

CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



File Number: 10-A-19-PD **Related File Number:**
Application Filed: 8/23/2019 **Date of Revision:**
Applicant: ANCIENT LORE VILLAGE

PROPERTY INFORMATION

General Location: East side of Chapman Highway, north and south side of Nixon Road, west side of John Norton Road, and west side of Sevierville Pike.
Other Parcel Info.:
Tax ID Number: 124 127.04, 127.05, 179, 185, OTHER: 185.07, 185.08 A **Jurisdiction:** City and County
Size of Tract: 69.84 acres
Accessibility: Access is via Chapman Highway, a major arterial street with a five lane street section within a 140' right-of-way, Nixon Road, a local street with a 15' pavement width within a 30' foot right-of-way, and Sevierville Pike, a major collector street, with a 19' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land
Surrounding Land Use:
Proposed Use: A Planned Development under the Knoxville and Knox County Zoning Ordinances. **Density:**
Sector Plan: South County **Sector Plan Designation:** Low Density Residential, Hillside Protection and G
Growth Policy Plan: Urban and Planned Growth Area
Neighborhood Context: The immediate area is a mix of rural residential, agricultural, vacant and forested lands. The site is within 500' feet of the commercial node at Chapman Highway and Governor John Sevier Highway.

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

Street: 211 Nixon Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), A-1 (General Agricultural), R-2 (General Residential) & C-4 (Highway and Arterial Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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:

Tom Brechko

Staff Recomm. (Abbr.):

WITHDRAW as requested by the applicant.

Staff Recomm. (Full):

Comments:

The applicant has submitted an overall site Concept Plan for Ancient Lore Village at Boyd Hollow, a proposed thematic story resort. The 69.84 acre site is located between Chapman Highway and Sevierville Pike along the north and south side of Nixon Road. The application has been submitted for review as a Planned Development project. The site is located within both Knox County and the City of Knoxville and is subject to review and approval by both jurisdictions.

The Planned Development approval process in the City of Knoxville is incorporated in the updated City of Knoxville Zoning Ordinance, which was adopted on August 13, 2019 with an effective date of January 1, 2020. The Planned Development Ordinance (O-19-8-102) for Knox County, which authorizes this approval process in the County, had a first reading by Knox County Commission on August 26, 2019. At their meeting on September 23, 2019, Knox County Commission remanded the County's Planned Development ordinance amendment to the Planning Commission to address public comments.

The Planning Commission cannot consider the request for any action until after the Planned Development procedure is in effect in both the City of Knoxville and Knox County. At this time, the earliest date would be January 9, 2020.

Action:

Postponed

Meeting Date: 1/9/2020

Details of Action:

Summary of Action:

WITHDRAW as requested by the applicant.

Date of Approval:

Date of Denial:

Postponements: 10/10/2019

Date of Withdrawal:

1/9/2020

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Chancery Court

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: