

REZONING REPORT

FILE #:	7-O-26-RZ	AGENDA ITEM #:	12
POSTPONEMENT(S):	7/9/26	AGENDA DATE:	8/13/2026
APPLICANT:	RHONDA VINEYARD		
OWNER(S):	Marilyn and Michael Burnett, Evelyn Silvey		
TAX ID NUMBER:	39 024 (PARTIAL)	View map on KGIS	
JURISDICTION:	County Commission District 7		
STREET ADDRESS:	4628 CRIPPEN RD		
LOCATION:	South of side of Crippen Rd across from the terminus of Legend Oaks Ln		
APPX. SIZE OF TRACT:	18 acres		
GROWTH POLICY PLAN:	Planned Growth Area		
ACCESSIBILITY:	Access is via Crippen Road, a minor collector with a pavement width which varies between 18 ft and 19 ft within a right-of-way which varies between 40 ft and 50 ft.		
UTILITIES:	Water Source:	Hallsdale-Powell Utility District	
	Sewer Source:	Hallsdale-Powell Utility District	
FIRE DISTRICT:	Rural Metro Fire		
WATERSHED:	Beaver Creek		
CURRENT ZONING:	A (Agricultural)		
REQUESTED ZONING:	PR (Planned Residential)		
EXISTING LAND USE:	Agriculture/Forestry/Vacant Land		
DENSITY PROPOSED:	up to 3 du/ac		
EXTENSION OF ZONING:	This would not be an extension, but there is PR up to 3.5 du/ac directly to the north.		
HISTORY OF ZONING:	None noted.		
SURROUNDING LAND USE AND ZONING:	North:	Multifamily residential, single family residential - PR (Planned Residential) up to 3.5 du/ac	
	South:	Agriculture/forestry/vacant land - A (Agricultural)	
	East:	Agriculture/forestry/vacant land, single family residential - A (Agricultural)	
	West:	Public/ quasi public land (church), Agriculture/forestry/vacant land - A (Agricultural)	
NEIGHBORHOOD CONTEXT:	This area is comprised of attached and detached single family residential dwellings on a mix of lot sizes. Commercial, office, and industrial warehousing uses are concentrated along Maynardville Pike approximately 0.6 miles to the west. Halls Community Park is directly to the northwest.		
STAFF RECOMMENDATION:			
Deny the PR (Planned Residential) zone with up to 3 du/ac due to safety concerns with access.			

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 ZONES AFFECTED, OR IN THE COUNTY GENERALLY.

1. Since the early 1990s, zoning along Crippen Road has incrementally transitioned from A (Agricultural) to the PR (Planned Residential) with up to 3.5 to 5 du/ac and RA (Low Density Residential) zones.
2. Development trends in the surrounding area have been residential and commercial in nature. Commercial development has been concentrated along Maynardville Pike to the west, whereas residential development has been focused east of Maynardville Pike, consisting of single-family dwellings on a range of lot sizes and townhouse developments.
3. A 37-lot subdivision was built in 2020 approximately 850 ft west of the subject property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSES OF THE APPLICABLE ZONING ORDINANCE.

1. The PR zone is intended to provide optional methods of land development that encourage more imaginative solutions to environmental design problems and establish residential areas that are characterized by a unified building and site development program.
2. The rear of the subject property is relatively steep with slopes in the 15-25% and 25-40% ranges (Exhibit A: Slope Analysis). The PR zone would be appropriate to consider here, as it would allow density to be clustered away from the hillside.
3. Rezonings 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. The requested zoning would be compatible with the surrounding residential zoning, which consists of properties zoned PR from up to 3.5 to 5 du/ac, RA (Low Density Residential), and RB (General Residential).

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AN AMENDMENT.

1. The requested density of 3 du/ac could yield up to approximately 54 units.
2. The subject property is accessed from Crippen Road, a minor collector street. This section of Crippen Road curves along the majority of the property's frontage and does not have a shoulder on either side. Available sight distance to the east and west is questionable due to this curve, which is exacerbated by a vertical crest in the road (Exhibit B). Planning staff and Engineering staff requested a sight distance certification to confirm if an adequate line of sight is available. The road profile provided by the applicant is not adequate, as it was performed using KGIS, which cannot be used due to the application's margin of error.
3. Multiple automobile accidents have occurred along this curve on Crippen Road between 2016 and 2025 (Exhibit C), which raises safety concerns. The questionable sight distance due to the vertical curve on Crippen Road does not support increasing residential density at this site.
4. The PR zone ensures that site plans undergo a public review process and obtain Planning Commission approval of any proposed developments. The plan would be reviewed to determine whether the proposed development is compatible with the surrounding community.

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 majority of the subject property is designated SR (Suburban Residential) with a small sliver of property encompassing approximately 6,500 sq ft designated RC (Rural Conservation). Both place types allow consideration of the requested PR zone with up to 3 du/ac.
2. The PR zone is partially related to the SR and RC place types, and additional criteria must be met for partially related zones. The rezoning meets the first criterion, as the allowable housing types in the PR zone with up to 3 du/ac are consistent with the secondary uses recommended for both place types, such as attached residential.
3. The proposed rezoning is consistent with the Comprehensive Plan's Implementation Policy 5: Create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is within 350 ft of the Halls Senior Center, Halls Community Park, and Halls Greenway, which connects to the Halls Public Library to the north. Additionally, an array of retail and service-oriented uses are available along the Maynardville Pike commercial corridor to the west.
4. However, the requested zoning is not consistent with the Comprehensive Plan's Implementation Policy 9.3: Focus growth in areas already served by adequate infrastructure, and Implementation Policy 12: Improve safety for all users. As previously mentioned, the subject property is situated on a bend in Crippen Road with a notable history of automobile accidents and a vertical curve in the road that appears to limit visibility.
5. The subject property is within the Planned Growth Area of the Growth Policy Plan, which aims to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, and

offer a wide range of housing choices. The proposed rezoning aligns with the intent of the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 572 (average daily vehicle trips)

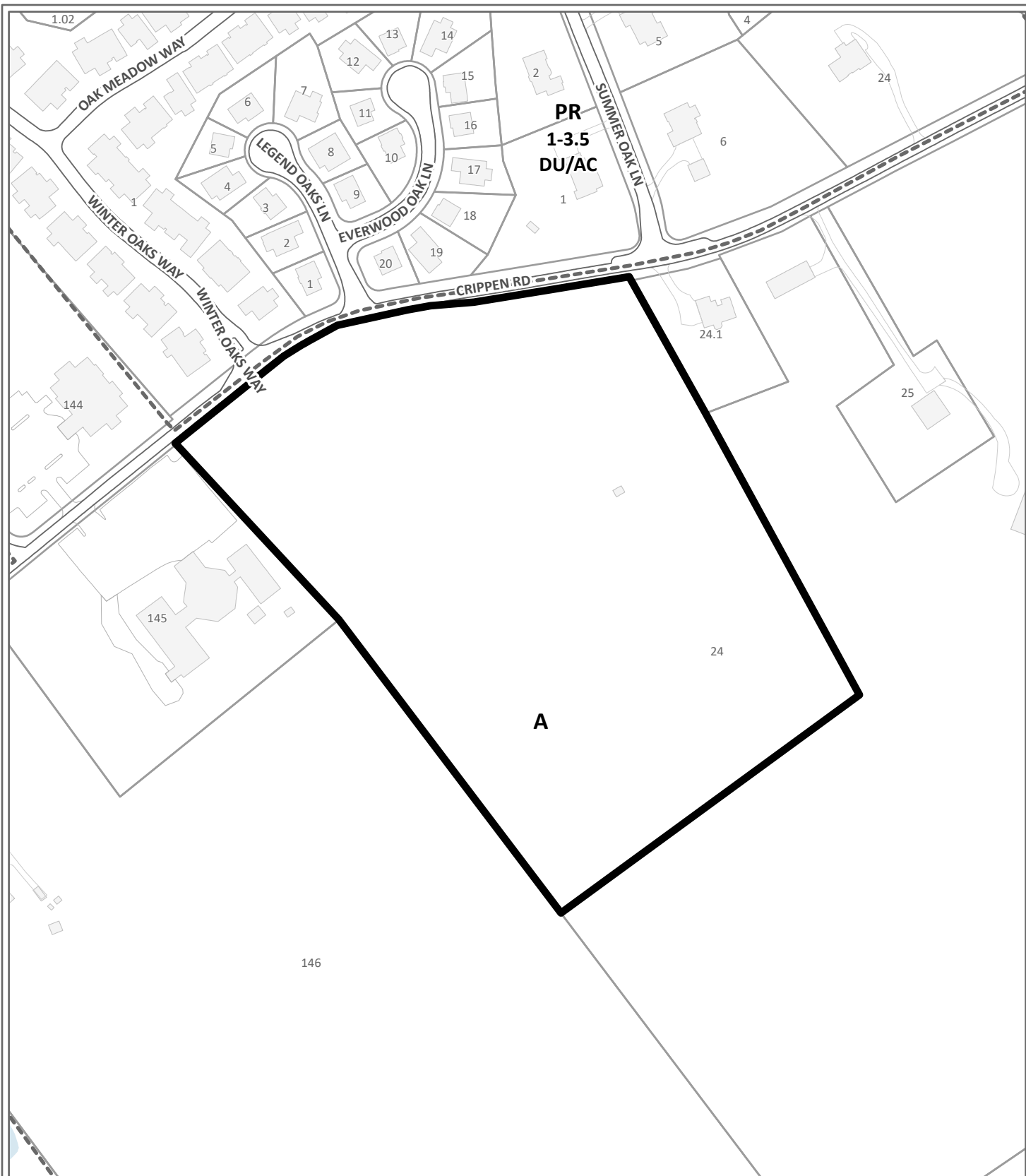
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 20 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls 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 9/21/2026. 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

7-O-26-RZ

Petitioner: Rhonda Vineyard



From: A (Agricultural)

To: PR (Planned Residential) 3 du/ac

Map No: 39

Jurisdiction: County



Original Print Date: 6/2/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

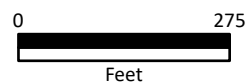
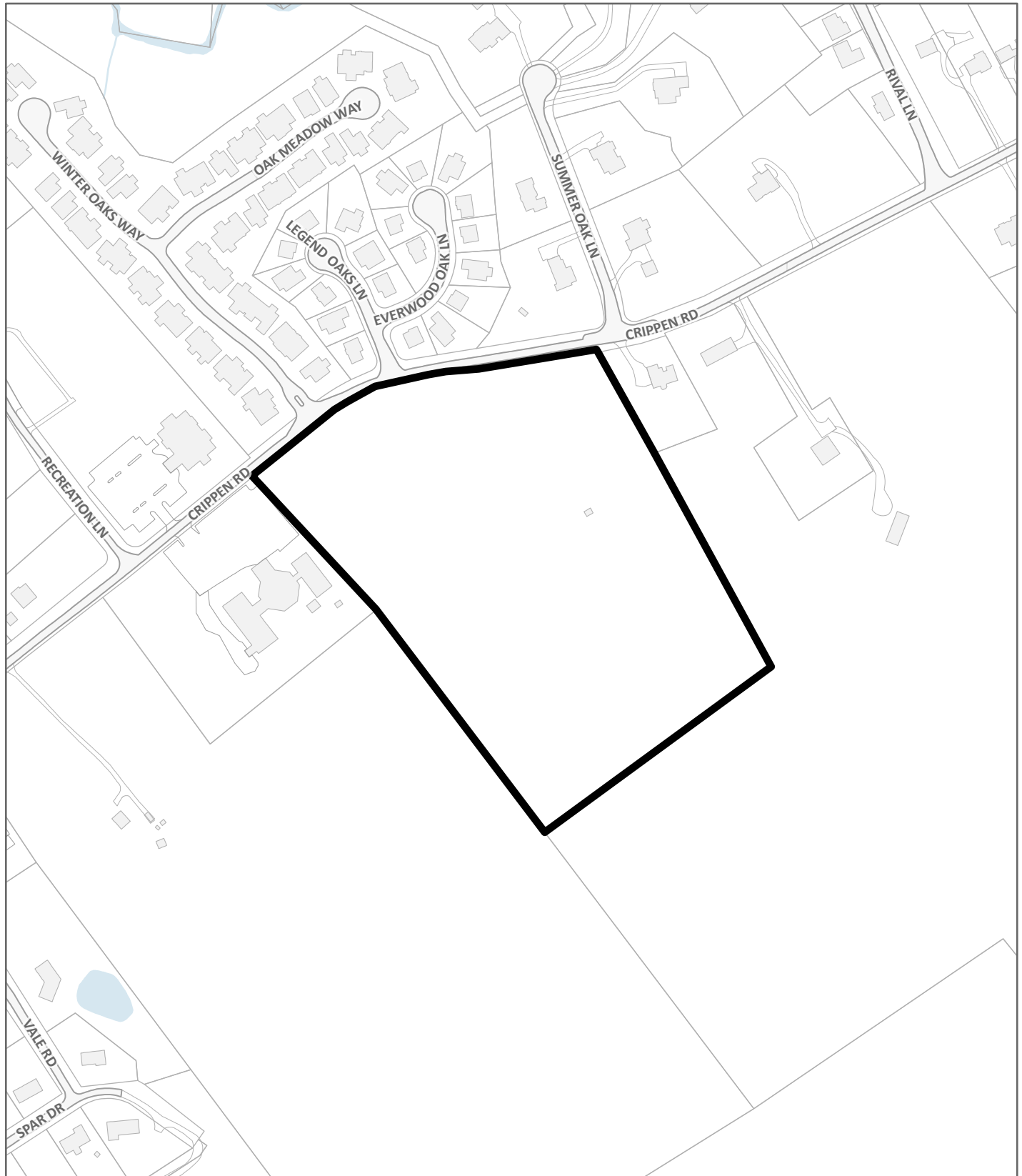


Exhibit A. Contextual Images

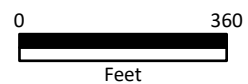


LOCATION MAP

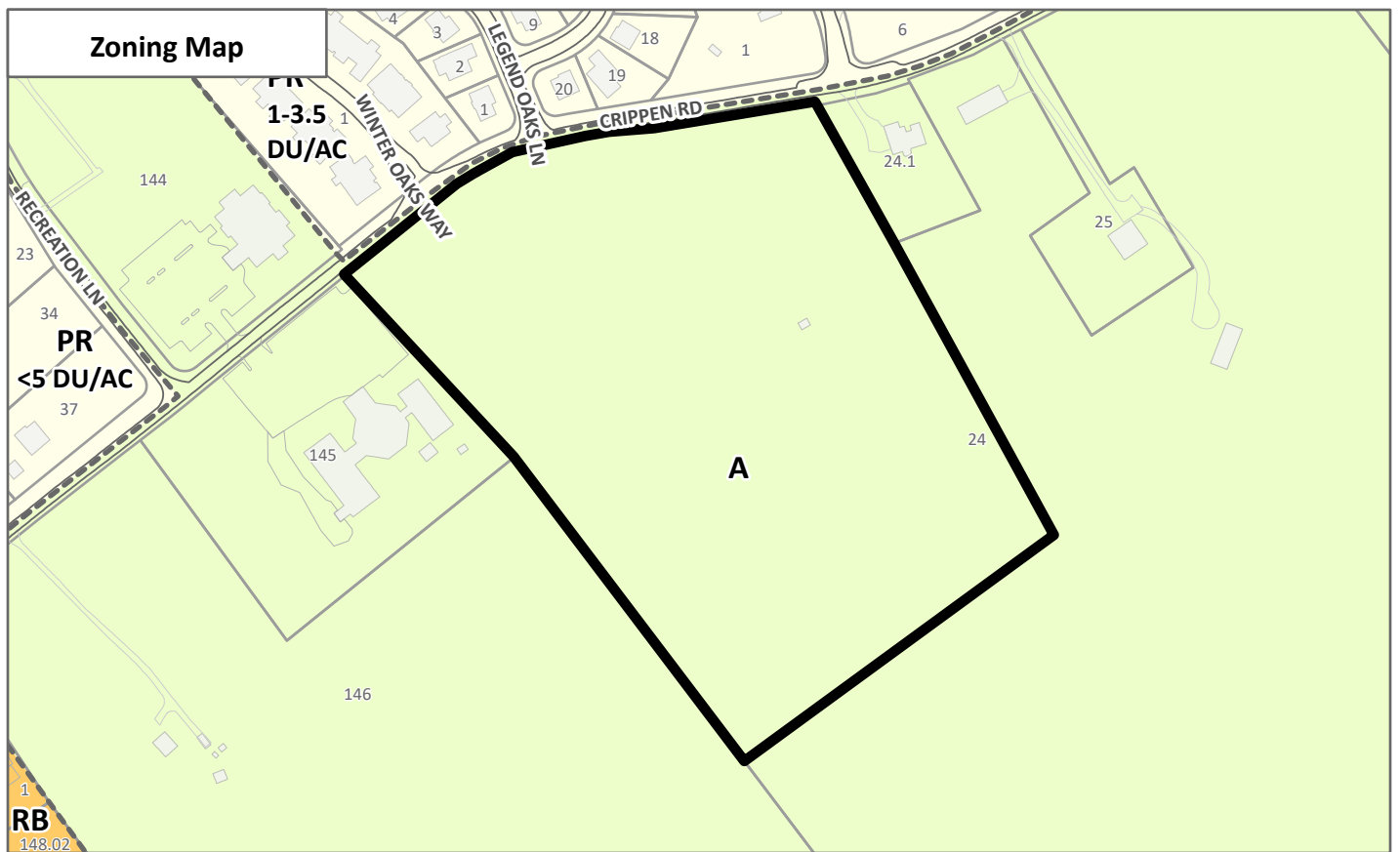
7-O-26-RZ



