



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-L-24-RZ
1-G-24-SP

AGENDA ITEM #: 13
AGENDA DATE: 6/13/2024

▶ **APPLICANT:** THUNDER MOUNTAIN PROPERTIES
OWNER(S): B. Chris Arnold Thunder Mountain Properties

TAX ID NUMBER: 138 104 (PART OF) [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 8744 CHAPMAN HWY

▶ **LOCATION:** Northeast side of Chapman Hwy, east and west sides of Evans Rd, southwest of Sevierville Pike

▶ **TRACT INFORMATION:** 31.5 acres.

GROWTH POLICY PLAN: Planned Growth Area

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 18 ft within 30 ft of right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** HP (Hillside Protection); MU-SD, SCo-1 (South Knox County Gateway) / CA (General Business)

▶ **EXISTING LAND USE:** Public Parks, Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the plan designations and zones.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, rural residential, agriculture/forestry/vacant land - LDR (Low Density Residential), AG (Agricultural), HP (Hillside Protection) - A (Agricultural)

ZONING South: Public park, agriculture/forestry/vacant land, Chapman Highway right-of-way - AG (Agricultural), MU-SCo-1 (South Knox County Gateway), HP (Hillside Protection) - CA (General Business), SC (Shopping Center)

East: Public-quasi public (cemetery), agriculture/forestry/vacant land - GC (General Commercial), OS (Other Open Space), AG (Agricultural), HP (Hillside Protection) - A (Agricultural), OB (Office, Medical, and

Related Services)

West: Agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - A (Agricultural), RA (Low Density Residential)

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:

- ▶ **Postpone the sector plan amendment application to the July 11, 2024 Planning Commission meeting as requested by the applicant.**

- ▶ **Postpone the rezoning application to the July 11, 2024 Planning Commission meeting as requested by the applicant.**

COMMENTS:

This request is being postponed to revised the application to a place type in the Knox County Comprehensive Land Use and Transportation Plan.

The sector plan amendment request from LDR (Low Density Residential) & PP (Public Park) to MU-SD, Sco-1 (South Knox County Gateway) is for the approximate 29.5 acres in the southeast portion of the property. Approximately 9 acres of the property already has the MU-SD, Sco-1 land use designation. If approved, the MU-SD, Sco-1 land use designation will be on approximately 38.5 acres of the southeast portion of the parcel.

The rezoning request from A (Agricultural) to CA (General Business) is for the approximate 31.5 acres in the southeast portion of the property that is not currently zoned CA. Approximately 7 acres of the property is currently zoned CA. If approved, the CA zoning will be on approximately 38.5 acres of the southeast portion of the parcel.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 7/15/2024. 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.



Planning

KNOXVILLE | KNOX 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-L-24-RZ; 1-G-24-SP

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.

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

Applicant Signature

Please Print

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

STAFF ONLY

Michael Reynolds

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

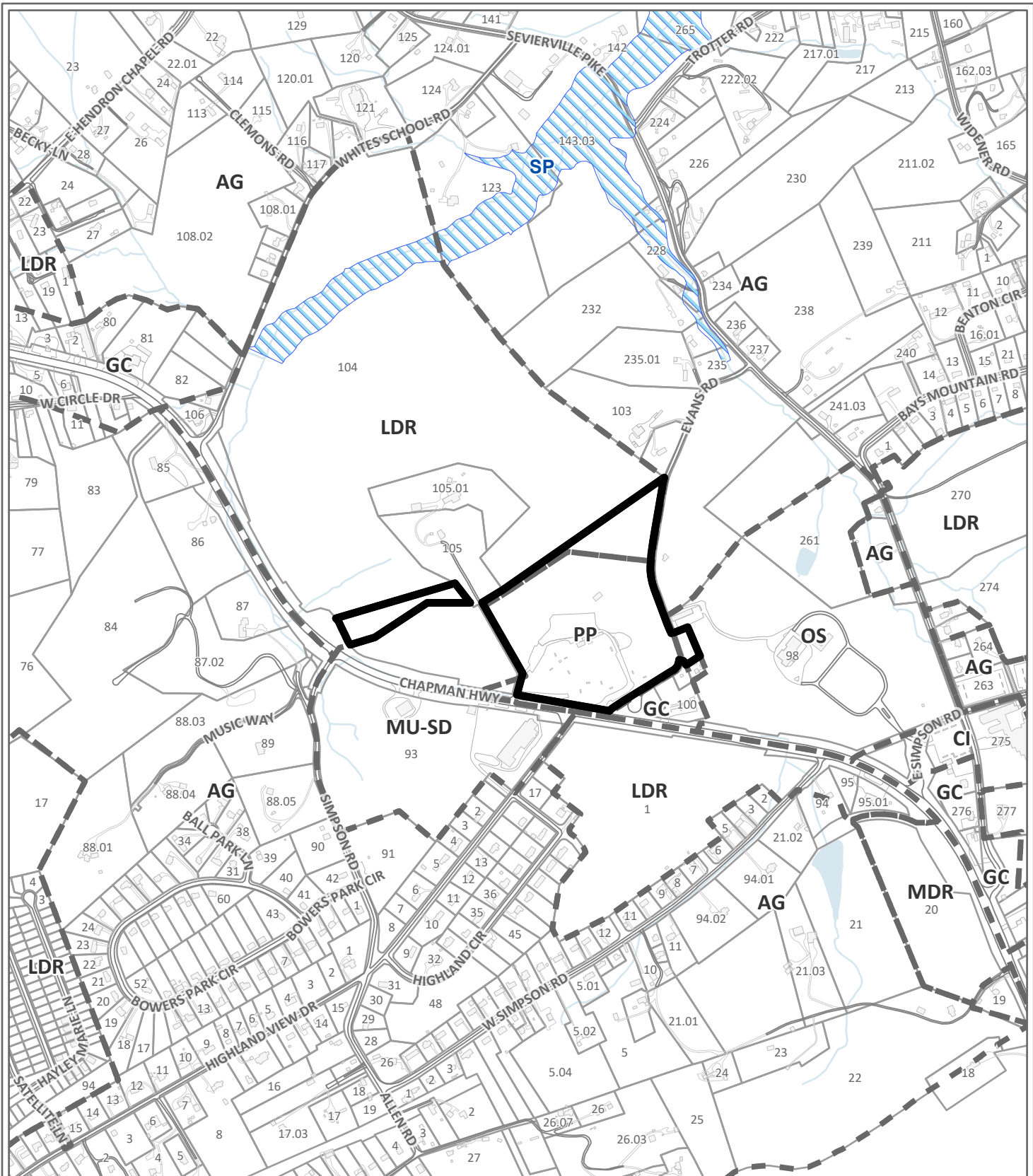
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**1-G-24-SP
SOUTH COUNTY SECTOR PLAN MAP**

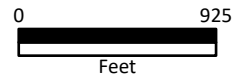
Petitioner: Thunder Mountain Properties

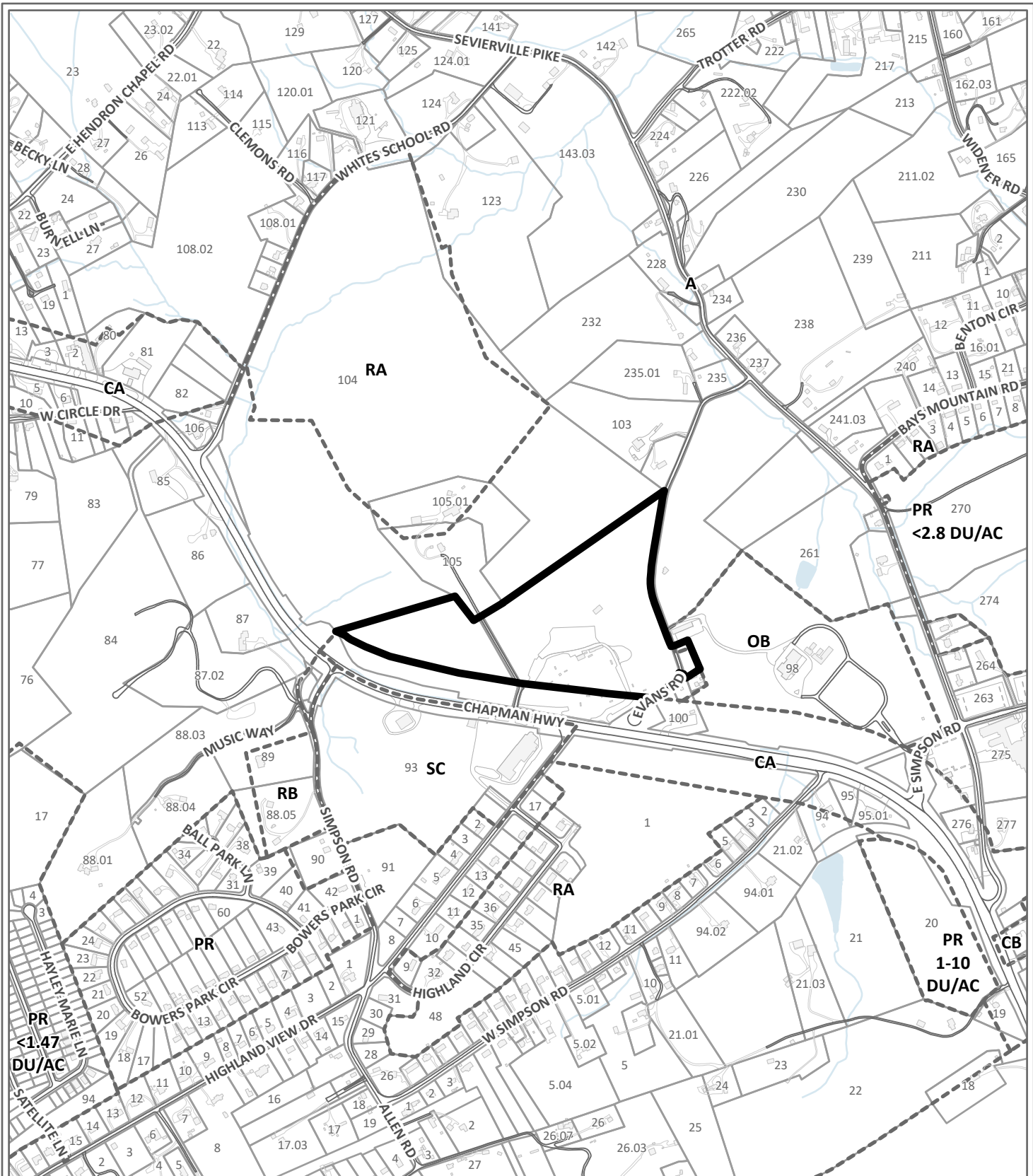


From: PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection)
To: HP (Hillside Protection); MU-SD, SCo-1 (South Knox County Gateway)

Map No: 138
Jurisdiction: County

Original Print Date: 12/22/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

1-L-24-RZ

Petitioner: Thunder Mountain Properties



From: A (Agricultural)
To: CA (General Business)

Map No: 138
Jurisdiction: County

Original Print Date: 12/22/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

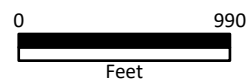
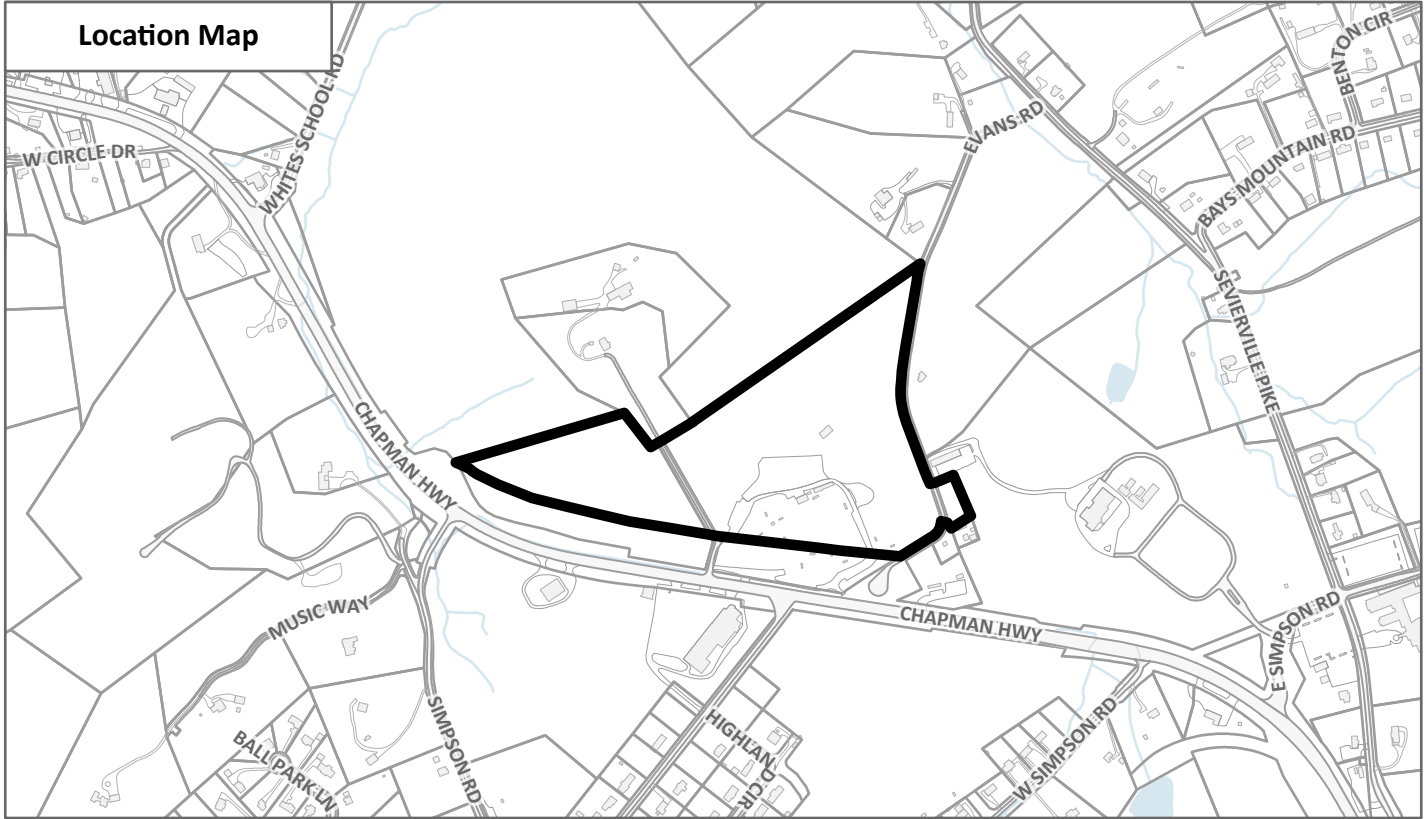


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

1-L-24-RZ / 1-G-24-SP



Case boundary

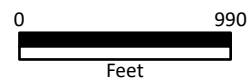
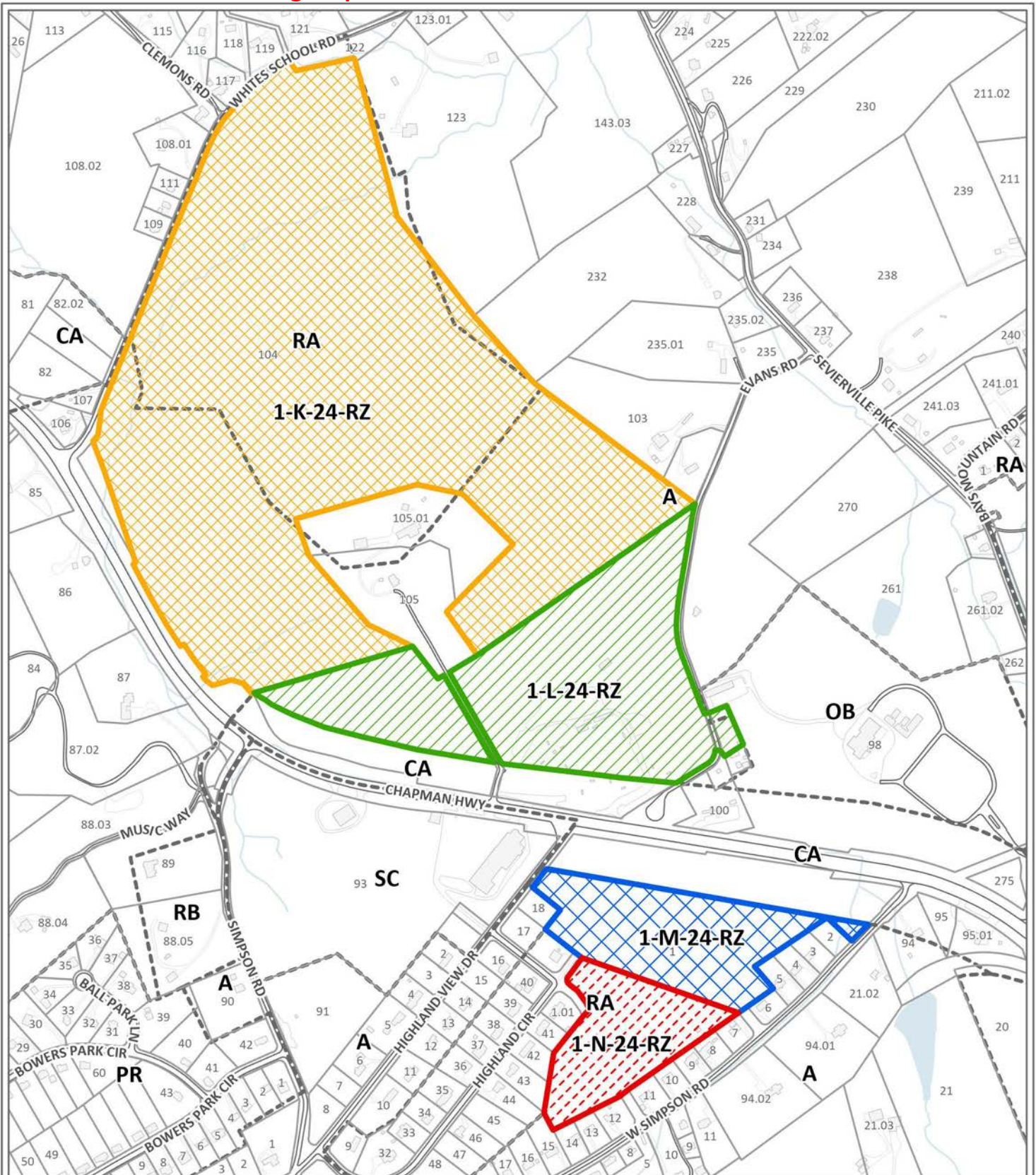


Exhibit B. Related Rezoning Requests



REZONING

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

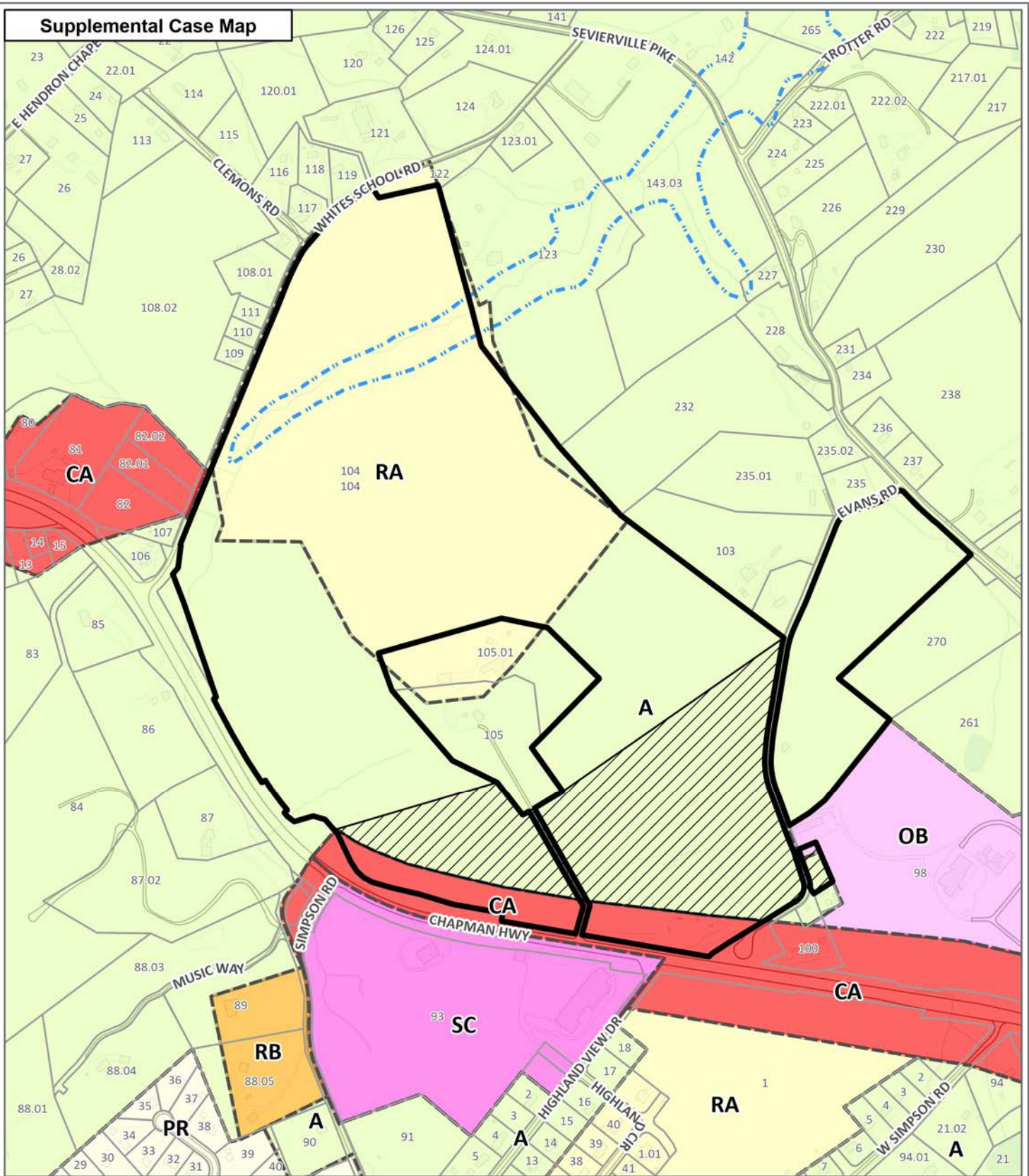
Original Print Date: 12/21/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Thunder Mountain Properties

Map No: 138 and 150
Jurisdiction: County



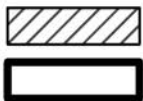
Supplemental Case Map



REZONING

1-L-24-RZ

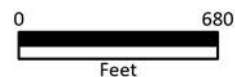
Petitioner: Thunder Mountain Properties



Area requested for rezoning within parcel

Boundary for parcel 138 104

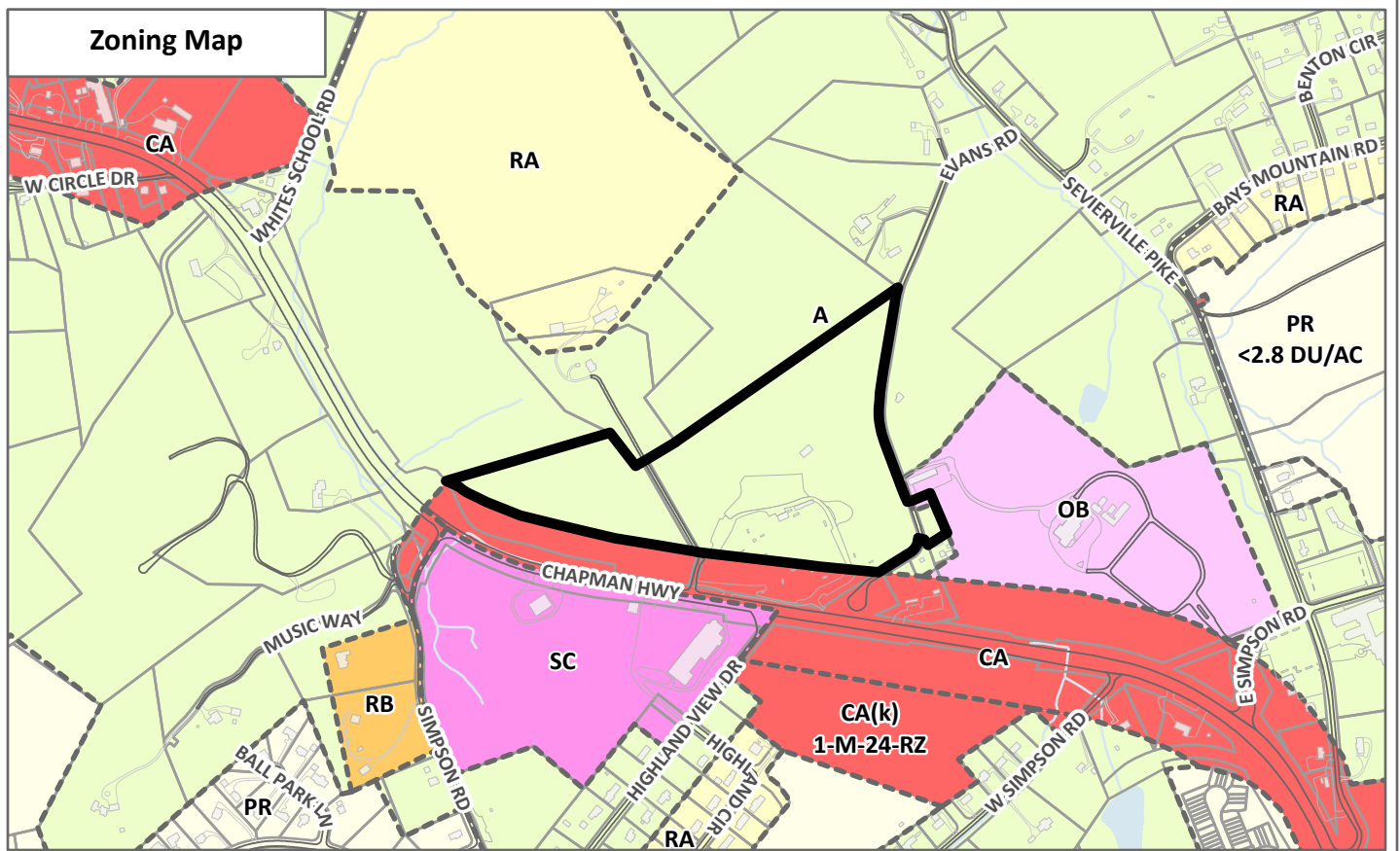
Map No: 138
Jurisdiction: County



