

# REZONING REPORT

▶ **FILE #:** 1-K-24-RZ

**AGENDA ITEM #:** 28

**AGENDA DATE:** 1/11/2024

▶ **APPLICANT:** THUNDER MOUNTAIN PROPERTIES

OWNER(S): B. Chris Arnold Thunder Mountain Properties

TAX ID NUMBER: 138 104 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8744 CHAPMAN HWY

▶ **LOCATION:** Northeast side of Chapman Hwy, south side of Whites School Rd

▶ **APPX. SIZE OF TRACT:** 103 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

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; Whites School Rd, a local street with pavement width of 18-22 ft within a 30-ft right-of-way; and Evans Rd, a local street with pavement width of 18 ft within a 30-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT ZONING:** RA (Low Density Residential), A (Agricultural)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** up to 3 du/ac

EXTENSION OF ZONE: No, this is not an extension.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural)

South: Commercial, agricultural/forestry/vacant land, single family residential, Chapman Hwy right-of-way - CA (General Business), A (Agricultural)

East: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural)

West: Public-quasi public, agricultural/forestry/vacant land, single family residential, Chapman Hwy right-of-way - A (Agricultural), CA (General Business)

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.

---

**STAFF RECOMMENDATION:**

- **Table the rezoning application as requested by the applicant.**

**COMMENTS:**

This request to "table" the application will keep the application active for 1 year from the date it is tabled. For the application to be back on the Planning Commission agenda for consideration of approval, the applicant must request that it be untabled at a regularly scheduled meeting and then it will be on the agenda the following month for consideration. If the application is not untabled within 1 year, it will be withdrawn.

The rezoning request from A (Agricultural) and RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac is for the approximate 103.2 acres in the northwest portion of the property. Approximately 60 acres of the property is currently zoned RA and 43 acres zoned A. The property is designated LDR (Low Density Residential) on the South County Sector Plan, and approximately 79 acres are within the HP (Hillside Protection) area.

ESTIMATED TRAFFIC IMPACT: 2849 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 67 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



# Request to Postpone • Table • Withdraw

Thunder Mountain Properties

12/22/2023

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1/11/2024

Scheduled Meeting Date

1-K-24-RZ

File Number(s)

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Applicant Signature

Taylor D. Forrester o/b/o Thunder Mountain Properties

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

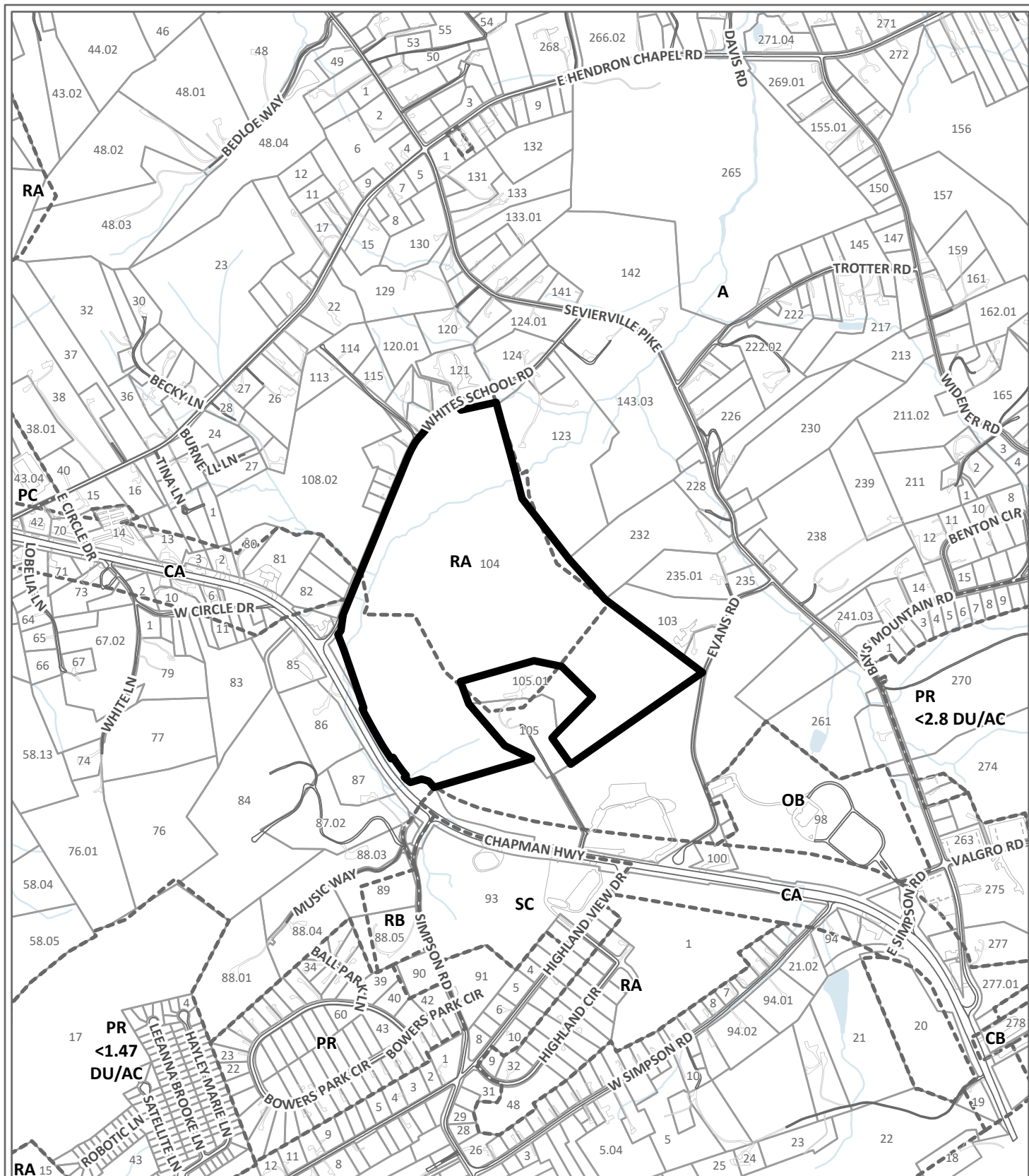
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**REZONING**

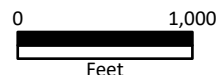
**1-K-24-RZ**

**Petitioner:** Thunder Mountain Properties



**From:** RA (Low Density Residential), A (Agricultural)  
**To:** PR (Planned Residential)

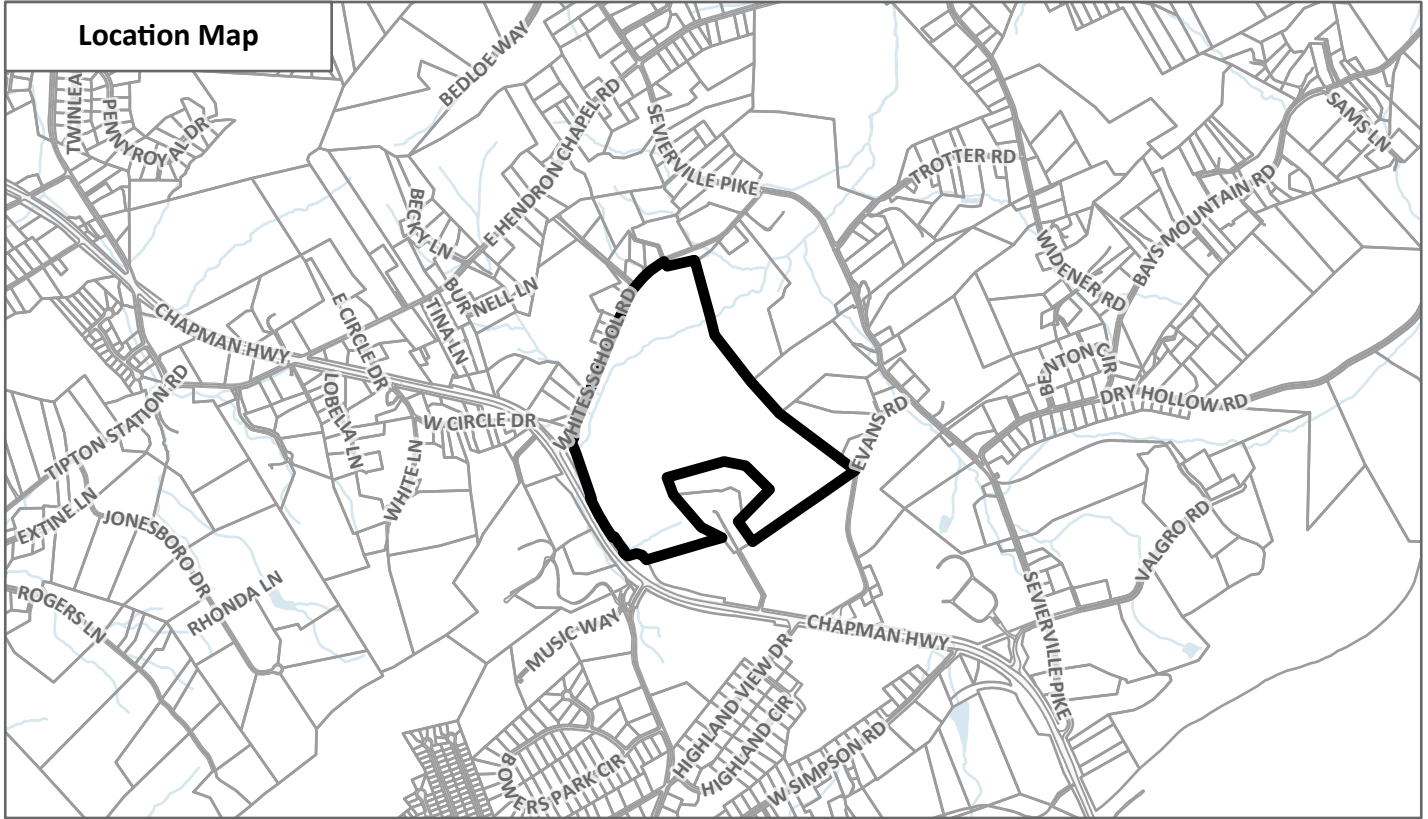
**Map No:** 138  
**Jurisdiction:** County





# Exhibit A. Contextual Images

Location Map



Aerial Map

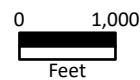


CONTEXTUAL MAPS 1

1-K-24-RZ



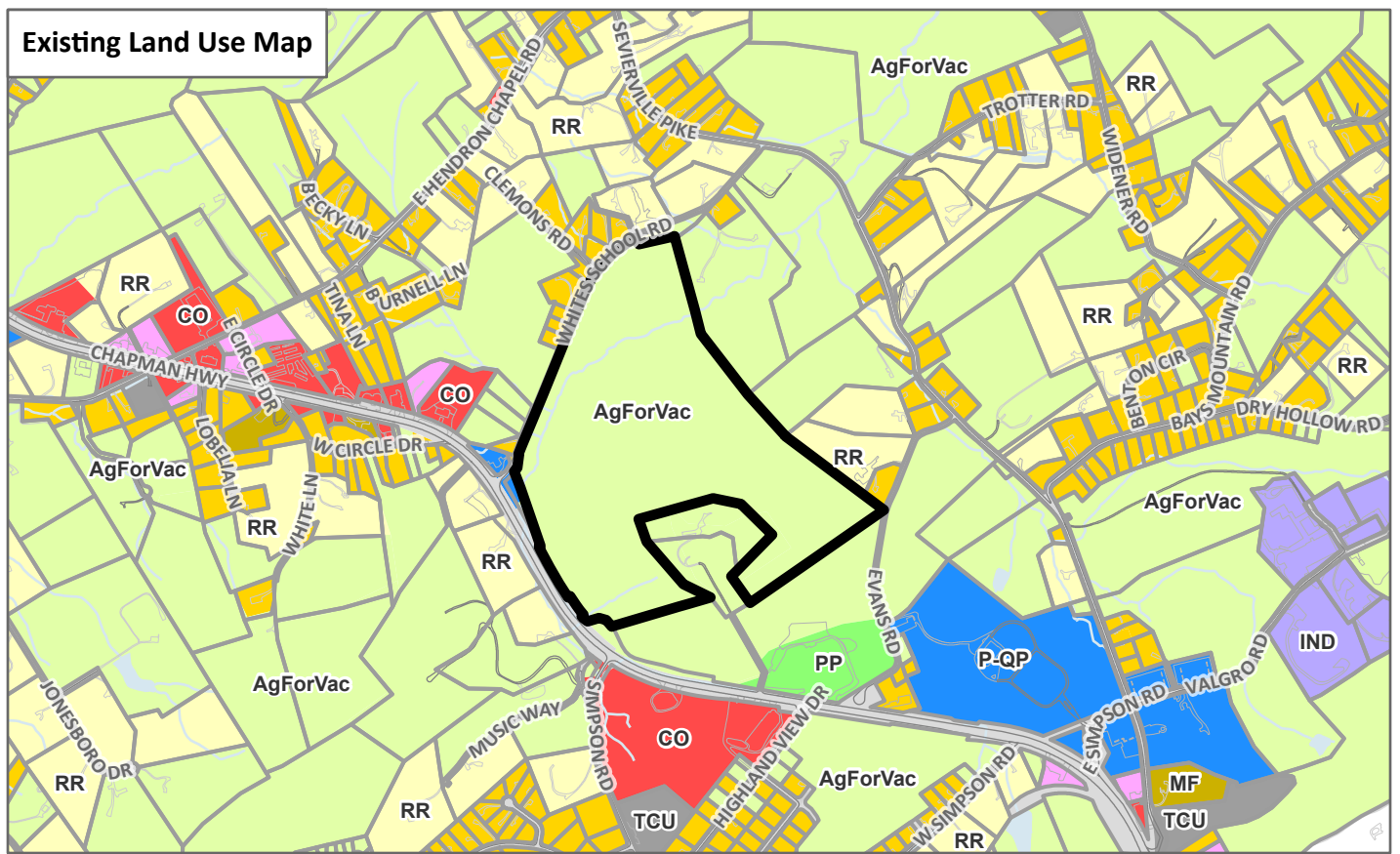
Case boundary







Existing Land Use Map

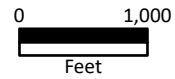


CONTEXTUAL MAPS 3

1-K-24-RZ

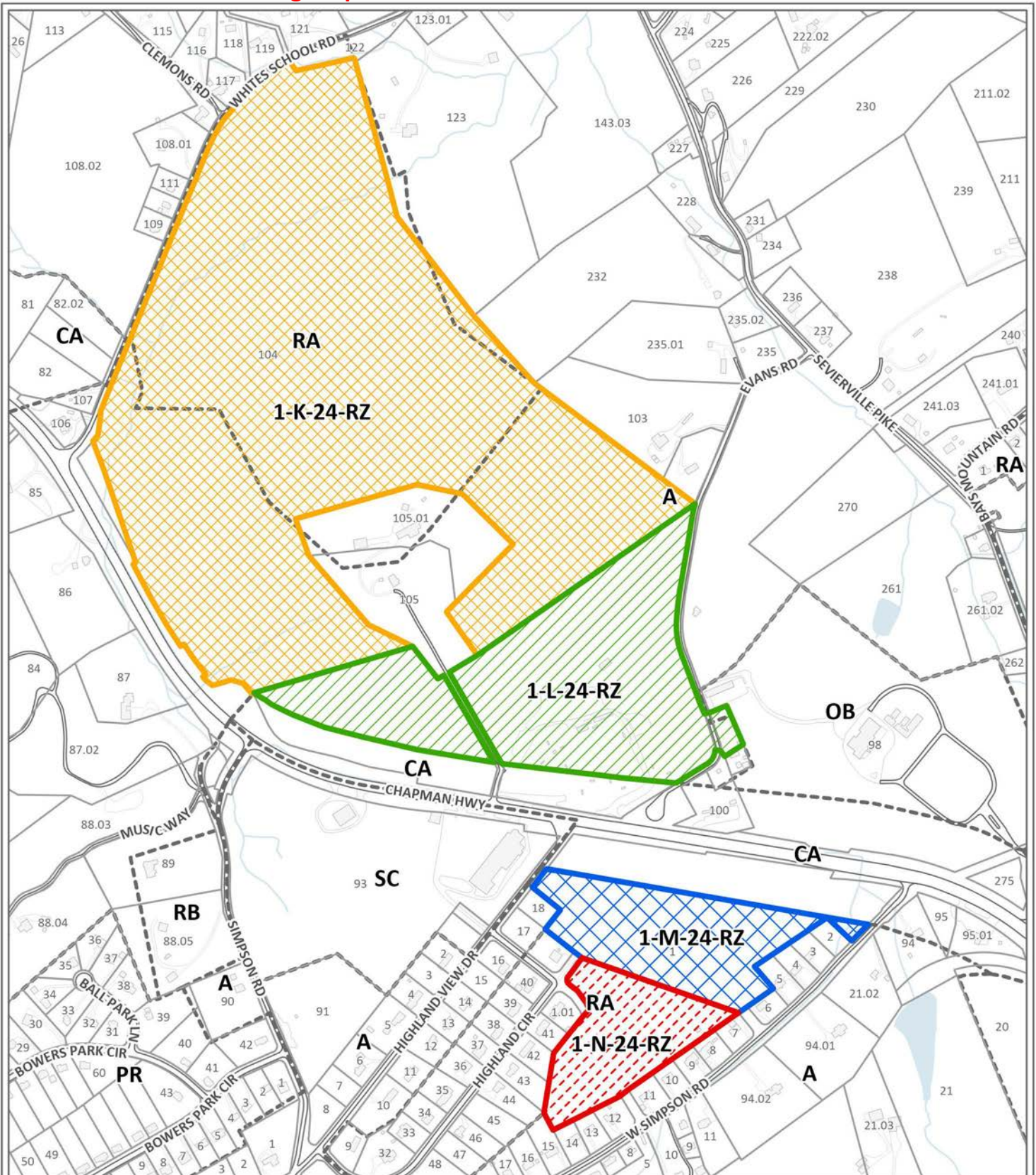


Case boundary





# Exhibit B. Related Rezoning Requests



## REZONING

-  From A to CA
-  From RA, A to CA
-  From RA to PR
-  From RA, A to PR

**Original Print Date:** 12/21/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

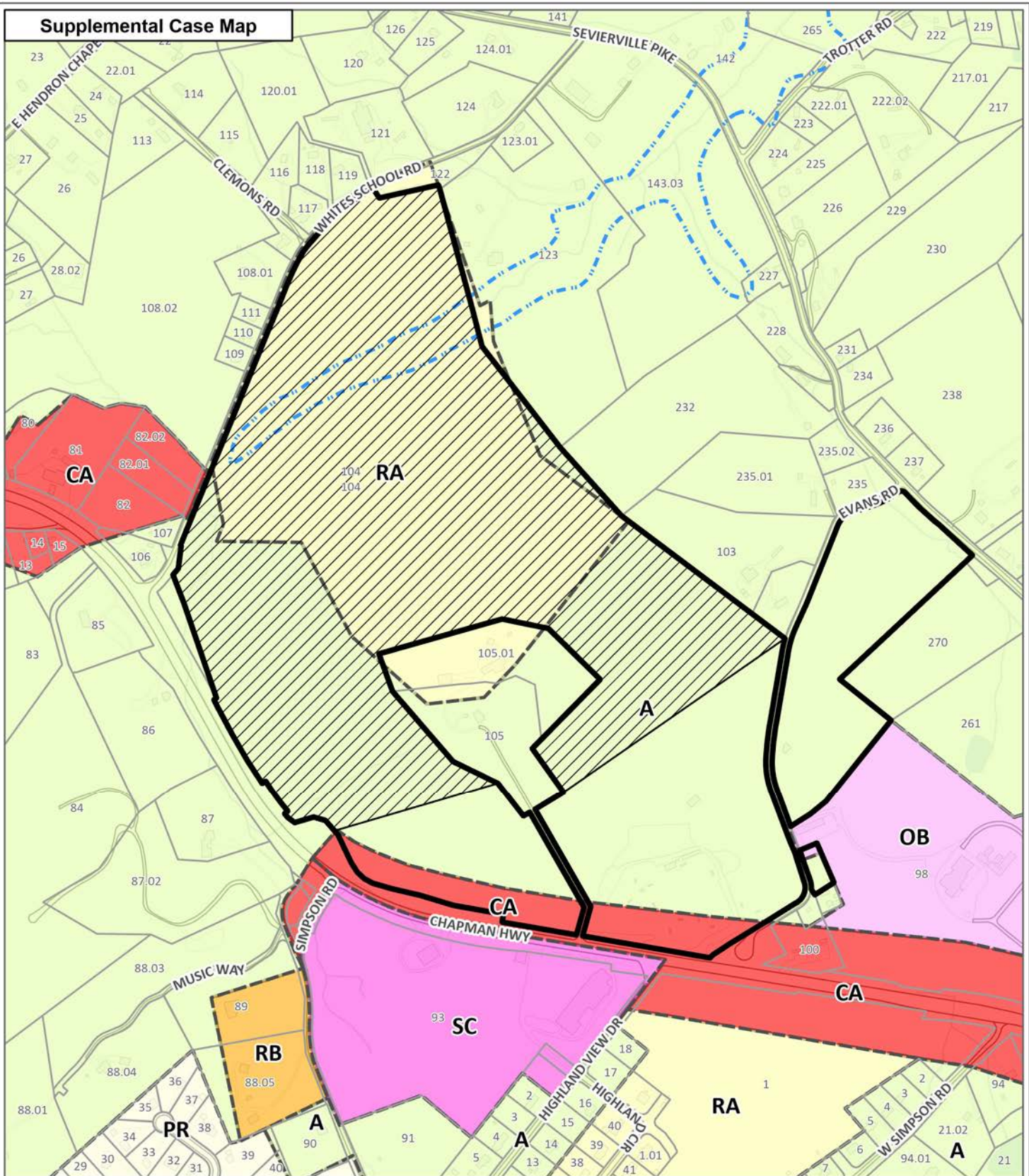
**Petitioner:** Thunder Mountain Properties

