

**REZONING**

**7-W-24-RZ**

**Petitioner:** Thunder Mountain Properties

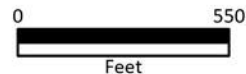


**From:** A (Agricultural)

**To:** PR (Planned Residential) 5 du/ac

**Map No:** 138

**Jurisdiction:** County



**Original Print Date:** 6/13/2024

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



# 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

<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 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	Total
<b>\$1,816.00</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**    Date: **6/12/2024**  
Please Print

Phone / Email: \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_ **Thunder Mountain Properties, LLC**    Date: **6/12/2024**  
Please Print



# 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	File Number(s)
Date Filed	Meeting Date (if applicable)	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
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
<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

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

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

Related City Permit Number(s)

SUBDIVISION REQUEST

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

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

Combine Parcels    Divide Parcel

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

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

Related Rezoning File Number

Total Number of Lots Created

ZONING REQUEST

Zoning Change   **PR (shown on attached map)**

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

Plan Amendment Change

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

**5 du/ac**

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

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

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

Pending Plat File Number

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**

*B. Chris Arnold*   **Thunder Mountain Properties**   *11-27-2023*  
 Applicant Signature   Please Print   Date

*423871-3430*   *bearnold@outlook.com*  
 Phone Number   Email

*B. Chris Arnold*   *B. Chris Arnold*   **06/10/2024, SG**  
 Property Owner Signature   Please Print   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