sidewalk system along Tipton Station Road that feeds into the Howard Pinkston Greenway. The proximity to these community amenities supports increased residential development in this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which consists of properties zoned RA and PR with up to 3 to 5 du/ac.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone permits limited nonresidential uses intended to support a residential environment, such as civic and institutional uses.

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

1. The RA zone is intended to support a residential environment and is not anticipated to negatively impact the surrounding area.
2. On the western side of the property, there is a blue line stream and closed contours, which may indicate the presence of a sinkhole unless a geotechnical survey reveals otherwise (Exhibit B). A 50-ft no-disturbance buffer along the blue line stream and the potential sinkhole may be required.

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

1. The subject property is designated SR (Suburban Residential) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type, which recommends a land use mix featuring single-family and attached residential uses, such as duplexes and civic uses. The allowable uses and housing types in the RA zone align with the intent of the SR place type.
2. The proposed rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character and Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is near various community-supporting amenities, and the allowable lot sizes are consistent with other residential development in the area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The RA zone at this location supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

If approved, this item will be forwarded to Knox County Commission for action on 9/15/2025. 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.

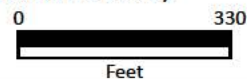
REZONING

8-F-25-RZ

Petitioner: Basecamp Rentals, Inc. & CCG Auto, LLC

Map No: 148

Jurisdiction: County



Original Print Date: 7/1/2025

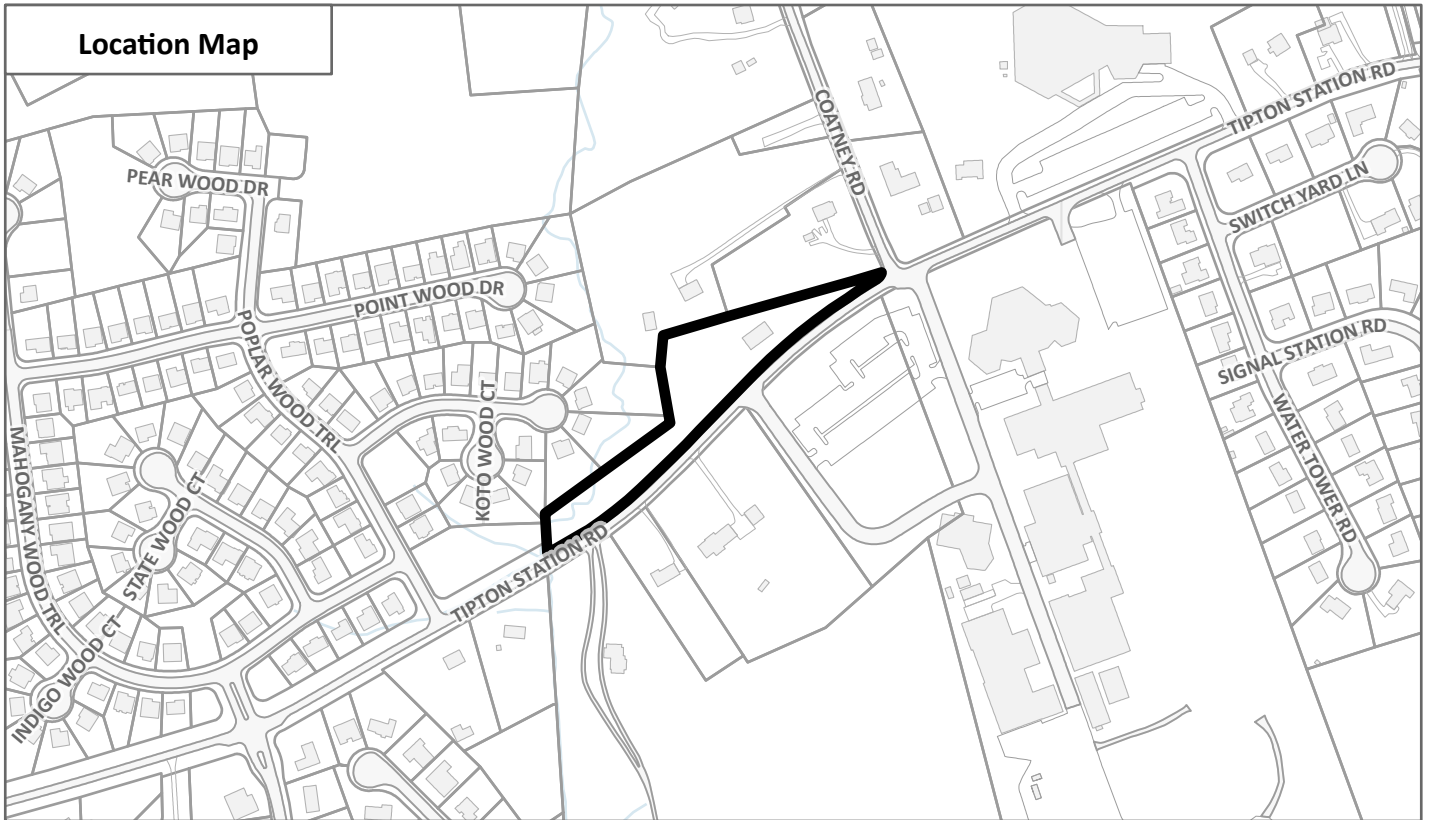
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From: PR (Planned Residential) up to 1-4 DU/AC, A (Agricultural)

