

# REZONING REPORT

▶ **FILE #:** 7-O-26-RZ

**AGENDA ITEM #:** 37

**AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** RHONDA VINEYARD

OWNER(S): Marilyn and Michael Burnett, Evelyn Silvey

TAX ID NUMBER: 39 024 (PARTIAL)

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4628 CRIPPEN RD

▶ **LOCATION:** South of side of Crippen Rd across from the terminus of Legend Oaks Ln

▶ **APPX. SIZE OF TRACT:** 18 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Crippen Road, a minor collector with a pavement width which varies between 17 ft and 19 ft within a right-of-way which varies between 40 ft and 50 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

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

▶ **REQUESTED ZONING:** PR (Planned Residential)

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

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONING: This would not be an extension, but there is PR up to 3.5 du/ac directly to the north.

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential - PR (Planned Residential) up to 3.5 du/ac

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

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

West: Public/ quasi public land (church), Agriculture/forestry/vacant land - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of attached and detached single family residential dwellings on a mix of lot sizes. Commercial, office, and industrial warehousing uses are concentrated along Maynardville Pike approximately 0.6 miles to the west. Halls Community Park is directly to the northwest.

## STAFF RECOMMENDATION:

▶ **Postpone the application 30 days to the August 13, 2026 Planning Commission meeting, as requested**

**by the applicant.**

ESTIMATED TRAFFIC IMPACT: 572 (average daily vehicle trips)

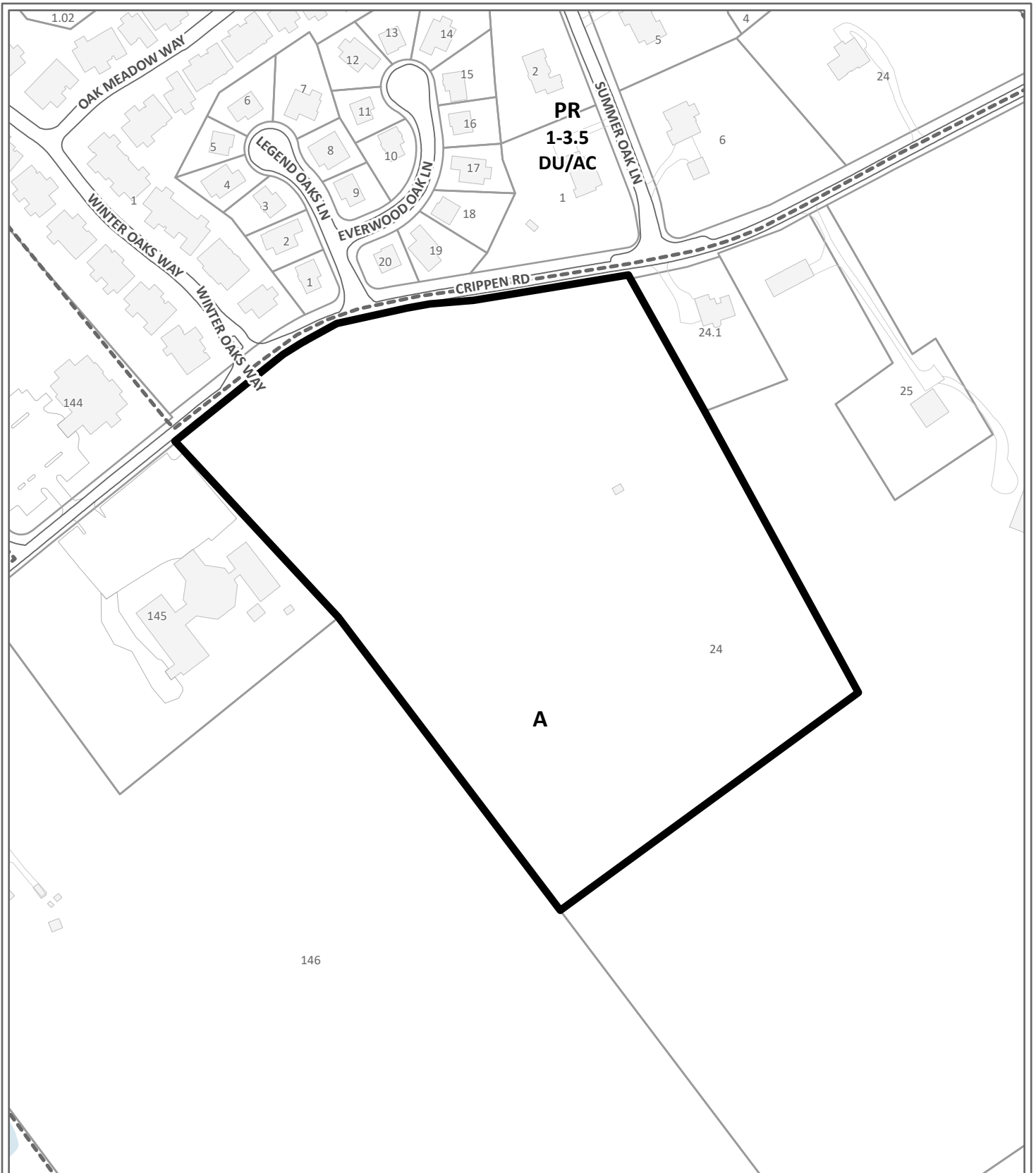
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 20 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls 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 8/24/2026. 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**

**7-O-26-RZ**

**Petitioner:** Rhonda Vineyard

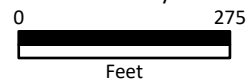


**From:** A (Agricultural)

**To:** PR (Planned Residential) 3 du/ac

**Map No:** 39

**Jurisdiction:** County



**Original Print Date:** 6/2/2026

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

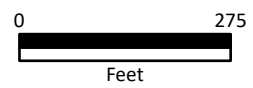
# Exhibit A. Contextual Images



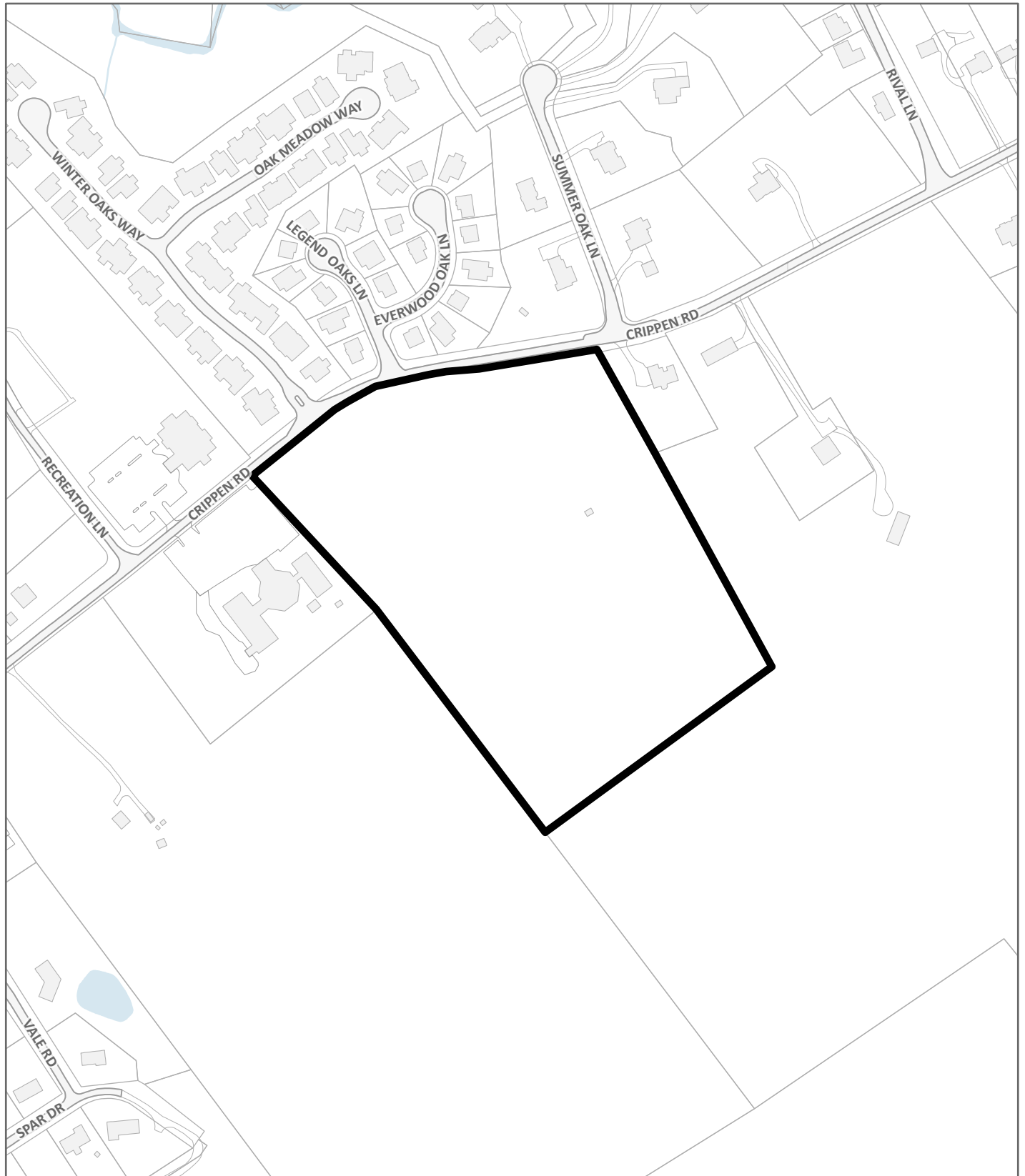
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

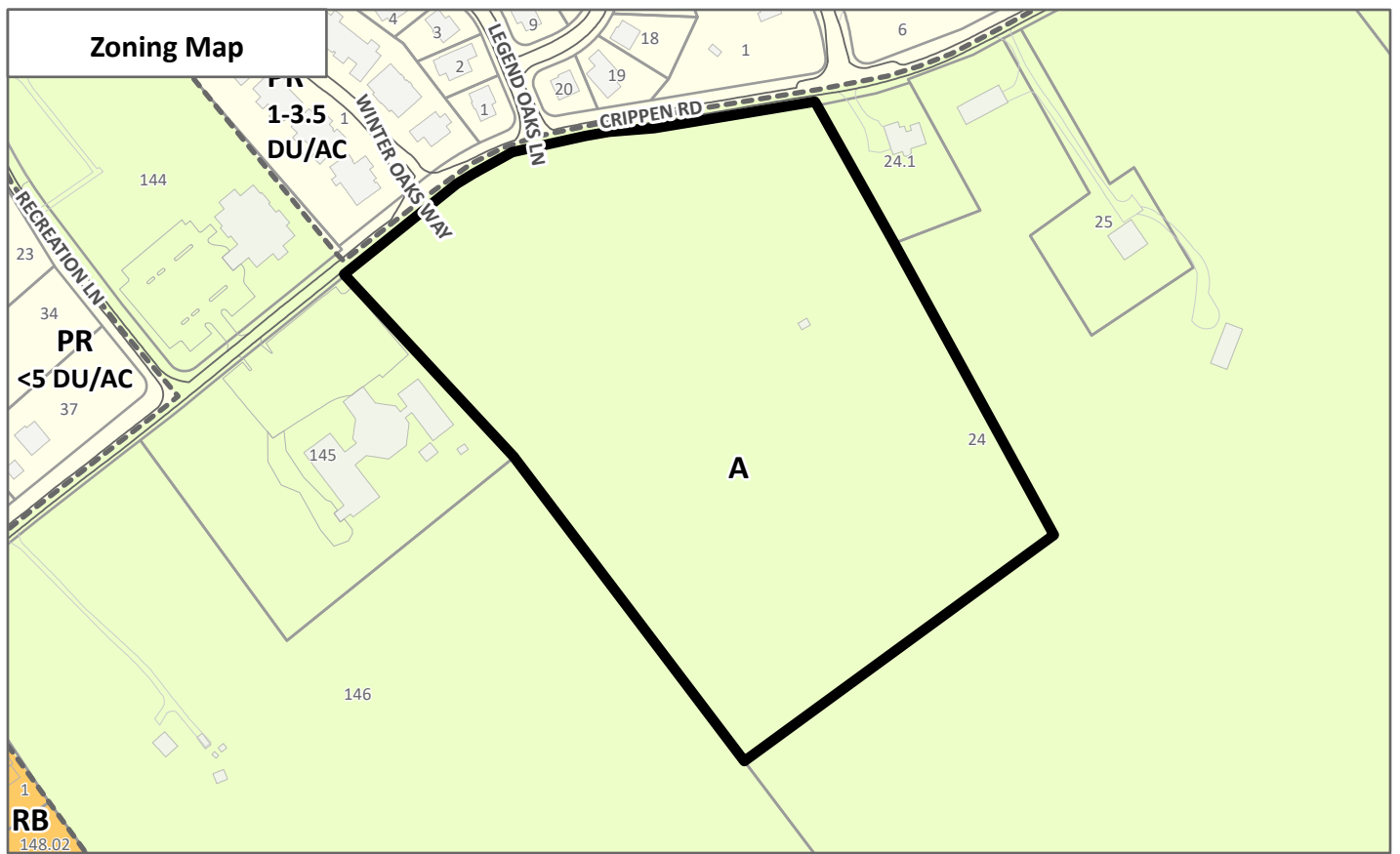
**7-O-26-RZ**



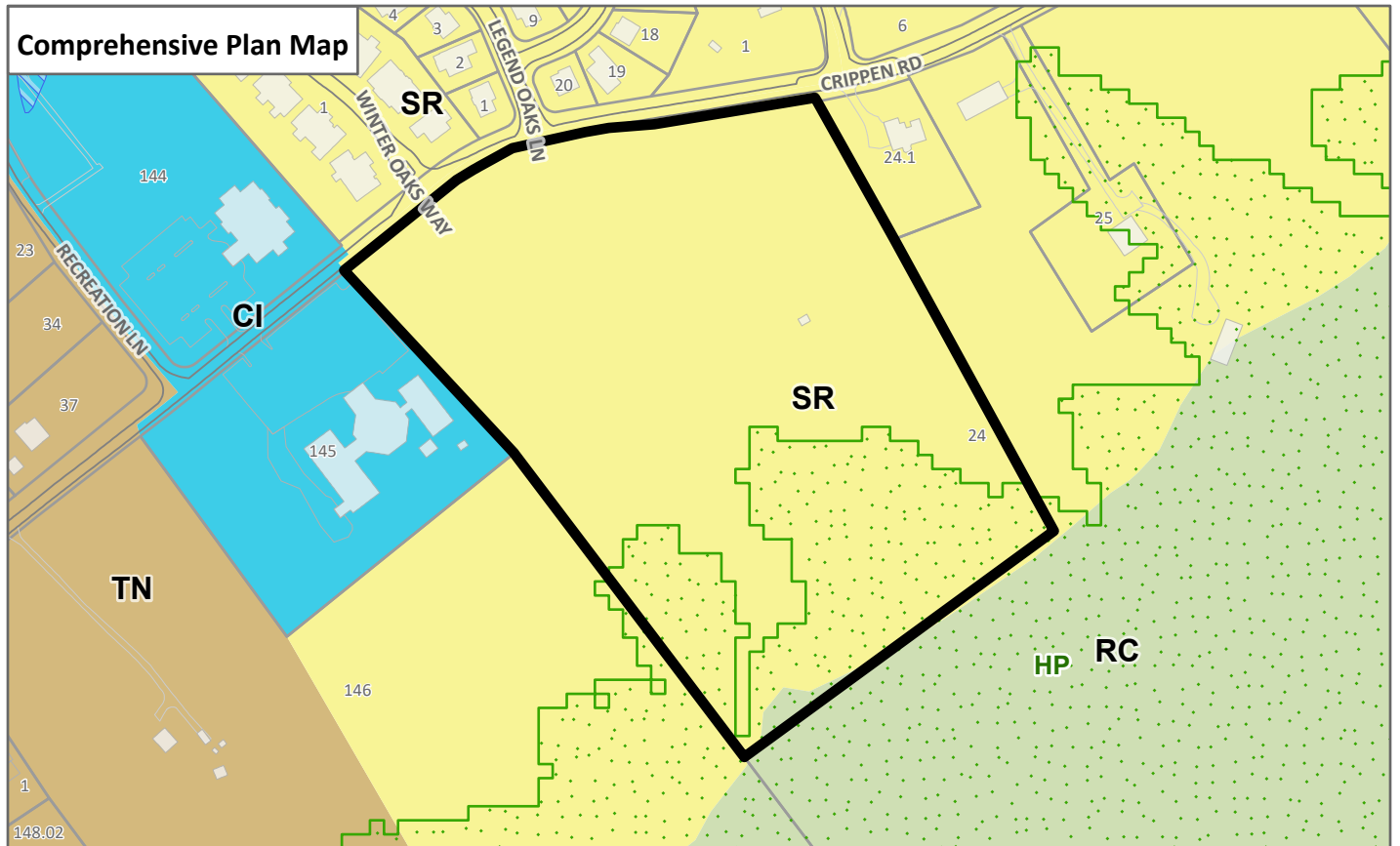
Case boundary



**Zoning Map**



**Comprehensive Plan Map**



**EXHIBIT A, CONTEXTUAL MAPS**

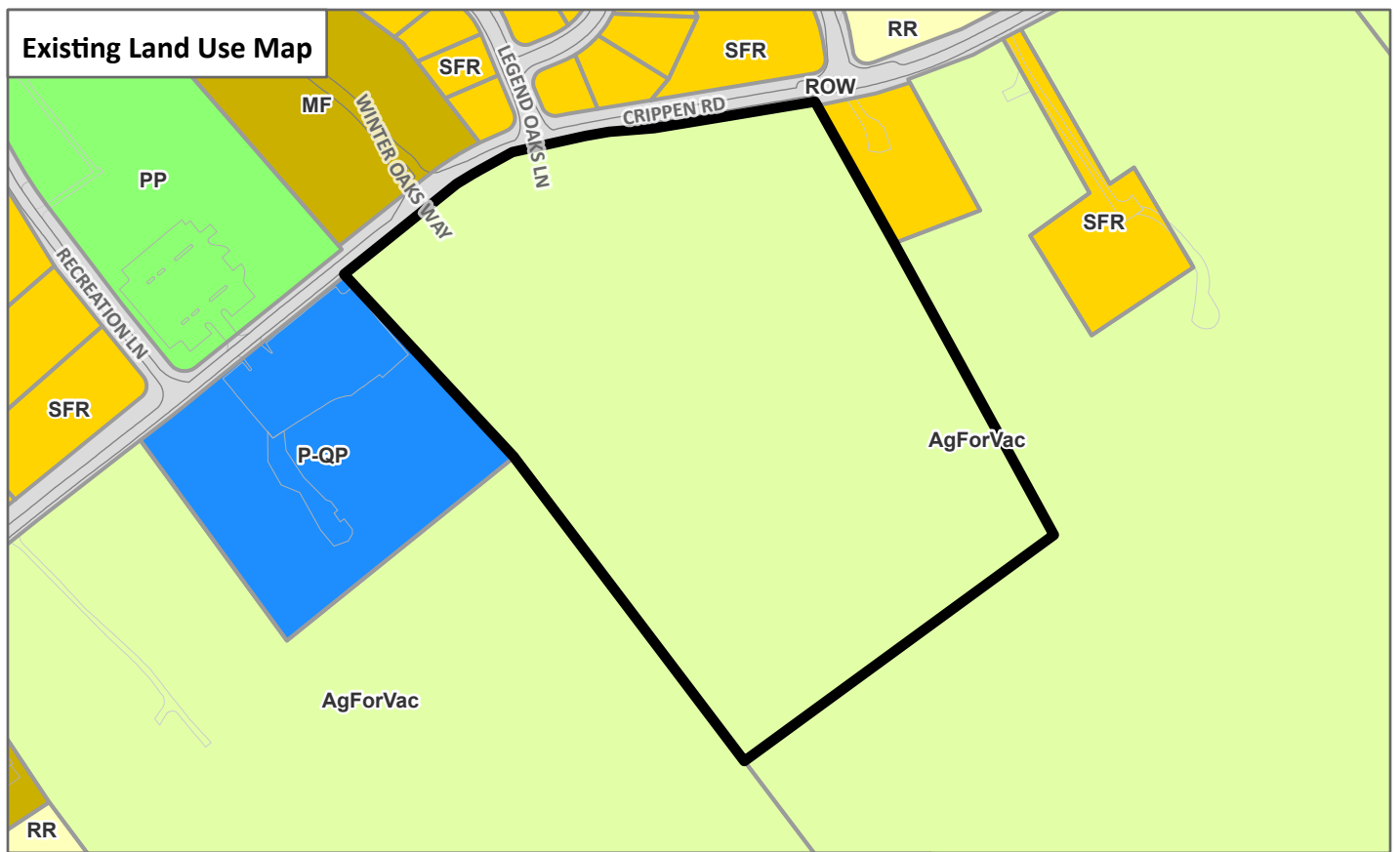
**7-O-26-RZ**



Case boundary



**Existing Land Use Map**

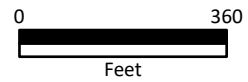


**EXHIBIT A, CONTEXTUAL MAPS**

7-O-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.*

6/27/26

Date to be Posted

7/10/26

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

*Rhonda Vineyard*

Applicant Signature

dotloop verified  
05/28/26 9:23 PM EDT  
TOCT-BLYW-QNC9-XSFL

Rhonda Vineyard

Applicant Name

05/04/2026

Date