

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
REPORT OF RECOMMENDATION**

8/14/2023 01:06 PM

FILE NUMBER: 8-F-23-RZ

APPLICANT: CMH HOMES, INC.

APPLICANT'S REQUEST: REZONING

FROM: A (Agricultural)

TO: PR (Planned Residential)

AT A DENSITY OF: up to 5 du/ac

COMM. RECOMMENDATION: **Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.**

COMMISSION VOTE COUNT: 13-0

LOCATION: 2120 and 2116 TIPTON STATION RD / Parcel ID 148 10804 and 10806

ACREAGE: 20.67 acres

DISTRICT: Commission District 9

COMMISSION HEARING ON: 8/10/2023

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 7/7/2023

LEGISLATIVE HEARING ON: 9/25/2023

PUBLISHED IN: News-Sentinel

DATE PUBLISHED: 8/17/2023

APPLICANT'S ADDRESS: CMH Homes, Inc.
5000 Clayton Rd.
Maryville, TN 37804

LEGISLATIVE BODY: Knox County Commission

Consistent with Sector Plan? Yes, the sector plan's LDR (Low Density Residential) land use classification permits consideration of PR up to 5 du/ac

Consistent with Growth Plan? Yes, the property is in the Planned Growth Area of the Growth Policy Plan

TTEDA Approval? N/A

REZONING REPORT

▶ **FILE #:** 8-F-23-RZ

AGENDA ITEM #: 24

AGENDA DATE: 8/10/2023

▶ **APPLICANT:** CMH HOMES, INC
OWNER(S): Rosemary D Lovelace

TAX ID NUMBER: 148 108.04, 148 108.06 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2120 & 2116 TIPTON STATION RD

▶ **LOCATION:** Southeast side of Tipton Station Rd, east of Saddlegate Rd, west of Coathey Rd

▶ **APPX. SIZE OF TRACT:** 20.67 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

▶ **PRESENT ZONING:** A (Agricultural)

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

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

▶ **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: Yes, there is PR zoning at a density of up to 3 du/ac adjacent to the west.

HISTORY OF ZONING: None noted.

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

South: Agriculture/forestry/vacant - A (Agricultural)

East: Rural residential, Public/quasi-public land - A (Agricultural)

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

NEIGHBORHOOD CONTEXT: This area north of Stock Creek Ridge is comprised of single-family residential subdivisions as well as rural residential and agricultural properties. South Doyle High School is adjacent to the east and Bonny Kate Elementary School is a half-mile to the west.

STAFF RECOMMENDATION:

▶ **Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.**

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 DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area along Tipton Station Road and Coatney Road to the east has seen rapid residential expansion over the past twenty years. Since 2003, the residential subdivisions of Twin Creek, Woodcreek Reserve, Gaybrook Park and Cherokee Landing have joined the Wood Haven and Tipton Station subdivisions that were developed in the 1990s.
2. All of these neighborhoods were constructed after properties were rezoned to the PR (Planned Residential) district, with permitted densities ranging from 3 to 5 dwelling units per acre. This development pattern is consistent with the requested rezoning to PR at 5 du/ac on the subject property.
3. Residential development in this area is supported by close proximity to South Doyle High School, Bonny Kate Elementary as well as the French Memorial Park, the Howard Pinkston Library and the Howard Pinkston Greenway Trail. This section of Tipton Station Road has sidewalks, providing walkable access to these amenities.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE 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 the 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 AMENDMENT.

1. The PR zone is the only residential zone that requires development plan review by the Planning Commission. The review is designed to ensure that any proposed development is consistent with adopted plans for the area, which include the Knoxville-Knox County General Plan. The General Plan has development policies designed to protect natural assets and preserve neighborhood and rural character. There would be public notice of an upcoming development plan review, and ample opportunity for community input in advance of and at the Planning Commission meeting.
2. It is noteworthy that a joint permanent right-of-way easement runs through the subject property, providing five parcels to the south with access to Tipton Station Road. This is an important consideration that would be incorporated into the development plan review process, providing additional assurance that the easement be maintained and improved upon as needed.
3. At the requested density of 5 du/ac, the maximum development potential on this site would be 103 units. The estimated student yield from this quantity of single family homes is 22 students. Residential rezoning requests are directly shared every month with affected school district administrators, who are able to engage in the review process should they have school capacity concerns.
4. The estimated traffic generated by the maximum number of units would be 1,037 average daily vehicle trips. A development plan exceeding 750 trips would necessitate a traffic impact study to be performed by a traffic engineer. This study would determine if roadway improvements are required for street safety and functionality.
5. The ability of the development plan review process to publicly to address and mitigate potential impacts of residential development, and the zone district's compatibility with the numerous low-density PR-zoned neighborhoods in this area support the requested rezoning to PR at 5 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The General Plan's development policy 6.4 promotes clustered development in rural areas to preserve farms, open space and rural character. Although there has been significant residential development in this area, forest and farmland remain dominant features of the region. The ability to cluster development in the PR zone and the district's encouragement of open space and environmental consideration are consistent with this General Plan policy.
2. The South County Sector Plan's land use classification for this property is LDR (Low Density Residential), which allows consideration of PR at a density of 5 du/ac.
3. The property is located within the Planned Growth Area of the Growth Policy Plan, which encourages a reasonably compact pattern of development offering a wide range of housing choices in coordination with public facilities and services. The proposed rezoning is compatible with the Growth Policy Plan.
4. Because this property is accessed off a major collector street located 1/2 mile from John Sevier Highway,

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. These features of the area support rezoning to PR at the requested density of 5 du/ac.

ESTIMATED TRAFFIC IMPACT: 1,037 (average daily vehicle trips)

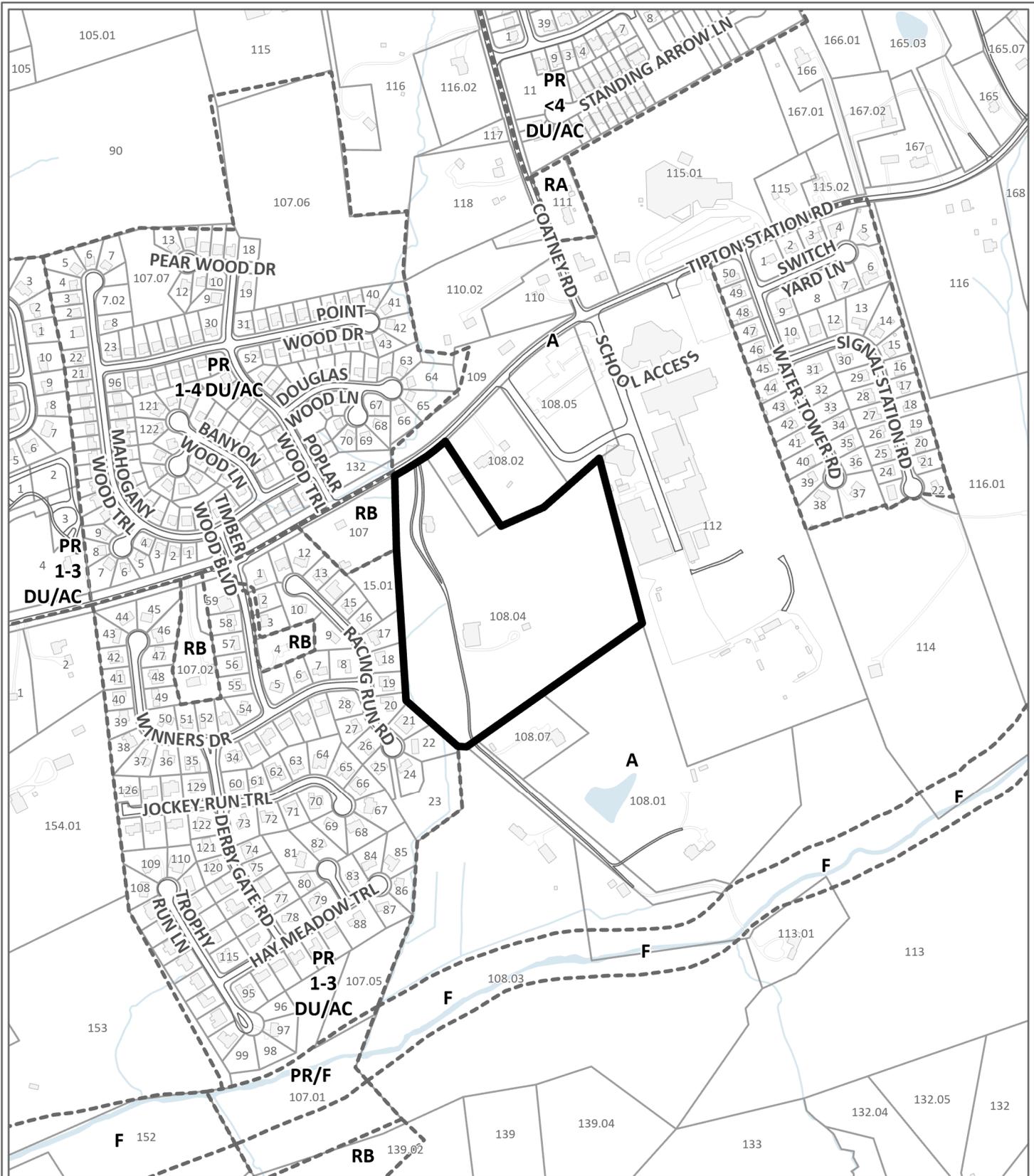
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (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 9/25/2023. 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

8-F-23-RZ

Petitioner: CMH Homes, Inc



From: A (Agricultural)

To: PR (Planned Residential)

Map No: 148

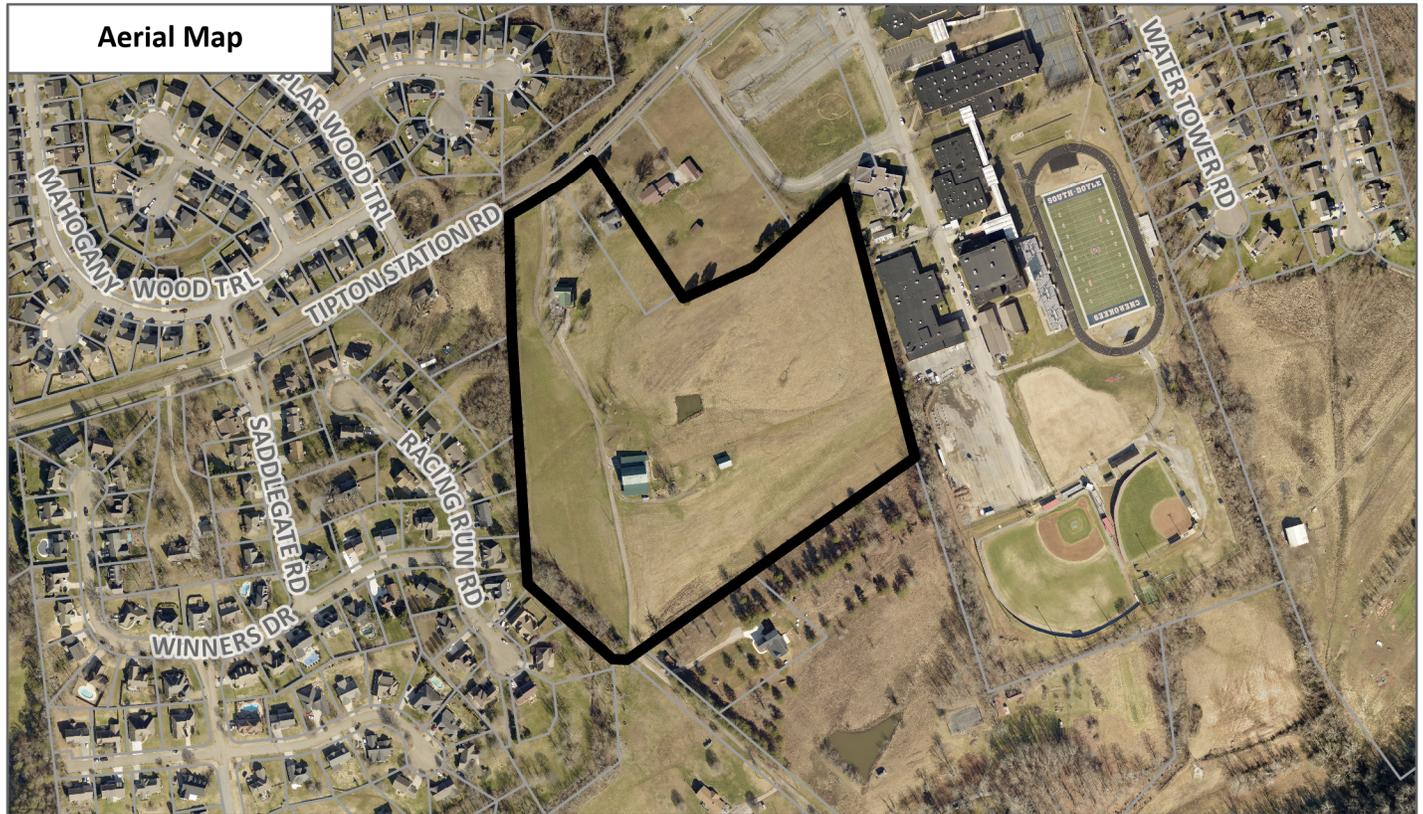
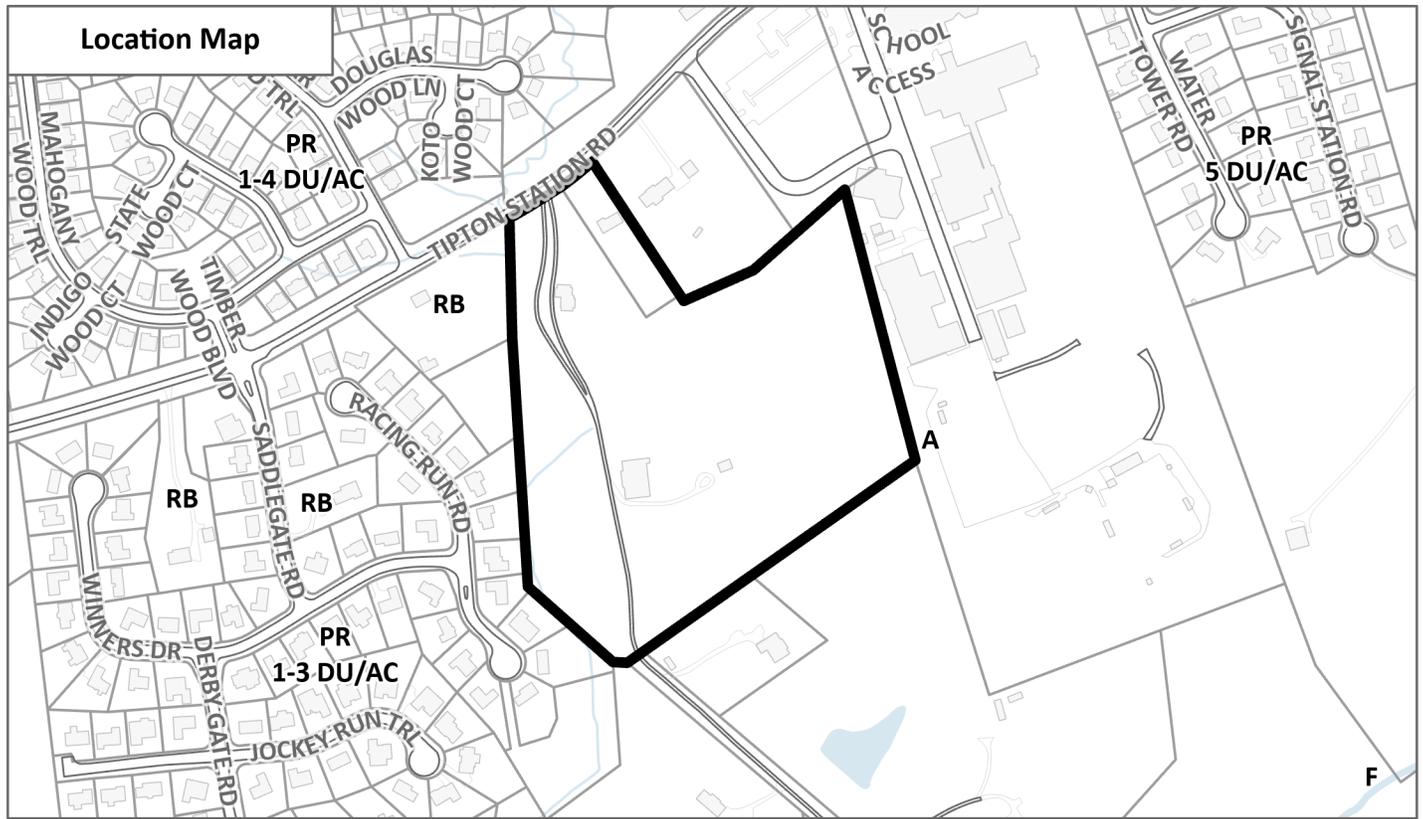
Jurisdiction: County

Original Print Date: 7/19/2023

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



Exhibit A. Contextual Images

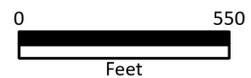


CONTEXTUAL MAPS 1

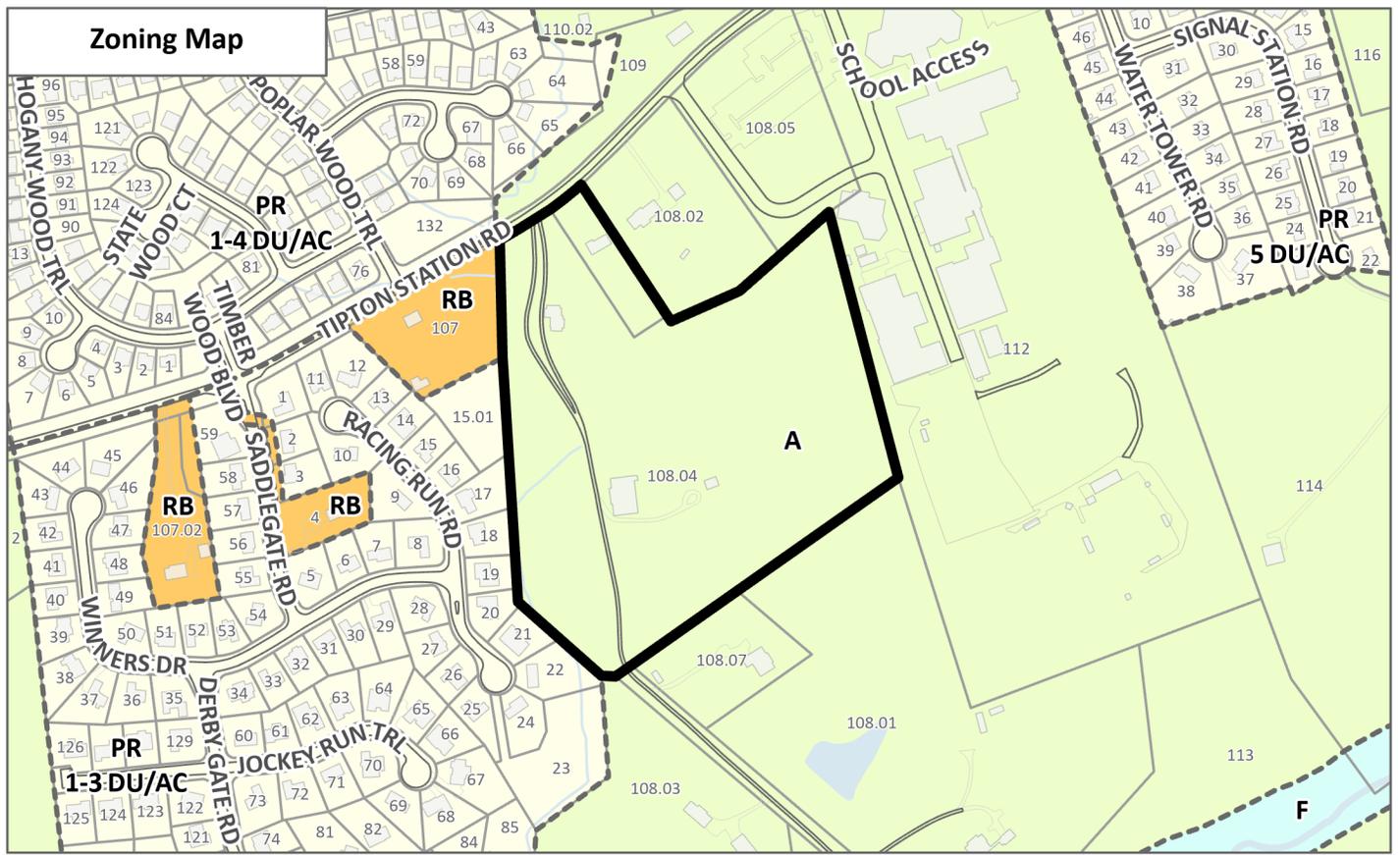
8-F-23-RZ



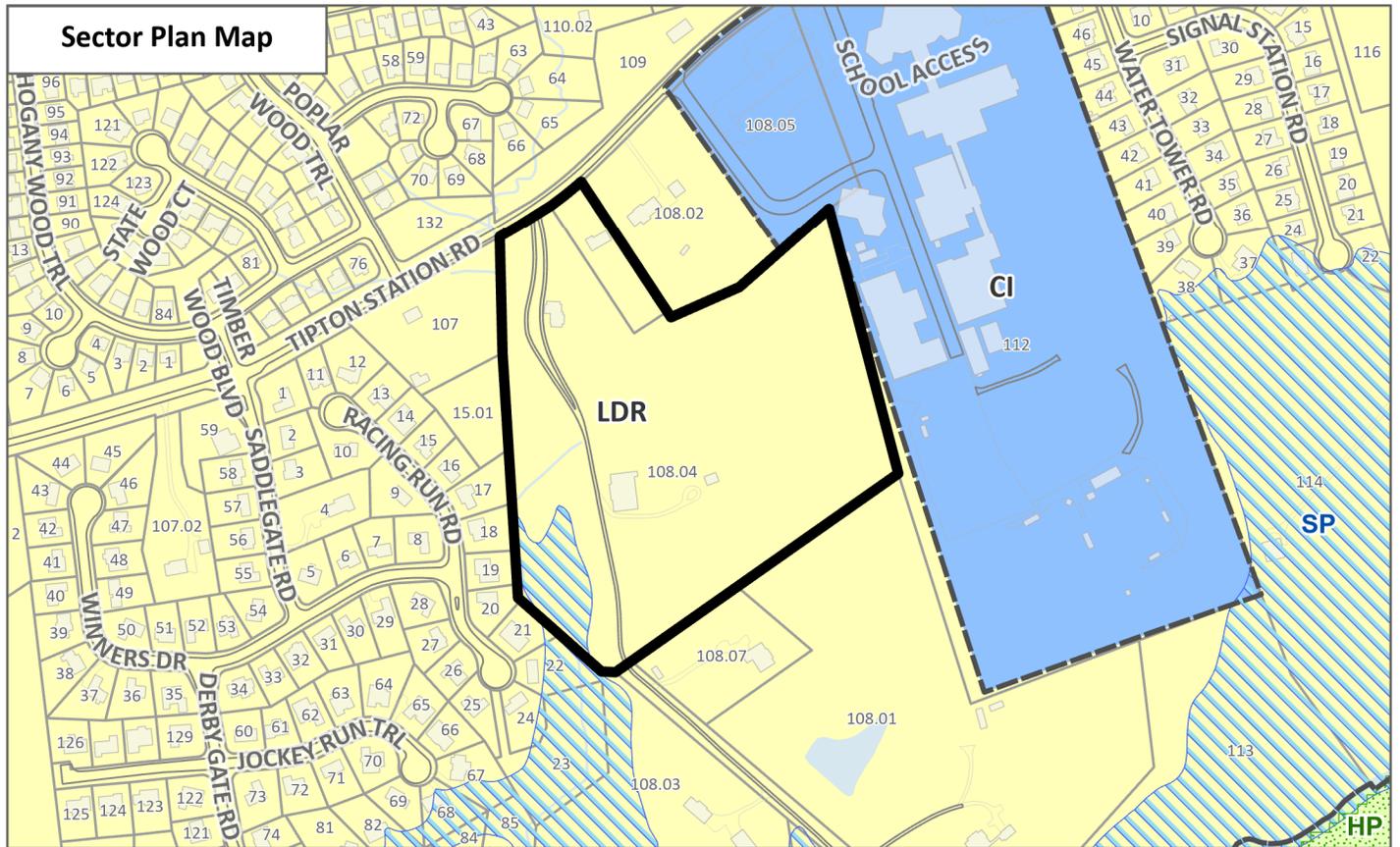
Case boundary



Zoning Map



Sector Plan Map

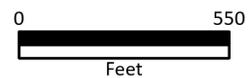


CONTEXTUAL MAPS 2

8-F-23-RZ



Case boundary



August 10, 2023
Planning Commission meeting

Public Comments

96 Comments for 8-F-23-RZ

Paula (37920), August 1, 2023 at 7:46 AM

We don't need any more crowding here than we already have. Our schools are packed and getting them staffed is already difficult enough. Trash is another issue. The dump makes it more difficult all the time to access it. The traffic is horrible on these narrow roads and people are speeding to add to the misery. PLEASE think this over thoroughly. A lot is riding on it.

Paula (37920), August 1, 2023 at 7:47 AM

We don't need any more crowding here than we already have. Our schools are packed and getting them staffed is already difficult enough. Trash is another issue. The dump makes it more difficult all the time to access it. The traffic is horrible on these narrow roads and people are speeding to add to the misery. PLEASE think this over thoroughly. A lot is riding on it.

Joseph (37920), August 1, 2023 at 7:52 AM

We don't need any more crowding here than we already have. Our schools are packed and getting them staffed is already difficult enough. Trash is another issue. The dump makes it more difficult all the time to access it. The traffic is horrible on these narrow roads and people are speeding to add to the misery. PLEASE think this over thoroughly. A lot is riding on it.

Jennifer (37920), August 1, 2023 at 7:53 AM

I strongly oppose this rezoning. This community does not have the infrastructure to support 95-128 more homes in such a small area. I believe it would have a negative impact on our community. Bonny Kate elementary school cannot handle more vehicle traffic. It's just a matter of time before the school itself is beyond it's capacity. Please keep Clayton Homes out of the South Doyle community.

Joseph (37920), August 1, 2023 at 7:54 AM

We don't need any more crowding here than we already have. Our schools are packed and getting them staffed is already difficult enough. Trash is another issue. The dump makes it more difficult all the time to access it. The traffic is horrible on these narrow roads and people are speeding to add to the misery. PLEASE think this over thoroughly. A lot is riding on it.

Keith (37920), August 1, 2023 at 9:17 AM

I am strongly against the rezoning of the Lovelace property in order for Clayton Homes to put five houses per acre there. I believe it would negatively impact our community. The local trash convenience center on John Sevier already seems overwhelmed. The roads cannot take much more traffic in this area, especially in the mornings and afternoons near Bonny Kate. This could easily add 100-200 cars to Tipton Station alone. Bonny Kate elementary is about to be

overwhelmed by the neighborhood going in on John Sevier near Govt. Farm Rd. and the 33 more houses proposed in Woodcreek Reserve. Please keep Clayton out of South Doyle. Peace be with you.

Michelle (37920), August 1, 2023 at 10:49 AM

I am a local resident living in Woodcreek Reserve subdivision just down the road from this proposed plan. I am totally against this project going forward. There is already a new subdivision being built on John Sevier Hwy that will be in this same school district. Another expansion on Woodcreek Reserve is also being reviewed. The school system is already extremely crowded and there is no way the school can accommodate that many more homes with children. Additionally the type of homes that will potentially be built are not what is best suited for this community to help with our property values. I hope the planning commission takes all of this into affect and decides against this proposal. Thank you for your time.

Cynthia (37920), August 1, 2023 at 1:00 PM

This is my neighborhood one of many things we have been forced to accept. As someone who is in this community daily our infrastructure (roads & schools) cannot handle more houses until.tgese issues are addressed PLEASE don't do this at this time.

Susan (37920), August 1, 2023 at 1:55 PM

I am devastated and frustrated at the possibility of yet another subdivision being built off John Sevier Highway. I live in Twin Creek subdivision. My drive time to work should be around 11-15 minutes. Today it took almost 35 minutes. When school is in session, it takes even longer. When is enough, enough? I am not against progress or building communities, but when you cannot drive out of your own subdivision, and it takes 20 minutes of sitting in a line of traffic to try to access Alcoa Highway, why continue to build large neighborhoods? The schools cannot even hold the volume of children they have now, why add more?

Secondly, the last thing we need is a prefab, mobile home subdivision that will drive down the value of our houses we currently live in and pay for. Five houses, even four houses, per acre is asinine. I moved here because I loved the small community. I loved how it felt like everyone cared about one another. In just a few years, I can barely drive to work.

I was interested in this farm. Even discussed it with the owner. It was never placed up for sale publicly. I never had a chance to even be considered. I would even be okay with another individual wanting to own a farm and protect the land.

Anything but another unneeded, unwanted subdivision.

Thank you for your time.

Anthony (37920), August 1, 2023 at 5:11 PM

As a homeowner and resident of the South Doyle neighborhood I urge you not to put these 95 houses on this 19 Acres right next to the high school. Our current infrastructure isn't built For This many people as well as the increased traffic which is already a nightmare around the schools especially Elementary School, the overpopulation, raising crime etc etc. Please don't allow this. Combined with the 33 houses to be built in Woodland Reserve and 170 something on John Sevier Highway, this neighborhood is not capable of handling this many people.

Lauren (37920), August 1, 2023 at 8:38 PM

I am a proud South Knoxville resident and I love our little community. I am in no way against expansion and bringing housing to more people but I am worried that we are putting housing before infrastructure. Our road between Bonny

Kate and South Doyle High School can barely allow for the flow of traffic as is and our schools are close to max. There is only one middle school in South Knoxville and barely any red lights to help with the safety of traffic. I am concerned that if we continue to build new homes without the focus of schools, roads, and businesses first we are setting ourselves up for over saturation and failure that would lead to more people wanting to leave the community than to come to it.

I am a teacher and cannot make it to the voting, I just cannot leave at the beginning of the school year. Please consider my concerns during the voting process. Our community can and should grow, but it is important to have something to grow into.

Darrell (37920), August 1, 2023 at 8:57 PM

As of resident of South Knox county, I am opposed to the rezoning of the Loveless property. 8-F-23-RZ. My concerns are traffic on and around Tipton Station Rd and our schools..Bonny Kate Elementary and South Doyle High School. Bonny Kate is already at capacity.

Mary Ruth (37920), August 1, 2023 at 10:03 PM

I am against the rezoning of this property for there to be more than one house per acre. This area can not handle that amount of traffic added to this area. This type of rezoning will take away from the properties surrounding this property.

Wiliam (37920), August 1, 2023 at 10:07 PM

To many homes already without enough infrastructure to handle it. Have said we would before others but have homes already and nothing has been done. So rezone this after you build the infrastructure to handle it prior to a rezone. They have built houses and nothing has been done to improve anything. South hasn't gotten a new school or park or road improvements since all these homes have been built on tipton station. So improvements first this time please.

Debra (37920), August 1, 2023 at 10:07 PM

a resident of the Woodhaven Subdivision we are concerned with the plan for the rezonng of the property to residential.

They stated they could put possibly build 5 homes on each acre which will add to the already overflowing schools, traffic on Tipton Station Rd and possibly impact our property values.

There is also the situation with flooding with the creek behind our subdivision which it overflowed just this past July 2023 which is behind our daughters home on Hay Meadow Trail in the same Woodhaven Subdivision. Flooding has occurred many times with heavy rains and adding more homes in an area that already has many water issues is very concerning.

Allen (37920), August 1, 2023 at 10:27 PM

We don't need another neighborhood that close to the high school. There are already 5 neighborhoods with in two miles on Tipton Station Road which is the same road as the school, and 2 more on Coatney Road which is directly across from the bight school.

Hannah (37998), August 1, 2023 at 10:27 PM

I am not in support of a new neighborhood going in between South Doyle high school and Woodhaven neighborhood. It will cause many problems like creating an overpopulated area for a small elementary school,

decrease value of the homes around it due to the crowded look, etc. I strongly believe that this addition is not in the best interest in the surrounding community.

Sarah (37920), August 1, 2023 at 10:33 PM

I am in complete opposition to this development. Please deny. See attached pdf for my reasoning.

[View Attachment](#)

Lauren (37920), August 1, 2023 at 10:34 PM

Please do not build this neighborhood. There isn't enough land in this area for another neighborhood. It is going to cause more traffic for South Doyle High School, causing a larger back up every morning. The road leading the where you want it build only has enough room for 1 car which would also cause another back up. It is also going to cause the other neighborhood houses values to go down as well. In all this is a bad idea for this area. Thank you for reading.

Gayle (37920), August 1, 2023 at 10:36 PM

We have had flooding throughout our subdivision. The attached photos of our back yard. Building into this already cramped area will cause more flooding, traffic, accidents, and more. If you fail to plan.....we all fail. Please do no more harm to this already overcrowded community.

[View Attachment](#)

Kristi (37920), August 1, 2023 at 10:40 PM

I am writing to oppose the new neighborhood by Clayton. This area is already congested along with heavy traffic. Our schools are also overcrowded. I am concerned that this overcrowded neighborhood will make matters worse.

Shelby (37920), August 1, 2023 at 10:53 PM

I oppose the development because the infrastructure of the South Doyle neighborhood and Bonny Kate and South Doyle schools, do not support the addition of any more houses. Please deny the Clayton project.

Kim (37920), August 1, 2023 at 11:29 PM

I have three major concerns about this property being rezoned. 1. Because of the way runoff and waste water drains from SDHS across the property any changes will likely increase flooding in Woodhaven (which already has a significant problem) in the back of the neighborhood and the areas bordering the property in question. 2. The infrastructure and schools can not handle a large influx. The traffics before and after school is already a nightmare without adding an addition neighborhood of cars. 3. Most importantly, the additional traffic and lack of bus stops, etc will put all of our children at risk as they walk to BK or SDHS or as they cross the road to the bus stop. Please deny the rezoning request.

Philip (37920), August 2, 2023 at 8:06 AM

This seems like a bad idea to to the congestion between two schools on a tiny road. Anyone living on Tipton Station or with kids at the HS are concerned.

Jama (37920), August 2, 2023 at 8:33 AM

As a concerned citizen of South Knoxville,I would like to express some concerns about this proposed rezoning. First, my concerns lie in that not one of the area schools are equipped to handle the potential increase of students which is not fair to the current students nor the ones coming into these schools.proposed new building for the schools is not scheduled until 2027 for one and not even scheduled for the closest school, Bobby Kate. Second concern, the traffic

situation on Tipton Station is already difficult in trying to leave the local subdivisions and handle the school traffic from the schools located on both sides of the proposed site. Thirdly, there is significant storm run off from the high school down passed the public library that causes extreme flooding for everyone between the high school and the library along the creeks behind the subdivision, Woodhaven, and the library. I've lived in this area for over 25 years and the congestion and runoff has always been there. It is my belief that rezoning this property from farm to residential at this time would be detrimental to the current citizens and students already living in the area.

Kristi (37920), August 2, 2023 at 9:28 AM

I oppose the Clayton development because I nanny children that live in the community and the addition of anymore houses poses a threat to the safety of the children because the roadways and infrastructure cannot support more houses.

Griffin (37920), August 2, 2023 at 9:30 AM

I oppose the Clayton development because My wife nannies children that live in the community and the addition of anymore houses poses a threat to the safety of the children because the roadways and infrastructure cannot support more houses.

Alex (37919), August 2, 2023 at 9:47 AM

I oppose the Clayton development because I serve and care for children in that neighborhood as a mental health professional/family therapist. The addition of any new houses will overburden the infrastructure and not allow children to receive the resources they need.

Sarah (37920), August 2, 2023 at 9:54 AM

I forgot to mention that due to the 172 house development off of John Sevier and the potential addition of homes in Wood Creek Reserve, my concern is heightened. The current developments are too much and unwanted. We have to consider the full picture to keep our community healthy and allow the residents to thrive.

Katherine (37920), August 2, 2023 at 10:04 AM

I oppose the Clayton development because I live in this community and the infrastructure does not support the addition of anymore houses. Additionally, as a speech therapist that works in under resourced schools, Bonny Kate will also be unable to accommodate for the additional population and will not have adequate resources.

Alex (37920), August 2, 2023 at 10:06 AM

I oppose the Clayton development because I live in this community and the infrastructure does not support the addition of anymore houses. Additionally, as a speech therapist that works in under resourced schools, Bonny Kate will also be unable to accommodate for the additional population and will not have adequate resources.

Peggy (37920), August 2, 2023 at 10:25 AM

Dear Commissioners: I am a home owner in Woodhaven Subdivision, which is adjacent to the property up for consideration for rezoning. The water run-off from this property, if developed as suggested, will have a negative impact on the already dangerous flooding which occurs in the area after even a moderate rain. Thank you.

Kristin (37865), August 2, 2023 at 10:42 AM

I oppose the Clayton development because this area of our community is already too dense. The addition of any new houses will overburden the infrastructure and not allow children to receive the resources they need. As the wife of a teacher, I know how under-resourced the school system already is.

Kristen (37909), August 2, 2023 at 10:51 AM

I oppose the Clayton development because this area of our community is already too dense and traffic is seriously concerning. As the wife of a police officer it is critical that emergency personnel can act swiftly in order to do their job. The addition of any new houses will overburden the infrastructure and can impede residents from receiving emergency services when it's absolutely necessary.

Beverly (37920), August 2, 2023 at 11:02 AM

I am opposed to the development by Clayton Homes on this property. The added cars will be difficult on the roads in the area. I live off John Sevier close to this proposed development and the amount of cars on John Sevier is making it difficult to get out of my street. Bonny Kate school can't hold many more students. Please do not approve this subdivision!!

Cathy (37920), August 2, 2023 at 11:08 AM

As a homeowner in the South Doyle/Bonny Kate community I am strongly against this rezoning. I live in Twin Creek Subdivision and as it is, the school traffic keeps residents from being able to pull in and out onto Tipton Station. The addition of this development can not be supported by the current infrastructure and school capacity. Another valid concern is property values. We purchased in the area specifically because the homes in the surrounding neighborhoods are of similar value and are beautifully maintained. Please consider maintaining the integrity of this neighborhood.

Lezlie (37920), August 2, 2023 at 11:30 AM

After attending the South Doyle Homeowners Association meeting last night, there were many questions and concerns from the over 150 residents in attendance such as existing overcrowding of our elementary schools, the danger of children walking to school on Tipton Station Road to South Doyle High School and Bonny Kate Elementary, current traffic on John Sevier, Tipton Station and Martin Mill that is already at max capacity, flooding and water run off from South Doyle High School back parking lot directly on to the Lovelace property and directly to many homes in the back of Woodhaven Subdivision and lastly very little frontage access on this property to make a safe entrance and exit onto Tipton Station Road. These are existing issues of concern and would all be increased by developing this property.

Jennifer (37920), August 2, 2023 at 11:35 AM

I oppose this planned development. My family drives this road weekly. We visit the park and library in the area. The road cannot handle more traffic. The schools are obviously packed. Drop off and pick-up traffic cause back ups as is. The residents in this area do not want more homes. We live here because we want the peace and quiet. Stop development in South Knoxville. We are full.

Rusty (37920), August 2, 2023 at 11:41 AM

I oppose the development of five houses per acre at 2120 Tipton Station Road. The water run off in that flood plain is well known and noted. The schools in our county are overcrowded and/or at capacity. Traffic in this area (John Sevier and Tipton Station) is very bad and more traffic lights are needed. Adding more housing with little frontage to pull in and out is dangerous so close to a high school. Thank you.

Christine (37920), August 2, 2023 at 1:43 PM

Growth is so important for communities however, when the infrastructure does not support that growth, the negative impact affects many aspects of the community. The traffic on Tipton Station is already too much for that small road as well as creating safety issues with emergency vehicles especially during school hours. John Sevier highway traffic continues to get worse and the new neighborhood near Government Farm Road is not completed. A

lot of families have moved to the nice homes around Bonny Kate and SD, an investment in their futures. Letting Clayton come in and place modular homes in this area is not taking into consideration the wants and needs of this community. Address the infrastructure that is far behind what the community requires then talk about growth. Listen to what the community wants and needs not what you may think is politically correct or financially advantageous.

Lindsey (37920), August 2, 2023 at 2:06 PM

I am absolutely opposed to anymore living communities being built in the south Doyle/south Knoxville neighborhoods. Not only are the schools overcrowded with not a good amount of staff to support them but the roads that used to be quiet country roads have now become highways. Traffic danger is outrageous and the crime has increased significantly in the last 20 years as well. Please put a stop to South Knoxville's problem of overcrowding!

Michael (37920), August 2, 2023 at 2:19 PM

I'm a lifelong resident of South Knoxville. I know there is a need for more housing but this site is not suitable for high density building. The surrounding infrastructure needs to be upgraded as the roads, schools, and environment are stressed to maximum from rapid growth over the last 5 to 10 years. Traveling the narrow Tipton Station Road with all the cars, schools, and bike/ pedestrian traffic has started to feel unsafe. The area is in a flood plain that many adjoining homes already have concerns with. Accessing John Sevier Highway via Martin Mill Pike with the stoplight is a frustrating intersection already. The recent growth on Coatney Road has made that access without a traffic light a very dangerous area. With all this said please deny this rezoning requests for the safety of the South Doyle/Tipton Station Road/Bonny Kate community.

Ty (37920), August 2, 2023 at 2:32 PM

I oppose the Clayton development because the infrastructure of the South Doyle neighborhood and Bonny Kate and South Doyle schools do not support the addition of any more houses.

Betty (37920), August 2, 2023 at 3:19 PM

I am writing to express my strong opposition to the rezoning of the 19 acre Lovelace property at 2120 Tipton Station Road.

Our area simply does not have the infrastructure to sustain this type of immense growth. There are already two very large developments under construction in the neighborhood and the traffic is becoming extremely backed up before residents have even come in. John Sevier Highway is continually backed up by people trying to go south on Alcoa Highway and the corner of Martin Mill and Tipton Station is literally a parking lot when school is in session.

The people of this community are here because of its rural atmosphere. This type of unfettered building is not only detrimental to the idyllic nature of this area but downright dangerous. Our streets will become congested and when that happens not only do accidents increase but so does crime.

Please keep our children safe, our neighborhood country and our people peaceful

Richard (37917), August 2, 2023 at 3:33 PM

In regard to A-F-23-RZ Please vote yes on the rezoning of 2120 and 2116 Tipton Station Road. I have family in this community and know that this would benefit both Knox County and the citizens living in the area. Our city and county are desperate for new and well-built homes. This subdivision proposed for this land will provide those. In addition, most of the negative comments I've read are from people who themselves live in other local area subdivisions. The county is growing rapidly and we need to be fair and equitable not only to those wanting to sell

their personal property for building newer subdivisions, but also for those who greatly desire to move into the area. Please vote yes! Thank you!!

Spenser (37920), August 2, 2023 at 5:52 PM

Please see attached comments in opposition of this rezone. The growth plan has to be supported by infrastructure or it will damage the logistical functions in our community and make life more difficult. The only positive I have heard anyone communicate is increased tax dollars; very few of which go to our community anyway. There are countless reasons this is an illogical growth decision. Thank you for your time.

[View Attachment](#)

Jennifer (37920), August 2, 2023 at 6:16 PM

The rezoning of the farm should be allowed. It is only fair for them to be able to sell their personal property to whomever they choose. The city and county are growing rapidly and there is a serious problem with housing shortages, specifically affordable housing. This is a fact whether some residents like it or not and the only way to make housing more affordable is to meet the demand.

Philip (37803), August 2, 2023 at 6:28 PM

I formally lived at 2222 Stock Creek Rd in South Knox County and our daughter is now living with her husband and 3 small children. I still own property at 2244 and 0 Stock Creek Rd (2244 is currently being planned for our new residence). I do not believe the property in question for rezoning will adequately accommodate any more houses than already exist there now because of all the ecological/environmental issues that the property has. Furthermore, there are road and school infrastructure concerns that should be addressed before any consideration should be given to rezoning the property. Knox County has assured the citizens of this community that significant enhancements to public facilities are forthcoming to the South Knox County area without any evidence of those promises coming to light. The developer spoke at a meeting of concerned citizens (some 200) at Stock Creek Baptist Church last night and indicated that they are going to be submitting an application for PR at 5 DU per acre which is absolutely ludicrous. This proposal - 8-F-23 RZ should be denied by the Planning Staff and anything short of that is not in keeping with making the community in this part of South Knox County a welcoming place to want to raise a family!!!

Barbara (37920), August 2, 2023 at 7:40 PM

Dear Commission Members:

I am writing to oppose the density being requested for the above referenced proposed development. There are multiple high-density developments being constructed in the area without improvements to roads or schools. Traffic flow between Bonny Kate Elementary and South Doyle High school is heavy in an area where many children must cross Tipton Station Road without safe areas to do so. Increasing traffic will add more danger to an already dangerous situation. There is one Food City Grocery Store convenient to the area and one pharmacy. Additionally, at last check, there was one Knox County officer to patrol the area. Road and public area maintenance has been neglected more so this year than in the past.

I also would like to oppose the type of homes proposed for the area. Modular homes are not in keeping with the quality of nearby neighborhoods and may adversely affect real estate prices in the area. Lastly, there are wetlands on the property and flooding occurs with heavy rain in the area. The run off ultimately goes to Stock Creek and downstream properties creating flooding problems. Adding houses at the planned density of 5 per acre is not suitable and should be far less than what is being requested.

I respectfully request that the requested zoning change not be granted permanently, or at least until more is known about the impact on the area environment and properties.

Thank you for your consideration of this matter.

Charles (37920), August 2, 2023 at 8:13 PM

I oppose the proposed rezoning. The lot is between two schools and at 3 existing subdivisions (one being expanded) and existing traffic is already congested. Currently, in the event of an EMERGENCY, during school hours, emergency vehicles already cannot move through traffic.

The density of 5 units per acre is too high and will further negatively impact traffic as well as school resources. Bonny Kate Elementary and South Doyle High School have maxed out resources regarding student and faculty ratio.

Also, the lot suffers from flooding as well as contains wetlands. The resources required to fix the flooding and not make flooding worse in the adjoining neighborhoods seem to significant. I think this lot is poor candidate for the proposed land use.

In general, Knox County needs to address the lagging infrastructure in the South Doyle area that the community requires and postpone growth of dubious value.

Please deny the rezoning until the other issues are addressed.

Amanda (37917), August 2, 2023 at 8:15 PM

Please vote yes for rezoning this property. More quality housing is needed in this area. This will not be near as large a subdivision as many on Tipton Station Road. Yes Knoxville is growing faster than homes can be provided. This looks like a wonderful location for a subdivision such as they are planning. I have seen the photos and plans for several of the homes they are planning and they are high quality homes with attached garages and porches. They are not mobile homes in the least. They are lovely homes.

Donald (37920), August 2, 2023 at 8:30 PM

This area is growing too fast for the amount of traffic that is traveling these roads. It's already a mess trying to drop kids off and pick them up from school. Not to mention traffic during anytime close to rush hour traffic. This would make it a nightmare for this area especially with them already building a bunch of new residential areas down John sevier hwy. I don't think the schools can handle all the new kids that would be moving to the area also.

Rachel (3792), August 2, 2023 at 8:40 PM

Putting anymore subdivisions on Tipton station is the dumbest things this committee and our state governmental officials could come up with. Nothing has been updated in south Knoxville. Also having two schools zones so close to together already make it impossible to drive down Tipton station. It's already crowded as can be on that road during the schools seasons. Not land needs to be rooted up and destroyed by ugly, cheap houses. Build somewhere else.

Some people like myself would by land and homestead on it who actually would pride and honor in working the land. Also that land all back there floods heavily during any rain storm. You're not able to actually build on it. Also the other properties back there would not appreciate another run of the mill subdivision right up to there property line.

Nobody likes that. Build somewhere else. Another subdivision will only bring more druggies in south Knoxville.

Enough people already live here. Leave this city alone with trying to build as many houses as possible. It's ridiculous and stupid. Go up north and build your crap. This is the south, we don't want cities and subdivision and drugs and sex trafficking down here. Build somewhere else.

Stephanie (37920), August 2, 2023 at 10:17 PM

I am submitting my request for a denial of the rezoning of this rural farm property to multiple-home residential. Our family lives on the other side of the creek and ridge that this farm runs up to. I attended both Bonny Kate and Doyle High School. This area has rapidly grown over the past few years and the saturation of homes have vastly outpaced the development of infrastructure. This particular development will not be an improvement to anyone in this area, either for the current residents or the ones who would consider moving in for the many reasons other community members have already listed. After attending the community meeting, no one is opposed to helping South Knox grow

in healthy ways, but ALL were opposed as this is an unhealthy and dangerous project to cram in this particular area. The only party that would benefit is Clayton Homes. Please consider rejecting this rezoning request. Thank you.

Marc (37920), August 2, 2023 at 11:53 PM

I oppose this at this time based on the fact Tipton Station is already overcrowded. Adding another community is this location between two schools is simply making a bad situation worse.

Joe (37920), August 3, 2023 at 1:13 AM

CARSON DAILEY - HELP! DO NOT APPROVE.

I live almost within eyesight of the property Clayton/Berkshire Hathaway is seeking to develop. There are very obvious challenges to this proposal.

#1 - IT'S IN A FLOODPLAIN; my neighbors in Woodhaven kayak in their backyard when Stock Creek regularly overflows. Knox County provides protection from potential flooding by requiring new buildings' minimum floor elevation (MFE) to be one foot (1') above the 0.2% / 500-year flood elevation.

#2 - \$266 PER SQUARE FOOT! a modular home won't sell for \$400k even with Clayton Bank insurance and financing. So what is the real plan? Modular or manufactured?

#3 - INFRASTRUCTURE; schools at capacity, traffic congestion on Tipton Station, two-lane John Sevier, and Alcoa Hwy interchange, and stressed utilities. Currently, 333 new homes are approved for this immediate area. This number is already going to be too disruptive for this community. Don't add another 65.

Suggestion - drive 10 minutes east down John Sevier to Contentment Lane/Clayton Homes and see a development one might expect to see - but double the number of homes proposed for Tipton Station.

Amanda (37920), August 3, 2023 at 1:31 AM

We don't need any more crowding here than we already have. Our schools are packed and getting them staffed is already difficult enough. Trash is another issue. The dump makes it more difficult all the time to access it. The traffic is horrible on these narrow roads and people are speeding to add to the misery. PLEASE think this over thoroughly. A lot is riding on it.

Bryan Jay (37932), August 3, 2023 at 6:08 AM

Hello Ms. Hillman,

I would like to make a comment on the upcoming proposal to rezone an area along Tipton Station rd near South Doyle HS. I personally disagree with such a proposal and would hope that it does not move forward for development.

The road and the area are already overcrowded with traffic and another 40-60 homes will add to the problem.

School traffic is also a problem although only during the school year and around the hours of schools opening and closing. Roads are generally narrow in the area as are the sidewalks.

Feel free to contact me if needed.

Regards,

Bryan Jay Hoover

Krystle (37920), August 3, 2023 at 8:24 AM

I strongly oppose this rezoning. I have lived in South Knoxville for 40 years and have seen the growth of this wonderful community. I love this community! Our elementary school is already over crowded not to mention the amount of traffic that comes during school drop off and pickup. Tipton Station cannot handle what we already have.

The middle school and high school are at max capacity as is with students standing during class because there are not enough seats. Again, with staffing and the amount of students we already have we cannot take on more until the county decides to make our roads and schools better to be able to handle the increased traffic and amount of students. Please do not do rezoning before we have the other infrastructures taken care of. Also, home values will decline and this will sadly make long time South Knox residents not want to remain in such a wonderful community.

Sarah (37920), August 3, 2023 at 10:21 AM

I am against the rezoning of this property for high-density residential development. The surrounding infrastructure is already struggling with the increase in traffic due to multiple new neighborhoods of similar size and density. This area of South Knoxville has only one main thoroughfare (i.e., John Sevier Highway), and it is only a 2-lane road. Traffic is continuous even on the weekends, and with the County consistently approving rezoning requests, soon the highway won't be able to handle the influx. We also only have one middle school and high school in South Knoxville and both are already over-capacity. I am not aware of any plans for new schools on the south side of the river or roadway improvements other than Alcoa Highway. We all know what is happening out west on Hardin Valley and our area will soon follow if we don't start requiring responsible developments.

Please consider the strain this development (and others) will put on our community. Start requiring thoughtful site plans that don't simply look at a piece of property and plan for the maximum number of houses they can fit, without taking into account surrounding infrastructure, natural topography and resources, and the surroundings. This property will just be one more graded, flat housing development with no character that does nothing for surrounding property values or aesthetics.

Autumn (37920), August 3, 2023 at 10:39 AM

I oppose rezoning of the property 2120 Tipton Station. It fronts 4 homes that value their privacy. We all have a private ride of way through this property and do not want to find ourselves in the middle of a subdivision. Our schools are already full and we do not need additional homes. Part of this land is a flood zone and does flood with and heavy rain frequently. This land needs to stay the way it was already designated. If sold it needs to go to an individual who would love the property and live on it as is.

Autumn (37920), August 3, 2023 at 10:56 AM

The roads are narrow and already crowded. With the morning and afternoon school zones and the already existing subdivisions there is no room for more. We do not want to see property values decrease with 5 homes per acre built, and the homes be cheap Clayton homes

Hannah (37998), August 3, 2023 at 11:13 AM

I am opposed to the Clayton Homes development between South Doyle and Woodhaven.

Kari (37920), August 3, 2023 at 11:18 AM

Please see my attached document with pictures. I oppose.

[View Attachment](#)

Daniel (37920), August 3, 2023 at 11:20 AM

See attached.

[View Attachment](#)

Kenny (37920), August 3, 2023 at 11:35 AM

Please see attached pdf "Case # 8F23RZ"

[View Attachment](#)

Hayley (37920), August 3, 2023 at 11:51 AM

I am opposed to the rezoning and development

Morgan (37920), August 3, 2023 at 11:59 AM

I am opposed to this development. As a lifelong member of the South Knoxville community, we have had enough growth over the past decade. What once made this area of Knoxville feel like it's own small town is slowly dwindling away and we have a chance to stop that with the decision to not move forward with this rezoning proposal. My main concern here is overcrowding at Bonny Kate Elementary. I do not like the stand alone trailers for classrooms for safety reasons and feel if we are adding more houses that are marketed toward young families, the need for more stand alone trailers at BKU will rise. If you do continue to redone and develop the area, please bring our beloved elementary school up to par by adding on to its brick and mortar.

Klaus (37920), August 3, 2023 at 12:12 PM

We bought are house next to the south Doyle Highschool for multiple reasons we had two teenagers in the school and two future kids to go to SDH. The area has less traffic and noise. We where told there will be a new subdivision built off coatney rd.

That was in are favor because it helps increase the value of are home.

I mobile home park will bring the value down. As in the past shows all a cross the nation mobile home parks has problems with the law. We don't need that next to the school.

Rhonda (37920), August 3, 2023 at 12:43 PM

I think this is an extremely bad idea due to the traffic this will add to the already crowded traffic between the school zones and all of Tipton Station road. Please reconsider some place else. Thank you

Ethan (37998), August 3, 2023 at 1:28 PM

I am opposed to this construction. The schools in the area will not be able to handle the influx of students, let alone the construction.

Ramsey (37803), August 3, 2023 at 1:37 PM

I am strongly opposed to the Clayton development.

Ira (37920), August 3, 2023 at 1:56 PM

I believe investments into our infrastructure, roads, schools and the number of sheriff's deputies should be made before additional houses are approved. Our schools are overcrowded, roads are overcrowded due to most being two lane roads before the population of Knox grows, the support structure should be built. The existing developments in the area of Tipton Station will flood the system with unsustainable growth. Where will the newly moved children go to school? How long will it take emergency vehicles to save a life if the existing roads are bumper to bumper traffic? Infrastructure is the foundation of growth. With a weak foundation, progress crashes.

Cheryl (37920), August 3, 2023 at 2:53 PM

I absolutely support this re zoning. South Knoxville NEEDS this tax revenue. You want infrastructure improvements? THAT COSTS MONEY. Also, no one should have any right to tell a homeowner what to do with their own property. Setting that precedent would be a slippery slope for all property owners everywhere.

Janet (37920), August 3, 2023 at 2:59 PM

I am requesting that the rezoning of 8-F-23-RZ be PASSED. This is a positive move for our community. The rezoning would allow Clayton Homes to purchase the property and build a new subdivision. The homes would be high quality homes which include energy efficient technology. They are not mobile homes. This is a smaller subdivision than those

currently existing in the area. There is a severe in Knox County. South Knoxville has the land, any many families would like to purchase a home in this area.

Some positive results for passing the rezoning are: rising homeowner property values, increased property tax revenue. This increase in funds could lead to improving the infrastructure, such as new and improved schools and roads. Also people could buy homes in the area they wish to live.

There are already subdivisions in the surrounding area so one new smaller one will not cause a problem. Why would current subdivision dwellers want to deny others from choosing the same?

A vote of YES on the rezoning would aid South Knoxville in growing responsibly and continuing to thrive.

As to the flooding in near by areas, the flooding has always existed and has nothing to do with the property being rezoned..

Connie (), August 3, 2023 at 3:02 PM

I am opposed to the proposed Clayton Development between South Doyle HS and Bonny Kate. Consider the feeder schools and how this rapid growth is affecting them!

Alicia (37721), August 3, 2023 at 5:32 PM

I think this is an excellent expansion for the community, especially right next to the high school!!

Shaun (37920), August 3, 2023 at 5:37 PM

This is excellent for the community

Marie (37920), August 3, 2023 at 5:42 PM

Yes it would be a great expansion to the community!!!

Isaac (37920), August 3, 2023 at 6:42 PM

I'm in opposition of the new neighborhoods.

The area already struggled with congestion and traffic. I believe it would be an overcrowded area with new additions.

Richard (N 379), August 3, 2023 at 7:40 PM

I am against rezoning the Lovelace property for multiple reasons. Just to briefly list a few I include.:

- 1) the land in this area a Tipton Station is already saturated with residential dwellings, and the infrastructure in Tipton Station is not adequate to adequately take care of the increased traffic that would occur as a result of the rezoning.
- 2) rezoning this property would result in increased school children to two school systems are already near saturation.
- 3) the areas around this property, Woodhaven subdivision and other homes in the area are already flooded with every heavy rain, and that will definitely worsen with the additional buildings and parking lots.
- 4) I think the EPA should be involved to look at the situation of the runoff water, and its effect on Stock Creek before decision is made on rezoning.

Shirley (37920), August 3, 2023 at 9:01 PM

Please deny the rezoning request from Please deny the rezoning request listed above by Clayton Homes for several reasons:

Flood plain area

Tipton Station/ Martin Mill Pike cannot handle the increase traffic

Money will need to be allocated for expansion of Bonny Kate Elementary and South Doyle High due to increased

enrollment

Please consider the above issues for the denial of this rezoning request.

Angie (37920), August 3, 2023 at 9:05 PM

I am against the Clayton homes proposal on the 20 acres near south doyle high school. The additional cars in this road would create major issues with traffic passing through school zones. There is not a good area for entrance and exits from the subdivision. Run off from man areas now create flooding in areas around south doyle and wood Haven subdivision. Sub par housing in the price range they are estimating is not "affordable housing" like they stated in their meeting with the homeowners association. This development needs to be squashed so as not to disrupt the beauty and natural surroundings if the area So please listen to the community and vote against this rezoning.

Mary (37920), August 3, 2023 at 9:15 PM

This proposed subdivision first and for most is coming to put more traffic congestion on a road that is already past capacity. Have you driven on the road at 2:45 in the afternoon. How about 3:30? How about 5:30. We need road expansion before remotely considering about her subdivision on a small curvy road. These kids have to be drive across Brown Mountain to middle school. While high schoolers are driving the other direction. There are wrecks on Browns Mountain on a regular bases. Money is not everything. Fix our infrastructure before endangering the South Knoxville citizen more than they already are. So how many lives are those houses worth?

Whitney (37920), August 3, 2023 at 9:50 PM

I am strongly opposed to this development

Sherry (37920), August 3, 2023 at 9:56 PM

It would be insanity to put even more children at Bonny Kate and the high school. Traffic would be another headache and Tipton Station is overcrowded as it is. You must be aware of 150 homes being built on John Sevier Hwy at this point in time. This community does not need additional homes going in as the traffic on both these roads is heavy and both Tipton Station and John Sevier are only two lane roads.. I would appreciate your concern from the community and vote no on added headaches with more homes .

Melody (37920), August 4, 2023 at 11:42 AM

Firstly, as a community, our goal is to keep our kids and family safe and healthy. We are a small community where the kids grow up together. Also, quite a few of the adults in our community are related and/or have grown up together. Secondly, our schools are always the last to be expanded or improved. We just don't have the space and resources for more people. Lastly, mobile homes will lower our community property values.

Duane (37920), August 4, 2023 at 11:48 AM

Our schools are over crowded and under staffed. We cannot have more subdivisions. Our farms, mini-farms, and existing subdivisions are being pushed aside or subdivided out, yet we are the last to have school improvements or road improvements.

Brent (37020), August 4, 2023 at 1:27 PM

I strongly oppose the rezoning of this property. Knox county should improve infrastructure before adding more subdivision in already over crowded area. Unfortunately government is not for the community anymore, it's only concerned with the money it can take in and spend in other areas of Knox county.

Vicki (37920), August 4, 2023 at 8:16 PM

I strongly oppose the rezoning of this property. Our roads and schools are not designed to handle the increased capacity of people that another subdivision would bring to this community. The proximity of this property to the schools, especially the high school, will make it extremely dangerous for students, EMS or anyone else traveling through the area. I ask that before any further housing developments are approved for our community, please update our infrastructure and expand or rezone our schools. The schools may not officially be considered overcrowded; however, I am certain that teachers and parents would disagree given the teacher to student ratio in an already short-staffed school system. Furthermore, the environmental impact that this development would have on the aquatic and wildlife that thrive in and around Coatney Creek as well as Stock Creek would be detrimental. This is optimal farmland that was never offered for purchase to anyone in the local community. There are people in the area who farm and would have gladly purchased the property to do so. Others would have purchased the land simply to preserve this community. Would any members of the planning commission, the CEO/President of CMH or Warren Buffet invite a subdivision of "Crossmods" (mobile homes w/an attached garage and sheetrock walls) to be developed in their front yards? I doubt it. Thank You in advance for hearing our concerns and denying the approval for rezoning this property.

Dana (37920), August 4, 2023 at 8:50 PM

I live in the Woodhaven Subdivision. I am opposed to Clayton Homes or anyone developing this property. We already have too much traffic on Tipton Station Rd and it will just make it more dangerous children in these neighborhoods. So I would ask you to please vote against rezoning this property.

Amy (37920), August 6, 2023 at 7:39 PM

I love where I live, the traffic is moderate, but people already fly speeding down Tipton Station. Add in 100 new homes with families, and a small entry way right near a school crossing, you're asking for trouble. This area cannot support that many additional homes. Schools are at capacity, there is already flooding in many areas near the road, and the road cannot be widened to accommodate the traffic. Do not allow this to go through

Julie (37920), August 8, 2023 at 7:08 AM

I oppose the rezoning of this property out is concern for the safety of children walking to and from school. Adding another subdivision on this small stretch of road will significantly increase the number of cars traveling along Tipton Station. There are already a large number of homes less than 1 mile from South Doyle High School and Bonny Kate Elementary. These students are not eligible for bus services so many of them walk. There are no traffic lights along Tipton Station nor are there adequate street lights to illuminate the current pedestrian crossings. I fear for the safety of children walking to and from school with the rezoning of this property. Years ago, a family did suffer the tragedy of having their children struck by a car as they walked to school in Tipton Station. I fear the rezoning of this property might allow history to repeat itself if infrastructure remains as it is. Thank you for your time and consideration.

Tekka (37920), August 8, 2023 at 1:50 PM

My family is opposed to this upcoming development. South Knoxville has been over developed in this area. Two new neighborhoods built and bing built in John Sevier Hwy. a development that was built on Maryville Pike and the new west development on Highland View. Our roads, schools and emergency responders are struggling to keep up with the demand of our community. Please put a stop this development.

Bailey (37948), August 8, 2023 at 9:20 PM

This new addition to the South Knoxville Community is nothing short of a disservice. Placing modular homes in a booming community is devaluing the assets that families have worked hard to invest in. Not only is this decision

disrupting the value of the community, it is also imposing on the infrastructure. Families that have spent their lives building up this community are now faced with an unwanted and unneeded obstacle. This is a selfish decision being made by people who do not care about the integrity of this loved community.

Teresa (37920), August 9, 2023 at 3:43 PM

I am opposed to developing Lovelace property on Tipton Station to include modular homes by Clayton. That area is already saturated w/ subdivisions. Road and schools can't handle the increase in enrollment and traffic. It would also devalue the existing homes in surrounding area.

The Planning Commission met in regular session on August 10, 2023 at 1:30 p.m. in the Main Assembly room of the City County Building.

Item No.

File No.

1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Karyn Adams	Ms. Nancy Barger	Mr. Miles Biggs
Ms. Tamara Boyer	Mr. Louis Browning	Mr. Logan Higgins
Mr. Tim Hill, Chair	Mr. John Huber	Mr. Richard Levenson
Ms. Amy Midis	** Mr. Chris Ooten, Vice Chair	Ms. Marité Pérez
Mr. Nathaniel Shelso	A Mr. Eddie Smith	Open

* Arrived late to the meeting, ** Left early in the meeting, A – Absent from the meeting

24. CMH HOMES, INC.

8-F-23-RZ

2120 and 2116 Tipton Station Road / Parcel ID 148 10804 and 10806, Commission District 9. Rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac.

Commission allowed for the opposition and the applicant for an additional 3 minutes each.

1. STAFF RECOMMENDATION

Approve the PR (Planned Residential) zone up to 5 du/ac because it is compatible with surrounding development and supported by close proximity to community facilities.

2. MOTION (HIGGINS) AND SECOND (LEVENSON) WERE MADE TO APPROVE PER STAFF RECOMMENDATION.

MOTION CARRIED UNANIMOUSLY 13-0. APPROVED



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

CMH Homes, Inc

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-F-23-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

CMH Homes, Inc

Name / Company

5000 Clayton Rd Maryville TN

Address

Phone / Email

CURRENT PROPERTY INFO

Rosemary D Lovelace

Owner Name (if different)

2120 Tipton Station Rd Knoxville TN 37920

Owner Address

865-806-0342

Owner Phone / Email

2120 TIPTON STATION RD / 2116 Tipton Station Rd

Property Address

148 108.04 148 108.06

Parcel ID

Part of Parcel (Y/N)?

19.67 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast of Tipton Station Rd, northeast of Racing Run Rd

General Location

City

Commission District 9

A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential), SP (Stream Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

up to 5 du/ac

Proposed Density (units/acre)	Previous Zoning Requests
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$1,633.50	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	CMH Homes, Inc Please Print	6/26/2023 Date
---------------------	---------------------------------------	--------------------------

Phone / Email	Rosemary D Lovelace Please Print	6/26/2023 Date
---------------	--	--------------------------



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

CMH Homes, Inc.

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

**8-F-23-RZ
revised**

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Doug Carnathan

CMH Homes, Inc.

Name

Company

5000 Clayton Rd

Maryville

TN

37804

Address

City

State

ZIP

(865) 380-3000 ext. 5402

doug.carnathan@claytonhomes.com

Phone

Email

CURRENT PROPERTY INFO

Rosemary D. Lovelace

2120 Tipton Station Road

(865) 806-0342

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2120 Tipton Station Road & 2116 Tipton Station Road

148 10804 & 148 10806

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change ~~RA - Low Density Residential Zone~~ **PR-5 DU/AC** Pending Plat File Number **25**
Proposed Zoning

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

Fee 1

Total

ATTACHMENTS

Property Owners / Option Holders Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat*)

Use on Review / Special Use (*Concept Plan*)

Fee 3

Traffic Impact Study

COA Checklist (*Hillside Protection*)

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/She/It is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent


Applicant Signature

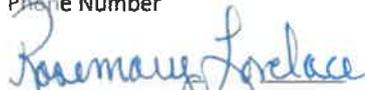
CMH Homes, Inc.

Please Print

June 22, 2023
Date

(865) 380-3000 x 5402
Phone Number

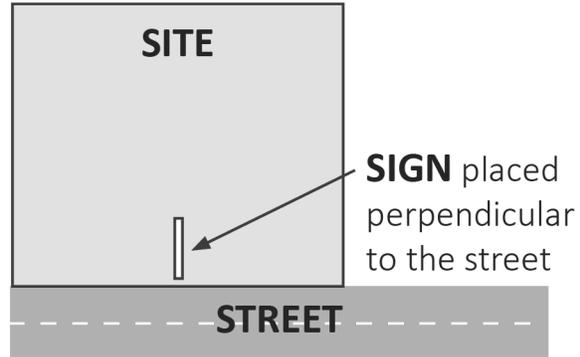
doug.carnathan@claytonhomes.com
Email


Property Owner Signature

Rosemary Lovelace
Please Print

June 22, 2023
Date Paid

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 7/28/2023 _____ and _____ 8/11/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CMH Homes, Inc

Date: 06/26/2023

File Number: 8-F-23-RZ

- Sign posted by Staff
- Sign posted by Applicant

Knoxville NEWS SENTINEL

PART OF THE USA TODAY NETWORK

KNOX CTY METRO PLAN COMMIS
 400 W MAIN ST # 403
 KNOXVILLE TN 37902--242

<u>Account</u>	<u>AD#</u>	<u>Order Amount</u>	<u>Tax Amount</u>	<u>Total Order Amount</u>	<u>Payment Method</u>	<u>Order Payment Amount</u>	<u>Order Amount Due</u>
1317419	0005799595	\$149.04	\$0.00	\$149.04	Invoice	\$0.00	\$149.04

Sales Rep: BWeaver

Order Taker: BWeaver

Order Created 08/14/2023

<u>Product</u>	<u># Ins</u>	<u>Start Date</u>	<u>End Date</u>
KNS-knoxnews.com	1	08/17/2023	08/17/2023
KNS-Knoxville News Sentinel	1	08/17/2023	08/17/2023

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Text of Ad: 08/14/2023

PUBLIC NOTICE

The following items will be considered by the Knox County Board of Commissioners on September 25, 2023 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to these items visit the Knoxville-Knox County Planning website at KnoxPlanning.org/agenda. Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952 and we will be glad to work with you in obliging any reasonable request.

**PLAN
AMENDMENTS/REZONINGS**

7-G-23-RZ - TIMOTHY NEAL - 0 ASHEVILLE HWY. Property located north of Asheville Hwy., west of Neals Landing Rd. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to CA (General Business).
8-A-23-SP AND 8-A-23-RZ - ROBERT EDWARD WATSON - 7519 WASHINGTON PIKE. Proposed sector plan amendment, proposed rezoning. Planning Commission Action: Approved Northeast County Sector Plan amendment to RR (Rural Residential) and rezoning to PR (Planned Residential) up to 1.5 du/ac.
8-B-23-RZ - MAX G MORTON - 8109 COLLIER RD. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).
8-F-23-RZ - CMH HOMES, INC - 2120 AND 2116 TIPTON STATION RD. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to PR (Planned Residential) up to 5 du/ac.
8-I-23-RZ - STEPHEN WARD - 4613 and 4609 West Beaver Creek Dr. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).
8-J-23-RZ - SAMUEL HARWARD - 8117 RIVER DR. Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential), subject to 1 condition.
8-K-23-RZ - SARA MILLER - 1115 KELLEY FARM WAY - Proposed rezoning. Planning Commission Recommendation: Approve rezoning to RA (Low Density Residential).

This case is scheduled to be heard by County Commission on **September 25, 2023 at 7:00 p.m. in the Main Assembly Room of the City County Building, 400 Main St., Knoxville, TN. **YOU or YOUR** representative must be present. (Will be postponed or withdrawn if not represented.)**

Additionally, your item may be discussed at the County Commission agenda work session on Monday, **September 18, 2023** at 5:00 p.m., also held in the Main Assembly Room. There will be no vote taken on your item at the work session and your attendance is not required.