To: RA (Low Density Residential)

Exhibit A. Contextual Images

Location Map



Aerial Map

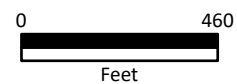


CONTEXTUAL MAPS 1

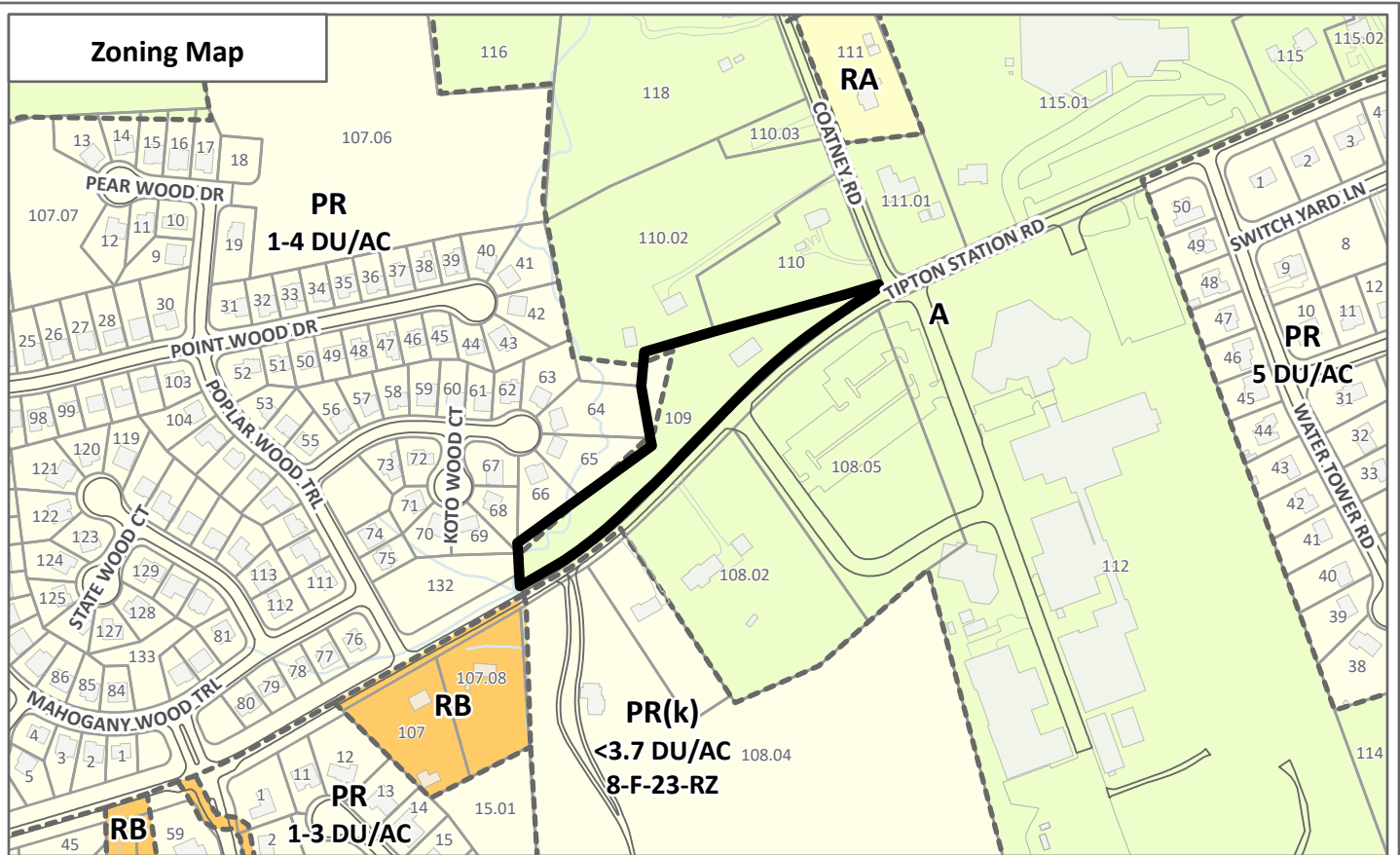
8-F-25-RZ



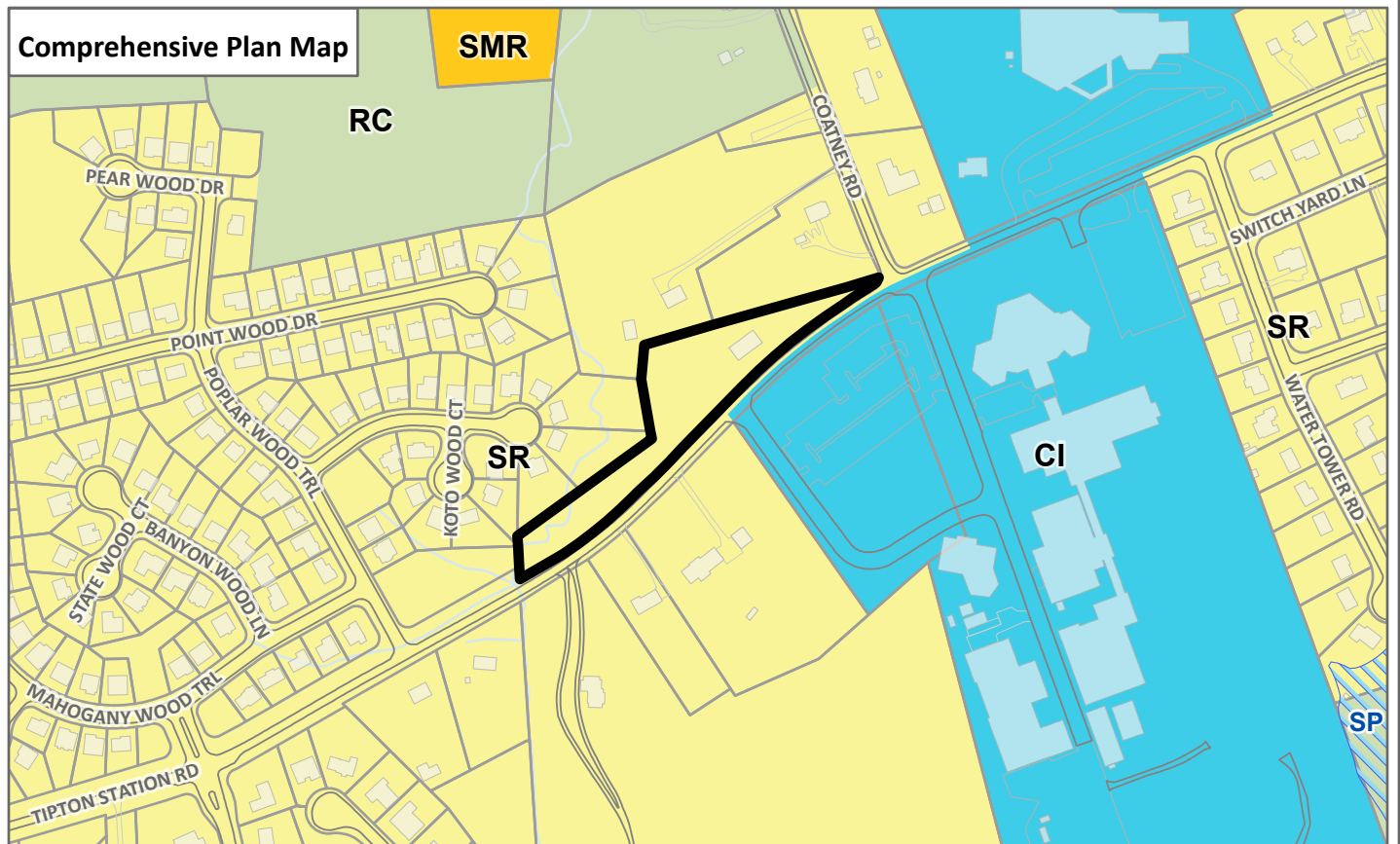
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

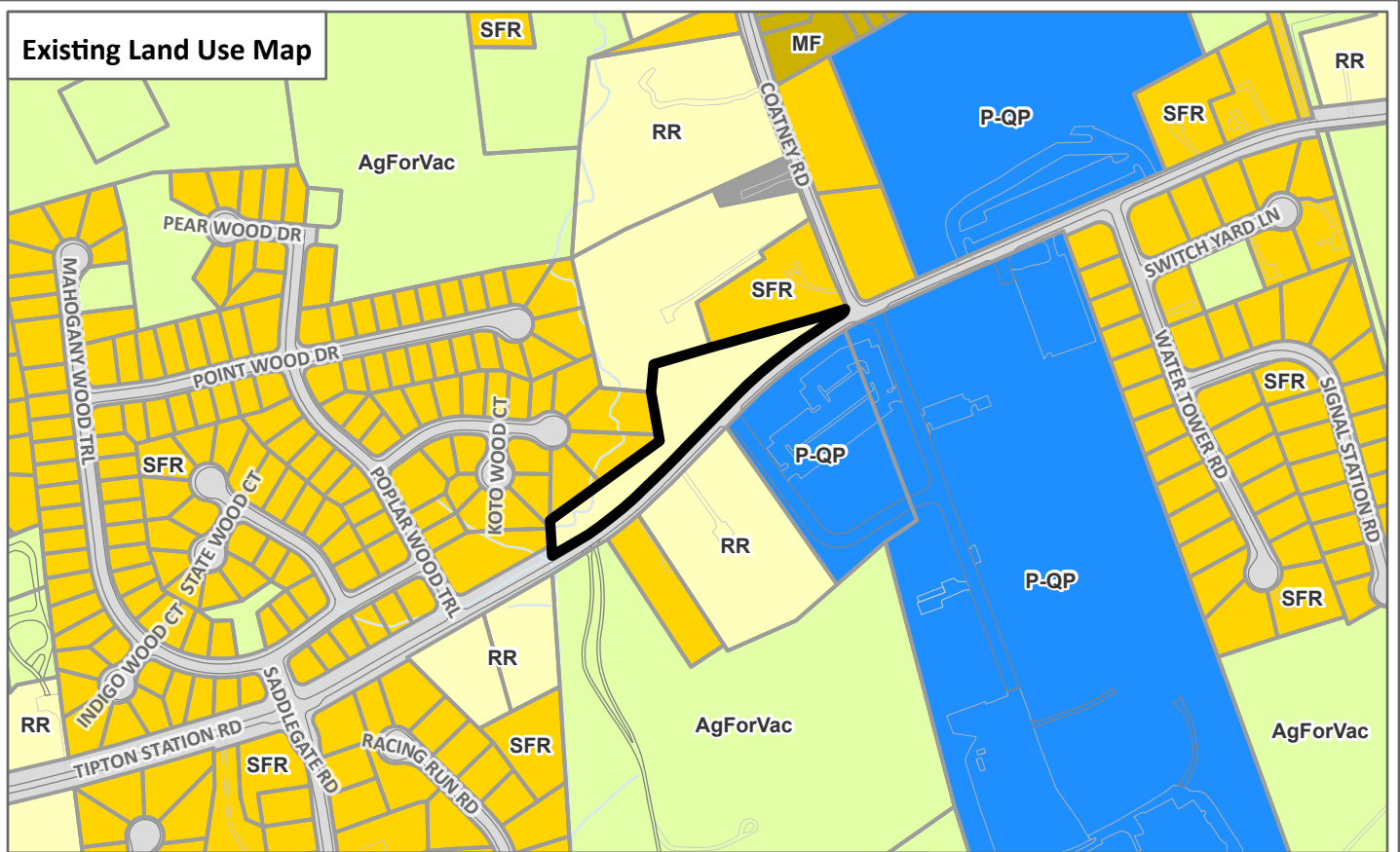
8-F-25-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

8-F-25-RZ



Case boundary



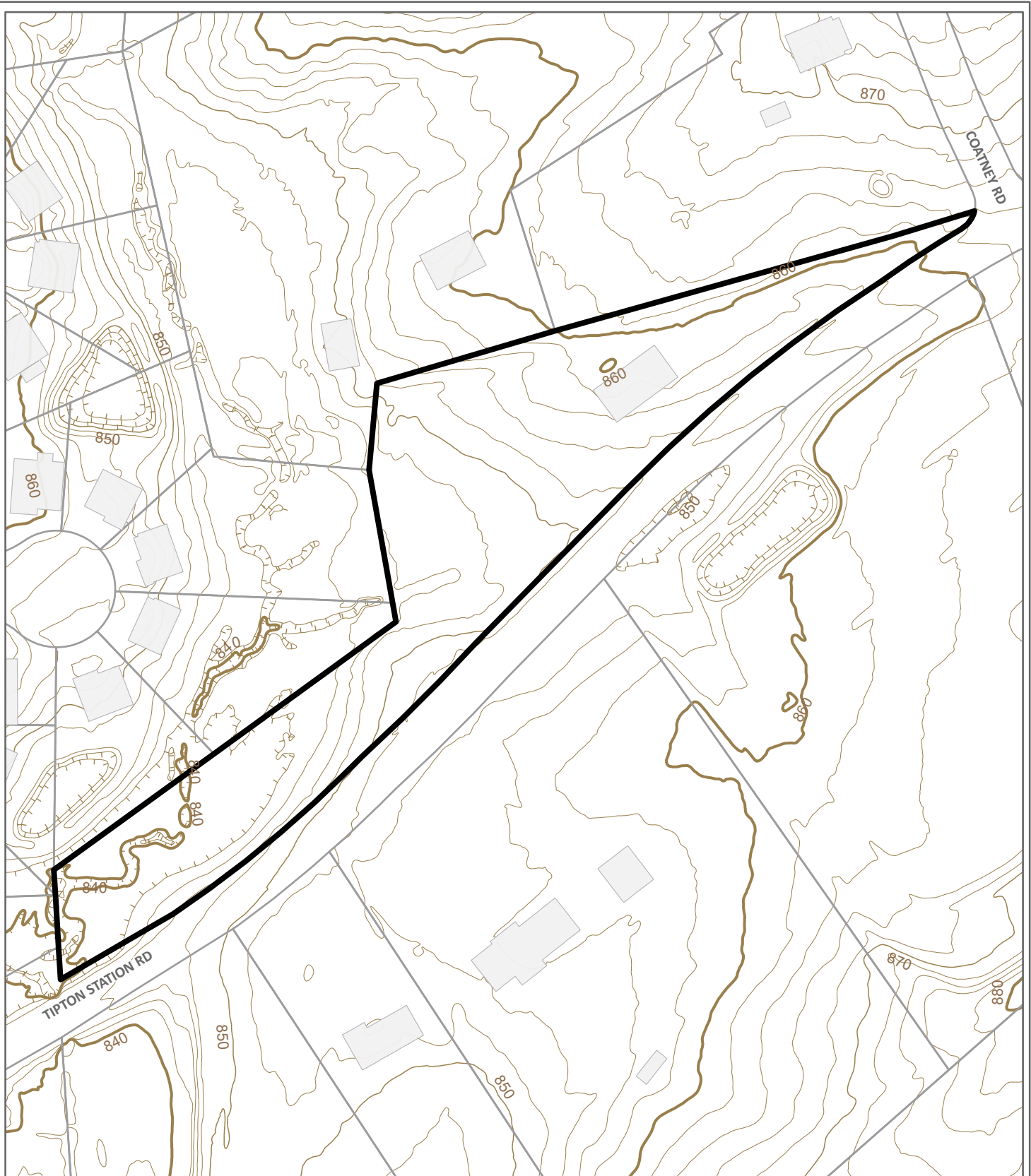


Exhibit B: Slope Contour Map


8-F-25-RZ

Petitioner: Basecamp Rentals, In. & CCG
Auto, LLC

Map No: 148

Jurisdiction: County

 Case Boundary

0 120

Feet



Original Print Date: 7/1/2025
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Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☒ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Basecamp Rentals, Inc. & CCG Auto, LLC

Applicant Name

Affiliation

06/21/2025

08/14/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

8-F-25-RZ

Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Felske

Basecamp Rentals, Inc.

Name

Company

1905 Matthew Ln.

Knoxville

TN

37923

Address

City

State

ZIP

865-548-3488

Phone

Email

Current Property Info

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2107 Tipton Station Rd.

148 109

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Residential

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request



| | | |
|---|---|-------------------------------------|
| | | RELATED REZONING FILE NUMBER |
| Proposed Subdivision Name | | |
| Unit / Phase Number | <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel | Proposed Number of Lots (total) |
| <input type="checkbox"/> Other (specify) _____ | | |
| Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard | | |
| Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No | | |

Zoning Request

| | | |
|---|--|---------------------------------|