**Map No:** 138 and 150  
**Jurisdiction:** County





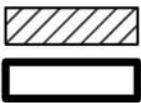
**Supplemental Case Map**



**REZONING**

**1-K-24-RZ**

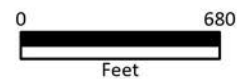
**Petitioner:** Thunder Mountain Properties



Area requested for rezoning within parcel

Boundary for parcel 138 104

**Map No:** 138  
**Jurisdiction:** County

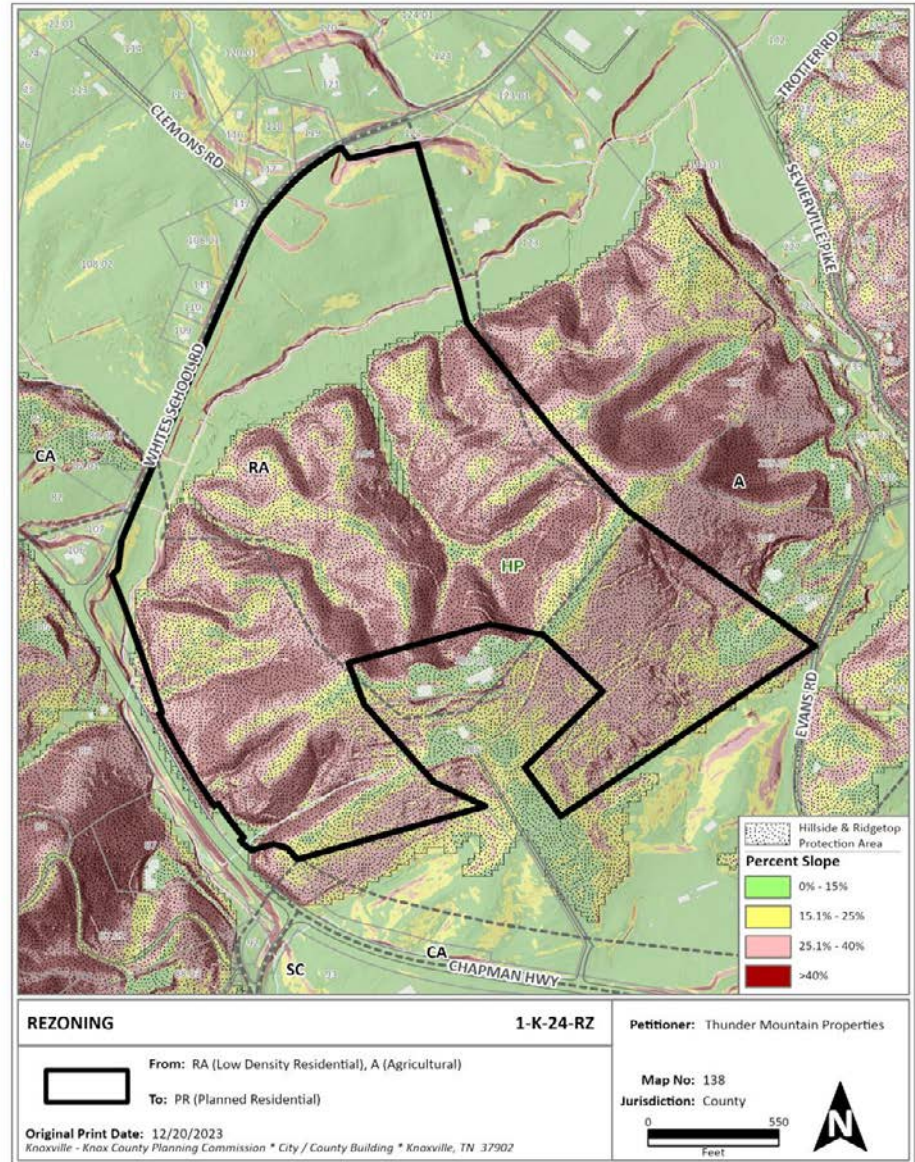


**Original Print Date:** 1/3/2024

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>103.5</b>		
Non-Hillside	24.5	N/A	
0-15% Slope	5.4	100%	5.4
15-25% Slope	16.3	50%	8.1
25-40% Slope	31.9	20%	6.4
Greater than 40% Slope	25.5	10%	2.5
Ridgetops			
<b>Hillside Protection (HP) Area</b>	79.0	Recommended disturbance budget within HP Area (acres)	<b>22.4</b>
		Percent of HP Area	<b>28.4%</b>







# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

### Thunder Mountain Properties

Applicant Name		Affiliation
<b>11/28/2023</b>	<b>1/11/2024</b>	<b>1-K-24-RZ</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

**Robert G. Campbell, PE Robert G. Campbell and Associates**

Name / Company

**7523 Taggart Ln. Ln. Knoxville TN 37938**

Address

**865-947-5996 / rcampbell@rgc-a.com**

Phone / Email

### CURRENT PROPERTY INFO

<b>B. Chris Arnold Thunder Mountain Prop</b>	<b>8744 Chapman Hwy Knoxville TN 37920</b>	<b>423-871-3430 / bcarnold1@outl</b>
Owner Name (if different)	Owner Address	Owner Phone / Email

**8744 CHAPMAN HWY**

Property Address

**138 104 (part of)**

Parcel ID	Part of Parcel (Y/N)?	Tract Size
		<b>110.46 acres</b>

**Knox-Chapman Utility District**

Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

**Northeast side of Chapman Hwy, south side of Whites School Rd**

General Location

<input type="checkbox"/> City	<b>Commission District 9</b>	<b>RA (Low Density Residential), A (Agricultural)</b>	<b>Agriculture/Forestry/Vacant Land</b>
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

<b>South County</b>	<b>LDR (Low Density Residential), HP (Hillside Protection), S</b>	<b>Planned Growth Area</b>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)

### up to 3 du/ac

Proposed Density (units/acre)    Previous Zoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$5,000.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature    **Thunder Mountain Properties**    **11/28/2023**  
Please Print    Date

Phone / Email

Property Owner Signature    **B. Chris Arnold Thunder Mountain Properties**    **11/28/2023**  
Please Print    Date





# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

## Thunder Mountain Properties

Applicant Name		Affiliation	
Date Filed	Meeting Date (if applicable)	File Number(s)	

**CORRESPONDENCE** *All correspondence related to this application should be directed to the approved contact listed below.*

Applicant  
  Property Owner  
  Option Holder  
  Project Surveyor  
 **Engineer**  
 Architect/Landscape Architect

<b>Robert G. Campbell</b>		<b>RGC&amp;A</b>	
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	ZIP
865-947-5996	rcampbell@rgc-a.com		
Phone	Email		

**CURRENT PROPERTY INFO**

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
8744 Chapman Highway	138 104	
Property Address	Parcel ID	
Knox Chapman	Knox Chapman	N
Sewer Provider	Water Provider	Septic (Y/N)

**STAFF USE ONLY**

General Location	Tract Size	
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
		Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan     Use on Review / Special Use     Hillside Protection COA
- Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

- Combine Parcels     Divide Parcel

Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements \_\_\_\_\_

ZONING REQUEST

Pending Plat File Number

Zoning Change

**PR (portion of the property shown on the attached map)**

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

**3 du/ac**

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

STAFF USE ONLY

PLAT TYPE

- Staff Review     Planning Commission

ATTACHMENTS

- Property Owners / Option Holders     Variance Request

ADDITIONAL REQUIREMENTS


- Design Plan Certification (*Final Plat*)
- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

  
Applicant Signature

**Thunder Mountain Properties**

Please Print

*11-27-2023*  
Date

*423-871-3430*  
Phone Number

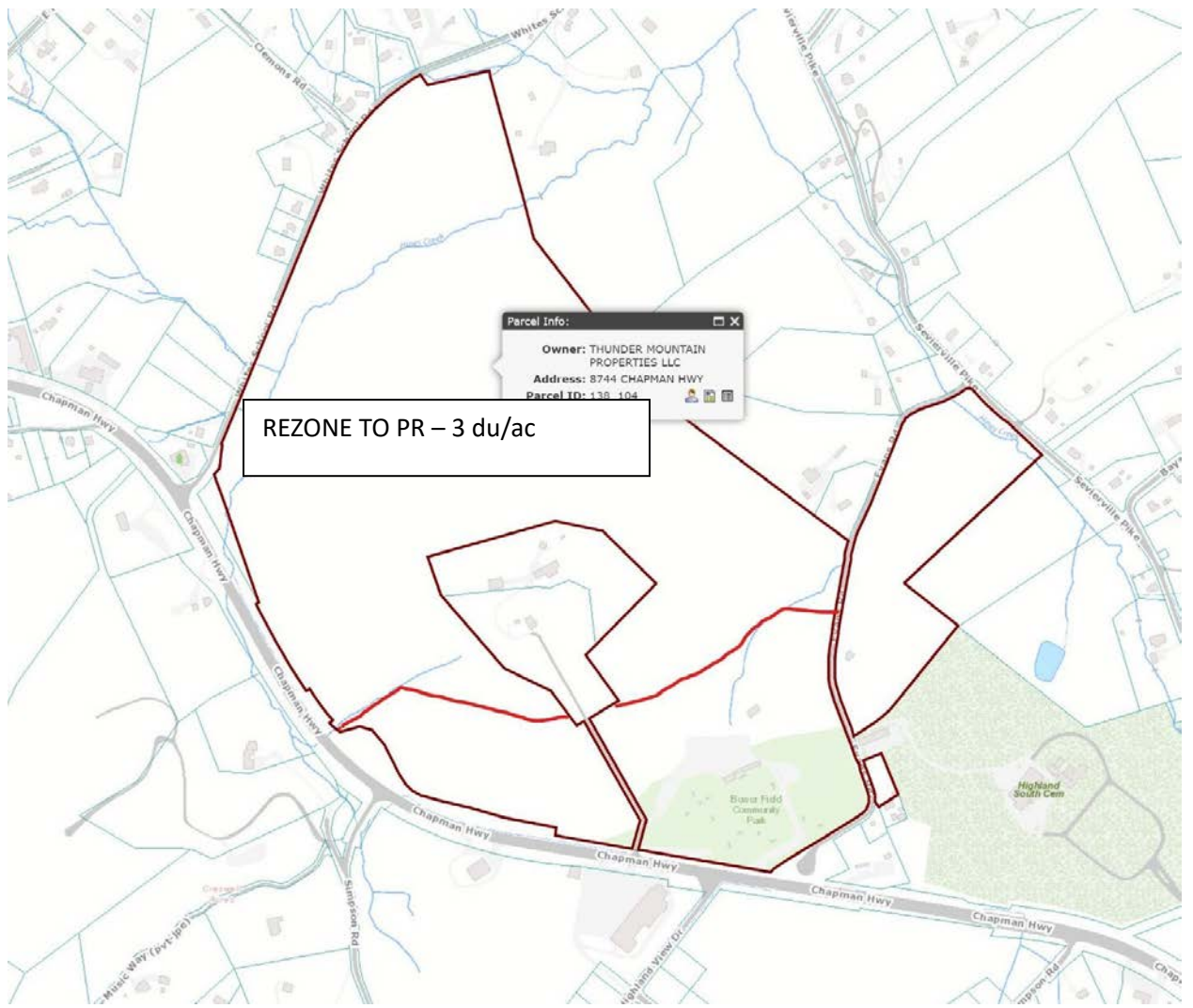
*bcarnold1@outlook.com*  
Email

  
Property Owner Signature

*B. Chris Arnold*  
Please Print

Date Paid

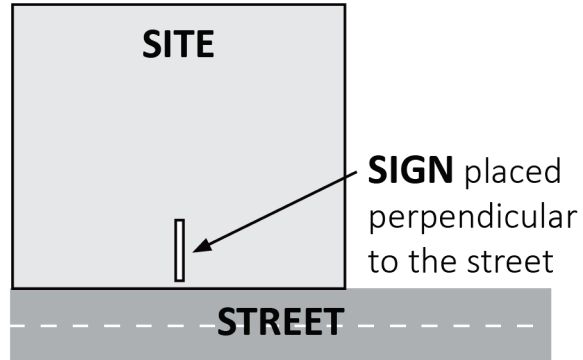




REZONE TO PR - 3 du/ac

Parcel Info:  
Owner: THUNDER MOUNTAIN PROPERTIES LLC  
Address: 8744 CHAPMAN HWY  
Parcel ID: 138\_104

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thunder Mountain Properties LLC

Date: 11/29/2023

File Number: 1-K-24-RZ

- Sign posted by Staff
- Sign posted by Applicant