

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 10-C-24-DP                      Related File Number: 10-SB-24-C  
Application Filed: 8/19/2024              Date of Revision:  
Applicant: D.R. HORTON

## PROPERTY INFORMATION

General Location: South side of Tipton Station Rd, east of Lowland Ln  
Other Parcel Info.:  
Tax ID Number: 148 049                      Jurisdiction: County  
Size of Tract: 85.81 acres  
Accessibility: Access is via Tipton Station Road, a major collector with a pavement width of 19 ft within a right-of-way that varies in width from 40 ft to 60 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision                      Density: 3.99 du/ac  
Planning Sector: South County              Plan Designation: RL (Rural Living), RC (Rural Conservation), SP (Stream Pro  
Growth Policy Plan: Planned Growth Area, Rural Area  
Neighborhood Context:

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

Street: 2814 TIPTON STATION RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) up to 4 du/ac, F (Floodway), A (Agricultural)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category: N/A  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Tipton Station Subdivision  
No. of Lots Proposed: 343 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: Mike Reynolds  
Staff Recomm. (Abbr.): Approve the development plan for up to 342 detached residential lots, subject to 2 conditions.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
2. Reducing the number of lots on the concept plan to be consistent with this development plan approval and condition #3 of the associated concept plan (10-SB-24-C).

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments: 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(k) (Planned Residential) up to 4 du/ac, subject to 2 conditions.

A. The PR zone allows single-family houses 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).

B. The PR zoning allows consideration of up to 4 du/ac. The proposed subdivision has a density of 3.99 du/ac based for the 85.63 acres of PR zoning that is not encumbered by the TVA flowage easement.

C. If conditions #4 and 10 are approved as recommended, the proposal is consistent with the two zoning conditions.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7). The proposed development is located on the portion of the site north of Stock Creek which is not within the HP (Hillside Protection) area. The portion south of Stock Creek is the north face of Rambo Mountain, which will remain undisturbed because of the zoning condition requiring it to have a conservation easement.

B. The developer must improve the Tipton Station Road and W. Martin Mill Pike intersection, consistent with Policy 9, to coordinate infrastructure improvements with development.

C. Consistent with Policy 2, the developer must maintain a 15-ft non-disturbance buffer or provide a Type B landscape screen where it is not feasible to ensure that development is sensitive to existing community character.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The 85+ acres north of Stock Creek have the RC (Rural Conservation) place type, and the 70+ acres to the south have the RL (Rural Living) and HP (Hillside Protection) place types. The land use mix of the RC place type lists detached houses as a primary use and recommends preserving 50% or more of open space. The RC area will largely be developed, except for the buffers around the streams on the site. While the RL area does not have the recommendation of retaining a percentage of open space, it is the same property and will have a conservation easement, providing permanent protections.

B. The proposal conforms to the Form Attributes of the RC place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The area north of Stock Creek is within the Planned Growth Area on the Growth Plan Map, and the area to the south is in the Rural Area.

B. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. – The proposed development meets the relevant standards of the Growth Policy Plan.  
C. In the Rural Area, the Growth Policy Plan states the Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The rural area will remain undeveloped.

**Action:** Approved with Conditions **Meeting Date:** 12/12/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 342 detached residential lots, subject to 2 conditions.

**Date of Approval:** 12/12/2024 **Date of Denial:** **Postponements:** 10/3/2024,  
11/14/2024

**Date of Withdrawal:** **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:**