

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SC-25-C

AGENDA ITEM #:

11-H-25-DP

AGENDA DATE: 11/13/2025

► **SUBDIVISION:** THOMPSON CREEK

► **APPLICANT/DEVELOPER:** HAM LAND PARTNERS

OWNER(S): Ham Land Partners

TAX IDENTIFICATION: 12 209 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7921 THOMPSON SCHOOL RD

► **LOCATION:** West side of Thompson School Rd, northwest of Karnes Dr

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 78.1 acres

► **ZONING:** PR (Planned Residential), up to 2.9 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land, multifamily residential, single family residential - A (Agricultural)
South: Rural residential, agriculture/forestry/vacant land, single family residential - A (Agricultural)
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2.9 du/ac
West: Agriculture/forestry/vacant land - A (Agricultural)

► **NUMBER OF LOTS:** 150

SURVEYOR/ENGINEER: Jordan Richardson Robert G. Campbell & Associates

ACCESSIBILITY: Access is via Thompson School Road, a major collector with a pavement width that varies from 18-20 ft within a 40-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

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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: 64 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.