CASE SUMMARY

APPLICATION TYPE: REZONING

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-F-25-RZ **Related File Number:**

Application Filed: 6/23/2025 **Date of Revision:**

Applicant: BASECAMP RENTALS, INC. & CCG AUTO,LLC

PROPERTY INFORMATION

General Location: North side of Tipton Station Rd, west of Coatney Way

Other Parcel Info.:

Tax ID Number: 148 109 **Jurisdiction:** County

Size of Tract: 2.27 acres

Accessibility: Access is via Tipton Station Road, a major collector street with a pavement width that varies from 18-22 ft within a right-of-way width that varies from 40-49 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: South County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property lies in a valley between Stock Creek Ridge and Brown Mountain that features single family houses on large 1+ acre lots, single family and multifamily subdivisions, and undeveloped tracts, some of which are forested slopes. South Doyle High School lies directly to the southeast, and Bonny Kate Elementary School and French Memorial Park lie within a mile to the west. New Salem Methodist Church and Marble Springs State Historic Site are listed on the National Register of Historic Places and lie within a mile of the subject property.

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

Street: 2107 TIPTON STATION RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PR (Planned Residential) up to 4 du/ac

Former Zoning:

Requested Zoning: RA (Low Density Residential)

Previous Requests:

Extension of Zone: No, it is not an extension.

History of Zoning: In 2006, a section of the parcel was rezoned from RB (General Residential) to PR (Planned Residential) up to 4 du/ac (1-AA-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Staff Recomm. (Full):

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. The surrounding area has experienced a significant increase in residential development. Since 2003, four single-family and two-family subdivisions have been constructed within a half-mile of the subject property.
2. Since the early 1990s, zoning has gradually transitioned from A (Agricultural) to residential zoning, such as PR (Planned Residential) with up to 3 to up to 5 du/ac and RA (Low Density Residential).
3. The subject property is located across the street from South Doyle High School, where a crosswalk bridge was installed in 2022 to enhance student pedestrian safety. Within a mile to the west is Bonny Kate Elementary, the Howard Pinkston Library, and French Memorial Park, which recently completed park improvements in May 2025. These amenities are accessible via a sidewalk system along Tipton Station Road that feeds into the Howard Pinkston Greenway. The proximity to these community amenities supports increased residential development in this area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.
1. The RA zone provides for residential areas with low population densities. The RA zone is compatible with the surrounding residential zoning, which consists of properties zoned RA and PR with up to 3 to 5 du/ac.
2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The RA zone permits limited nonresidential uses intended to support a residential environment, such as civic and institutional uses.

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 RA zone is intended to support a residential environment and is not anticipated to negatively impact the surrounding area.
2. On the western side of the property, there is a blue line stream and closed contours, which may indicate the presence of a sinkhole unless a geotechnical survey reveals otherwise (Exhibit B). A 50-ft no-disturbance buffer along the blue line stream and the potential sinkhole may be required.

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) in the Knox County Comprehensive Plan. The RA zone is directly related to the SR place type, which recommends a land use mix featuring

single-family and attached residential uses, such as duplexes and civic uses. The allowable uses and housing types in the RA zone align with the intent of the SR place type.
2. The proposed rezoning complies with the Comprehensive Plan's Implementation Policy 2, to ensure that development is sensitive to existing community character and Implementation Policy 5, to create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is near various community-supporting amenities, and the allowable lot sizes are consistent with other residential development in the area.
3. The subject property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The RA zone at this location supports the intent of the Planned Growth Area.

Action: Approved **Meeting Date:** 8/14/2025

Details of Action:

Summary of Action: Approve the RA (Low Density Residential) zone because it is consistent with the Knox County Comprehensive Plan and surrounding development.

Date of Approval: 8/14/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 9/15/2025 **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved with Conditions **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Approved RA (Low Density Residential), subject to the condition that a turnaround driveway is required should there be more than one house or if the house is close to Tipton Station Rd.

Date of Legislative Appeal: **Effective Date of Ordinance:**