CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 7-SH-26-C **Related File Number:** 7-H-26-DP

Application Filed: 5/26/2026 **Date of Revision:**

Applicant: WESLEY GIBSON CONSTRUCTION

PROPERTY INFORMATION

General Location: South side of Tipton Station Rd, east side of Sayne Ln

Other Parcel Info.:

Tax ID Number: 137 067 **Jurisdiction:** County

Size of Tract: 6.559 acres

Accessibility: Access is via Sayne Lane, an unstriped local street with a proposed pavement width of 18 ft within a right-of-way width that varies from 28-30 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: 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)

Proposed Use: **Density:** 2.29 du/ac

Planning Sector: South County **Plan Designation:** RC (Rural Conservation)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 TIPTON STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2.3 du/ac (pending)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gibson Construction on Sayne Lane

No. of Lots Proposed: 15 **No. of Lots Approved:** 15

Variances Requested: None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Withdraw the concept application as requested by the applicant.

Staff Recomm. (Full):

Comments:

Action: Withdrawn **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: Withdraw the concept application as requested by the applicant.

Date of Approval: **Date of Denial:** **Postponements:** 7/9/26, 8/13/26

Date of Withdrawal: 9/10/2026 **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: