



# REZONING REPORT

▶ **FILE #:** 5-J-26-RZ

**AGENDA ITEM #:** 35

**AGENDA DATE:** 5/14/2026

▶ **APPLICANT:** CMH HOMES, INC

OWNER(S): CMH Homes, Inc

TAX ID NUMBER: 148 C J 001 148CJ002 - 148CJ075

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7611 SYCAMORE BREEZE Rd. (7616-7653 SYCAMORE BREEZE RD, 7700-7731 CRIMSON HAWK ST, 7704-7776 CUMBERLAND ROSE LN, 0-6995 MAGNOLIA MEADOWS AVE, 0-2176 REDWOOD RIDGE AVE, 2116 & 2120 TIPTON STATION RD)

▶ **LOCATION:** South side of Tipton Station Rd, east of Martin Mill Pike

▶ **APPX. SIZE OF TRACT:** 20.56 acres

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Stock Creek

▶ **CURRENT ZONING:** PR (Planned Residential) up to 3.7 du/ac

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

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

▶ **DENSITY PROPOSED:** up to 4 du/ac

EXTENSION OF ZONING: No, this would not be an extension of zoning, though there is PR zoning in the area.

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.7 du/ac in 2023 (8-F-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential - A (Agricultural), RA (k) (Low Density Residential) with conditions, PR (Planned Residential) up to 4 du/ac

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

East: Public/quasi public land (school) - A (Agricultural)

West: Single family residential, rural residential - PR (Planned Residential) up to 3 du/ac, RB (General Residential)

NEIGHBORHOOD CONTEXT: This area north of Stock Creek Ridge is comprised of single-family residential dwellings in suburban subdivisions as well as on rural lots. South Doyle High School abuts the subject site on the east, and Bonny Kate Elementary School and French Memorial Park are 0.5 miles to the west.

**STAFF RECOMMENDATION:**

- ▶ **Deny the PR (Planned Residential) zone with up to 4 du/ac because there has been not been a substantial change in conditions since the previous rezoning application.**

**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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1990s, zoning in the surrounding area has gradually transitioned from A (Agricultural) zoning to residential zoning, such as PR (Planned Residential) with up to 3 du/ac to up to 5 du/ac and RA (Low Density Residential).
2. In August 2023, a rezoning application from A (Agricultural) to PR (Planned Residential) up to 5 du/ac was submitted. Planning staff and Planning Commission recommended approval of the application for up to 5 du/ac. However, the County Commission has final approval of all rezoning applications, and lowered the approved density of the PR zone to 3.7 du/ac on 9/25/2023, citing that a lesser density was more compatible with surrounding development. Since the last rezoning, there has not been a substantial change in conditions to warrant another rezoning to increase density.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to support more imaginative solutions to environmental design problems by allowing concentrated development in the optimal areas of the property. Residential development is characterized by a unified building and site development program, which encourages integration of recreational open space and other community amenities in the overall plan.
2. The subject property has a blue line stream along its western border leading to a stream protection area at the southwest corner that feeds into Stock Creek. These environmental constraints and considerations meet the intent of the PR zone.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.
2. Because this property is accessed off a major collector street near a major arterial street, it would not require traffic to be routed through residential neighborhoods. It has access to water and sewer infrastructure, and there are sidewalks and numerous community facilities within walking distance.

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 subject property is designated SR (Suburban Residential) on the Future Land Use Map. The SR place type is described as areas appropriate for primarily single family residential development with lot sizes generally less than one acre, but may feature a range of lot sizes and housing size and styles, including some small-scale attached dwellings. Large suburban residential subdivisions are typically accessible from a collector road, which is the case here.
2. The PR zone is partially related to the SR place type and additional criteria must be met for partially related zones. The proposed rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 4 du/ac are consistent with the recommended land use mix for the SR place type.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is near various community-supporting amenities, including South Doyle High School to the east and Bonny Kate Elementary, the Howard Pinkston Library, and French Memorial Park. These amenities are accessible via a sidewalk system along Tipton Station Road that feeds into the Howard Pinkston Greenway.
4. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development and offer a wide range of housing options. The proposed rezoning supports the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 784 (average daily vehicle trips)

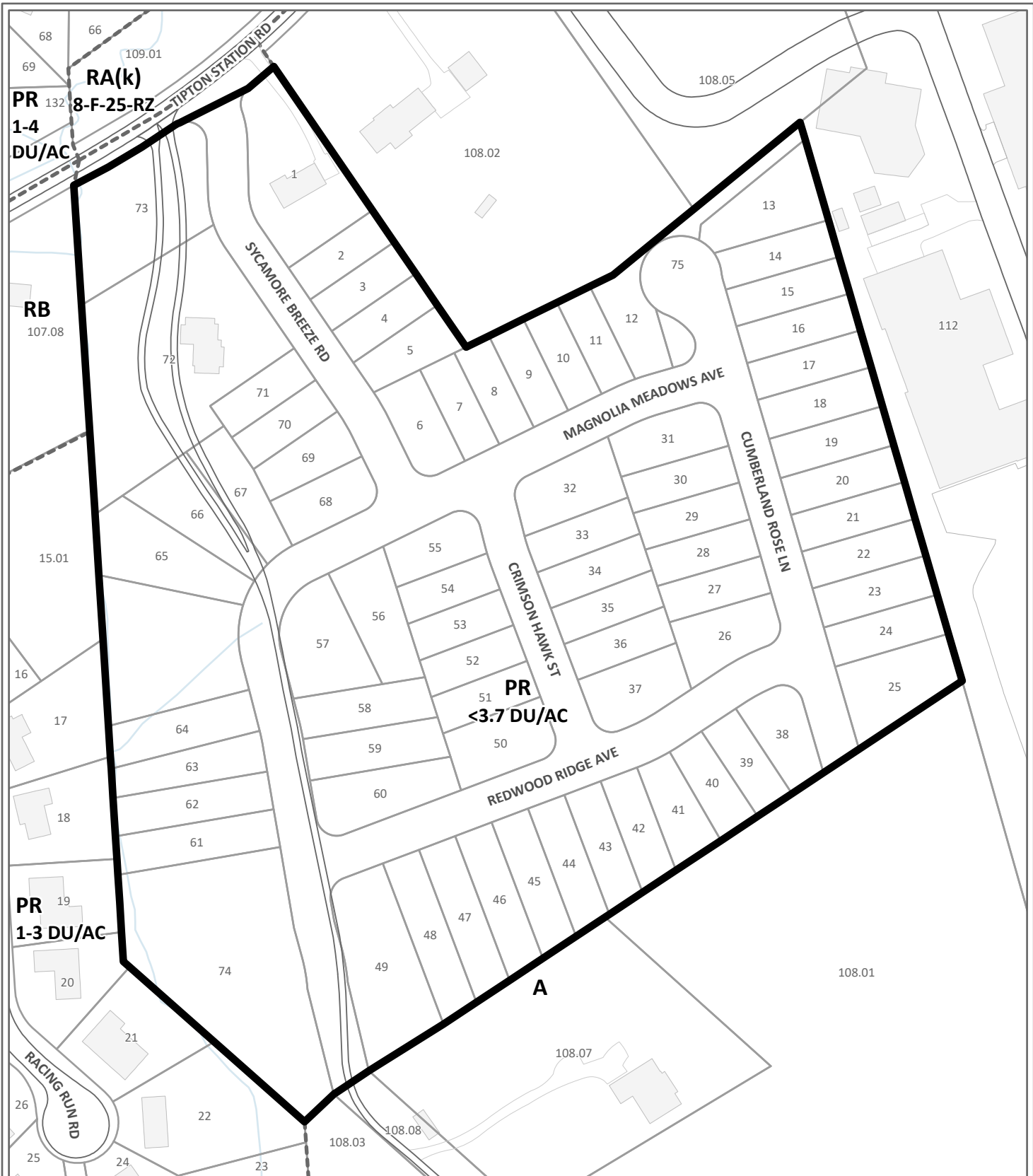
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 19 (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 6/15/2026. 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**

**5-J-26-RZ**

**Petitioner:** CMH Homes, Inc

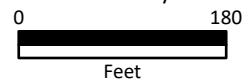


**From:** PR (Planned Residential) up to 3.7 DU/AC

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

**Map No:** 148

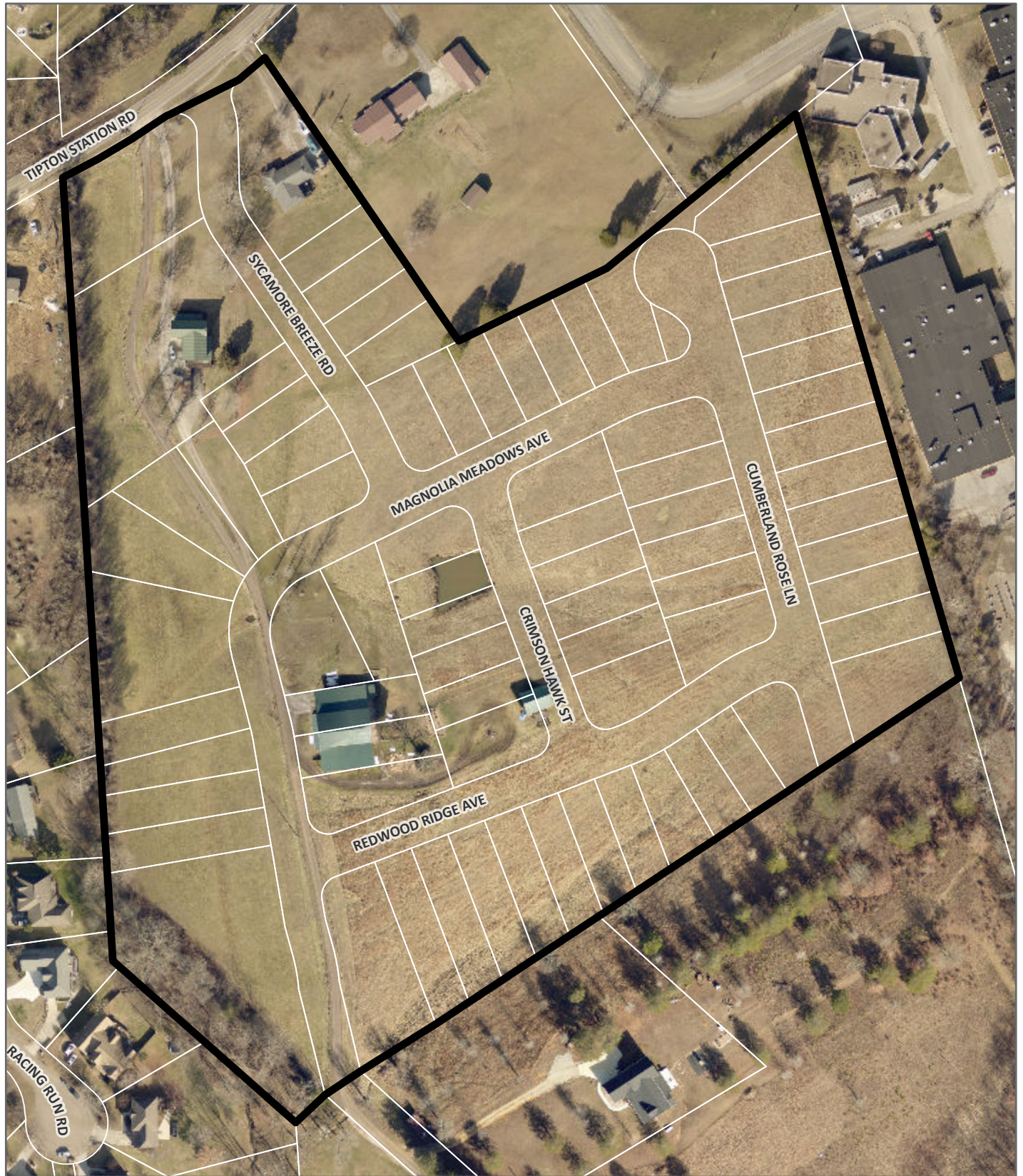
**Jurisdiction:** County



**Original Print Date:** 4/15/2026

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

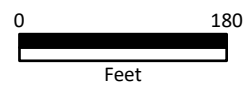
# Exhibit A. Contextual Images



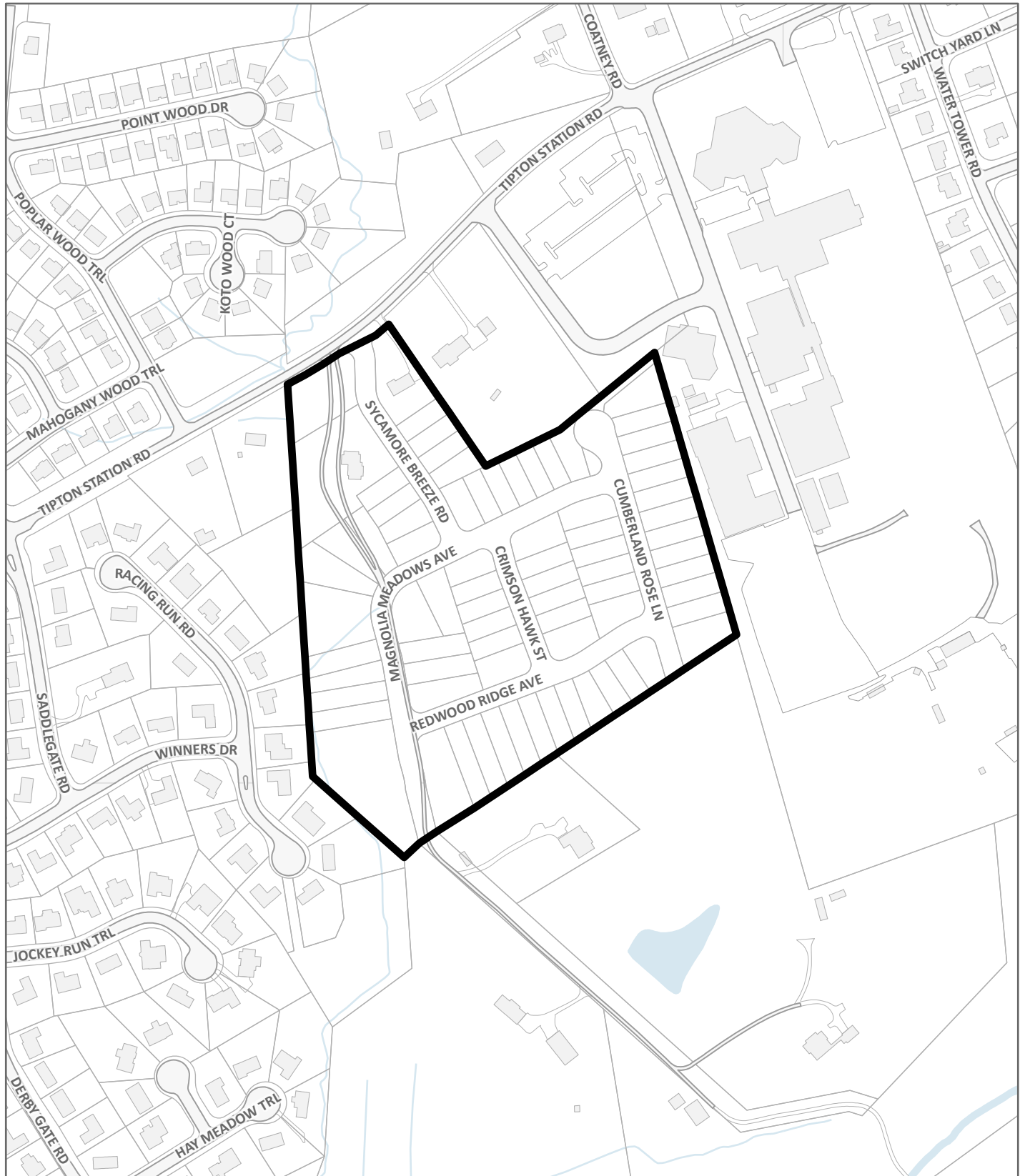
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



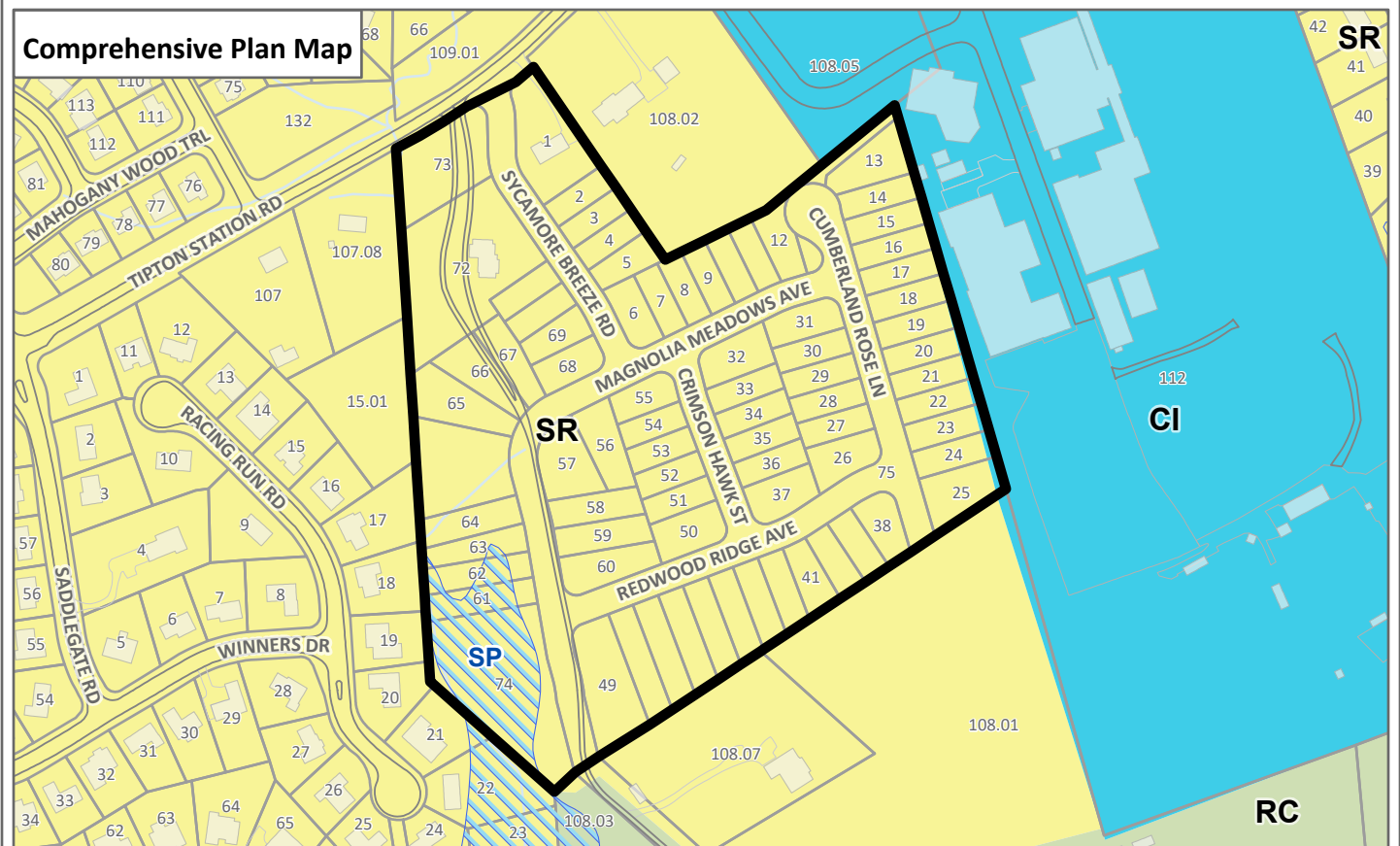
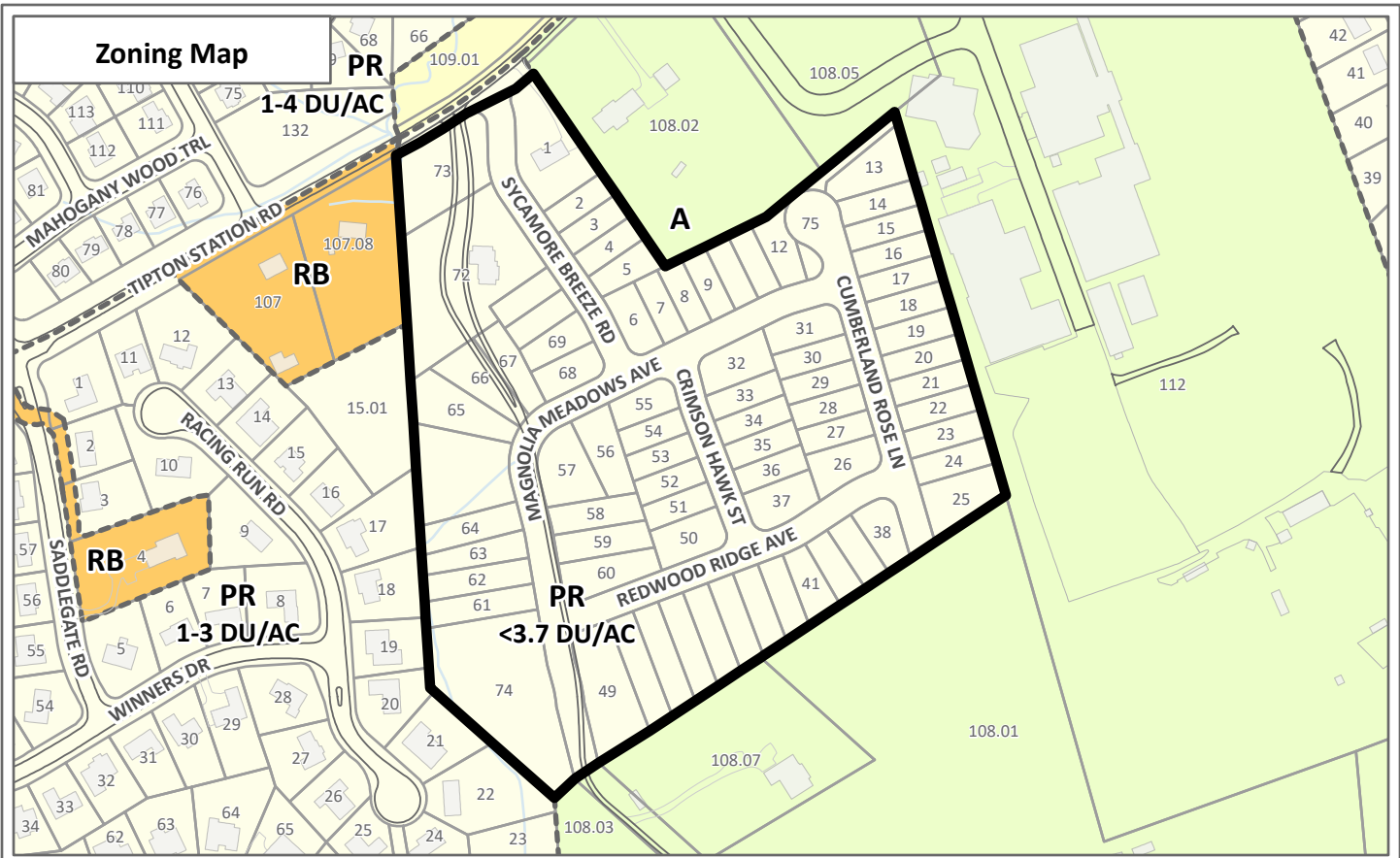
**LOCATION MAP**

**5-J-26-RZ**



Case boundary



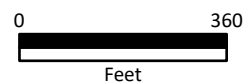


**EXHIBIT A, CONTEXTUAL MAPS**

5-J-26-RZ



Case boundary



Existing Land Use Map

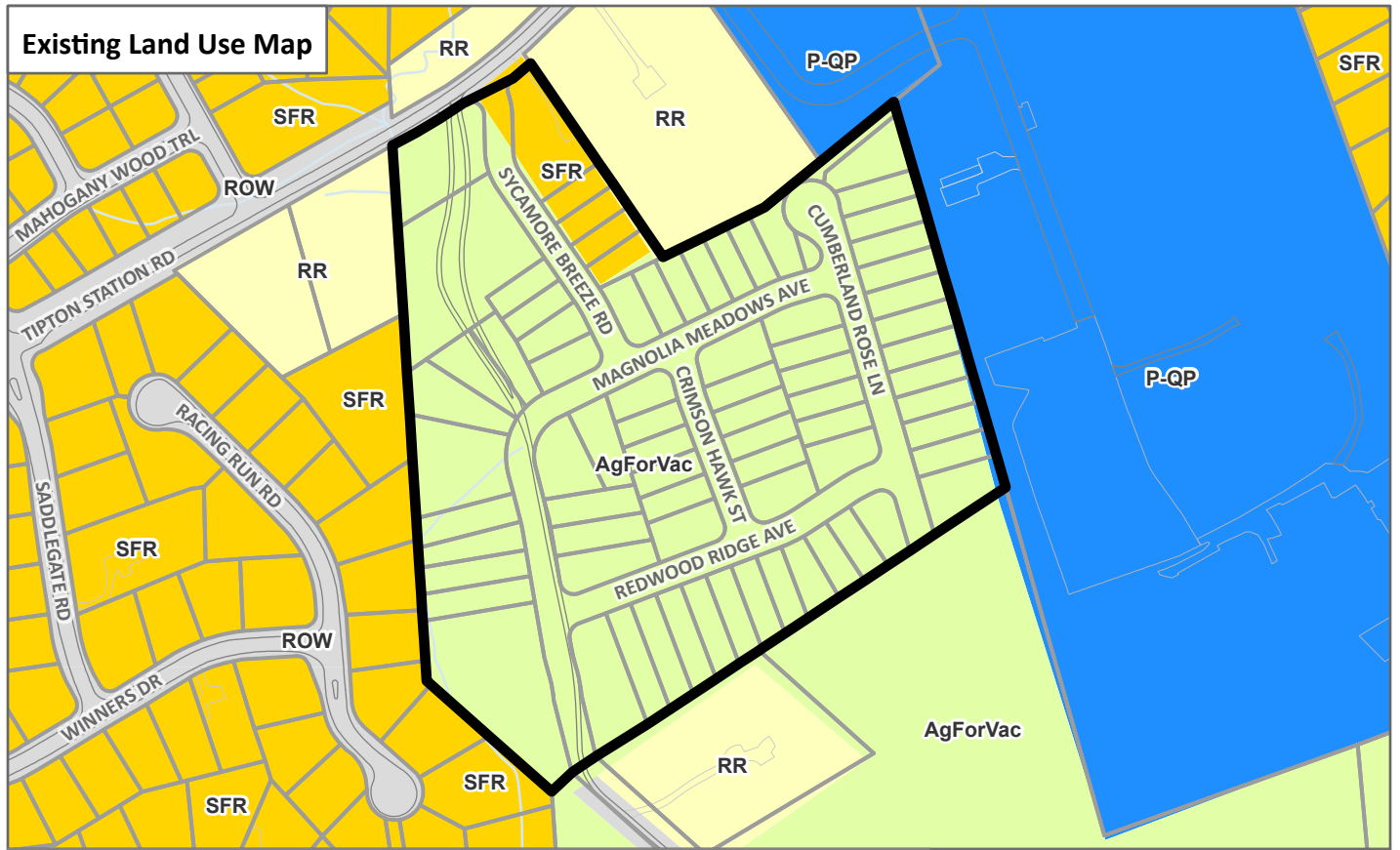
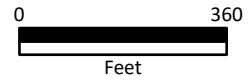


EXHIBIT A, CONTEXTUAL MAPS

5-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.*

05/02/2026

05/15/2026

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

Benjamin C. Mullins

Applicant Name

3-24-26

Date