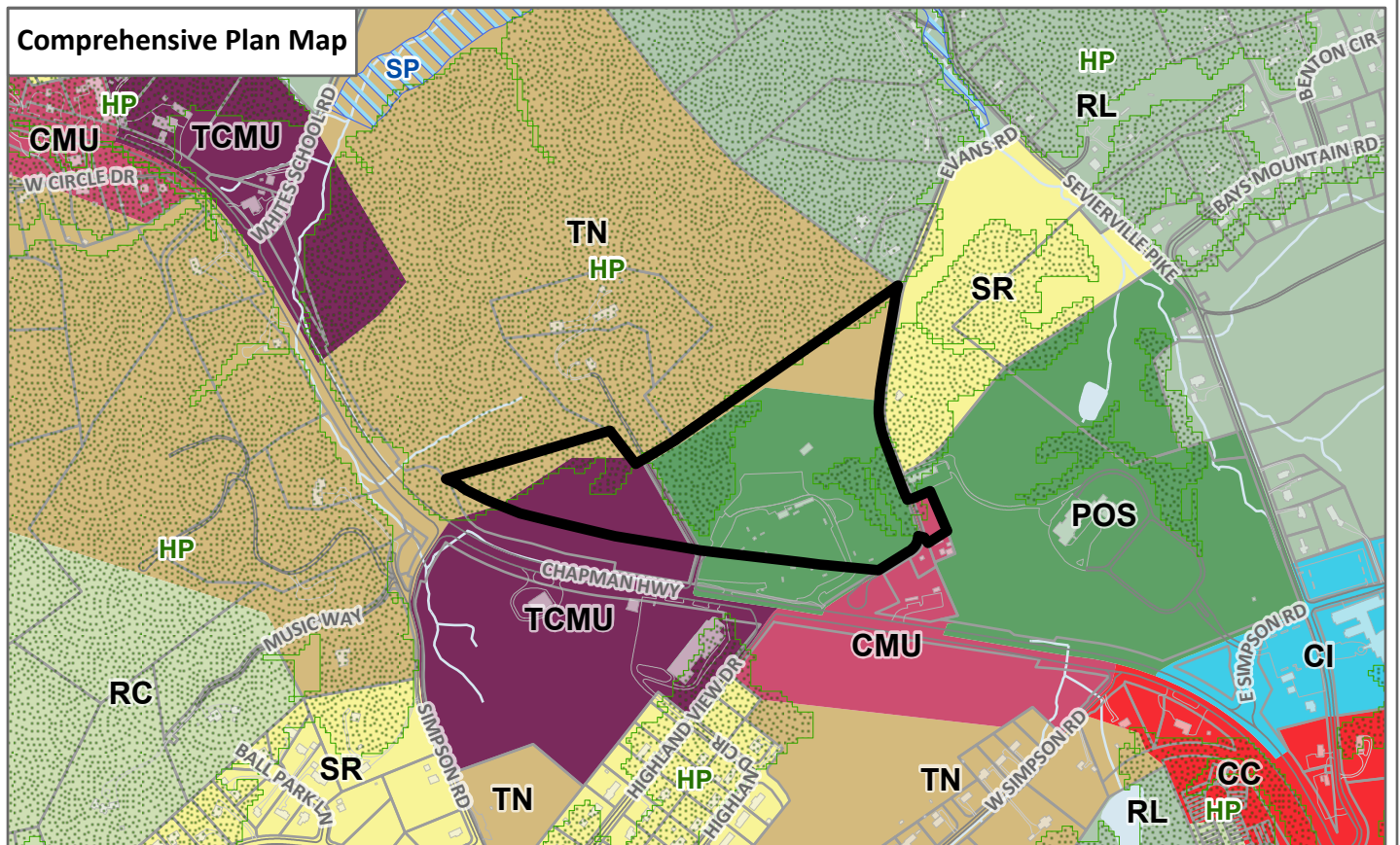
Original Print Date: 1/3/2024

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Zoning Map



Comprehensive Plan Map

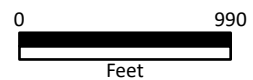


CONTEXTUAL MAPS 2

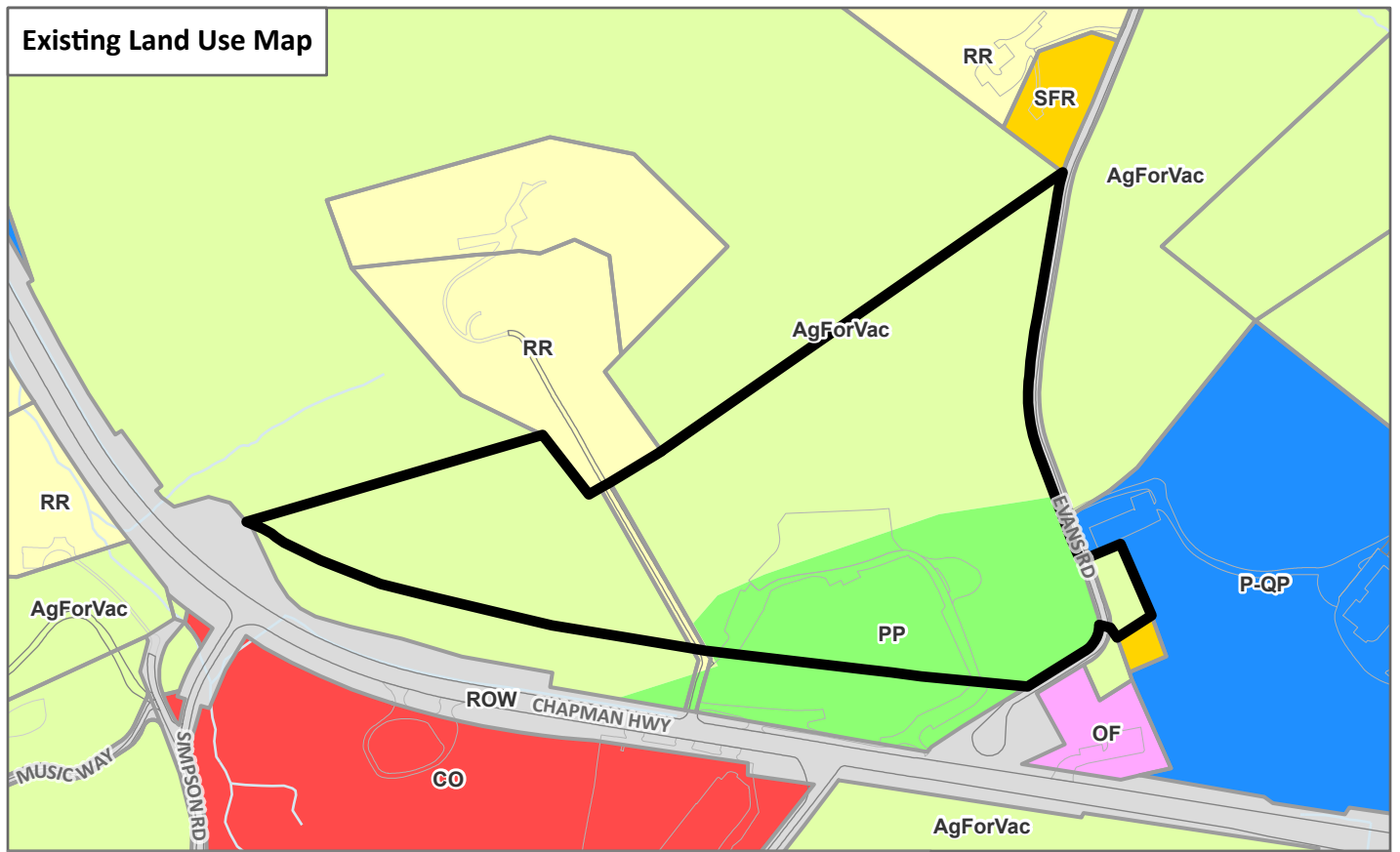
1-L-24-RZ / 1-G-24-SP



Case boundary



Existing Land Use Map

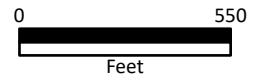


CONTEXTUAL MAPS 3

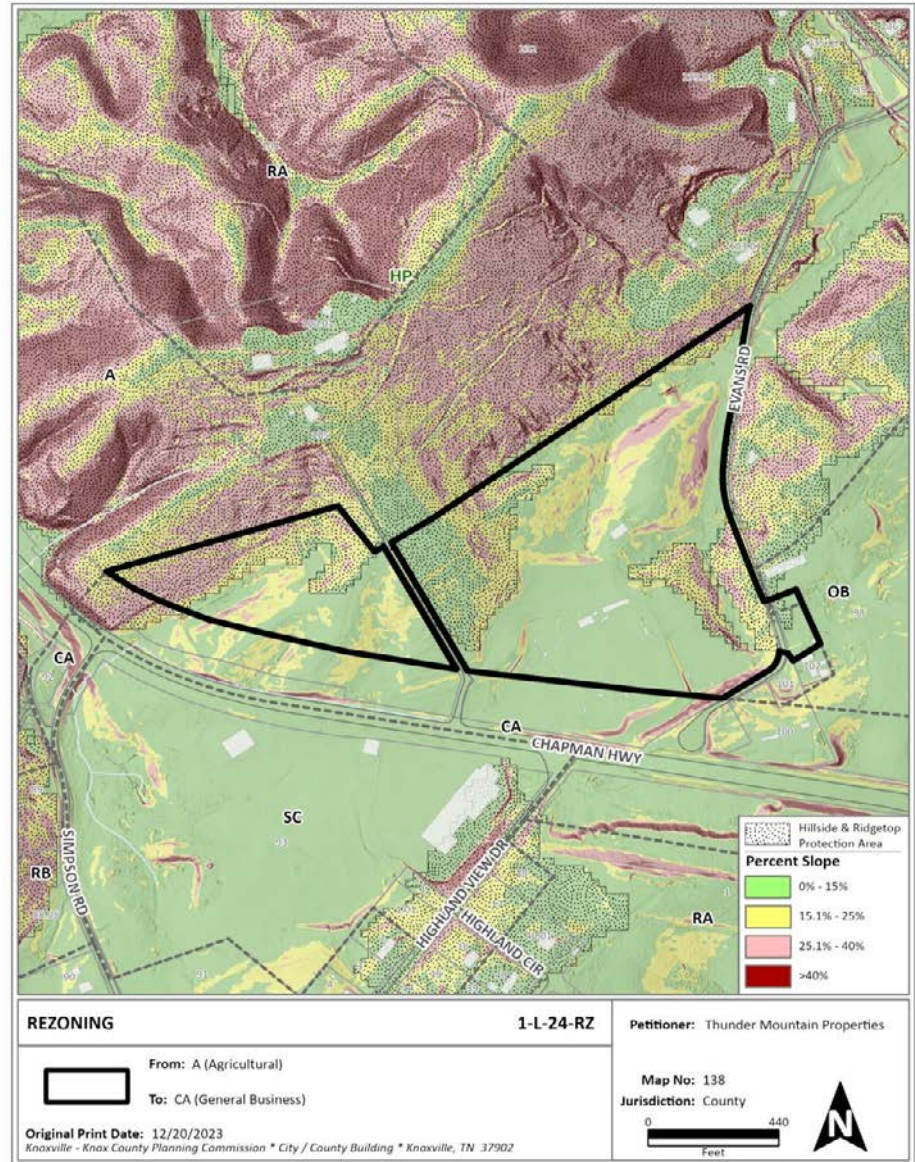
1-L-24-RZ / 1-G-24-SP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	31.2		
Non-Hillside	21.6	N/A	
0-15% Slope	2.6	100%	2.6
15-25% Slope	4.6	50%	2.3
25-40% Slope	2.4	20%	0.5
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	9.6	Recommended disturbance budget within HP Area (acres)	5.3
		Percent of HP Area	55.7%





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
11/28/2023	1/11/2024	1-G-24-SP / 1-L-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

B. Chris Arnold Thunder Mountain Prop	8744 Chapman Hwy Knoxville TN 37920	423-871-3430 / bcarnold1@outl
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
		30 acres

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	Commission District 9	A (Agricultural)	Public Parks, Agriculture/Forestry/Vacant Land
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

South County	PP (Public Parks), LDR (Low Density Residential), HP (Hills)	Planned Growth Area
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 CA (General Business)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment HP (Hillside Protection);MU-SD (MU-SCO-1: South County)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$5,150.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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

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

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
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

CA (a portion of the tract shown in the attachment)

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

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

11-27-2023

Property Owner Signature

Please Print

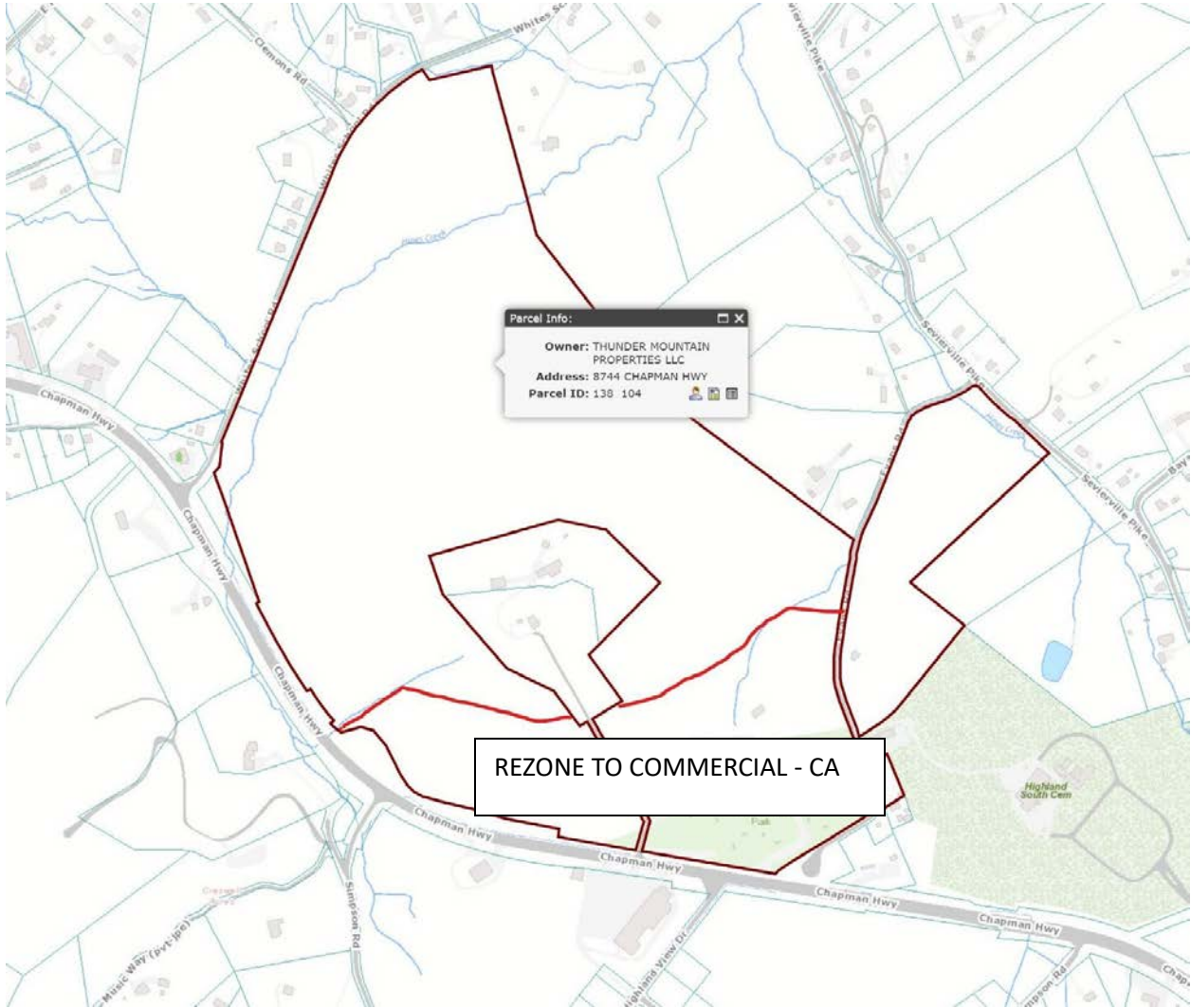
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472-871-3430

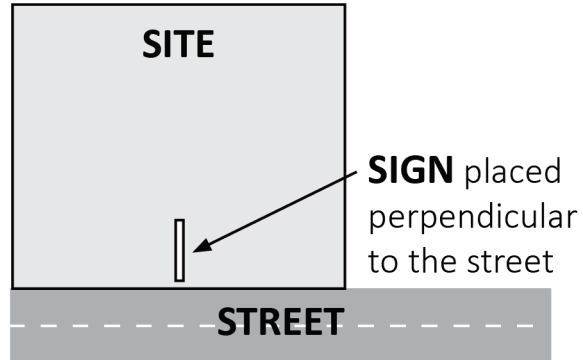
barnold1@outlook.com

B. Chris Arnold

B. Chris Arnold



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: 11/28/2023

File Number: 1-L-24-RZ & 1-G-24-SP

- Sign posted by Staff
- Sign posted by Applicant