

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 4-J-26-RZ
Application Filed: 2/19/2026
Applicant: LINDA SHOWN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Tipton Station Rd, northeast of Neubert Springs Rd
Other Parcel Info.:
Tax ID Number: 137 059 OTHER: (PARTIAL) **Jurisdiction:** County
Size of Tract: 0.65 acres
Accessibility: Access is via Tipton Station Road, a major collector with 20-22 ft of pavement width within a right-of-way width that varies from 40-109 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** RCC (Rural Crossroads Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is in an area that primarily features single family houses on large lots interspersed with forested, undeveloped tracts and agricultural fields. South Doyle High School lies 0.8 miles to the southwest, and there is a small market across the street from the subject property. A large commercial node at the intersection of E Governor John Sevier Highway and Chapman Highway is 0.3 miles to the northwest.

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

Street: 1515 TIPTON STATION RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CN (Neighborhood Commercial)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: None noted.

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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.

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 DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. This request to rezone the .65-acre portion of 1508 Tipton Station Road that's on the north side of the street from A (Agricultural) to CN (Neighborhood Commercial) is consistent with changing conditions in the area.
2. In 2023, the formerly vacant commercial building at the western corner of Tipton Station Road and Neubert Springs Road was reopened as Farm South, a market storefront featuring local growers, producers, bakers, and artisans to promote the agricultural heritage of the area. This retail establishment provides a catalyst for future service-oriented businesses at this commercial node where CA (General Business) zoning already exists. The subject property's broader parcel that lies on the southern side of Tipton Station Road is not included in this rezoning request because it already has CA zoning. It has also been recently cleared and graded to enable future commercial development.
3. This request for a minor extension of a less intensive neighborhood-oriented commercial zone is consistent with changing conditions and development potential at this intersection of two major collector streets.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The CN zone is intended to provide the opportunity to locate limited retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods.
2. The subject property's location at a commercial intersection near a range of suburban and rural residential properties where small-scale commercial amenities are limited is an ideal location for a neighborhood-oriented commercial rezoning.
3. Rezoning 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

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. Neubert Springs runs through the property and stream buffering requirements will be enforced per Knox County Stormwater Engineering standards. This property is also at an intersection where sight distance may be limited around bends in the road. The access design and location for a new business from the subject property to Tipton Station Road would be evaluated at the time of permitting to ensure traffic safety requirements are being met.
2. With these considerations, no adverse impacts are anticipated to occur. The CN zone is intended to accommodate small-scale development that suits the physical constraints of the site.

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

1. The CN zone is partially related to the RCC (Rural Crossroads Commercial) place type, which is intended for small commercial nodes occurring at intersections within rural areas. The CN zone here meets the review criteria for partially related zones by being consistent with the commercial primary use of the RCC place type and being compatible with the current CA zoning around this node.
2. A CN rezoning is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan.

Action: Approved

Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the CN (Neighborhood Commercial) zone because it is consistent with the Comprehensive Plan and changing conditions in the area.

Date of Approval: 4/9/2026

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: 5/11/2026

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: