

REZONING REPORT

▶ **FILE #:** 6-C-26-RZ **AGENDA ITEM #:** 26
 POSTPONEMENT(S): 6/11/2026 **AGENDA DATE:** 7/9/2026
 ▶ **APPLICANT:** GULF PARK INC
 OWNER(S): Gulf Park LLC

TAX ID NUMBER: 119 H G 004 [View map on KGIS](#)
 JURISDICTION: County Commission District 3
 STREET ADDRESS: 0 DUTCHTOWN RD
 ▶ **LOCATION:** North side of Dutchtown Rd, across from the northern terminus of Academy Way, east of Sanders Rd
 ▶ **APPX. SIZE OF TRACT:** 3.19 acres
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Dutchtown Road, a minor arterial with two lanes and a center turn lane within a right-of-way width that varies from 63-73 ft.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 FIRE DISTRICT: Rural Metro Fire
 WATERSHED: Turkey 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 - RA (Low Density Residential) in the County
 South: Public/quasi public land (school), single family residential - INST (Institutional) in the City, PR (Planned Residential) up to 12 du/ac in the County
 East: Agriculture/forestry/vacant land - A (Agricultural) in the County
 West: Transportation/communications/utilities - A (Agricultural) in the County
 NEIGHBORHOOD CONTEXT: The subject property is in an area that features single family and multifamily subdivisions north of Dead Horse Lake and I-40. The Christian Academy of Knoxville is across the street to the south, and within 0.30 miles is the Webb School to the west, and Catholic High, Cedar Bluff Elementary, and Cedar Bluff Middle Schools to the east.

STAFF RECOMMENDATION:

▶ **Withdraw the application per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: 143 (average daily vehicle trips)

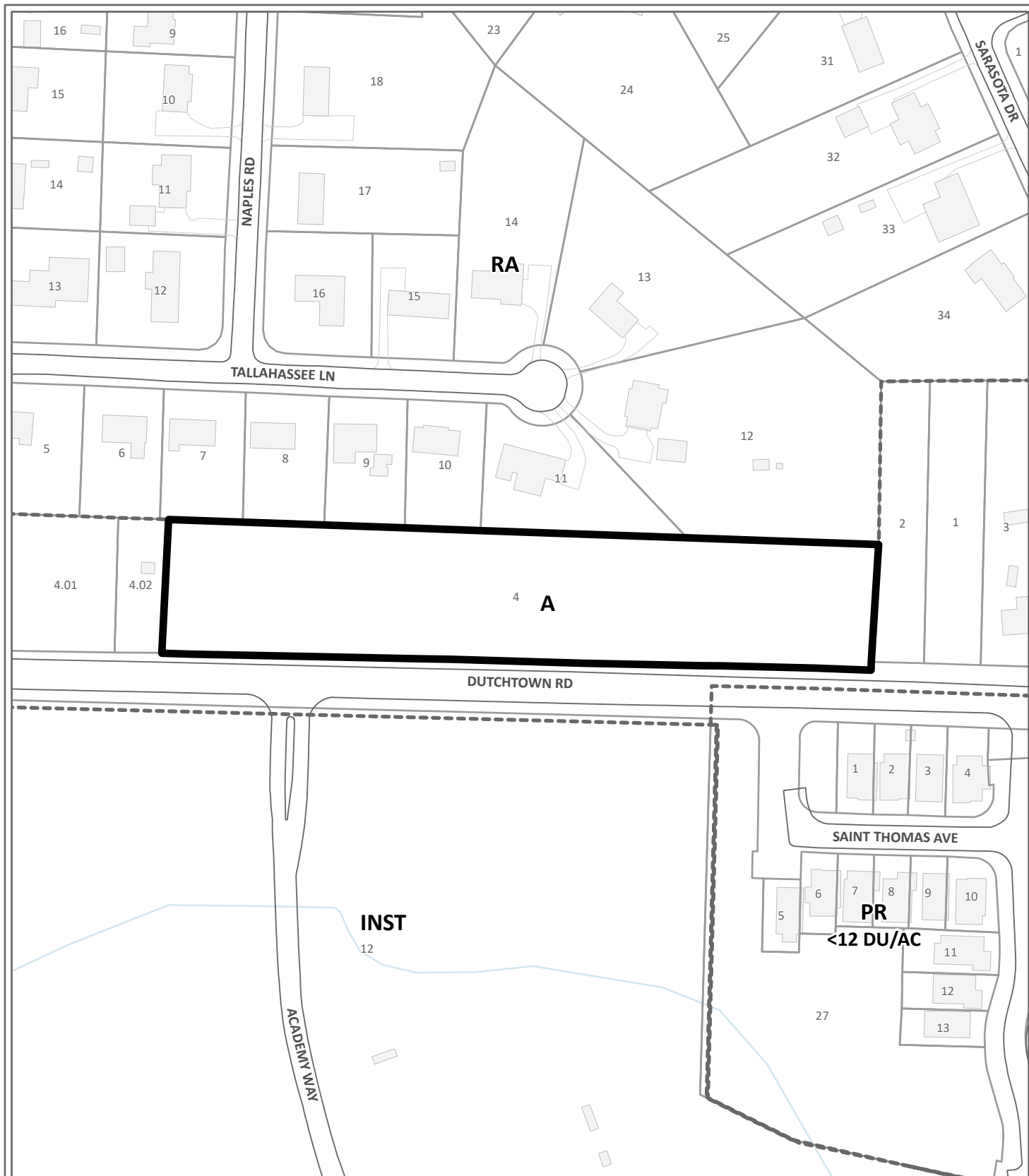
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 7/20/2026. 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

6-C-26-RZ

Petitioner: Gulf Park Inc

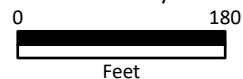


From: A (Agricultural)

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

Map No: 119

Jurisdiction: County



Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images



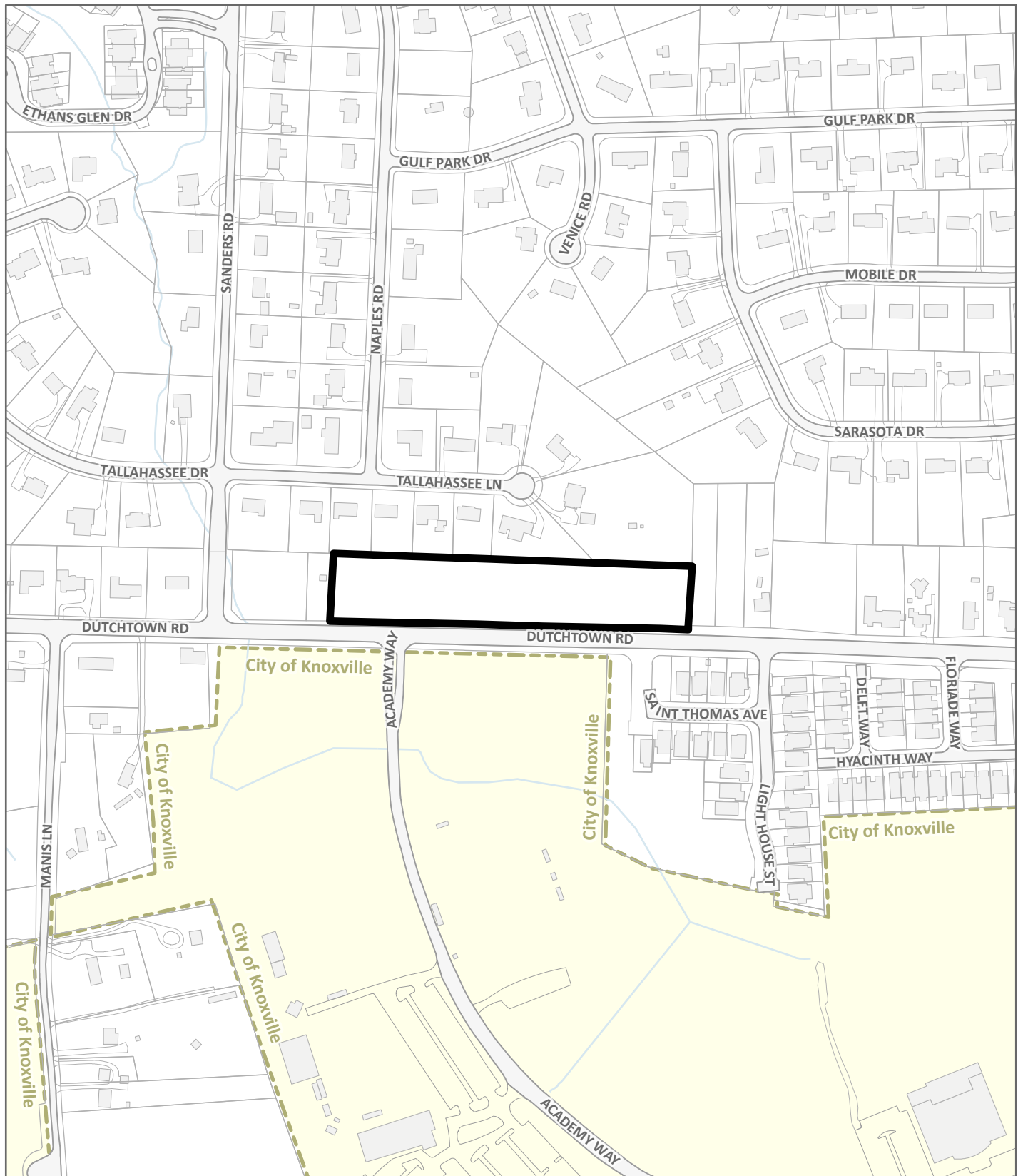
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

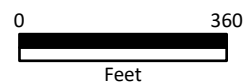


LOCATION MAP

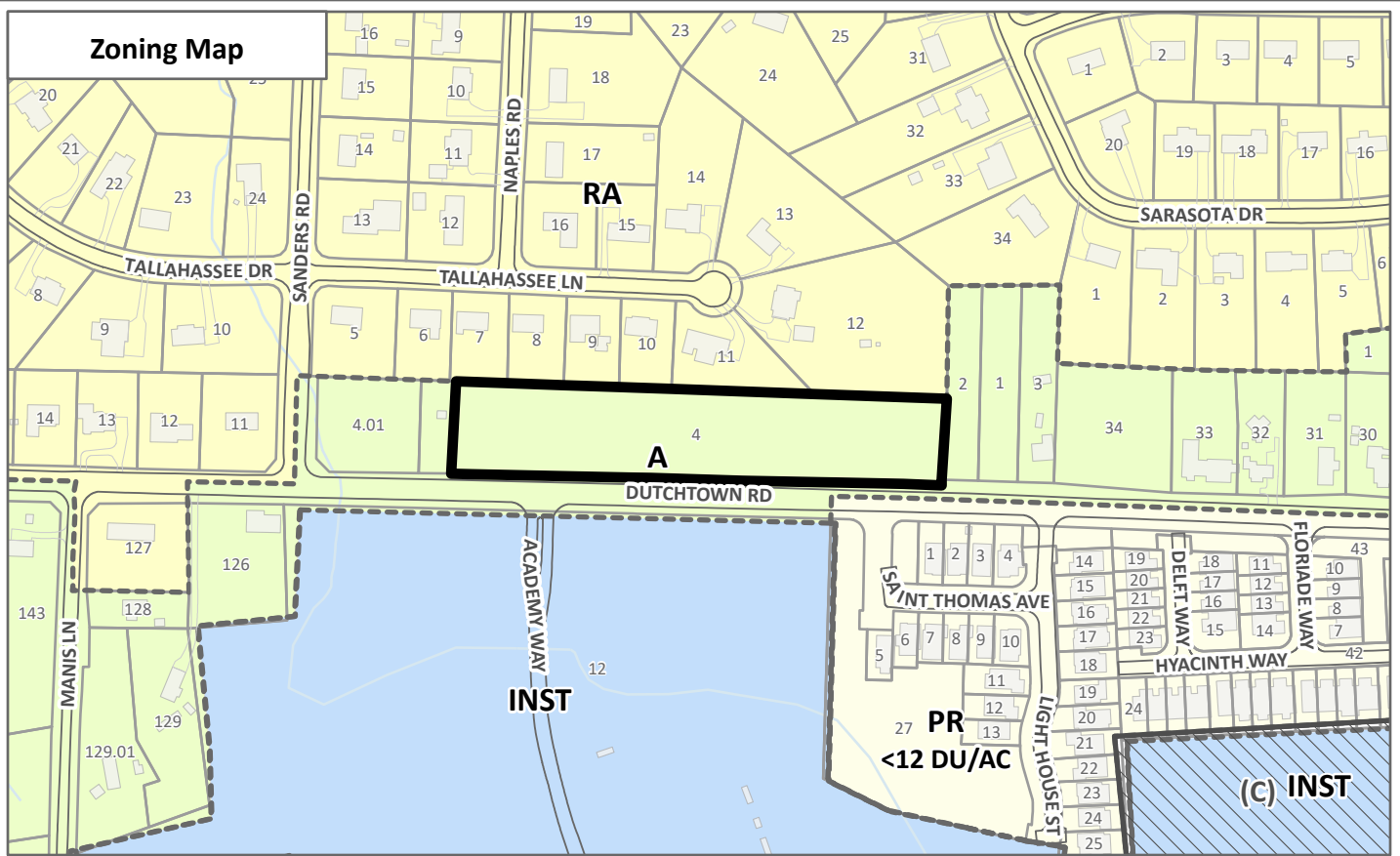
6-C-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

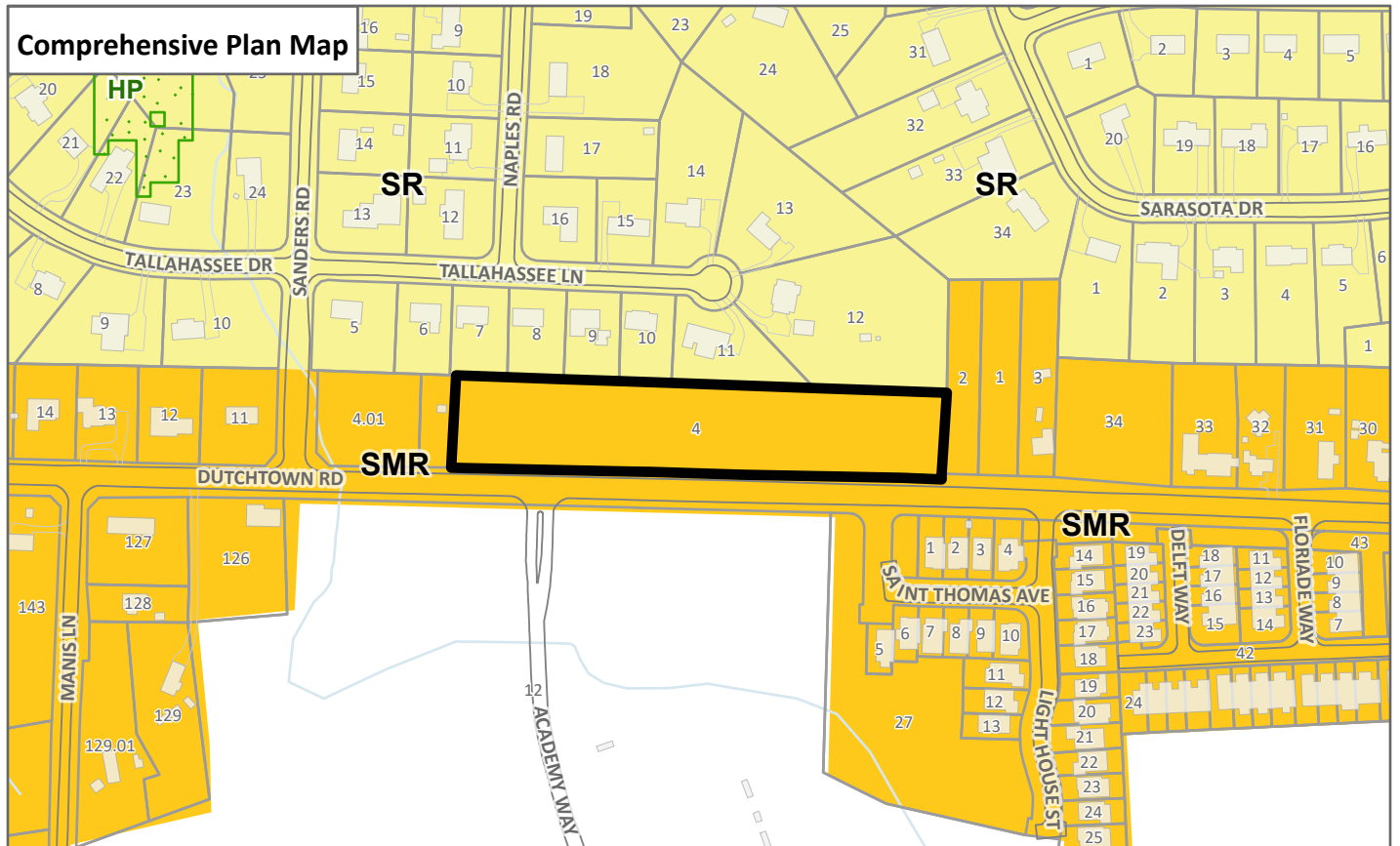
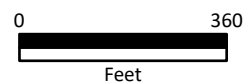


EXHIBIT A, CONTEXTUAL MAPS

6-C-26-RZ



Case boundary



Existing Land Use Map

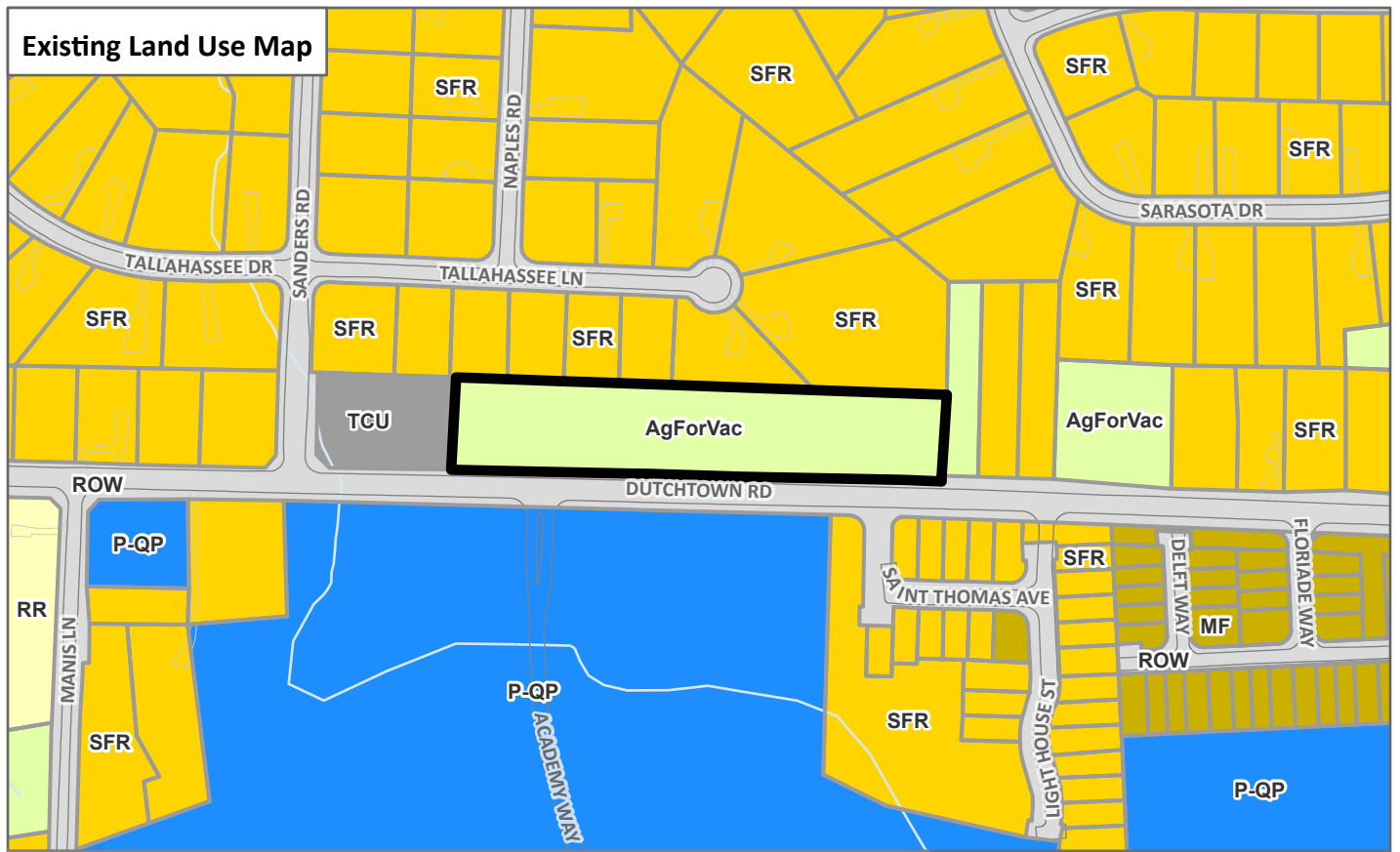
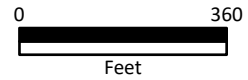


EXHIBIT A, CONTEXTUAL MAPS

6-C-26-RZ



Case boundary



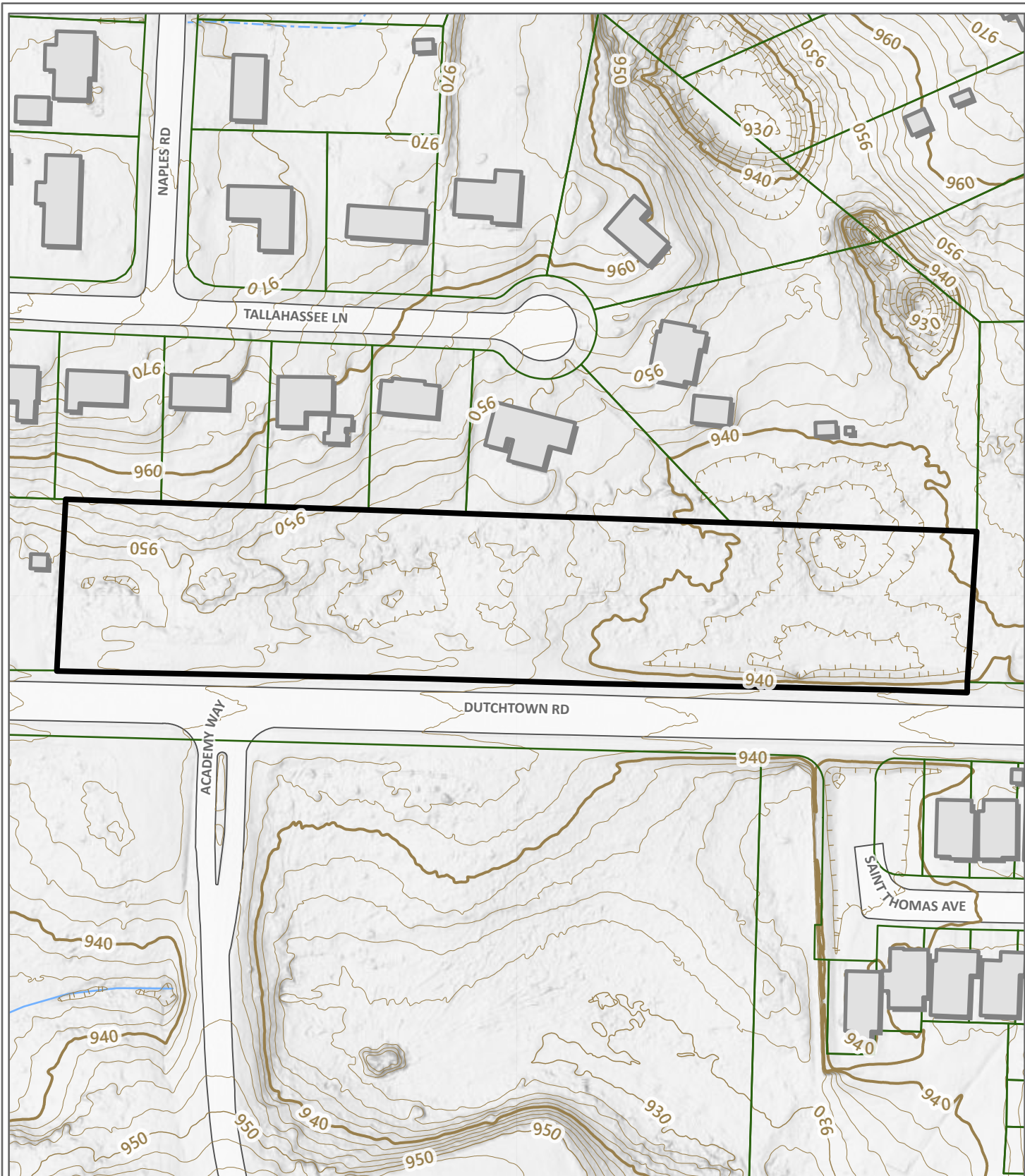


Exhibit B: Contour Map

6-C-26-RZ

Petitioner: Gulf Park Inc

Contour Interval: 2 feet

 Case Boundary

Map No: 119

Jurisdiction: County

Original Print Date: 5/8/2026

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



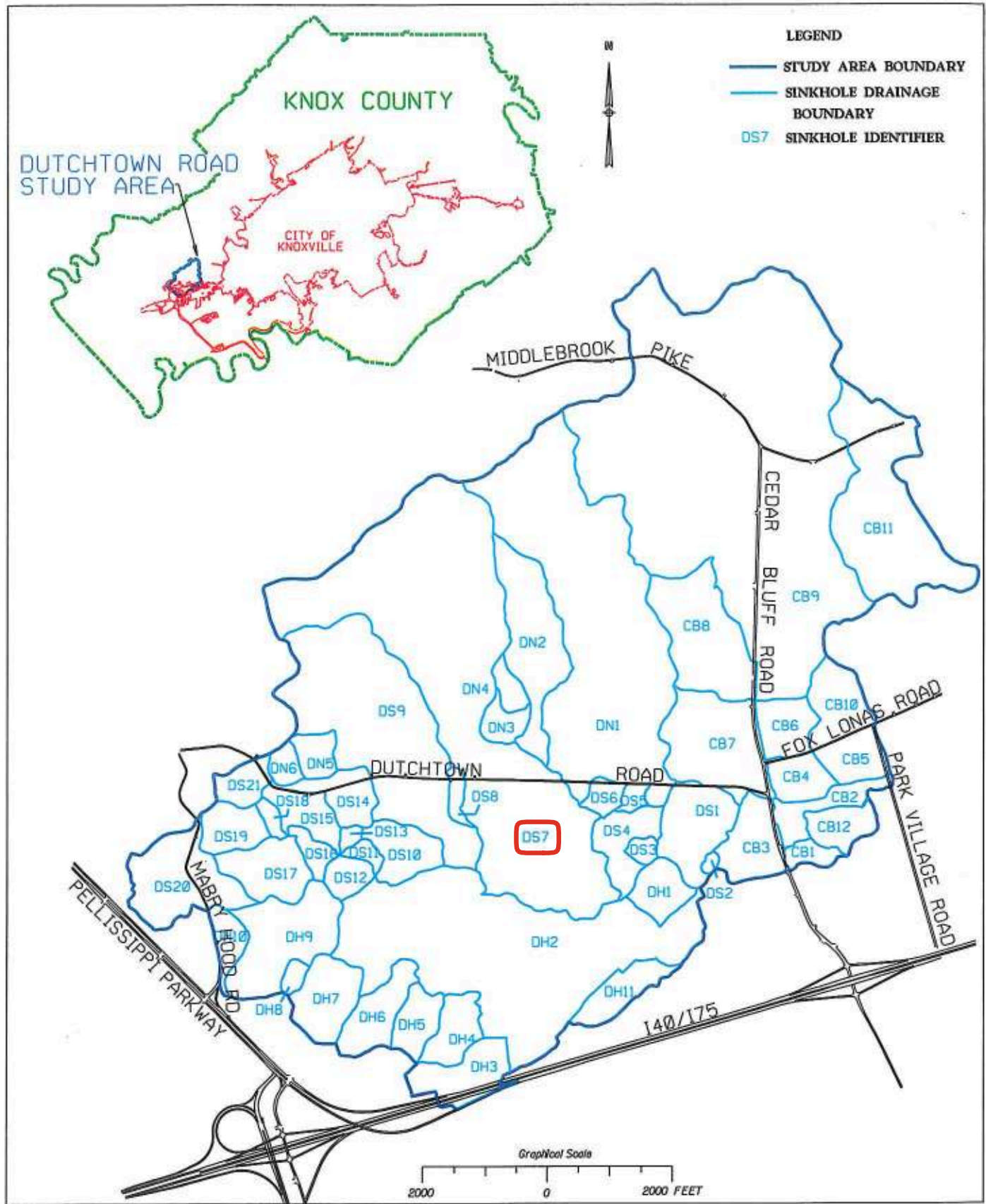


Figure 1. Dutchtown Road Study Area Location Map.

The Dutchtown Road Sinkhole Area

Existing landuse in the Dutchtown Road Sinkhole Area is primarily medium to high density residential. Some low-density residential areas still remain, primarily along the north side of Dutchtown Road. This area also includes a portion of the Webb School campus and the entire campus of the Christian Academy of Knoxville (CAK). MPC's 15-year Development Plan presents low to medium residential developments as the proposed future landuses for the area.

Approximately 1,005 acres drain to sinkholes located along Dutchtown Road. A significant portion of this area drains to two large sinkholes. The main sink, identified for this study as Dutchtown South #7 (DS7), is located between Dutchtown Road and Dead Horse Lake. Approximately 300 acres drain directly to DS7. Portions of this sinkhole have been filled during construction of Dutchtown Road, the Dutchtown Harbor Condominiums in 1995, and the current construction of new CAK facilities. DS7 holds water during wet periods and does not drain quickly. Dutchtown Road spans the northern portion of sinkhole and has been closed several times due to flooding.

Sinkhole Dutchtown North #1 (DN1) is located north of DS7, between Dutchtown Road and Sarasota Drive. Approximately 230 acres drain directly to DN1. Resident interviews revealed that one or more sinkhole throats were present in DN1, but past residents covered them with rocks and soil in an effort to prevent children from playing in the rocky outcroppings and cave openings. Although this area is typically dry, residents indicate that the area drains very slowly after heavy rainfall. Complaints about DN1 have been limited to nuisance flooding in yards adjacent to the sink and mosquito problems attributed to standing water during wet periods. It is believed that the remaining sinkholes and depressions in the Dutchtown Road area store water only after rainfall events.

The Cedar Bluff Road Sinkhole Area

Approximately 682 acres drain to sinkholes located along Cedar Bluff Road. Landuse in this area consists of a mix of medium to high-density residential, institutional, commercial and undeveloped areas. Most of the undeveloped area is located between Middlebrook Pike and Bob Gray Road, and behind the Sunchase Apartments on Cedar Bluff Road. A large tract of land at the corner of Cedar Bluff and Fox Lonas is currently under development of the Knoxville

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.

05/30/2026

Date to be Posted

06/12/2026

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 Haebin
Applicant Name

4.27.26
Date