

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 7-L-26-DP

Related File Number: 7-SJ-26-C

Application Filed: 5/28/2026

Date of Revision:

Applicant: CMH HOMES INC

PROPERTY INFORMATION

General Location: East and west sides of Sycamore Breeze Rd, south side of Tipton Station Rd

Other Parcel Info.:

Tax ID Number: 148 C J 001, 072, 073

Jurisdiction: County

Size of Tract: 2.47 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential, Agriculture/Forestry/Vacant Land, Rural Residential

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density:

Planning Sector: South County

Plan Designation: SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 7611 SYCAMORE BREEZE RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), <4 DU/AC (pending)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Sycamore Estates
No. of Lots Proposed: 7 **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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for up to 7 detached residential lots, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 (Planned Residential) up to 4 du/ac
A. This PR zone district is approved for a maximum of 4 du/ac. The proposed density for the subdivision after the addition of the proposed lots is 3.86 du/ac.
B. The PR zone allows single family homes 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).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP
A. The property is within the SR (Suburban Residential) place type on the Future Land Use Map. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre. These areas may feature a range of lot sizes and housing sizes and styles, including some small-scale attached dwellings.
B. The scale of the single family homes is consistent with the SR place type and other residential houses in the general area.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. Implementation Policies 11,12, and 13 promote connectivity with new development, improve safety for all users, and provide alternative transportation options, respectively. There is currently about 0.66 miles of sidewalk along Tipton Station to the high school, and nearby subdivisions on Tipton Station have internal sidewalk systems. Condition #4 requires the applicant to repair any damages to the sidewalk along Tipton Station Rd resulting from this development, and Condition #5 requires the entrance road to be graded for future sidewalks.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville and 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. This development is in alignment with these goals.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 7 detached residential lots, subject to 1 condition.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:**
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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: