

# REZONING REPORT

▶ **FILE #:** 4-J-26-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** LINDA SHOWN

OWNER(S): Linda G. Shown

TAX ID NUMBER: 137 059 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1515 TIPTON STATION RD

▶ **LOCATION:** North side of Tipton Station Rd, northeast of Neubert Springs Rd

▶ **APPX. SIZE OF TRACT:** 0.65 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector with 20-22 ft of pavement width within a right-of-way width that varies from 40-109 ft.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

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

▶ **REQUESTED ZONING:** CN (Neighborhood Commercial)

▶ **EXISTING LAND USE:** Rural Residential

EXTENSION OF ZONING: No, it is not an extension.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Rural residential - CA (General Business)

East: Single family residential - A (Agricultural)

West: Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is in an area that primarily features single family houses on large lots interspersed with forested, undeveloped tracts and agricultural fields. South Doyle High School lies 0.8 miles to the southwest, and there is a small market across the street from the subject property. A large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway is 0.3 miles to the northwest.

**STAFF RECOMMENDATION:**

▶ **Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.**

**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 CITY/COUNTY GENERALLY:

1. This request to rezone the .65-acre portion of 1508 Tipton Station Road that's on the north side of the street from A (Agricultural) to CN (Neighborhood Commercial) is consistent with changing conditions in the area.
2. In 2023, the formerly vacant commercial building at the western corner of Tipton Station Road and Neubert Springs Road was reopened as Farm South, a market storefront featuring local growers, producers, bakers, and artisans to promote the agricultural heritage of the area. This retail establishment provides a catalyst for future service-oriented businesses at this commercial node where CA (General Business) zoning exists. The subject property's broader parcel that lies on the southern side of Tipton Station Road is not included in this rezoning request because it includes CA zoning. It has also been recently cleared and graded to enable future commercial development, per the property owner's intent.
3. This request for a minor extension of a less intensive neighborhood-oriented commercial zone is consistent with changing conditions and development potential at this intersection of two major collector streets.

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

1. The CN zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods.
2. The subject property's location at a commercial intersection near a range of suburban and rural residential properties where small-scale commercial amenities are limited is an ideal location for a neighborhood-oriented commercial rezoning.
3. 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

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. Neubert Springs runs through the property and stream buffering requirements will be enforced per Knox County Stormwater Engineering standards. This property is also at an intersection where the access design and location for a new business from the subject property to Tipton Station Road would be evaluated at the time of permitting to ensure traffic safety requirements are being met.
2. With these considerations, no adverse impacts are anticipated to occur. The CN zone is intended to accommodate small-scale development that suits the physical constraints of the site.

THE 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:

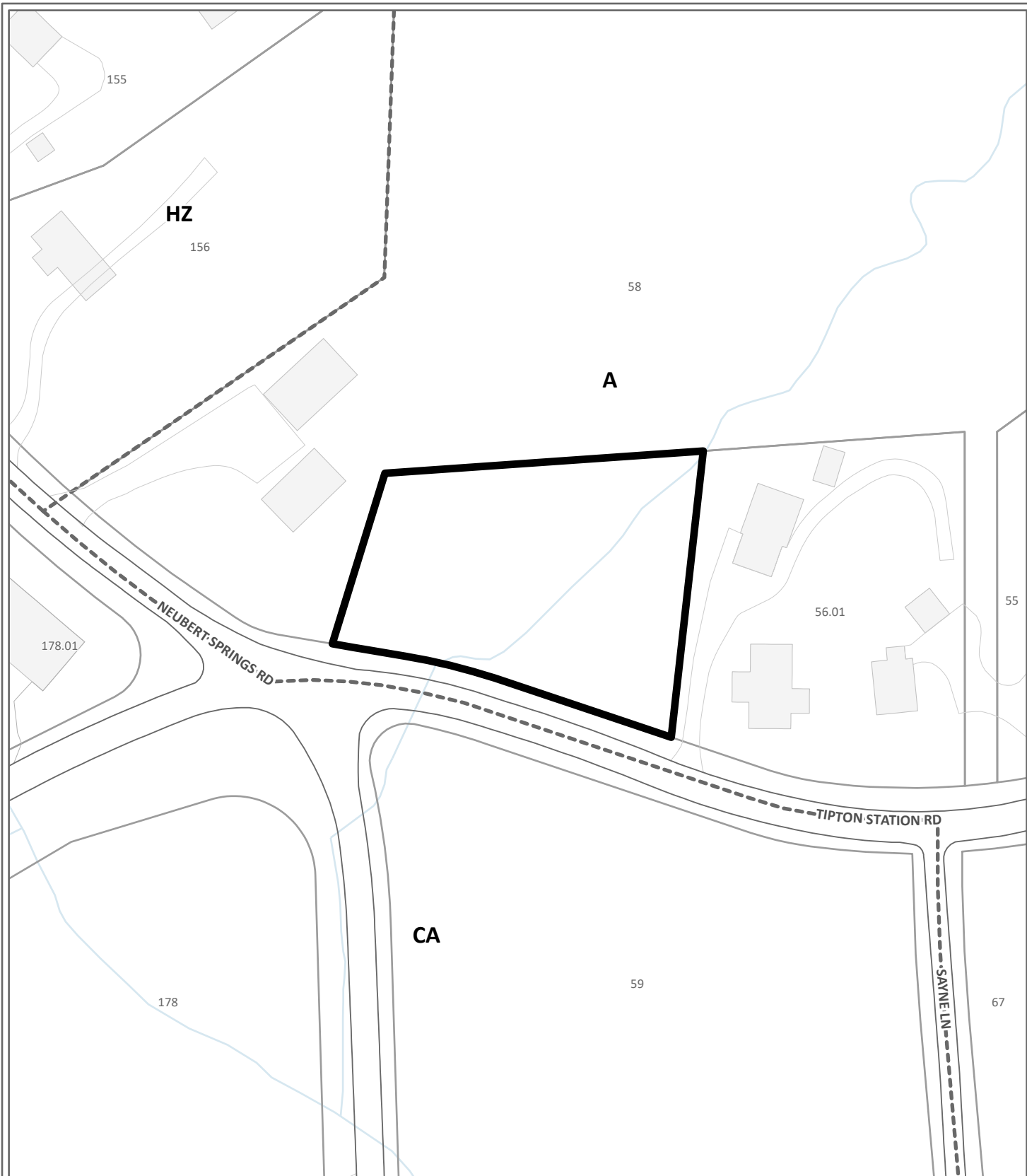
1. The CN zone is partially related to the RCC (Rural Crossroads Commercial) place type, which is intended for small commercial nodes occurring at intersections within rural areas. The CN zone here meets the review criteria for partially related zones by being consistent with the commercial primary use of the RCC place type and being compatible with the current CA zoning around this node.
2. A CN rezoning is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

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 5/11/2026. 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**

**4-J-26-RZ**

**Petitioner:** Linda Shown

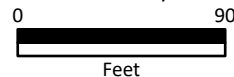


**From:** A (Agricultural)

**To:** CN (Neighborhood Commercial)

**Map No:** 137

**Jurisdiction:** County



**Original Print Date:** 3/9/2026

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

# Exhibit A. Contextual Images



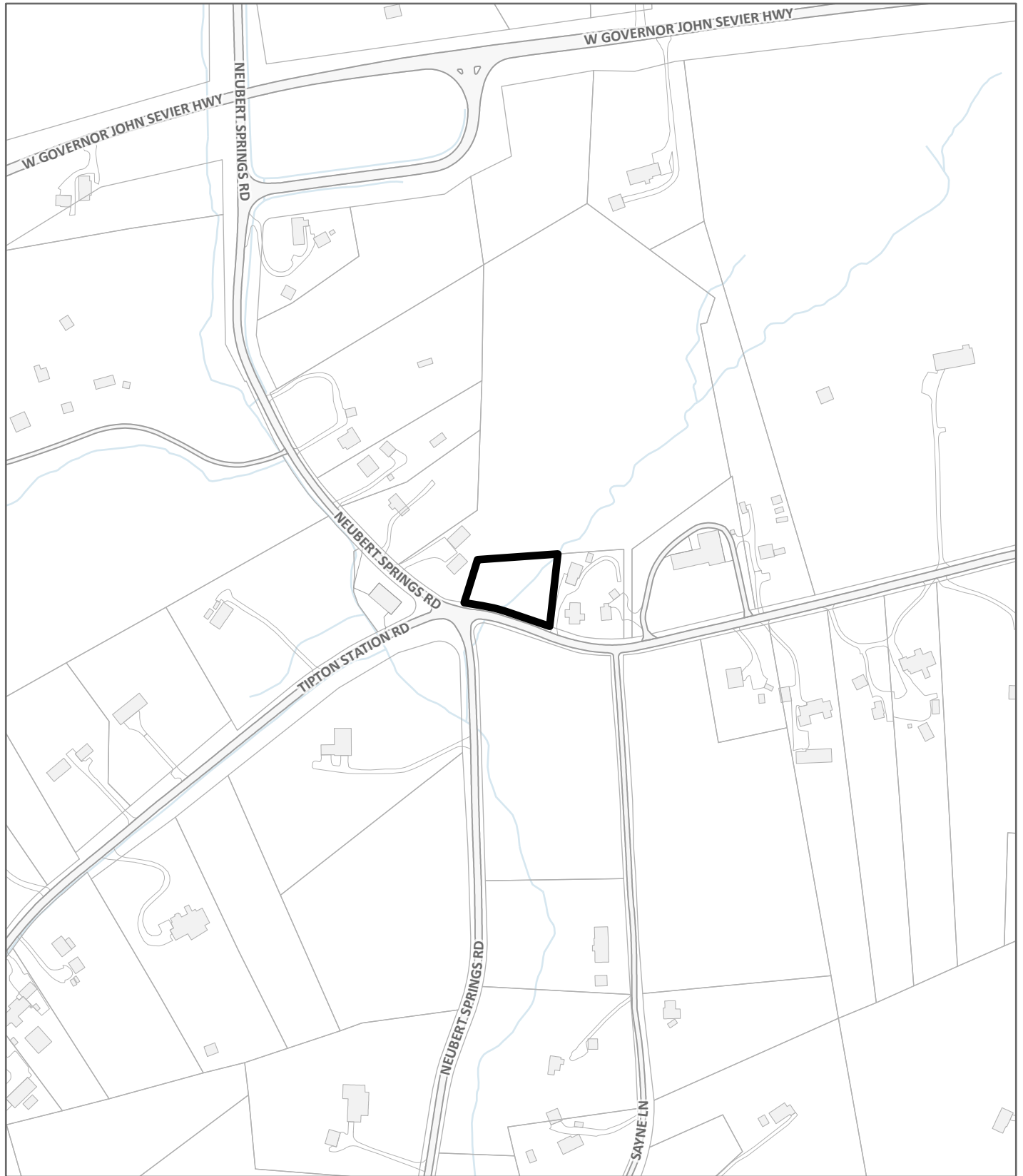
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

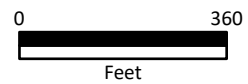


**LOCATION MAP**

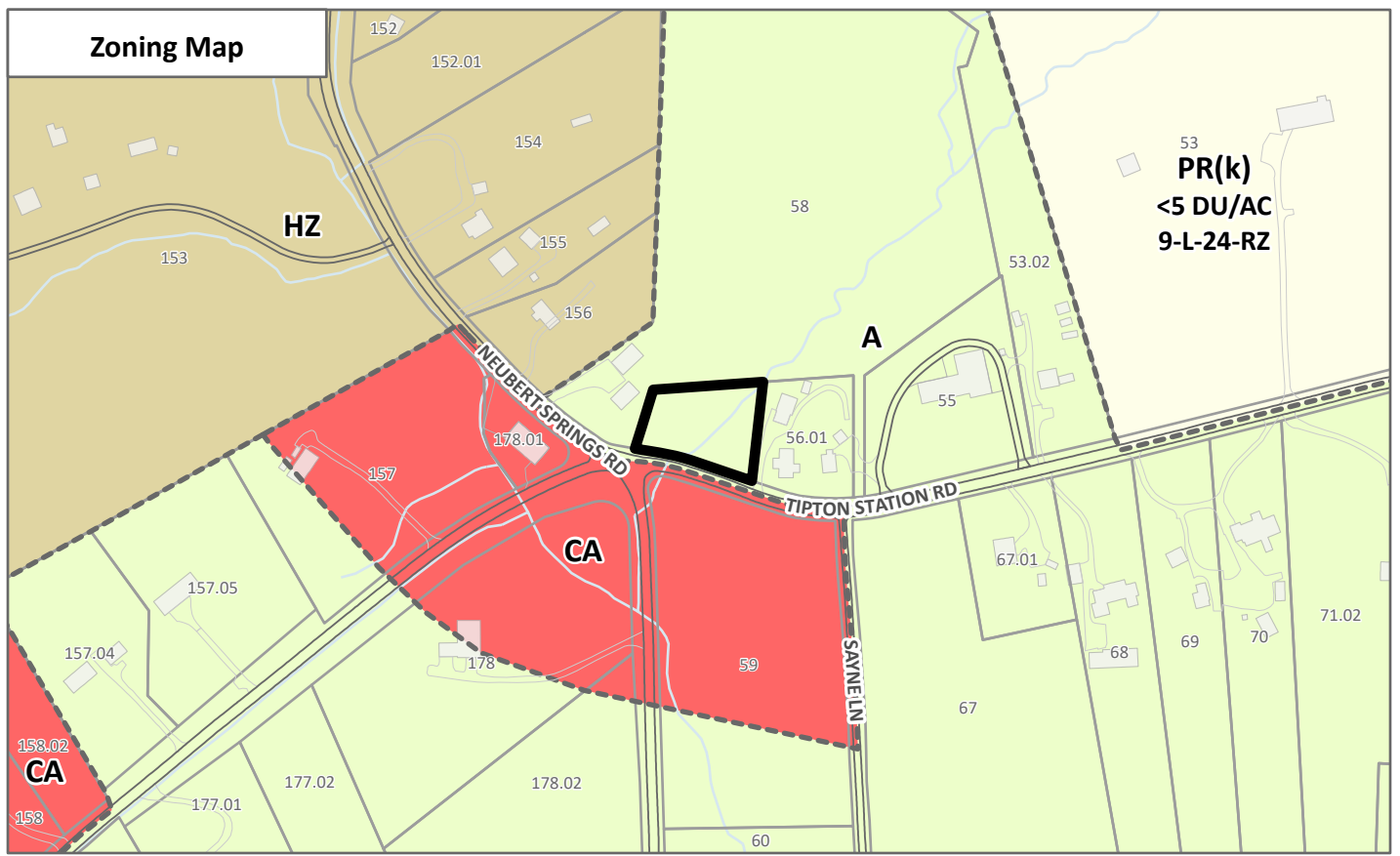
**4-J-26-RZ**



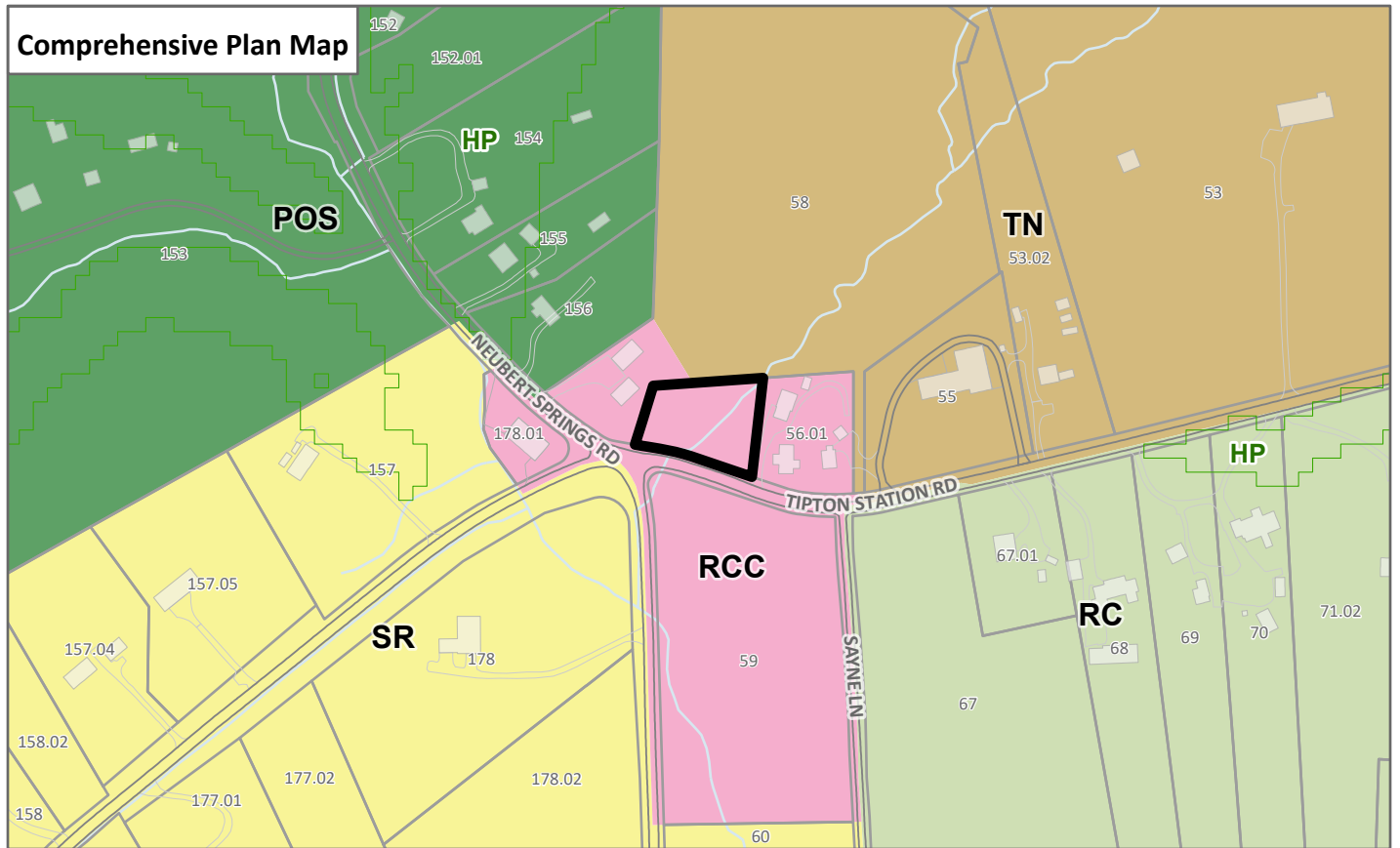
Case boundary



**Zoning Map**



**Comprehensive Plan Map**

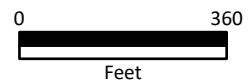


**EXHIBIT A, CONTEXTUAL MAPS**

**4-J-26-RZ**



Case boundary



Existing Land Use Map

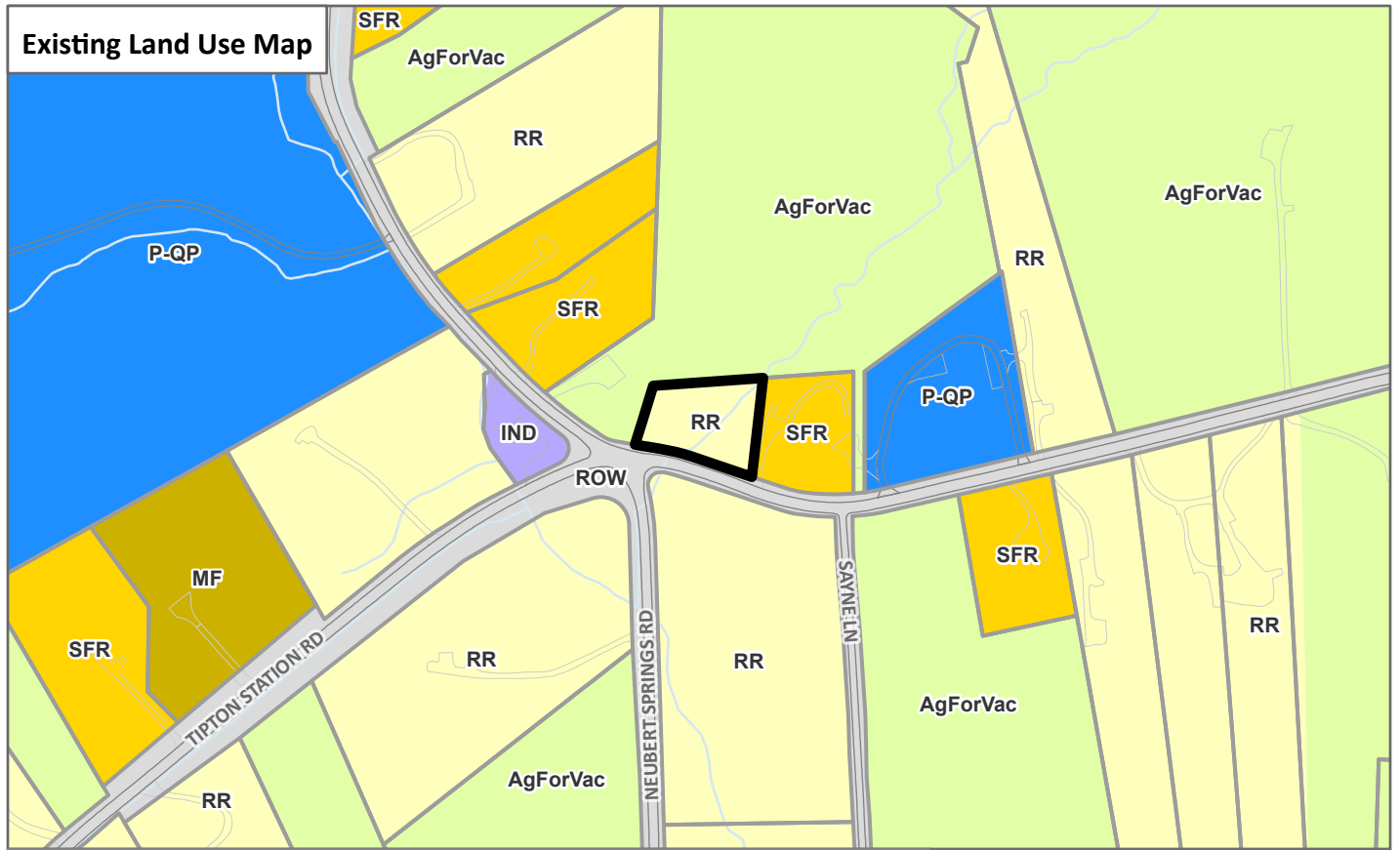
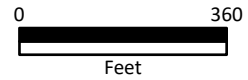


EXHIBIT A, CONTEXTUAL MAPS

4-J-26-RZ



Case boundary



# 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). The contact information you provide in your application may be used for that purpose. 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.*

03/28/2026

04/10/2026

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

*Linda G. Shown*

Linda G. Shown

*2/18/26*

Applicant Signature

Applicant Name

Date