| RA | | PENDING PLAT FILE NUMBER |
| <input checked="" type="checkbox"/> Zoning Change | Proposed Zoning Proposed Density (units/acre, for PR zone only) | |
| <input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan | | |
| <input type="checkbox"/> Plan Amendment Change | Proposed Plan Designation(s) | |
| <input type="checkbox"/> If, in Knox county, submit plan amendment request with application | | Previous Rezoning Requests |
| <input type="checkbox"/> Other (specify) _____ | | |

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**

| | | |
|---|--------------------------|----------------|
|  dotloop verified 06/21/25 6:25 PM EDT 6BCX-LSW3-NPCT-NMLS | Scott Felske / Owner | 06/21/2025 |
| Applicant Signature | Print Name / Affiliation | Date |
| 865-548-3488 | | |
| Phone Number | Email | |
|  dotloop verified 06/21/25 6:25 PM EDT BVZ1-ONOI-GMC3-2IEO | Scott Felske | 06/23/2025, SG |
| Property Owner Signature | Please Print | Date Paid |

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

| FEE 1 | | FEE 2 | | FEE 3 | | TOTAL |
|-------|----------|-------|--|-------|--|----------|
| 0801 | \$650.00 | | | | | \$650.00 |

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). 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.

08/01/2025

Date to be Posted

08/15/2025

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

Scott Felske

dotloop verified
06/21/25 6:25 PM EDT
XS1R-CDZM-EAEZ-UICS

Scott Felske

06/21/2025

Applicant Signature

Applicant Name

Date