Case boundary



Zoning Map



Comprehensive Plan Map

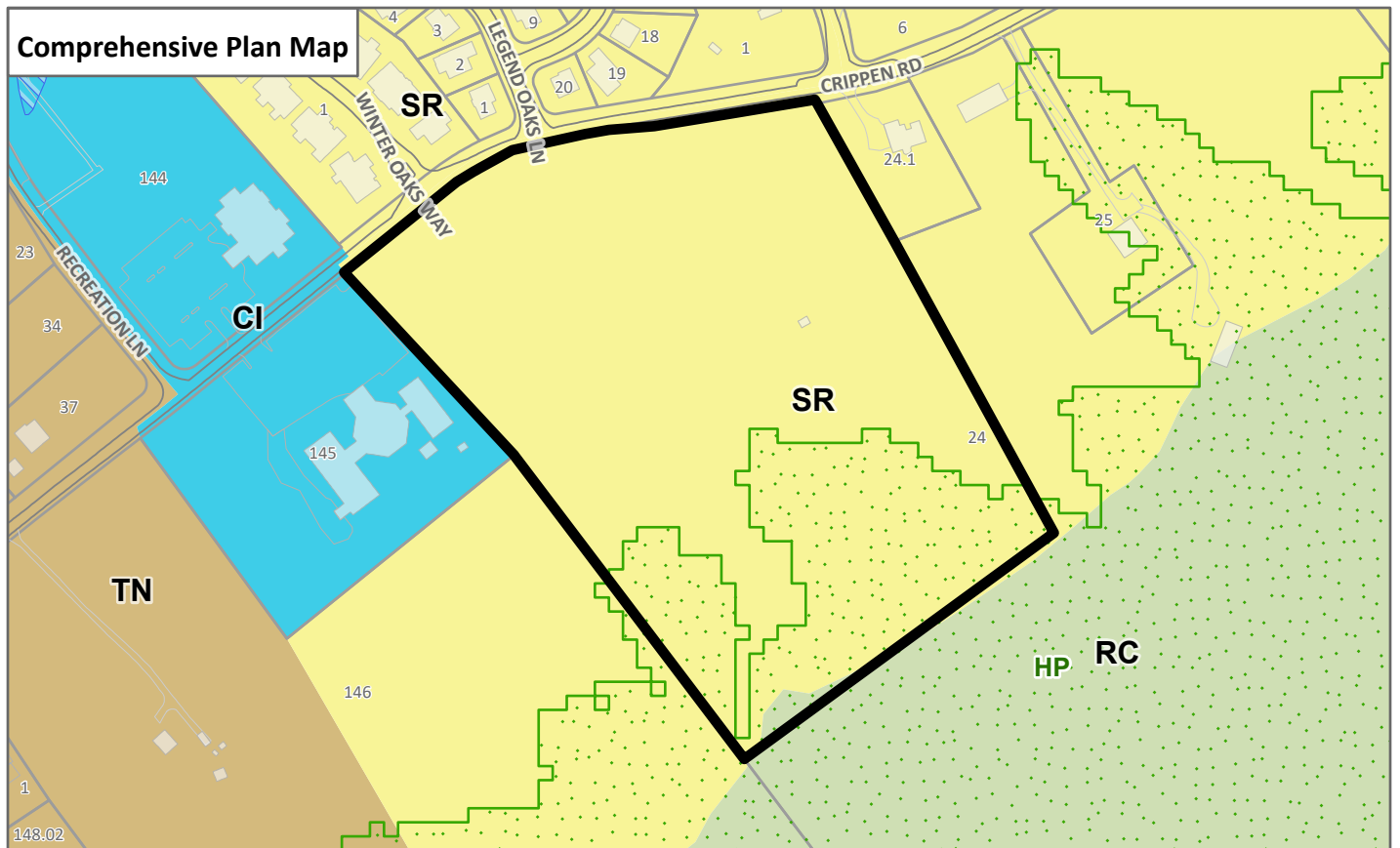
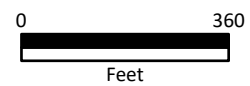


EXHIBIT A, CONTEXTUAL MAPS

7-O-26-RZ



Case boundary



Existing Land Use Map

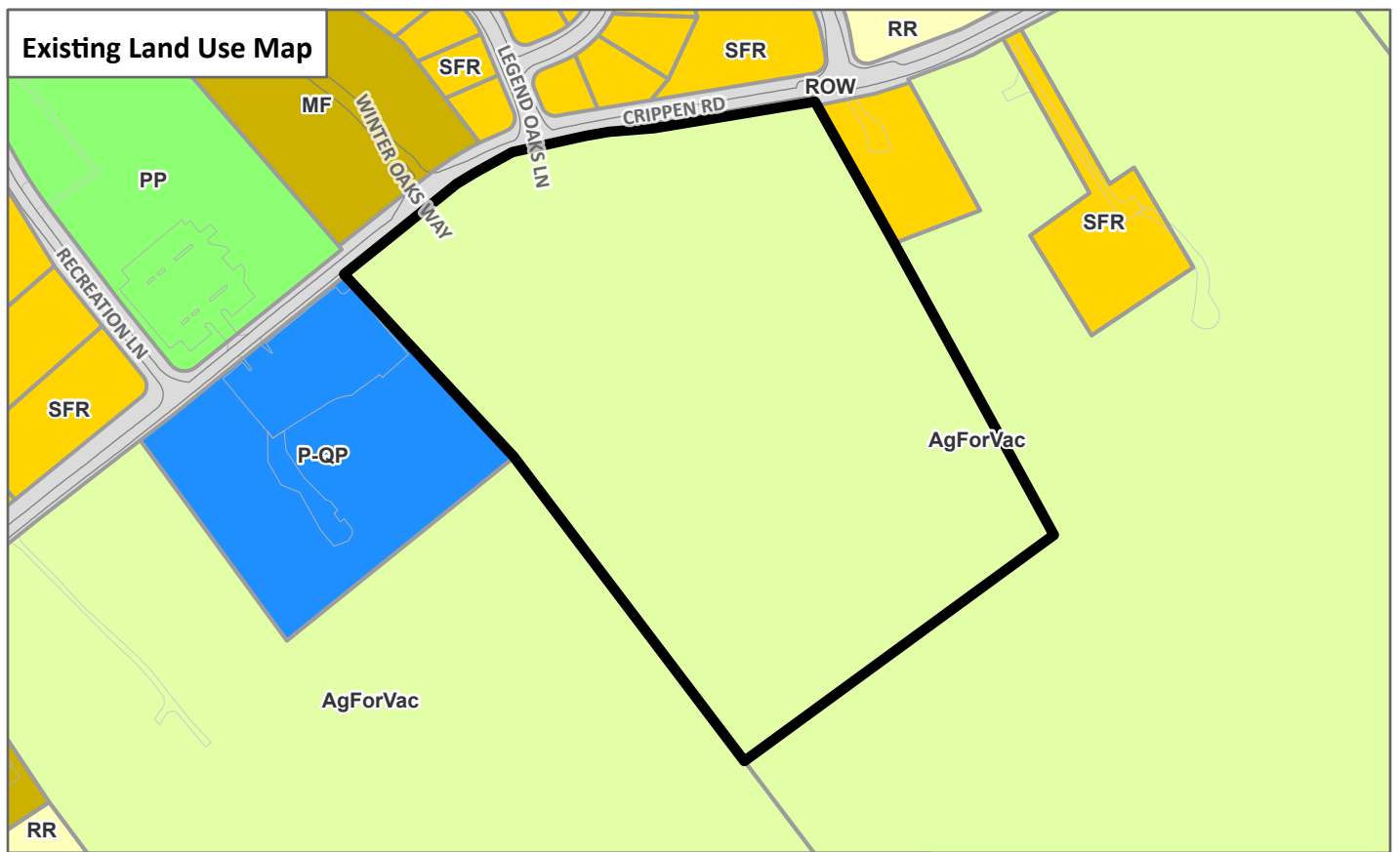


EXHIBIT A, CONTEXTUAL MAPS

7-O-26-RZ



Case boundary



Exhibit B. Contextual Images

Crippen Road looking west from
the terminus of Legend Oaks Lane



Crippen Road looking east from
the terminus of Winter Oaks Way



Exhibit B. Contextual Images

Crippen Road looking east towards
Winter Oaks Way



Crippen Road looking west towards
Legends Oaks Lane

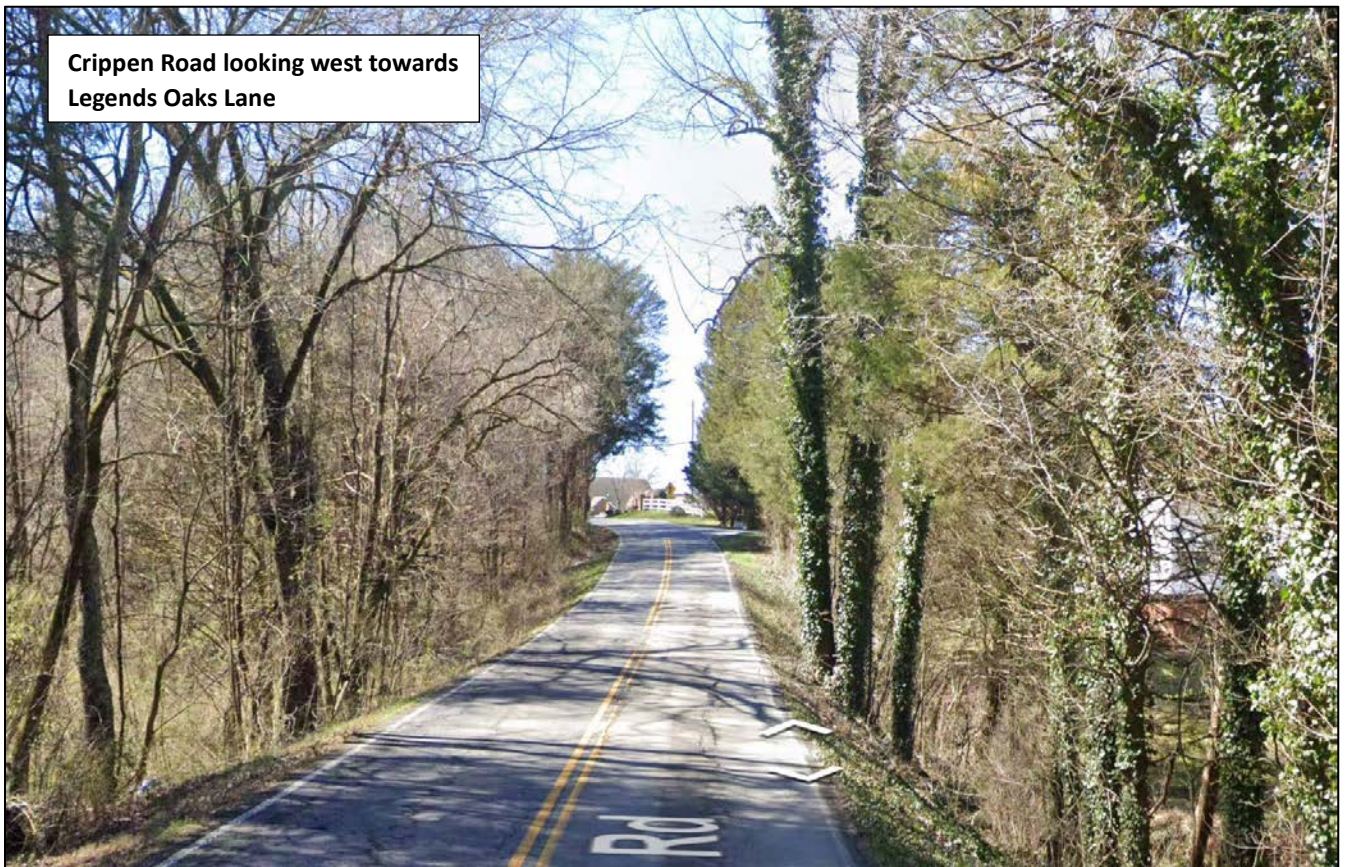
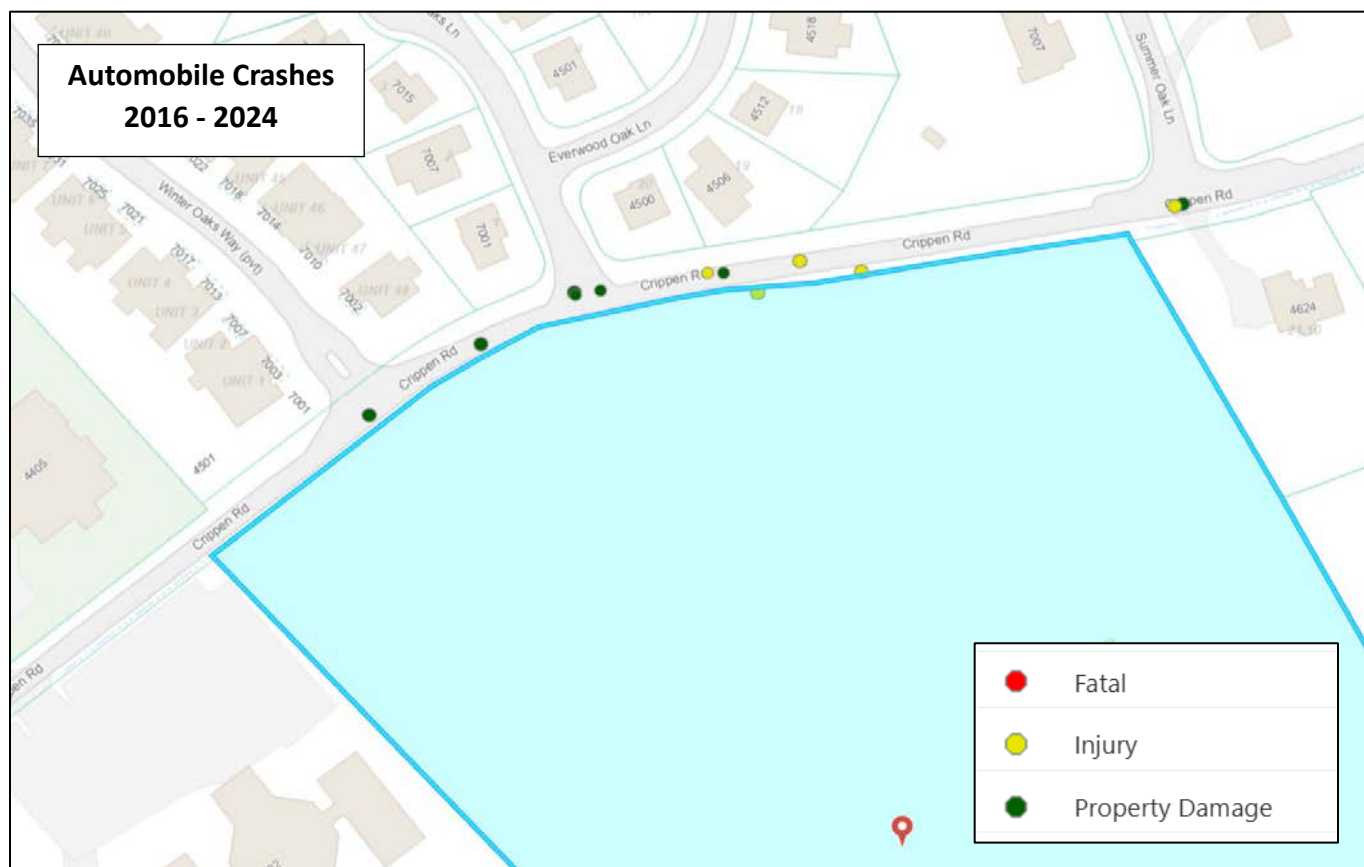


Exhibit C. Automobile Crashes



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

6/27/26

Date to be Posted

7/10/26

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Rhonda Vineyard

Applicant Signature

dotloop verified
05/28/26 9:23 PM EDT
TOCT-BLYW-QNC9-XSFL

Rhonda Vineyard

Applicant Name

05/04/2026

Date