



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SJ-26-C  
7-L-26-DP

**AGENDA ITEM #:** 46  
**AGENDA DATE:** 7/9/2026

▶ **SUBDIVISION:** SYCAMORE ESTATES  
▶ **APPLICANT/DEVELOPER:** CMH HOMES INC  
**OWNER(S):** Amie Hacker CMH Homes Inc

**TAX IDENTIFICATION:** 148 C J 001, 072, 073 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 7611 SYCAMORE BREEZE RD (7616, 7623 SYCAMORE BREEZE RD)

▶ **LOCATION:** **East and west sides of Sycamore Breeze Rd, south side of Tipton Station Rd**

**GROWTH POLICY PLAN:** Planned Growth Area

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 2.47 acres

▶ **ZONING:** **PR (Planned Residential) up to 4 du/ac**

**PLACE TYPE:** SR (Suburban Residential)

▶ **EXISTING LAND USE:** **Single Family Residential, Agriculture/Forestry/Vacant Land**

▶ **PROPOSED USE:** **Detached single family subdivision**

**SURROUNDING LAND USE AND ZONING:** North: Rural residential - RA(k) (Low Density Residential, with conditions)  
South: Single family residential (under construction) - PR (Planned Residential) up to 4 du/ac  
East: Rural residential - A (Agricultural)  
West: Single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 7

**SURVEYOR/ENGINEER:** David Harbin; Batson, Himes, Norvell and Poe

**ACCESSIBILITY:** Access is via Sycamore Breeze Road, a proposed local street internal to the subdivision, with a proposed 25-ft pavement width within a proposed 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None.**

## STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 7 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102), including but not limited to addressing reassignment for the existing

residences that will access the new internal roads.

3) Implementation of the recommendations outlined in the Transportation Impact Analysis, prepared for CMH Homes Development by Ajax Engineering (Revised 12/14/2023), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit B). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.

4) Replacement of all existing sidewalks disrupted by the proposed development.

5) Sycamore Breeze Rd must be graded to accommodate future sidewalks.

6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

► **Approve the development plan for up to 7 detached residential lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

**COMMENTS:**

This proposal is for 7 lots on 2.47 acres in the Sycamore Estates subdivision, which is currently under construction. The subdivision removes 2 existing homes and adds 4 lots to a concept and development plan that was approved in 2024 (1-SC-24-C/1-B-24-DP). The addition of these 4 lots yields a total of 78 lots, which comprises approximately 20.21 acres (3.8 du/ac). The property was rezoned from PR (Planned Residential) up to 3.7 du/ac to PR up to 4 du/ac in June 2026 (5-J-26-RZ).

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE- PR (Planned Residential) up to 4 du/ac

A. This PR zone district is approved for a maximum of 4 du/ac. The proposed density for the subdivision after the addition of the proposed lots is 3.86 du/ac.

B. The PR zone allows single family homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is within the SR (Suburban Residential) place type on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-scale attached dwellings.

B. The scale of the single family homes is consistent with the SR place type and other residential houses in the general area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policies 11, 12, and 13 promote connectivity with new development, improve safety for all users, and provide alternative transportation options, respectively. There is currently about 0.66 miles of sidewalk along Tipton Station to the high school, and nearby subdivisions on Tipton Station have internal sidewalk systems. Condition #4 requires the applicant to repair any damages to the sidewalk along Tipton Station Rd resulting from this development, and Condition #5 requires the entrance road to be graded for future sidewalks.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

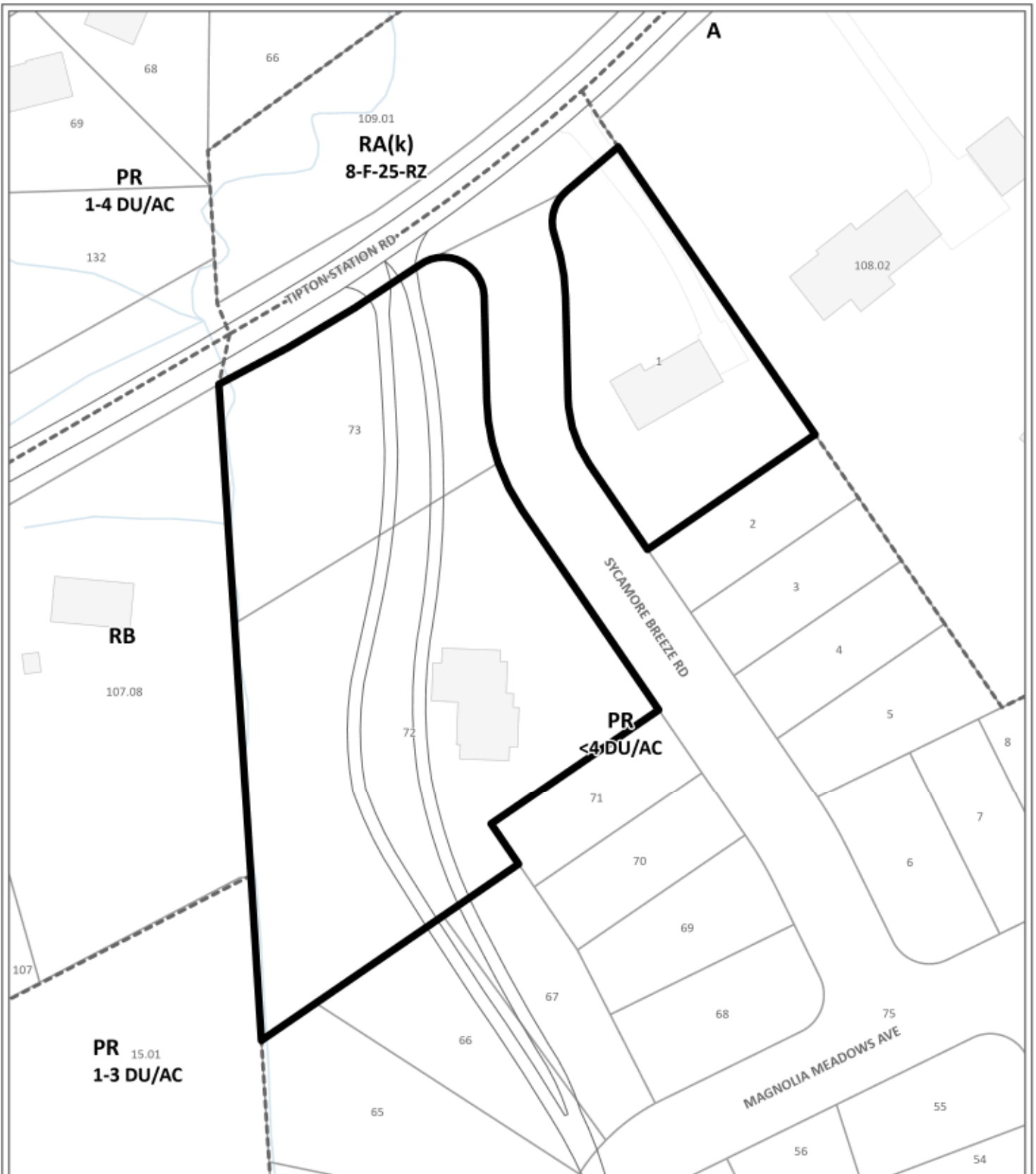
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 1 (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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



**CONCEPT PLAN / DEVELOPMENT PLAN**

**7-SJ-26-C / 7-L-26-DP**

**Petitioner:** CMH Homes Inc



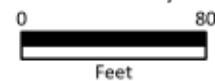
Detached single family subdivision in PR (Planned Residential) up to 4 du/ ac

**Original Print Date:** 6/30/2026

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

**Map No:** 148

**Jurisdiction:** County



# Exhibit A. Contextual Images



## AERIAL MAP



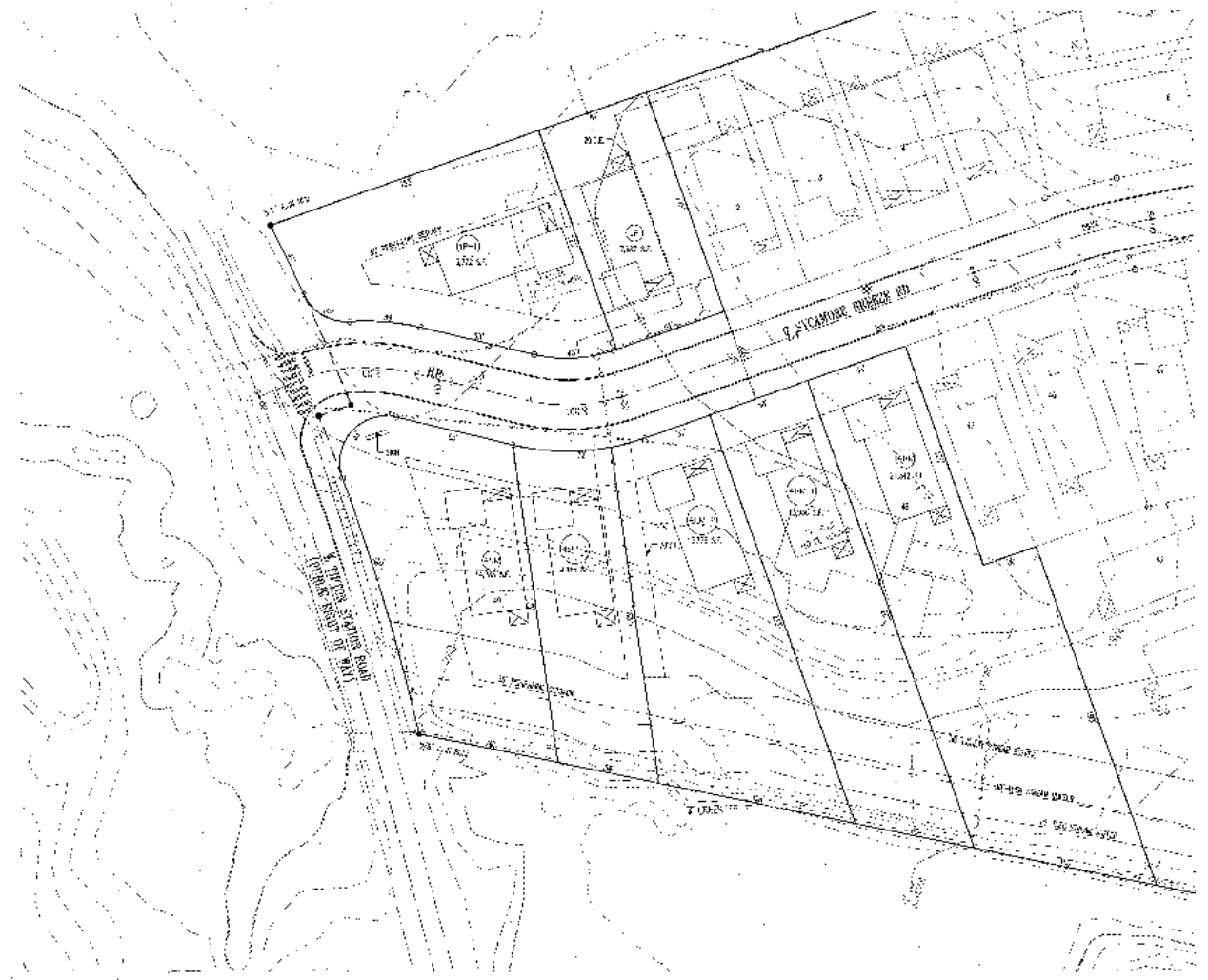
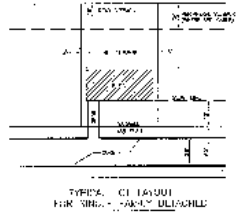
Case boundary



NOTE:  
 THESE PLANS SHOW THE PROPOSED  
 CONSTRUCTION OF THE PROPOSED  
 DEVELOPMENT. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND APPROVALS  
 FROM THE APPROPRIATE AGENCIES.  
 THESE PLANS ARE NOT TO BE USED FOR  
 ANY OTHER PURPOSES.

NOTE:  
 CONTRACTOR TO NOTIFY ENGINEER  
 BEFORE START OF CONSTRUCTION

NOTE:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 ALL UTILITIES SHOWN.  
 CONTRACTOR SHALL VERIFY THE LOCATION  
 AND DEPTH OF ALL UTILITIES PRIOR TO  
 CONSTRUCTION. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND APPROVALS  
 FROM THE APPROPRIATE AGENCIES.  
 THESE PLANS ARE NOT TO BE USED FOR  
 ANY OTHER PURPOSES.



- NOTES:
- ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
  - THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
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DATE: 4/22/26  
 DRAWN BY: J. NORVELL  
 CHECKED BY: J. NORVELL  
 SCALE: AS SHOWN

7-5J-76-C/7-1-26-DP

JAMES NORVELL & POY  
 ENGINEERS  
 1000 W. 10th St.  
 Knoxville, TN 37918  
 PHONE: (615) 582-1111  
 FAX: (615) 582-1112

NO.	DATE	DESCRIPTION	BY	CHKD.	APP.
1	4/22/26	CONCEPT & DEVELOPMENT PLAN FOR SYCAMORE ESTATES PHASE 3	J. NORVELL	J. NORVELL	J. NORVELL

SCALE: 1" = 20'  
 DATE: 4/22/26  
 SHEET: 25531-2-C

CONCEPT & DEVELOPMENT PLAN FOR  
 SYCAMORE ESTATES PHASE 3  
 TAX MAP 1800 PARCELS 72 & 73  
 74 CIV. DIV. 430, CIVIL ENGINEER, TENNESSEE

25531-2-C  
 SHEET 2 OF 2  
 DATE: 4/22/26

# 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

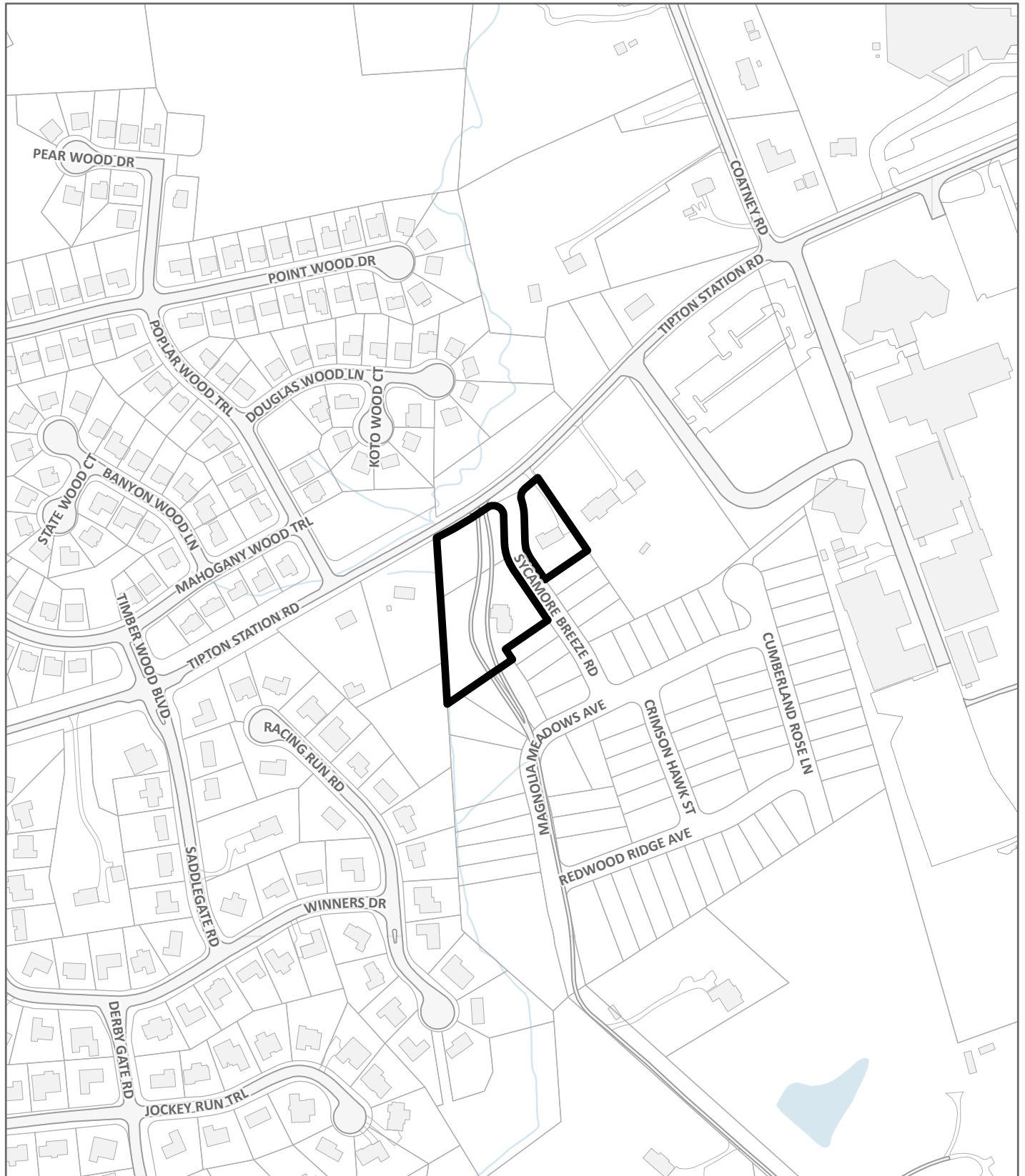
No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

DAVID HARBIN  
Applicant Name

5.26.26  
Date

# Exhibit A. Contextual Images



**LOCATION MAP**

**7-SJ-26-C / 7-L-26-DP**



Case boundary

