# **CASE SUMMARY**

# APPLICATION TYPE: PLAN AMENDMENT

#### SOUTH COUNTY SECTOR PLAN AMENDMENT

File Number: 1-H-24-SP Related File Number: 1-M-24-RZ

**Application Filed:** 11/28/2023 **Date of Revision:** 

Applicant: THUNDER MOUNTAIN PROPERTIES



### **PROPERTY INFORMATION**

**General Location:** Southwest side of Chapman Hwy, south side of Highland View Dr

Other Parcel Info.:

Tax ID Number: 150 B C 001 (PART OF) Jurisdiction: County

Size of Tract: 20.2 acres

Accessibility: Access is via Chapman Hwy, a four lane major arterial street with a continuous center turn lane with

120-160 ft of right-of-way; Highland View Dr, a minor collector street with a pavement width of 20 ft within a 50-ft right-of-way; Highland View Circle, a local street with a pavement width of 26 ft within a 50-ft right-of-way; and W. Simpson Rd, a local street with a pavement with of 15-16 ft within a 50 to 60-

ft right-of-way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** This area along Chapman Hwy is on the north side of Bays Mountain from Seymour (Sevier County)

and consists of a small commercial strip center, golf driving range, cemetery, and baseball fields.

Residential uses are primarily located on side streets, away from Chapman Hwy.

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

Street: 0 CHAPMAN HWY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), A (Agricultural)

Former Zoning: None noted

Requested Zoning: CA (General Business)

**Previous Requests:** 

**Extension of Zone:** Yes, this is an extension of the plan designations and zones.

History of Zoning: None noted

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# PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: MU-SD, SCo-1 (South Knox County Gateway), HP (Hillside Protection)

#### 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.):

Approve the MU-SCo-1 (South Knox County Gateway) land use classification, as specified in the case boundary map, because it is a minor extension that is compatible with surrounding development. The HP (Hillside Protection) areas would be retained.

Staff Recomm. (Full):

Comments:

The proposed sector plan amendment from LDR (Low Density Residential) to MU-SCo-1 (South Knox County Gateway) is for the portion of the parcel currently zoned and proposed to be zoned CA (approximately 20.2 acres).

NOTE: The acreage calculations are approximations based on measurements from KGIS. According to the property deed, the total acreage is 27 acres. The parcel's acreage based on the area measurement tool in KGIS is approximately 28.9 acres. For this reason, the acreage referencing the different portions of the property, including the associated rezoning for the western portion of the parcel (1-N-24-RZ), adds up to more than 27 acres.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

#### CHANGES OF CONDITIONS WARRANTING AN AMENDMENT OF THE LAND USE PLAN:

- 1. Recent development plan and rezoning approvals in the area include a 117-lot townhouse development (9.46 du/ac) along Chapman Hwy to the southeast (11-SD-21-C / 11-C-21-UR) and rezoning 64 acres to PR up to 2.8 du/ac on the east side of Sevierville Pike (11-F-21-RZ / 11-B-21-SP). 2. The Highland Ridge Subdivision to the west on Highland View Drive is a 125-acre property zoned PR up to 1.47 du/ac. The subdivision was originally approved in 2005 and then redesigned in 2019. Home construction started in 2022.
- 3. The other properties with the CA zone on the east side of Chapman Hwy have the GC (General Commercial) land use classification. Expansion of commercial zoning for the subject site may have been previously discouraged because of safety concerns with directly accessing Chapman Hwy and the two side streets. The safety improvements completed by the Tennesee Department of Transportation (TDOT) in 2022 have improved this situation.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. In 2022, the Tennessee Department of Transportation (TDOT) widened Chapman Highway to include a middle turn lane from the county line to the Highland View Drive intersection. These improvements included realigning the W. Simpson Road intersection and installing an eastbound deceleration lane at this intersection.
- 2. According to the TDOT website for the Chapman Hwy improvements, as of October 3, 2023, work on a new water line has moved to Simpson Road and is progressing north. A new gas line has been installed to Simpson Road.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification does not recognize the property's existing CA (General Business) zoning.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

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1. There has not been a significant change in construction in the area except for the buildout of homes

in the Highland Ridge subdivision to the west on Highland View Drive.

Action: Approved Meeting Date: 1/11/2024

**Details of Action:** 

Summary of Action: Approve the MU-SCo-1 (South Knox County Gateway) land use classification, as specified in the case

boundary map, because it is a minor extension that is compatible with surrounding development. The

HP (Hillside Protection) areas would be retained.

Date of Approval: 1/11/2024 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: 2/26/2024 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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