

# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**File Number:** 1-A-23-UR                      **Related File Number:**  
**Application Filed:** 11/28/2022              **Date of Revision:**  
**Applicant:** TAYLOR D. FORRESTER

## PROPERTY INFORMATION

**General Location:** West side of French Rd, west of E Governor John Sevier Hwy  
**Other Parcel Info.:**  
**Tax ID Number:** 111 046.02,046.03                      **Jurisdiction:** County  
**Size of Tract:** 28.19 acres  
**Accessibility:** Access is via French Road, a local street with a pavement width of 16-ft within a right-of-way width of 69-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Private gun/ rifle shooting range                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** AG (Agricultural), HP (Hillside Protection)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:** This is a rural, forested area with single family residential dwellings on large lots and nearby commercial uses along E Governor John Sevier Highway.

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

**Street:** 0 FRENCH RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** AG (Agricultural), HP (Hillside Protection)  
**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: Mike Reynolds

Staff Recomm. (Abbr.): Withdraw the application as requested by the applicant.

Staff Recomm. (Full):

Comments: The subject property is approximately 28 acres in size with dense vegetation on the majority of the site. The existing natural topography of the property is steeply sloped with elevations ranging from approximately 900-ft up to 1100-ft. The property is bounded by A (Agricultural) zoned parcels and a CA (General Business) zoned parcel to the east.

A rifle range is a "use permitted on review" in the A (Agricultural) zone. The A zone district is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The A (Agricultural) zone allows for one (1) acre lot sizes for single family residential uses. Though this area is currently, sparsely populated, the residential development potential within a 1000-ft buffer of the property boundary could result in over 100 additional homes in this area based on the existing acreage zoned A (approximately 120 acres) within that buffer area, outside of the existing right-of-way.

Action: Withdrawn

Meeting Date: 4/13/2023

Details of Action:

Summary of Action: Withdraw the application as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 1/12/2023, 2/9/2023, 3/9/2023

Date of Withdrawal: 4/13/2023

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: