

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

COUNTY COMPREHENSIVE PLAN AMENDMENT



File Number: 7-I-24-PA **Related File Number:** 1-L-24-RZ
Application Filed: 11/28/2023 **Date of Revision:** 6/11/2024
Applicant: THUNDER MOUNTAIN PROPERTIES

PROPERTY INFORMATION

General Location: Northeast side of Chapman Hwy, east and west sides of Evans Rd, southwest of Sevierville Pike
Other Parcel Info.:
Tax ID Number: 138 104 (PART OF) **Jurisdiction:** County
Size of Tract: 38 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; and Evans Rd, a local street with pavement width of 16 ft within 30 ft of 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:** TN (Traditional Neighborhood), POS (Parks and Open Space)
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 (on the subject property). Residential uses are primarily located on side streets, away from Chapman Hwy.

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: Yes, from the southeast
History of Zoning: There are active applications for other portions of the property to PR < 3 du/ac (1-K-24-RZ) and PR < 5 du/ac (7-W-24-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-Use), HP (Hillside Protection)

Requested Plan Category: CMU (Corridor Mixed-Use), 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.): Postpone the plan amendment application to the August 8, 2024 Planning Commission meeting so it can be heard according to the quarterly schedule specified in the Knox County Comprehensive Land Use and Transportation plan.

Staff Recomm. (Full):

Comments: When the rezoning application was originally submitted in November 2023, a sector plan amendment to MU-SD, MU-SCO-1 (South Knox County Gateway) was included in the application (1-G-24-SP). That request was tabled at the January 11, 2024 Planning Commission meeting. However, on April 22, 2024, the Knox County Commission approved the Knox County Comprehensive Land Use and Transportation Plan, after which the General Plan and all associated sector plans were no longer applicable in Knox County. With the untabling of the sector plan amendment application, it was revised to a comprehensive plan amendment application. Per the Knox County Comprehensive Plan, Implementation Action I.M.1, plan amendments are to be heard by the Planning Commission quarterly, and the next available meeting is the August 2024 agenda.

The place types on the property are currently TN (Traditional Neighborhood), POS (Parks and Open Space), TCMU (Town Center Mixed-use), and HP (Hillside Protection). The proposed place type for the plan amendment is CMU (Commercial Mixed-use) and HP (Hillside Protection).

Action: Approved **Meeting Date:** 7/11/2024

Details of Action: Approve the CMU (Corridor Mixed-Use) place-type for the portion of the parcel shown in Exhibit B because of changes of conditions in the area and because it supports the policies and actions of the comprehensive plan, including but not limited to: incentivizing walkable, Mixed-use centers, corridors, and neighborhood nodes as the preferred form of commercial development; encourage coordination among economic development partners; and support opportunities for innovation and growth of our local economy. The HP (Hillside Protection) will be retained.

Summary of Action: Approve the CMU (Corridor Mixed-Use) place-type for the portion of the parcel shown in Exhibit B because of changes of conditions in the area and because it supports the policies and actions of the comprehensive plan, including but not limited to: incentivizing walkable, Mixed-use centers, corridors, and neighborhood nodes as the preferred form of commercial development; encourage coordination among economic development partners; and support opportunities for innovation and growth of our local economy. The HP (Hillside Protection) will be retained.

Date of Approval: 7/11/2024 **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: 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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: