

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-L-24-RZ **Related File Number:** 7-I-24-PA
Application Filed: 11/28/2023 **Date of Revision:**
Applicant: THUNDER MOUNTAIN PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side of Chapman Hwy, south side of Whites School Rd
Other Parcel Info.:
Tax ID Number: 138 104 **Jurisdiction:** County
Size of Tract: 31.5 acres
Accessibility: Access is via Chapman Hwy, a four lane major arterial street with a continuous center turn lane within a 120 to 160-ft right-of-way; and Evans Rd, a local street with pavement width of 18 ft within a 30-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public Parks, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** PP (Public Parks), MU-SD (MU-SCO-1: South County), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 8744 CHAPMAN HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: PP (Public Parks), MU-SD (MU-SCO-1: South County), 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.):

Postpone the rezoning application to the August 8, 2024 Planning Commission meeting so the rezoning can be heard with the plan amendment.

Staff Recomm. (Full):

Comments:

The rezoning request from A (Agricultural) to CA (General Business) is for the approximate 31.5 acres in the southeast portion of the property that is not currently zoned CA. Approximately 7 acres of the property is currently zoned CA. If approved, the CA zoning will be on approximately 38.5 acres of the southeast portion of the parcel. Because this request requires a plan amendment in order to prevent creation of a nonconformity, Planning is recommending postponement of this item so it can be heard concurrently with the plan amendment at the August 8, 2024 Planning Commission meeting.

Action:

Approved with Conditions

Meeting Date: 7/11/2024

Details of Action:

Approve the CA (General Business) zone for the portion of the parcel presented in Exhibit C because it is an extension of the CA zoning and consistent with the recommended place type, subject to one condition: Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type.

Summary of Action:

Approve the CA (General Business) zone for the portion of the parcel presented in Exhibit C because it is an extension of the CA zoning and consistent with the recommended place type, subject to one condition: Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type.

Date of Approval:

7/11/2024

Date of Denial:

Postponements: 6/13/2024

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/19/2024

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: