

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SJ-26-C

Related File Number: 7-L-26-DP

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: Access is via Sycamore Breeze Road, a proposed local street internal to the subdivision, with a proposed 25-ft pavement width within a proposed 50-ft right-of-way.

GENERAL LAND USE INFORMATION

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

Surrounding Land Use: North: Rural residential - RA(k) (Low Density Residential, with conditions)
South: Single family residential (under construction) - PR (Planned Residential) up to 4 du/ac
East: Rural residential - A (Agricultural)
West: Single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac

Proposed Use: Detached residential subdivision

Density: 3.86 du/ac

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) up to 4 du/ac

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: 7

Variances Requested: None.

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 Concept Plan subject to 7 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102), including but not limited to addressing reassignment for the existing residences that will access the new internal roads.
- 3) Implementation of the recommendations outlined in the Transportation Impact Analysis, prepared for CMH Homes Development by Ajax Engineering (Revised 12/14/2023), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit B). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
- 4) Replacement of all existing sidewalks disrupted by the proposed development.
- 5) Sycamore Breeze Rd must be graded to accommodate future sidewalks.
- 6) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: This proposal is for 7 lots on 2.47 acres in the Sycamore Estates subdivision, which is currently under construction. The subdivision removes 2 existing homes and adds 4 lots to a concept and development plan that was approved in 2024 (1-SC-24-C/1-B-24-DP). The addition of these 4 lots yields a total of 78 lots, which comprises approximately 20.21 acres (3.8 du/ac). The property was rezoned from PR (Planned Residential) up to 3.7 du/ac to PR up to 4 du/ac in June 2026 (5-J-26-RZ).

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the Concept Plan subject to 7 conditions.

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:

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: