

REZONING REPORT

▶ **FILE #:** 4-L-26-RZ

AGENDA ITEM #: 37

AGENDA DATE: 4/9/2026

▶ **APPLICANT:** WESLEY GIBSON CONSTRUCTION INC

OWNER(S): Wesley Gibson Wesley Gibson Construction

TAX ID NUMBER: 137 067

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 TIPTON STATION RD

▶ **LOCATION:** **South side of Tipton Station Rd, east side of Sayne Ln, east of Neubert Springs Rd**

▶ **APPX. SIZE OF TRACT:** **6.95 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Tipton Station Road, a major collector with 19 ft of pavement width within a 40-41 ft wide right-of-way. Access is also via Sayne Lane, an unstriped local street with 10-16 ft of pavement width within a 28-30 ft wide right-of-way.

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:** **PR (Planned Residential)**

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

▶ **DENSITY PROPOSED:** **up to 4 du/ac**

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

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family residential, public/quasi public land (church) - A (Agricultural)

South: Single family residential - A (Agricultural)

East: Rural residential - A (Agricultural)

West: Rural residential - A (Agricultural), CA (General Business)

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 at the intersection of Neubert Springs Rd and Tipton Station Rd. A large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway is 0.3 miles to the northwest. There is a large residential subdivision in development across the street from this property and commercial zoning to the west.

STAFF RECOMMENDATION:

- ▶ **Approve the PR (Planned Residential) zone up to 4 du/ac because it is consistent with the Comprehensive Plan, subject to 3 conditions.**

1. At least 50% of the subject parcel shall be left as undisturbed natural area, per the intent of the RC (Rural Conservation) place type.
2. Access from a future development on the subject property to Tipton Station Road shall only be permitted via Sayne Lane.
3. Sayne Lane will be improved from the access point of a future development to Tipton Station Road, as determined by Knox County Engineering and Public Works.

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. Properties across Tipton Station Road from the subject property with direct access to W Governor John Sevier Highway that are in the TN (Traditional Neighborhood) place type designation have been approved for rezonings and planned development of residential subdivisions. For the residential rezonings that have occurred there recently, the Knox County Commission has conditioned exclusive access onto W Governor John Sevier Highway in order to preserve rural character and maintain traffic safety to the south where the subject property lies.
2. The subject property is at the edge of a large designated area of the RC (Rural Conservation) place type per the Knox County Comprehensive Plan. This RC area is comprised of large agricultural and rural residential lots among forests, farmland and stream beds that have remained unchanged for decades.

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

1. The PR zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Each planned development shall be compatible with the surrounding or adjacent zones.
2. The subject parcel is almost entirely forested. It is surrounded by large rural residential and agricultural lots, and it neighbors an undeveloped lot with CA (General Business) zoning. There is a closed contour on the rear western side of the lot near Sayne Lane, which could indicate the presence of a sinkhole. The PR zone would enable development that can be responsive to environmental constraints on the site and the rural character of the area.
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. The proposed PR density of 4 du/ac would be a visual outlier along this rural section of Tipton Station Road. While there is new PR residential development to the north, it is prohibited from accessing Tipton Station Road and landscape buffering is required along that street face. The recommended condition for this rezoning that at least 50% of the subject property be left as an undisturbed natural open space would preserve some of the rural character and scenic assets of the area in a manner that is consistent with recent zoning changes.
2. The maximum density possible with the requested rezoning on this 6.95-acre lot is 27 dwelling units, which could produce an estimated addition of 303 vehicle trips per day. The safest way to access Tipton Station Road from the subject property is via Sayne Lane to avoid the hazard of multiple access points in close proximity. This is the basis for conditioning access on Sayne Lane exclusively. However, Sayne Lane is an unstriped local street with 10 to 16 feet of pavement width. The recommended condition to improve Sayne Lane in accordance with requirements by Knox County Engineering and Public Works during the development plan review phase would address transportation capacity and multimodal concerns commensurate with future residential development. A new sidewalk on Sayne Lane and road widening may be required, depending on the scale of future proposed development. County Engineering staff verified that the minimum sight distance of 400 feet is being met in both directions from Sayne Lane onto Tipton Station Road.
3. Development under the PR zone is evaluated by the Planning Commission for consistency with zoning intent, the Comprehensive Plan, and the Growth Policy Plan. This review process provides public notice and a forum for community response to future proposed development to address concerns about potential adverse impact to surrounding properties.

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 PR zone at a density of 4 du/ac is partially related to the subject property's RC (Rural Conservation) place type designation in the Comprehensive Plan. The RC place type is designed to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50% to 70% of a site as natural open space. The rezoning condition to leave at least 50% of the parcel undisturbed supports enforcement of the intent of this place type during the development plan review phase. This condition also aligns the PR zone with primary and secondary uses permissible in this land use category, which are single family or attached residential development in a conservation pattern. This meets the review criteria for a partially related zone to be considered in the RC place type.

2. The rezoning is generally aligned with the subject property's location in the Planned Growth Area of the Growth Policy Plan. The Planned Growth Area encourages a reasonably compact pattern of development in coordination with the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 303 (average daily vehicle trips)

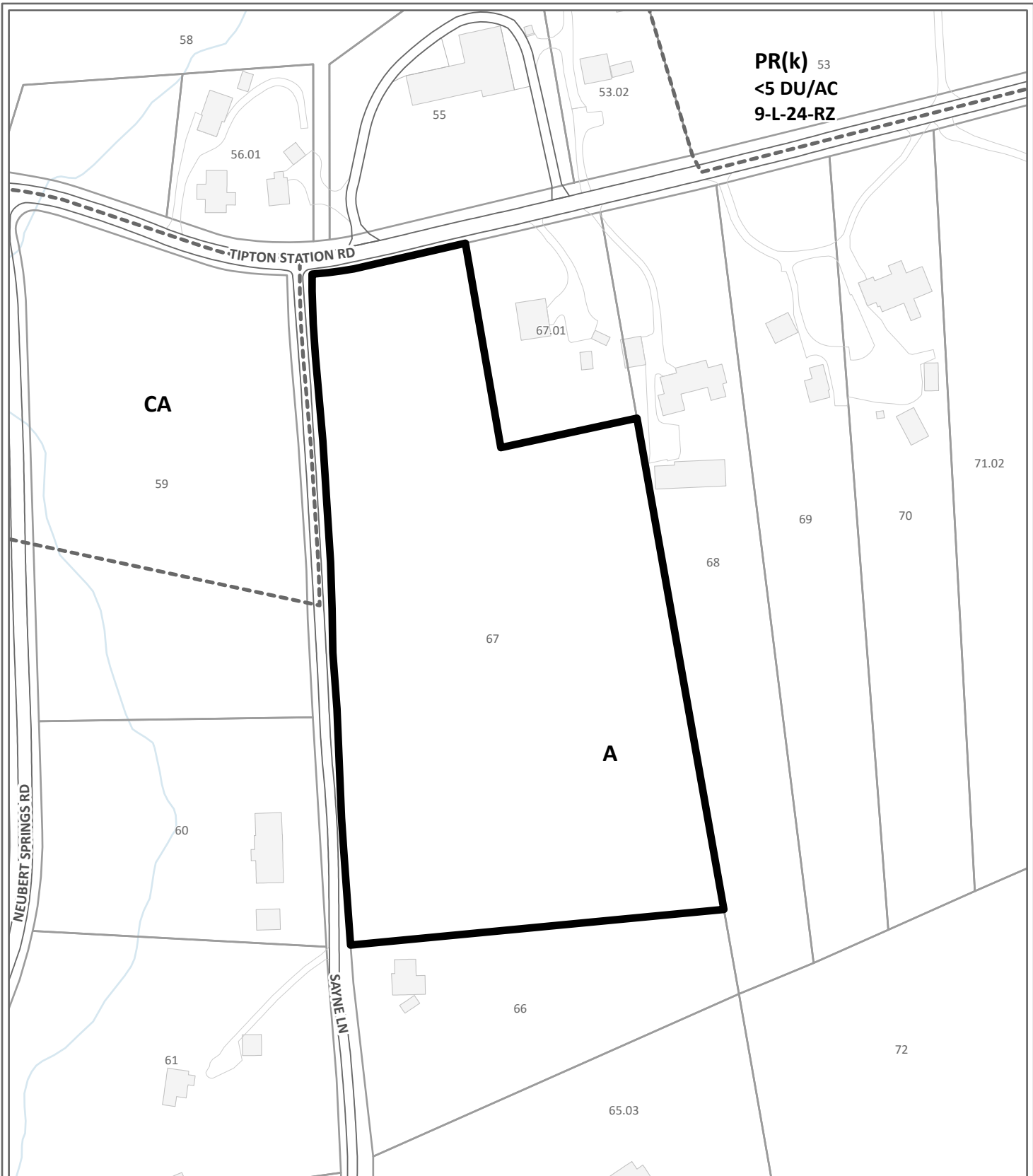
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 7 (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.

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.



**PR(k) ⁵³
<5 DU/AC
9-L-24-RZ**

CA

A

REZONING

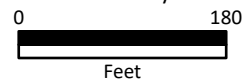
4-L-26-RZ

Petitioner: Wesley Gibson Construction Inc



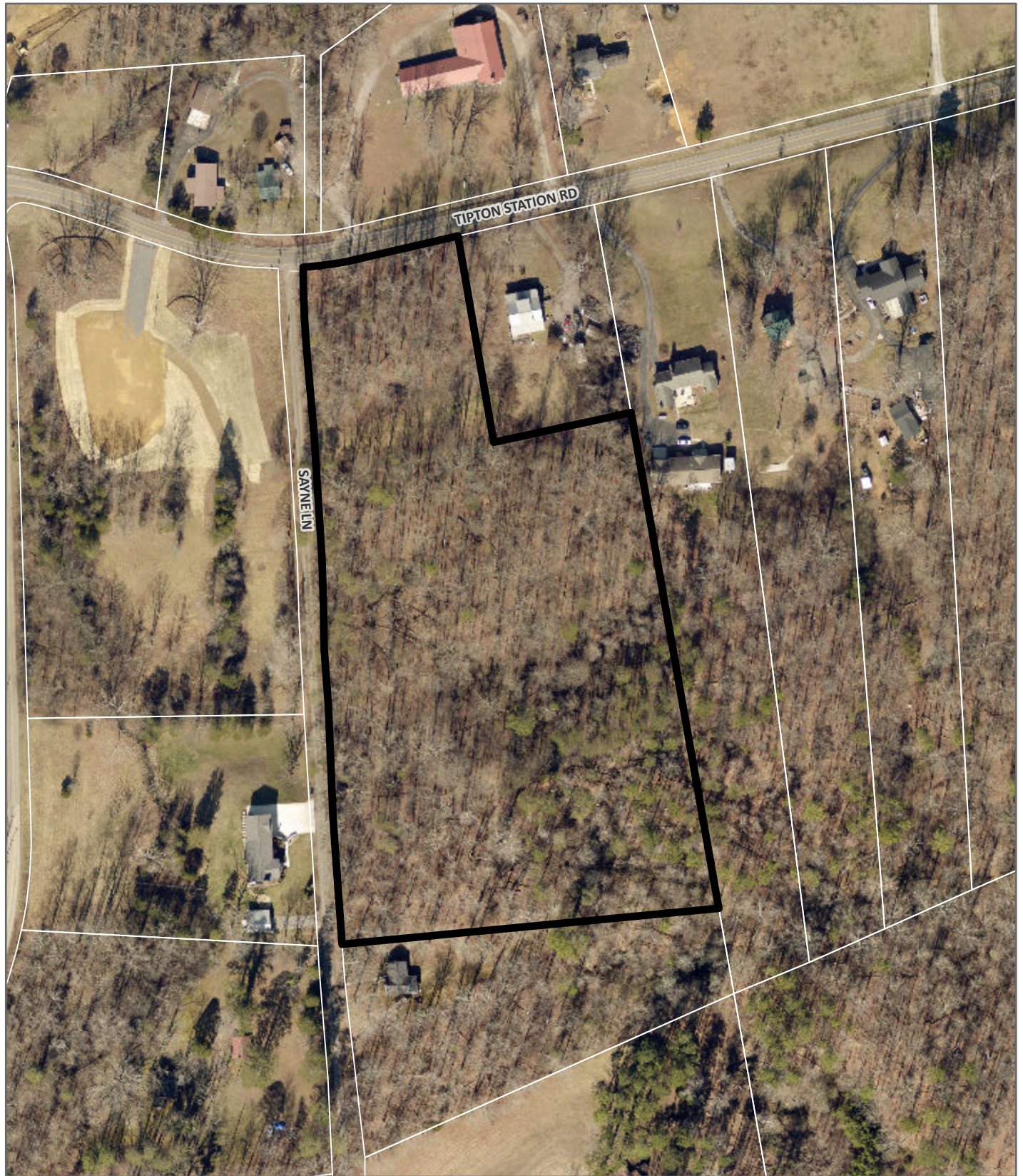
From: A (Agricultural)
To: PR (Planned Residential) up to 4 du/ac

Map No: 137
Jurisdiction: County



Original Print Date: 3/2/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



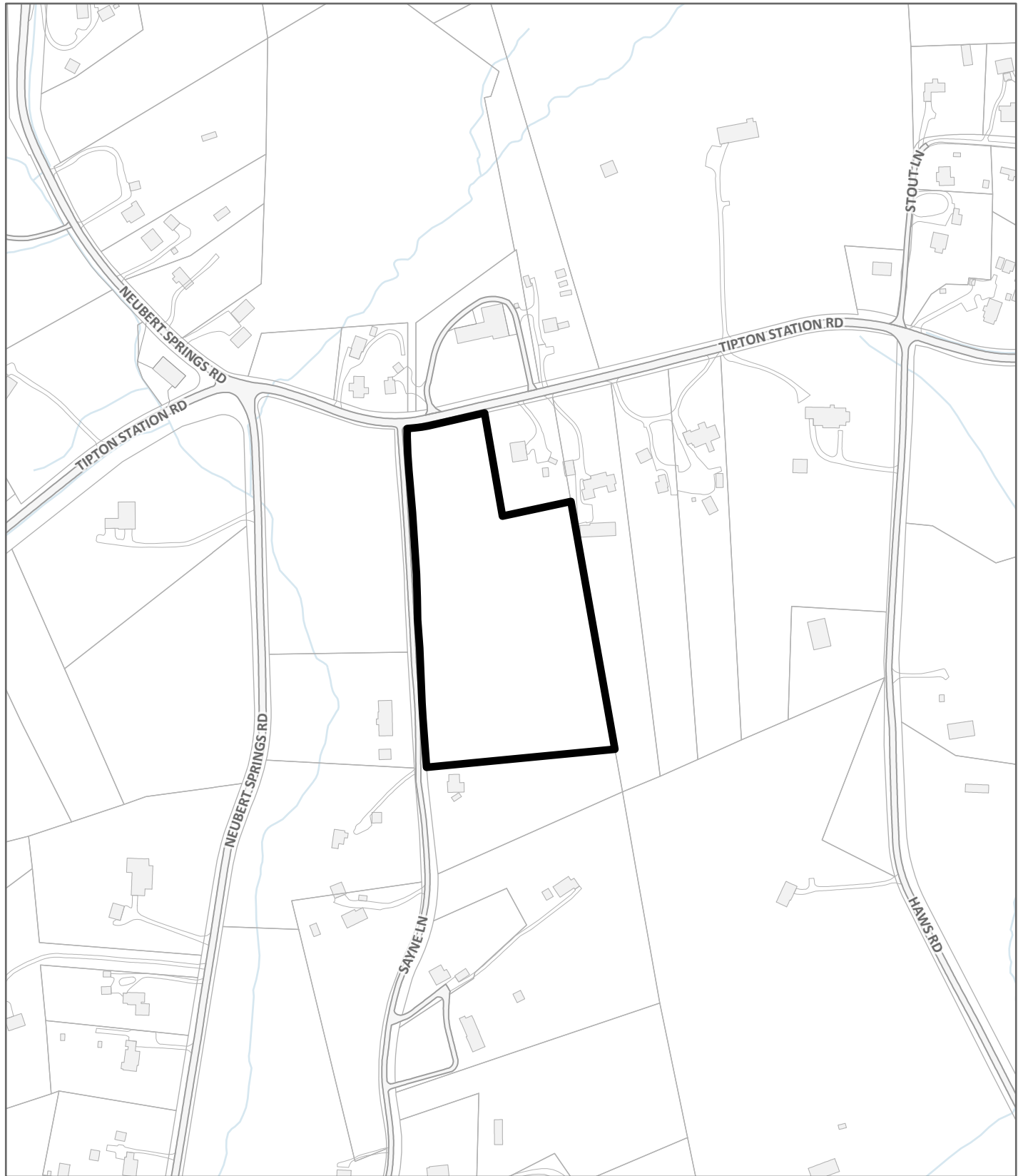
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

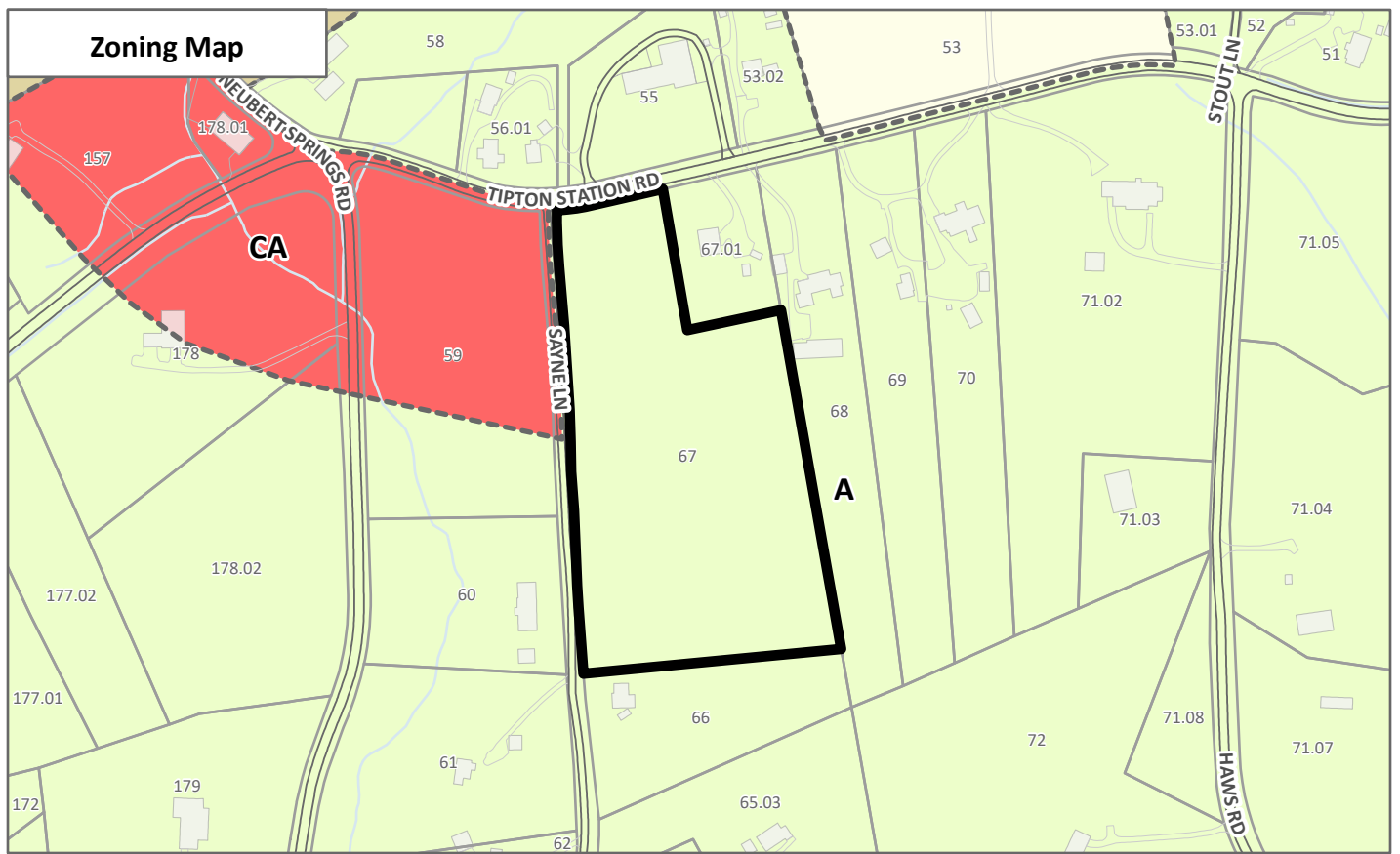
4-L-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

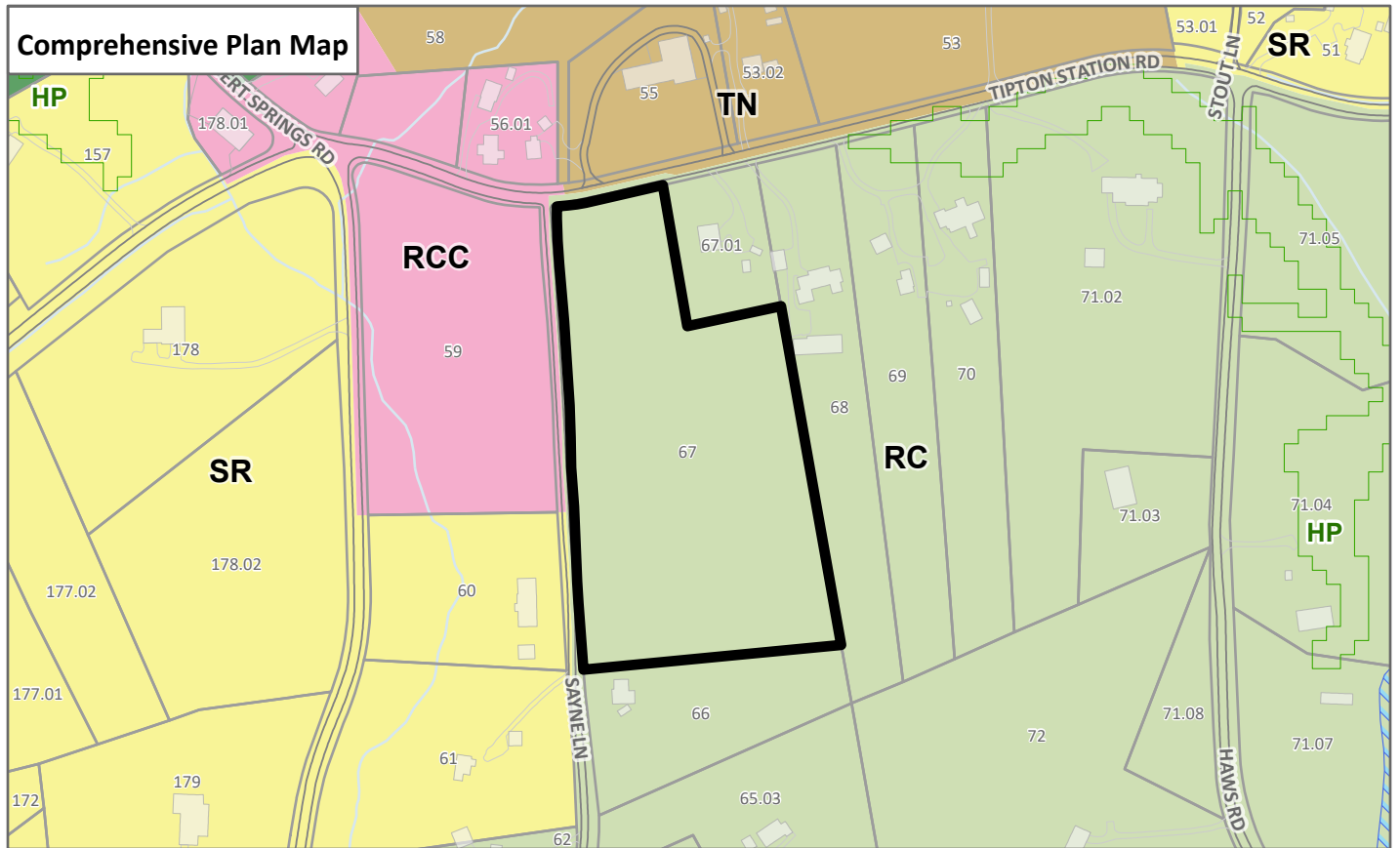


EXHIBIT A, CONTEXTUAL MAPS

4-L-26-RZ



Case boundary



Existing Land Use Map

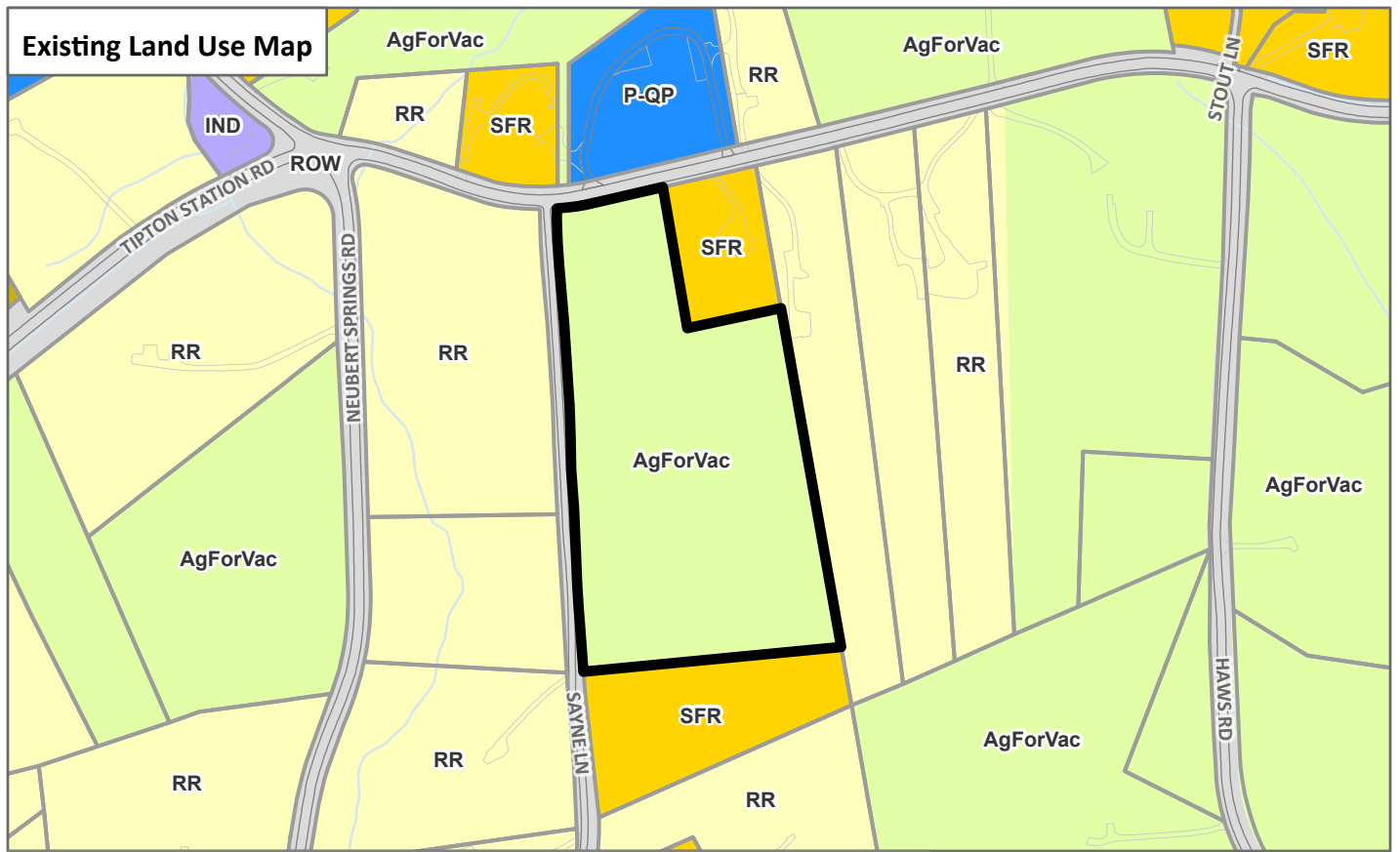
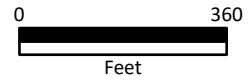


EXHIBIT A, CONTEXTUAL MAPS

4-L-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


Applicant Signature

DAVID HARBIN
Applicant Name

2-19-26
Date