

REZONING REPORT

► **FILE #:** 7-W-24-RZ

AGENDA ITEM #: 20

AGENDA DATE: 7/11/2024

► **APPLICANT:** THUNDER MOUNTAIN PROPERTIES

OWNER(S): Thunder Mountain Properties, LLC

TAX ID NUMBER: 138 270, 104 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 8802 SEVIERVILLE PIKE (8744 CHAPMAN HWY)

► **LOCATION:** Southwest side of Chapman Hwy, south side of Evans Rd, west side of Sevierville Pk

► **APPX. SIZE OF TRACT:** 23.32 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Evans Road, a local street with pavement width of 16 ft within 30 ft of right-of-way; and Sevierville Pike, a minor collector with a pavement width of 18 ft within 60 ft of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

► **PRESENT ZONING:** A (Agricultural)

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

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

► **DENSITY PROPOSED:** up to 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: There are active applications for other portions of the property to PR < 3 du/ac (1-K-24-RZ) and CA (1-L-24-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural)

South: Agriculture/forestry/vacant land, public/quasi-public, public parks - A (Agricultural), OB (Office, Medical, and Related Services)

East: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) < 2.8 du/ac

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

NEIGHBORHOOD CONTEXT: This is a transitional area between the commercial zoning along Chapman Hwy and the single family residential and agricultural uses to the east, north, and west. The uses along Chapman Hwy 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.

STAFF RECOMMENDATION:

► **Approve the PR (Planned Residential) zone with up to 5 du/ac because it is consistent with the Knox County Comprehensive Plan and surrounding conditions, subject to 2 conditions.**

- 1) No clearing or grading of the site until a development plan is approved by the Planning Commission.
- 2) Land disturbance within the HP (Hillside Protection) area shall not exceed the recommended disturbance budget of the slope analysis based on the area of development identified during the development plan review, unless approved by the Planning Commission.

COMMENTS:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. In 2022, the Tennessee Department of Transportation (TDOT) widened Chapman Highway to include a middle turn lane from approximately the county line to the Highland View Drive intersection. These improvements included realigning the Simpson Road and Sevierville Pike intersections.
2. Construction has begun on the next phase of the Chapman Highway widening project from Hendron Chapel Road to Simpson Road. It is estimated to be completed in 2025.
3. Recent development plan and rezoning approvals in the area include a 117-lot townhouse development (9.46 du/ac) along Chapman Highway to the southeast (11-SD-21-C / 11-C-21-UR), 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), rezoning 20 acres to CA on the west side of Chapman Highway (1-M-24-RZ / 1-H-24-SP), and 8.7 acres to PR up to 5 du/ac on the north side of W. Simpson Road.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR (Planned Residential) zone is intended to provide optional land development methods that encourage more imaginative solutions to environmental design problems. The 23.3-acre site has approximately 13.5 acres in the HP (Hillside Protection) area, a branch of Hines Creek along the Sevierville Pike frontage, and a potential stream along approximately half of the Evans Road frontage (shown on the USGS quad map).
2. The slope analysis recommends a disturbance budget of 7.4 acres (54.6 percent) within the HP area.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time is compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The site has frontage on Sevierville Pike, a minor collector. However, directly accessing this road will require crossing Hines Creek.
2. A portion of the subject property not part of this rezoning application has frontage on Chapman Highway. If access to Chapman Highway is improved, access could be from there.
3. Evans Road is approximately 16 feet wide for most of its length and will require widening if it is used for access. The existing culvert over Hines Creek, near the Sevierville Pike intersection, is narrow and will likely also require widening.
4. The PR (Planned Residential) zone requires development plan approval by the Planning Commission. This will allow consideration of the proposed development's impact on the steep slopes and the streams on the site. Staff is recommending conditions that restrict clearing and grading of the site until a development plan is approved and that the disturbance in the HP area not exceed the recommended disturbance budget of the slope analysis.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The requested PR density of 5 du/ac is consistent with the subject property's location within the Planned Growth Boundary of the Growth Policy Plan.
2. The requested PR up to 5 du/ac zoning is consistent with the SR (Suburban Residential) place type, which recommends single family residential as a primary use and attached residential as a secondary use. The PR zone allows consideration of these uses with the approval of a development plan by the Planning Commission.
3. The development plan review process requires consistency with the recommendations of adopted plans, including the intent of the place type on the subject site, availability of public infrastructure, compatibility with surrounding zoning and land uses, and the requirements of the zoning code.
4. The PR zone is listed as partially related in the SR place type per Appendix H (Place Type and Zoning Correspondence Matrix) of the Knox County Comprehensive Plan. Partially related zoning districts may be appropriate but must meet one of three criteria listed in Appendix H. The proposed PR zoning with the

recommended conditions and required development plan review by the Planning Commission is compatible with the current zoning of adjacent sites.

5. The requested rezoning is consistent with the Comprehensive Plan's policy 7, to encourage development practices that conserve and connect natural features and habitat. The requested PR (Planned Residential) zone has flexible development standards that allow clustering development to the least constrained portions of a property, which aligns with actions 7.2 and 7.6 to encourage conservation subdivisions and considering the recommendations of the Hillside and Ridgeway Protection Plan.

ESTIMATED TRAFFIC IMPACT: 1157 (average daily vehicle trips)

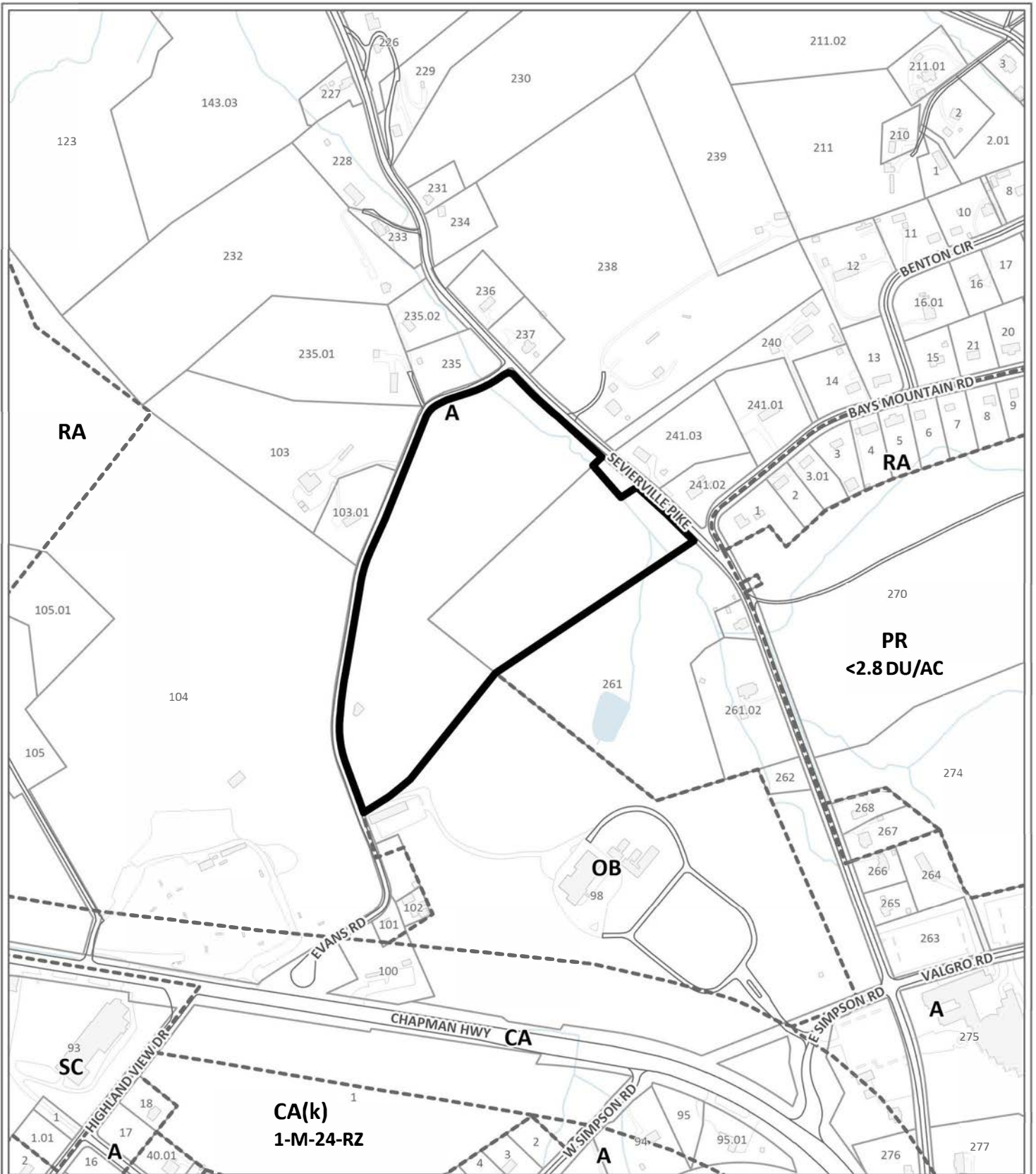
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 25 (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 8/19/2024. 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.



REZONING

7-W-24-RZ

Petitioner: Thunder Mountain Properties



From: A (Agricultural)

To: PR (Planned Residential) up to 5 du/ac

Original Print Date: 6/13/2024

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

Map No: 138

Jurisdiction: County

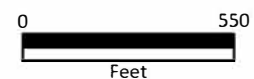
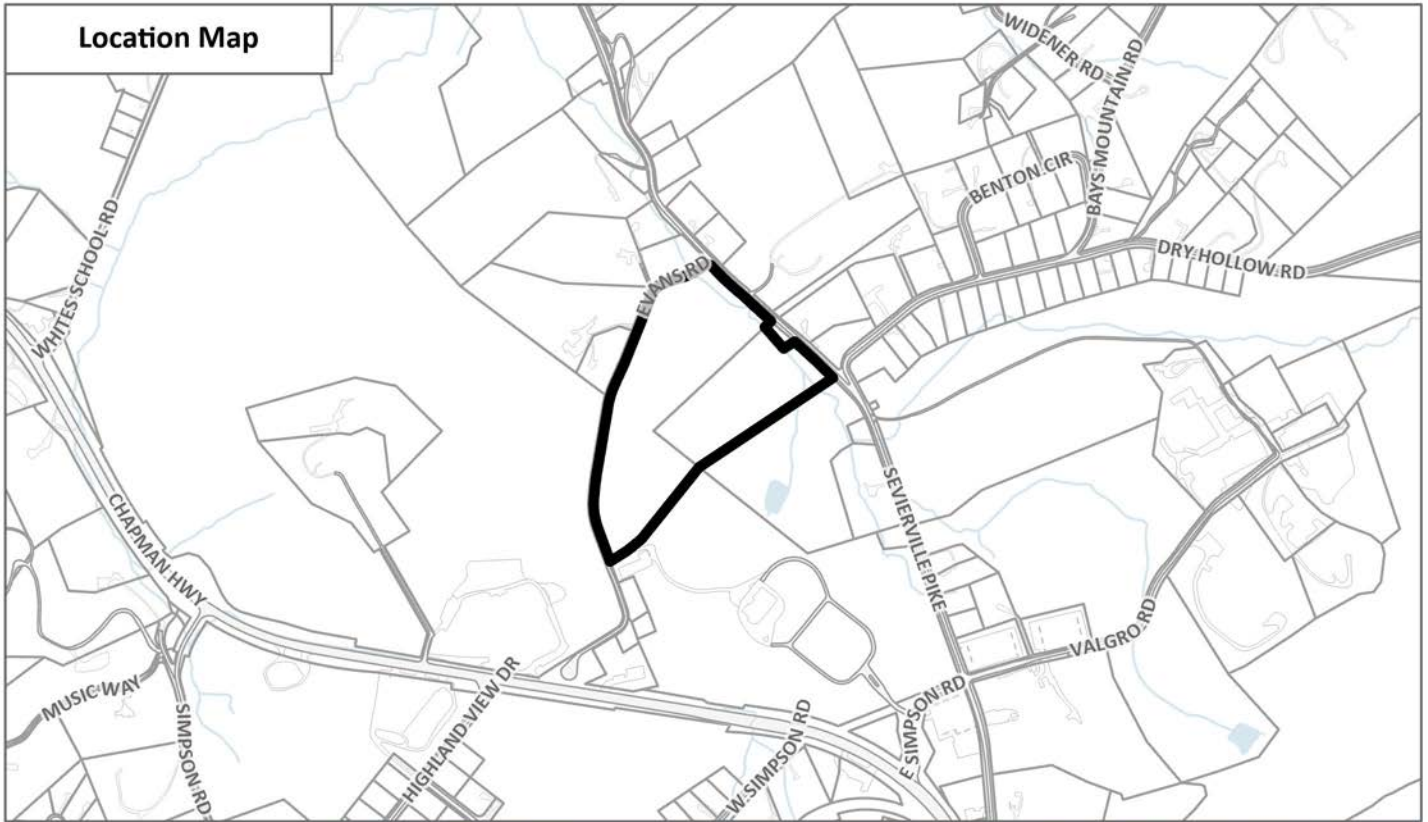


Exhibit A. Contextual Images

Location Map



Aerial Map

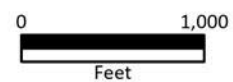


CONTEXTUAL MAPS 1

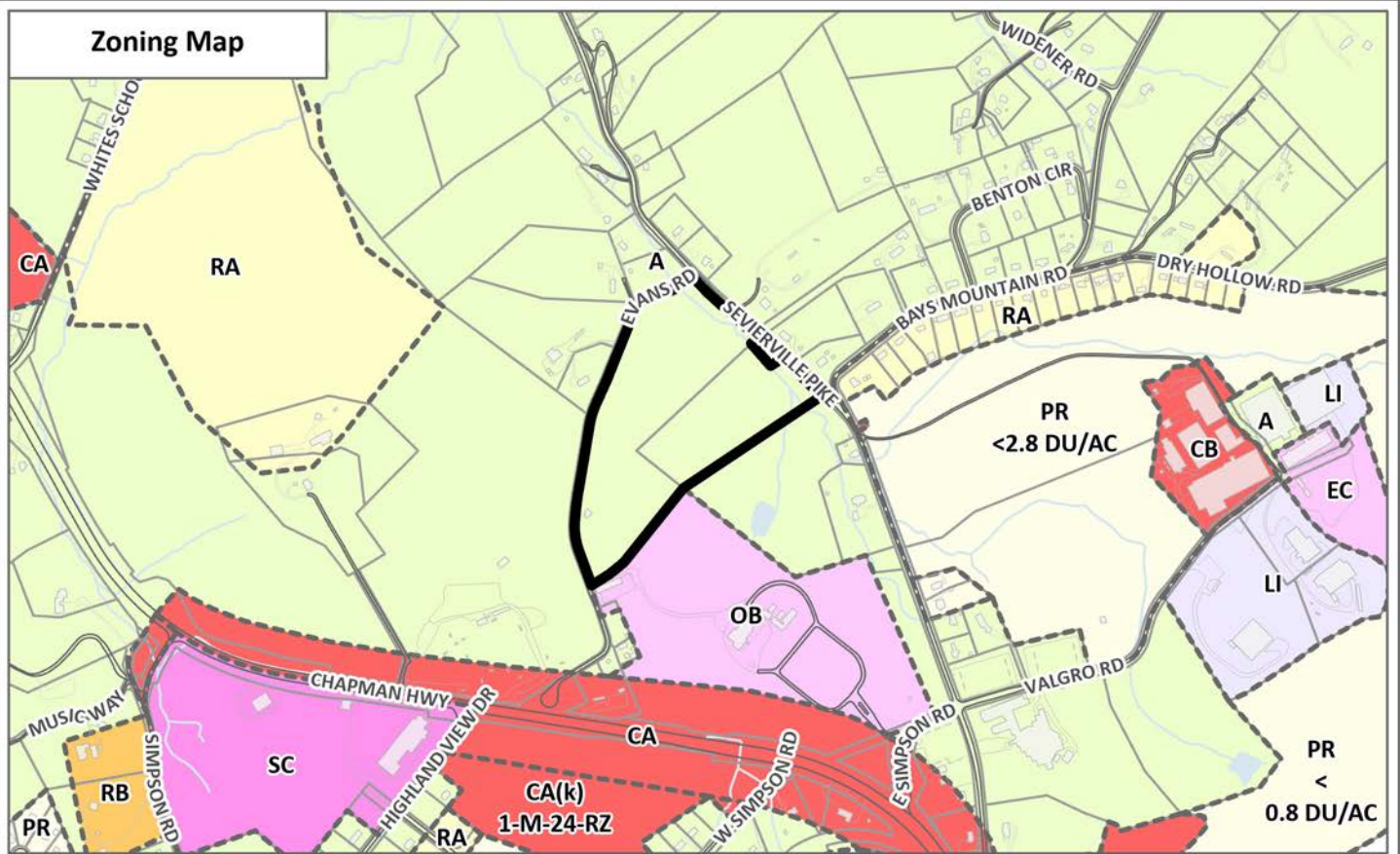
7-W-24-RZ



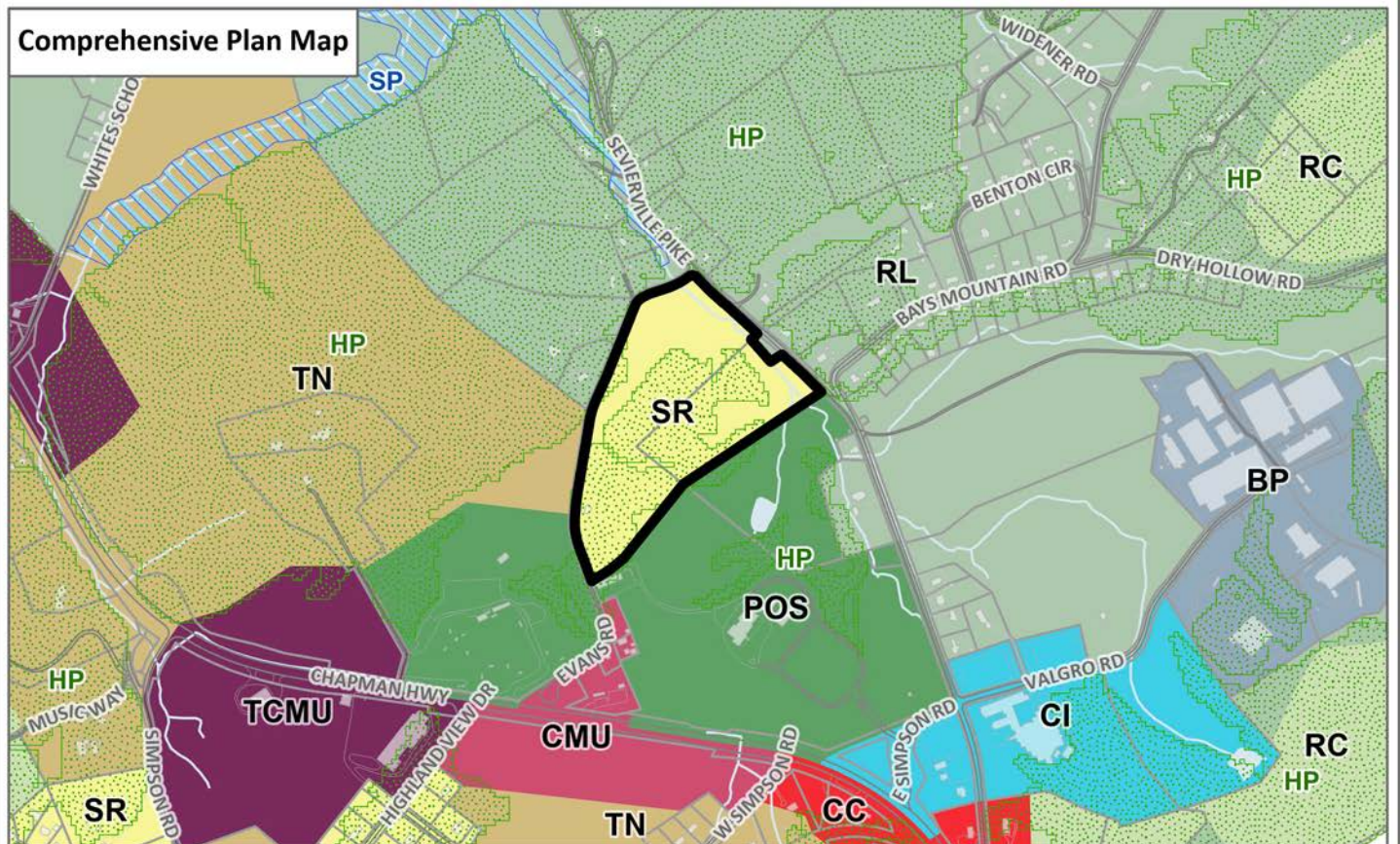
Case boundary



Zoning Map



Comprehensive Plan Map



CONTEXTUAL MAPS 2

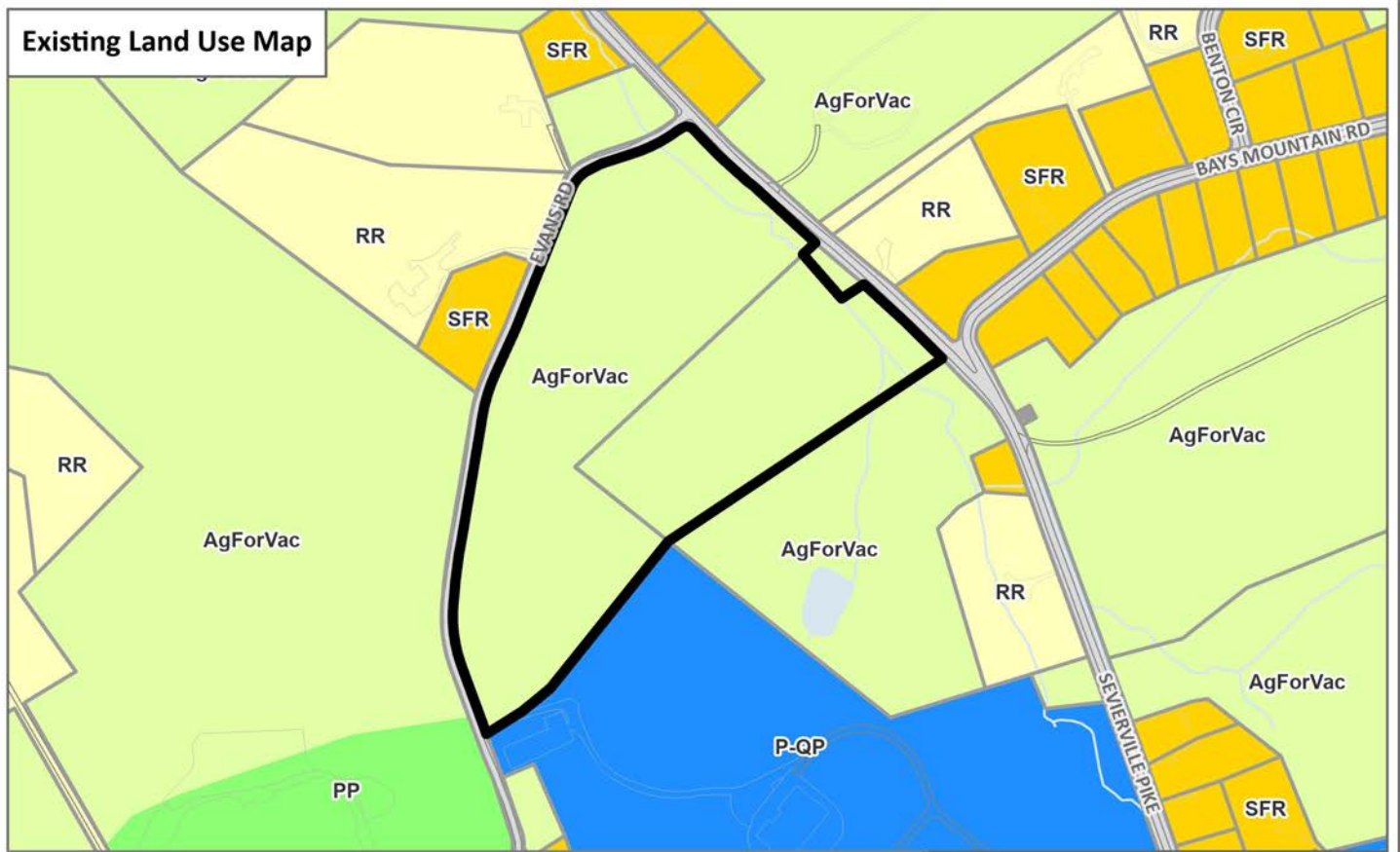
7-W-24-RZ



Case boundary



Existing Land Use Map

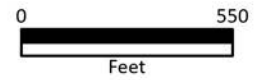


CONTEXTUAL MAPS 3

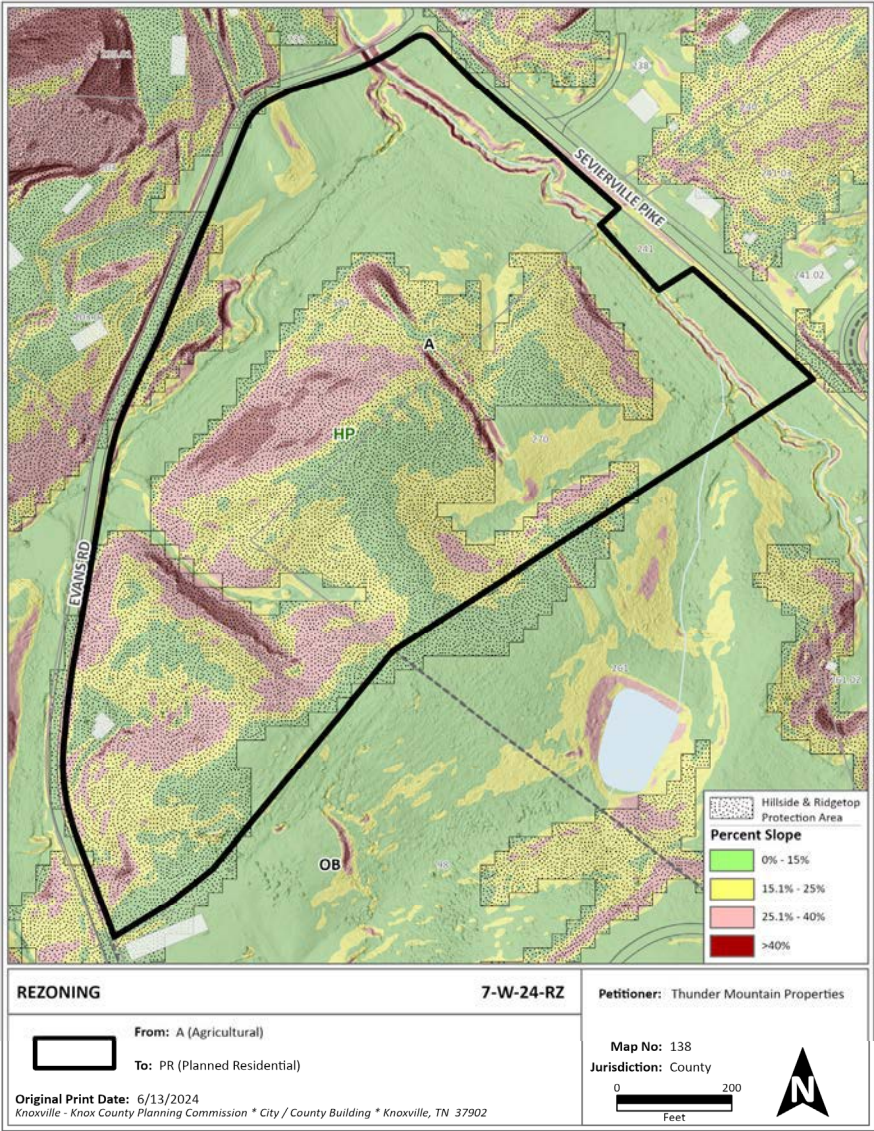
7-W-24-RZ



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.3		
Non-Hillside	9.8	N/A	
0-15% Slope	3.8	100%	3.8
15-25% Slope	5.8	50%	2.9
25-40% Slope	3.3	20%	0.7
Greater than 40% Slope	0.6	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	13.5	Recommended disturbance budget within HP Area (acres)	7.4
		Percent of HP Area	54.6%





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Thunder Mountain Properties

Applicant Name

Affiliation

6/12/2024

7/11/2024

7-W-24-RZ

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

Thunder Mountain Properties, LLC

PO Box 117 La Follette TN 37766

Owner Name (if different)

Owner Address

Owner Phone / Email

8802 SEVIERVILLE PIKE / 8744 CHAPMAN HWY

Property Address

138 270, 104 (part of)

23.32 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Chapman Hwy, north of Valgro Rd

General Location

☐ City

Commission District 9

A (Agricultural)

Agriculture/Forestry/Vacant Land

☒ County

District

Zoning District

Existing Land Use

South County

SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **PR (Planned Residential)**
Proposed Zoning

Pending Plat File Number

- ☐ Plan Amendment Proposed Plan Designation(s)

up to 5 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,816.00

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.

Thunder Mountain Properties

6/12/2024

Applicant Signature

Please Print

Date

Phone / Email

Thunder Mountain Properties, LLC

6/12/2024

Property Owner Signature

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

November 27, 2023

7/11/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

7-W-24-RZ

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

Robert G. Campbell

RGC&A

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

8802 Sevierville Pike (part of) & 8744 Chapman Hwy (part of)

138 270, 104

Property Address

Parcel ID

Knox Chapman

Knox Chapman

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

23.32 ac to be included in request

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels
 ☐ Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change
 PR (shown on attached map)
 Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

5 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

Date

Phone Number

Email

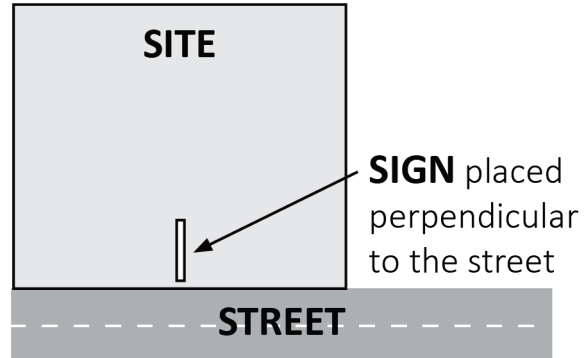
Property Owner Signature

Please Print

06/10/2024,SG

Date Paid

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:

_____ **06/28/2024** _____ and _____ **07/12/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Thunder Mtn Properties

Date: 06/12/2024

File Number: 7-W-24-RZ



Sign posted by Staff



Sign posted by Applicant