

# 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, ZONING**  
North: Single family residential, rural residential, agriculture/forestry/vacant land - LDR (Low Density Residential), AG (Agricultural), HP (Hillside Protection) - A (Agricultural)  
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.



# Request to Postpone • Table • Withdraw

Thunder Mountain Properties

6/7/2024

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

Date of Request

June 13, 2024

Scheduled Meeting Date

File Number(s)

1-G-24-SP; 1-L-24-RZ

## 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 July 11, 2024

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

865-584-4040

Phone Number

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

Please Print

tforrester@lrwlaw.com

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# 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

File Number(s)

1-L-24-RZ; 1-G-24-SP

## 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:

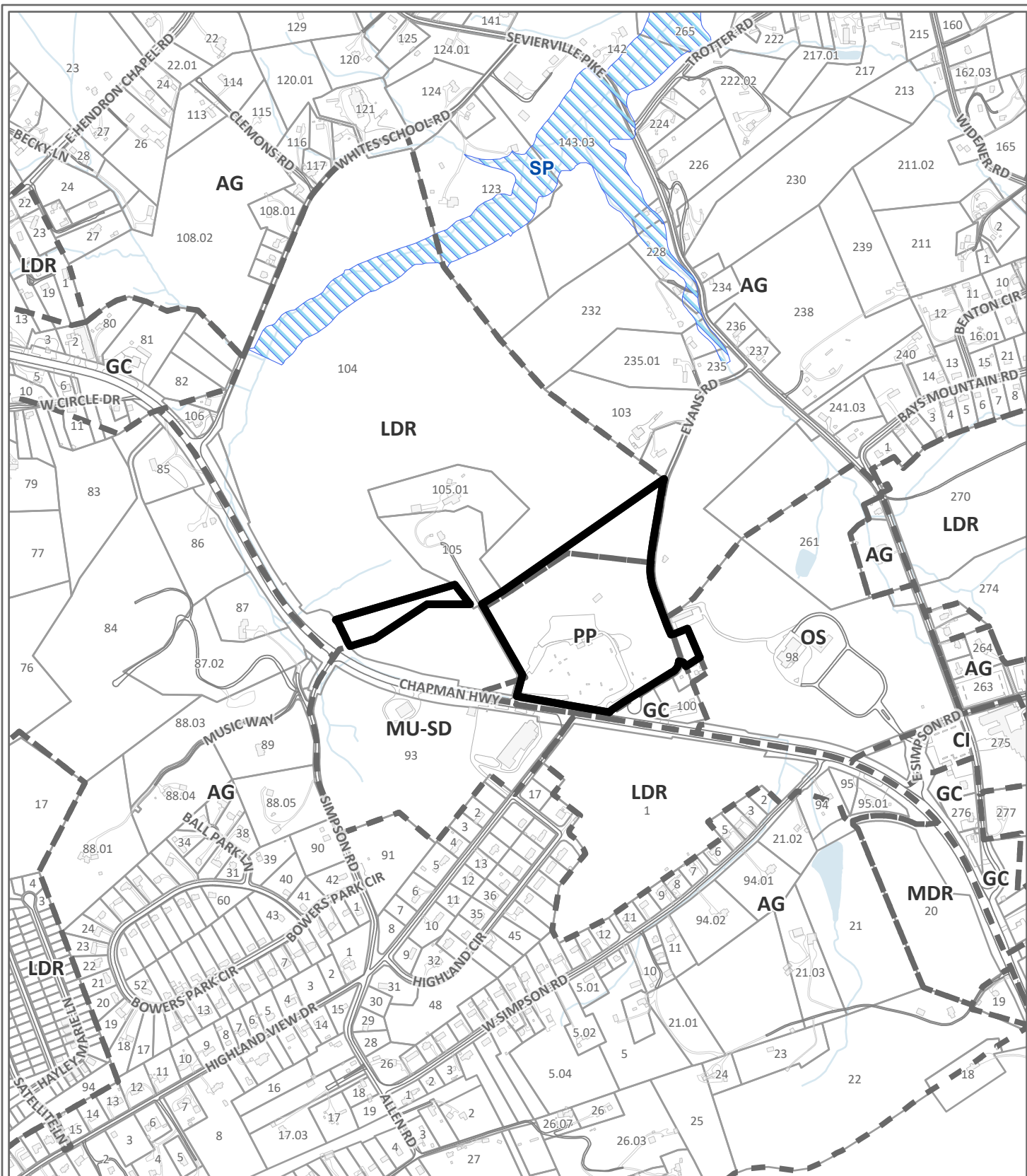
Payee Name

Payee Phone

Payee Address

October 2022





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



**From:** PP (Public Parks), LDR (Low Density Residential), HP (Hillside Protection)

**To:** HP (Hillside Protection); MU-SD, SCo-1 (South Knox County Gateway)

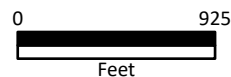
**Original Print Date:** 12/22/2023

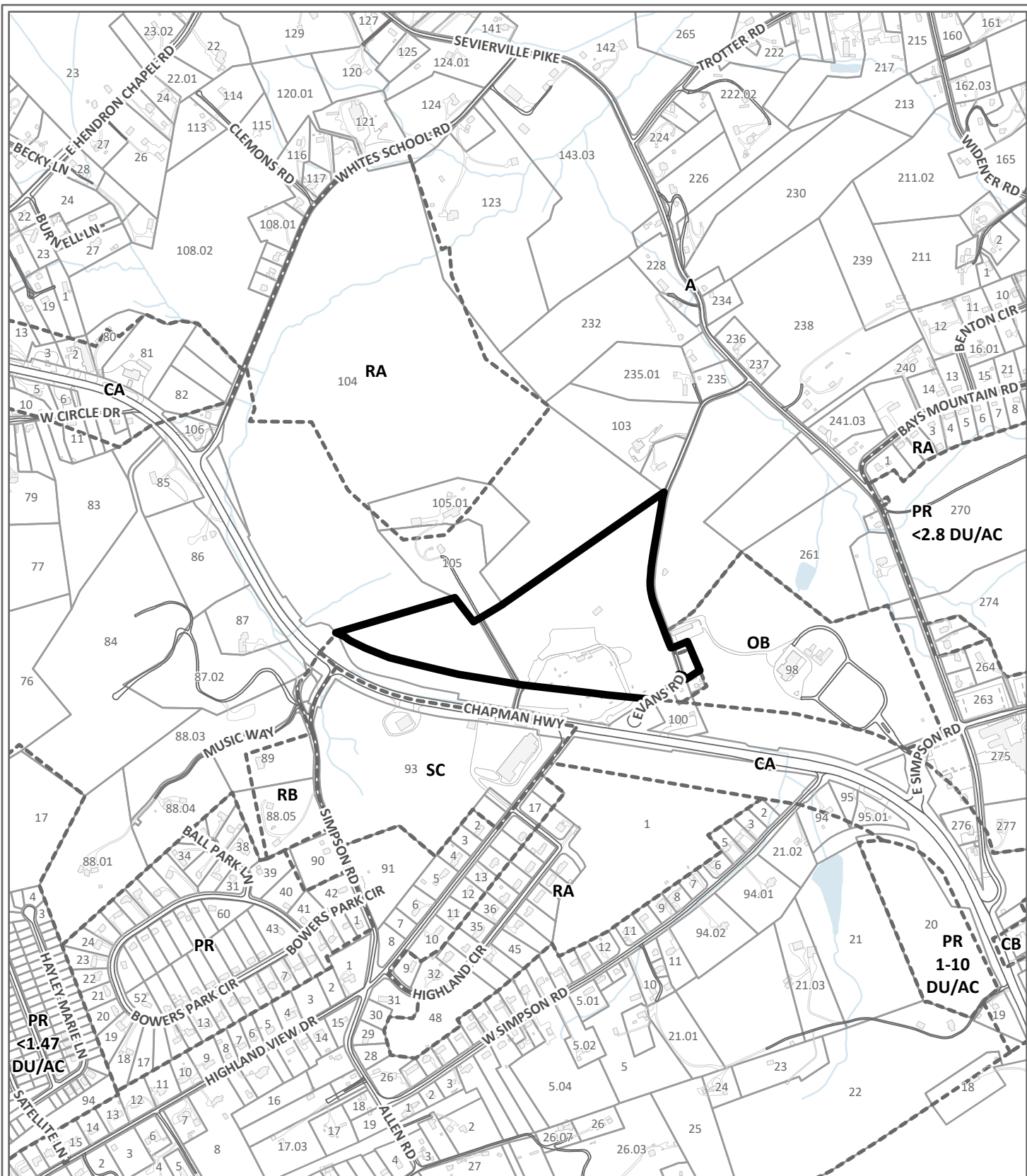
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Petitioner:** Thunder Mountain Properties

**Map No:** 138

**Jurisdiction:** County





## REZONING

**1-L-24-RZ**

**Petitioner:** Thunder Mountain Properties



**From:** A (Agricultural)

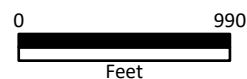
**To:** CA (General Business)

**Original Print Date:** 12/22/2023

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

**Map No:** 138

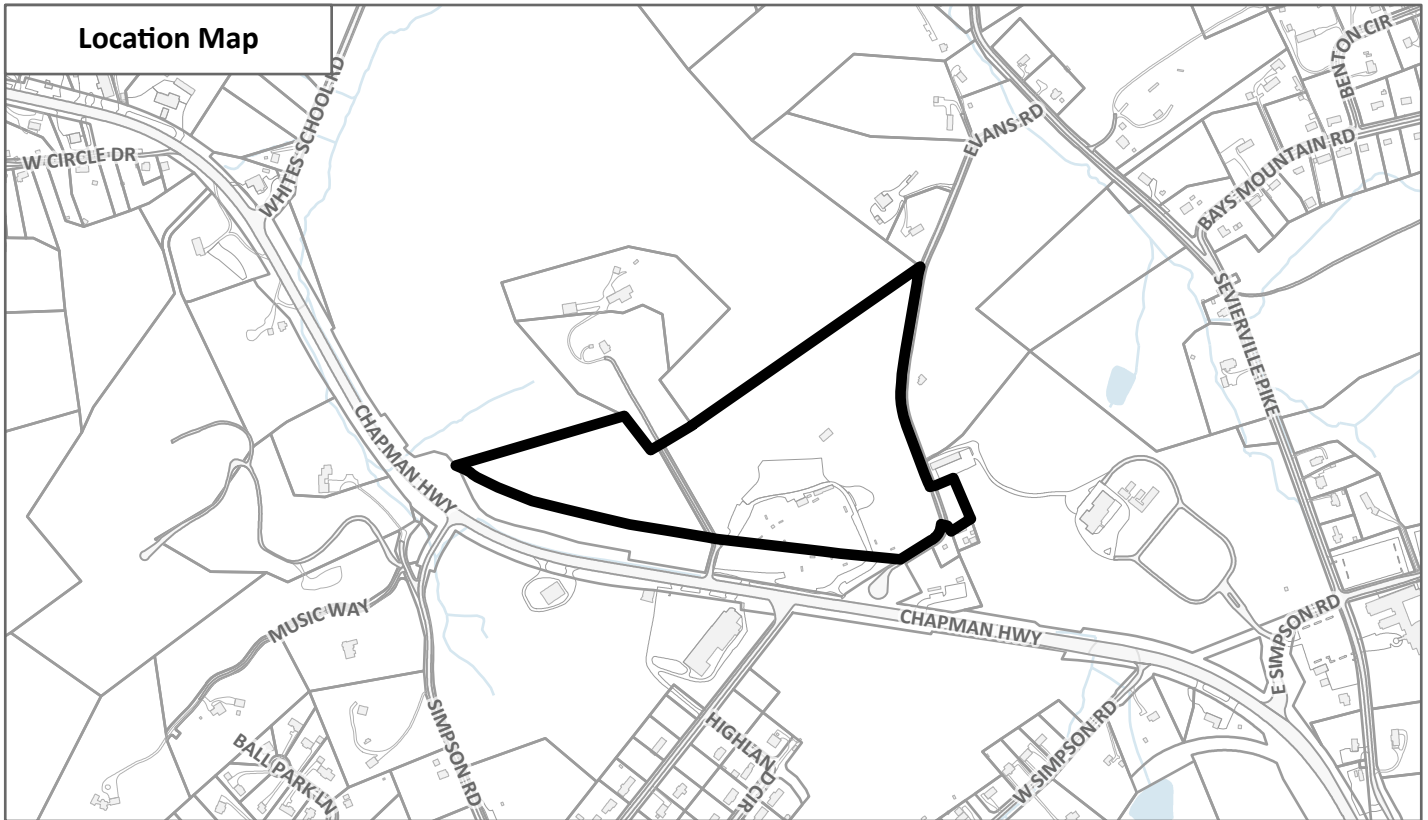
**Jurisdiction:** County





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

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



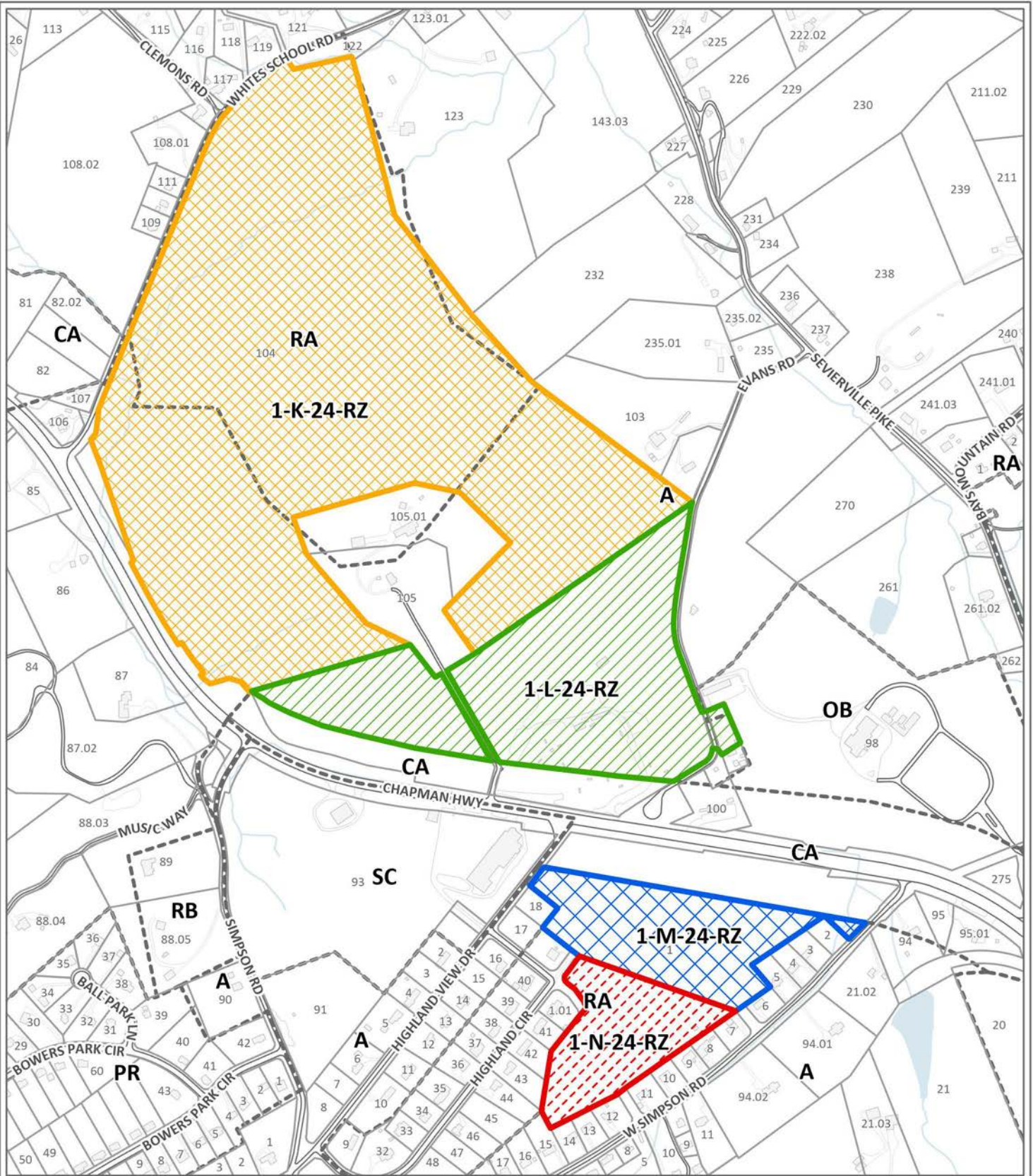
Case boundary

0 990  
Feet





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

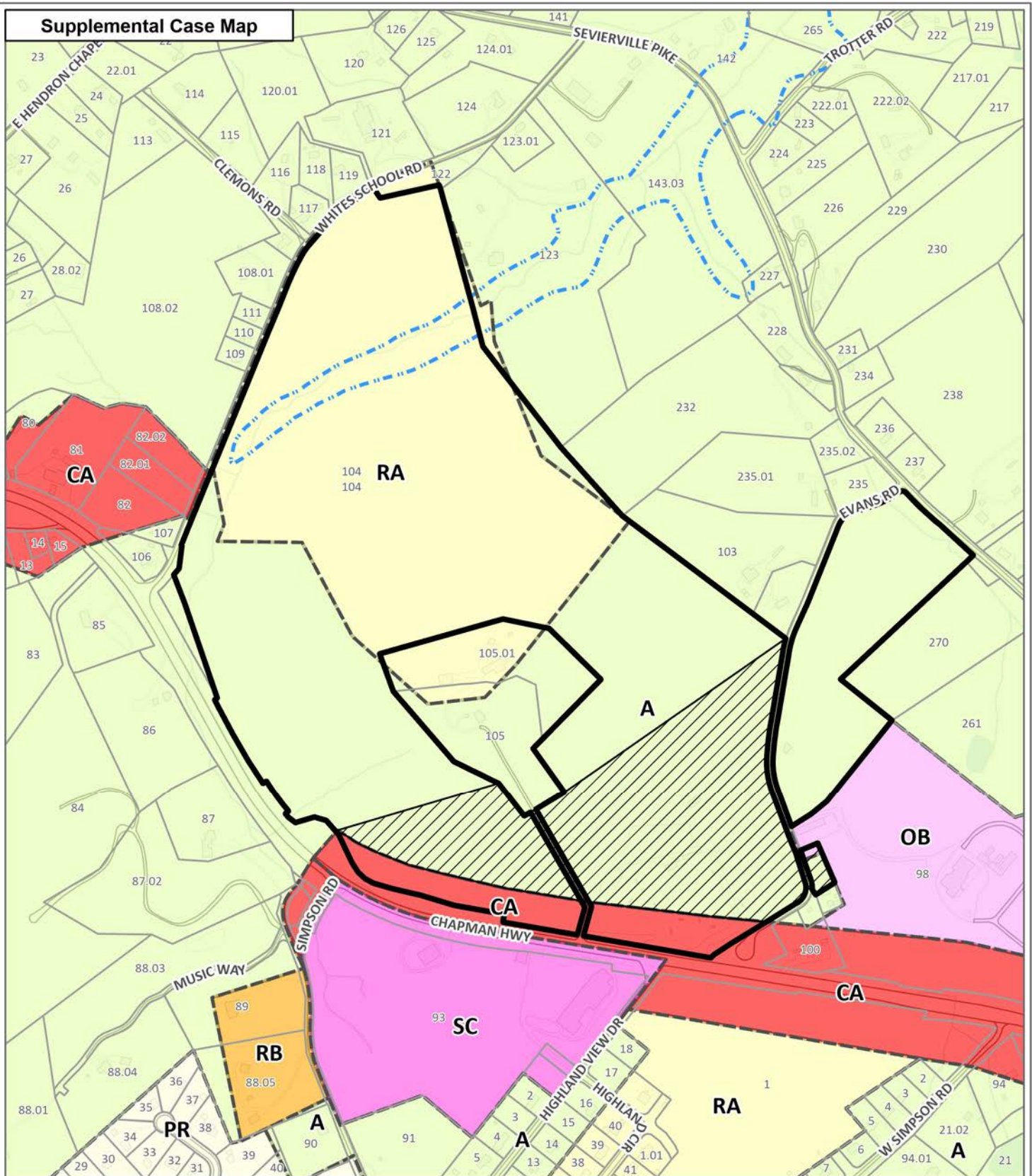
Petitioner: Thunder Mountain Properties

Map No: 138 and 150  
Jurisdiction: County



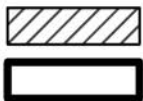


# Supplemental Case Map



## REZONING

1-L-24-RZ



Area requested for rezoning within parcel

Boundary for parcel 138 104

Original Print Date: 1/3/2024

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

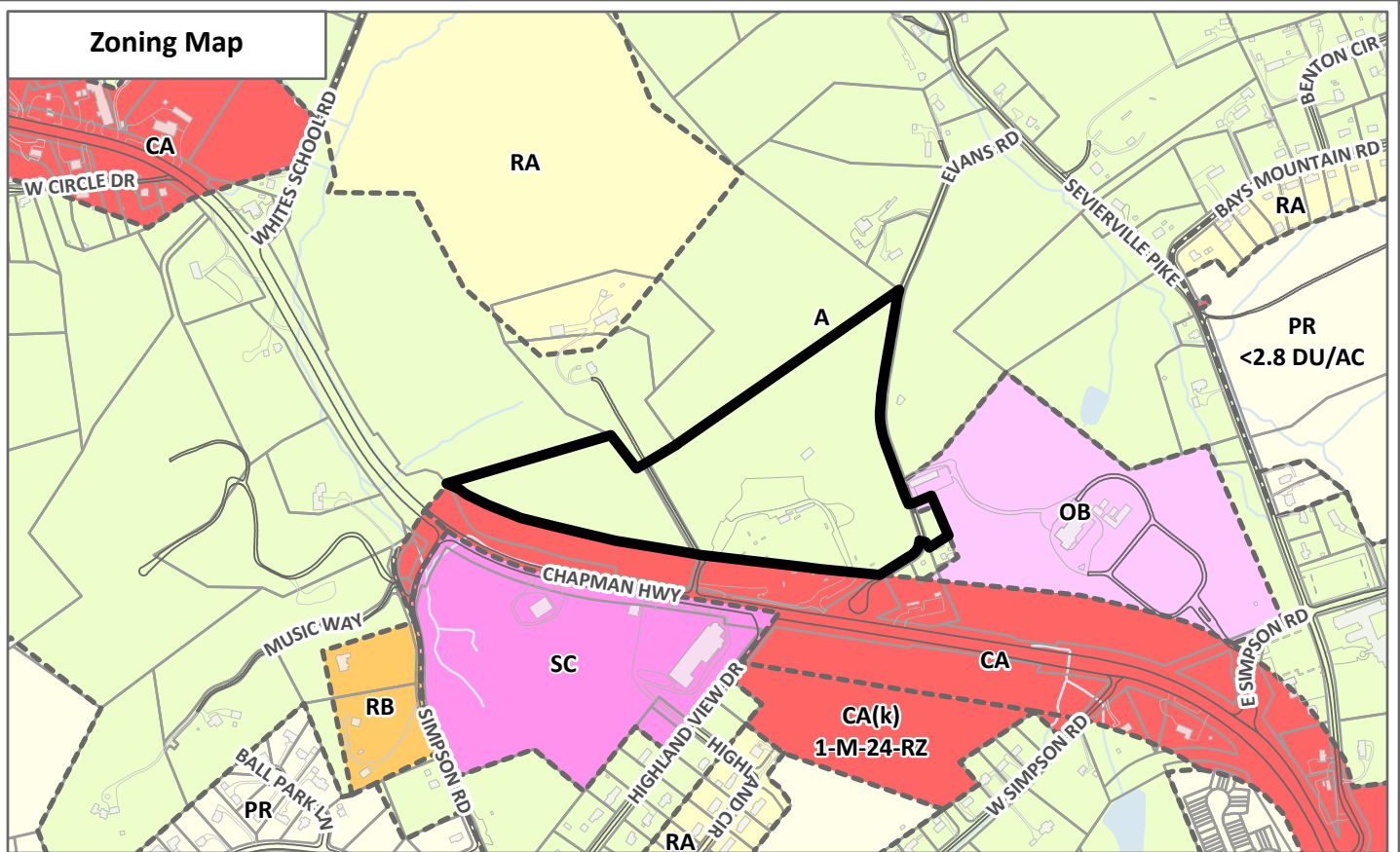
Petitioner: Thunder Mountain Properties

Map No: 138

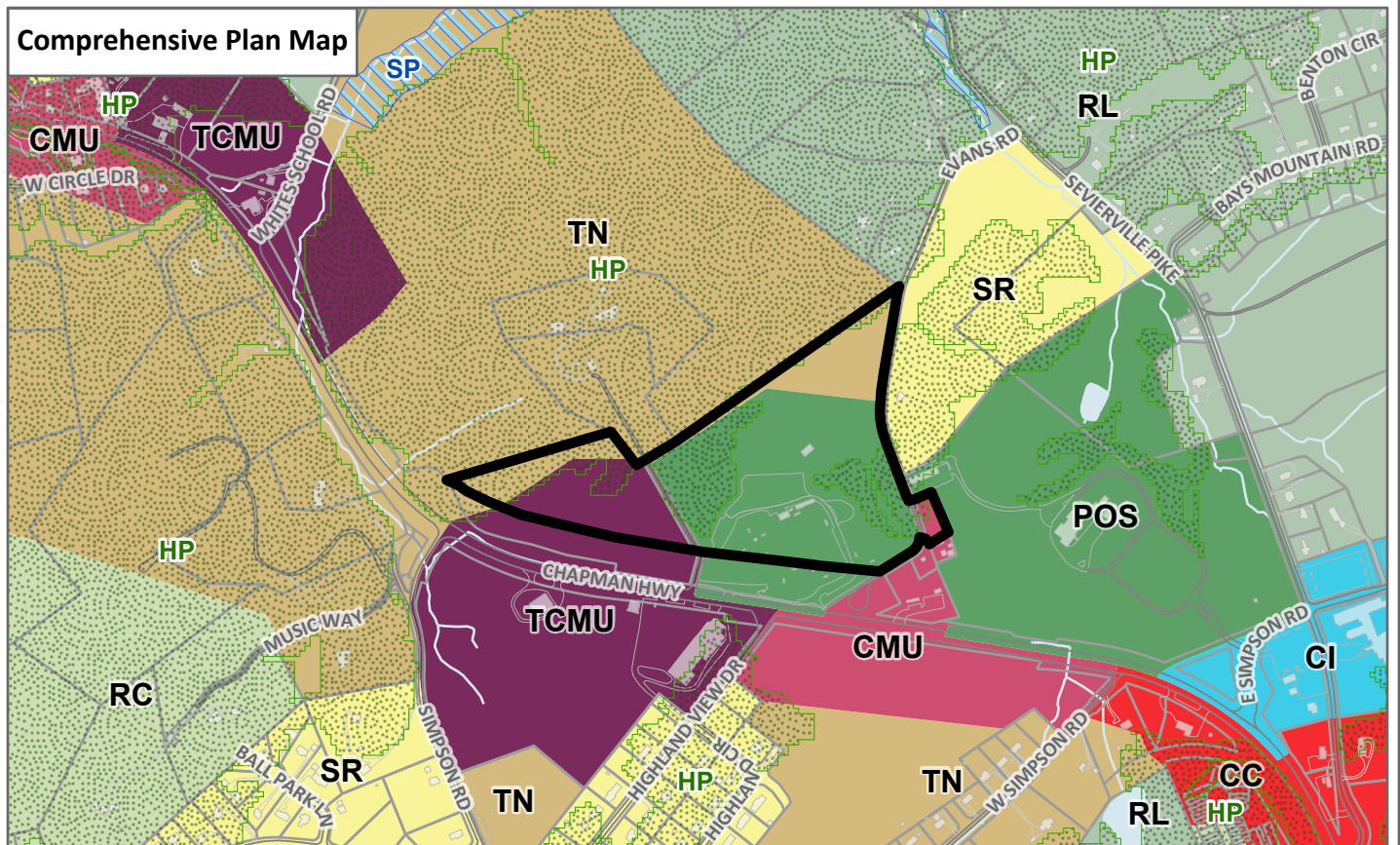
Jurisdiction: County



## Zoning Map



## Comprehensive Plan Map

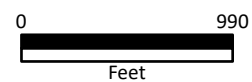


## CONTEXTUAL MAPS 2

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

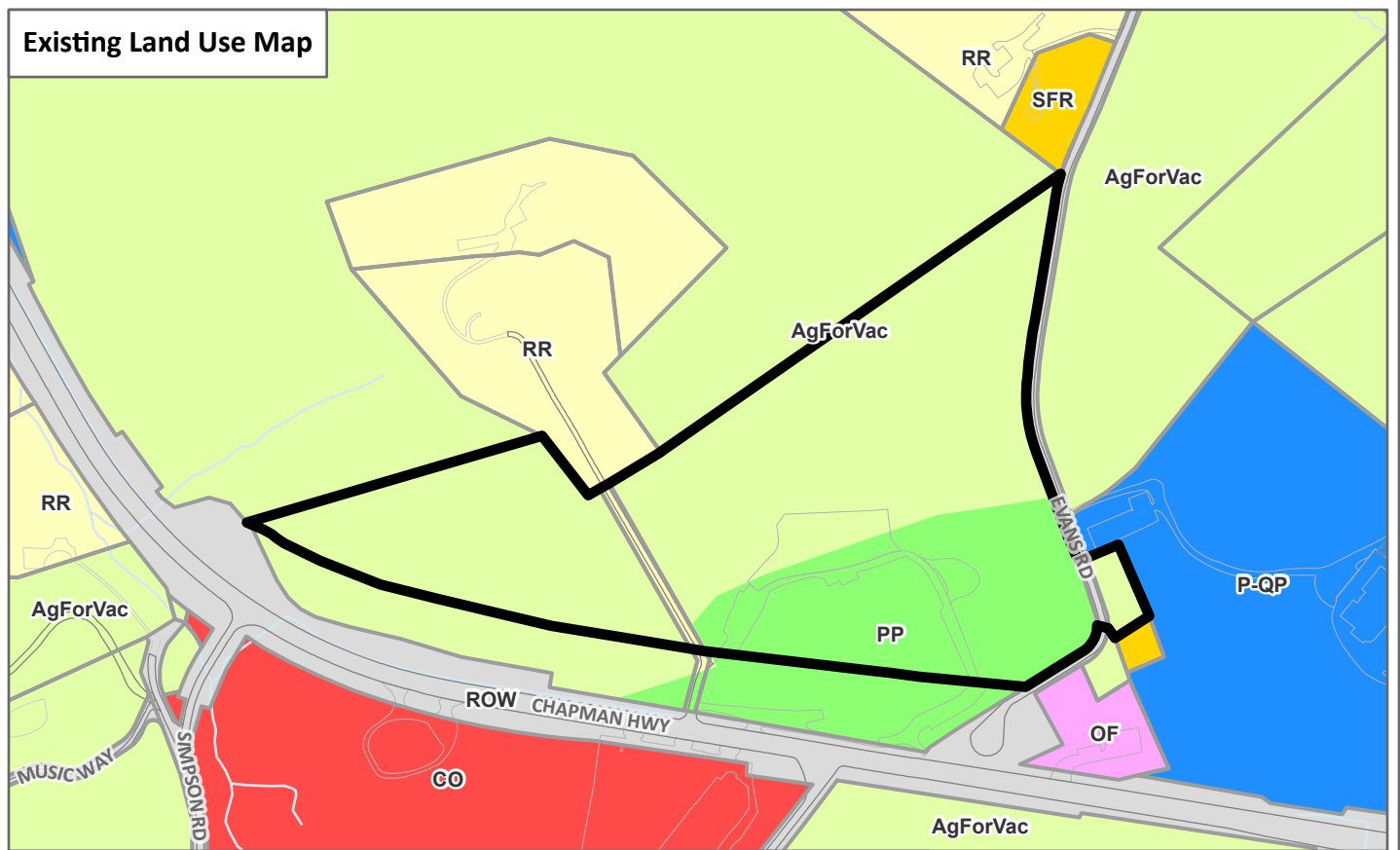


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

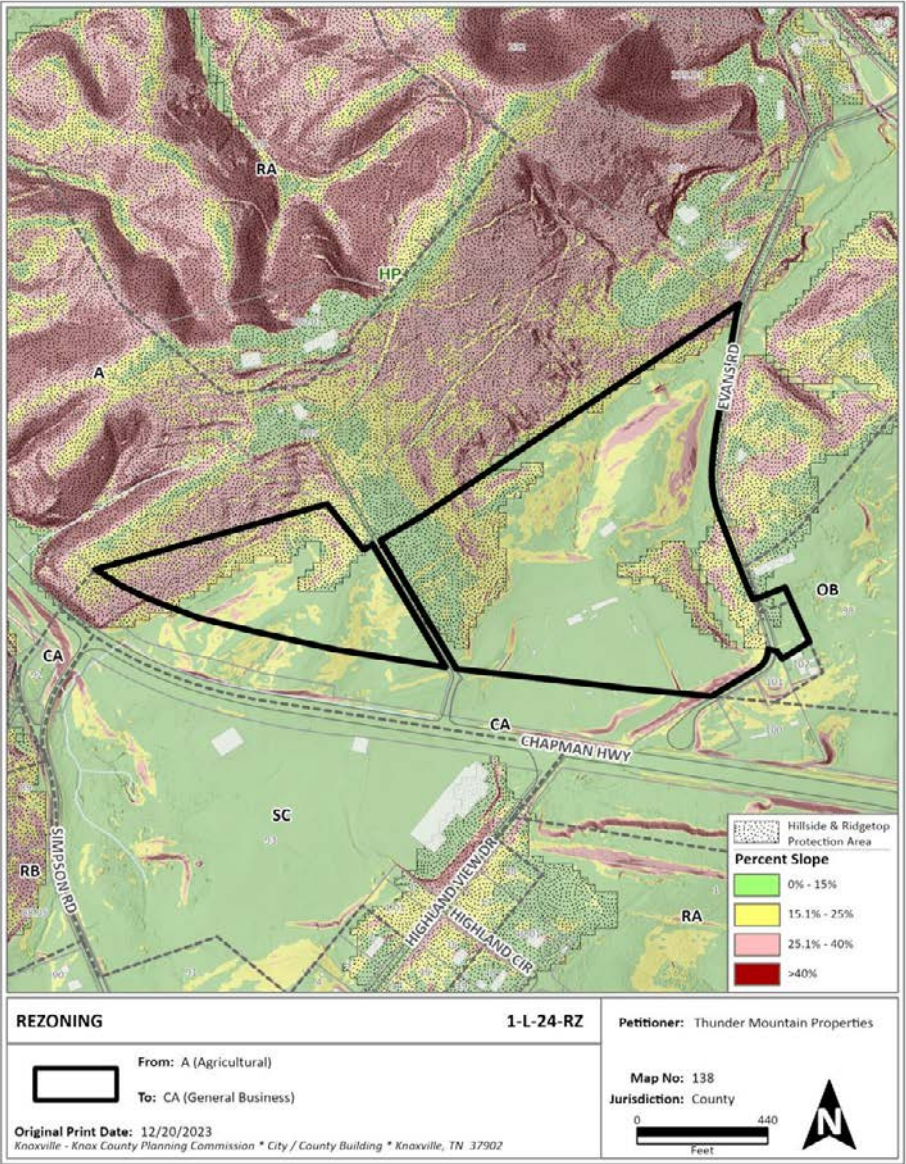
1-L-24-RZ / 1-G-24-SP



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)

30 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

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

☐ City Commission District 9 A (Agricultural)

Public Parks, Agriculture/Forestry/Vacant Land

☒ 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

- ☐ 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   **CA (General Business)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan  
Amendment

**HP (Hillside Protection);MU-SD (MU-SCO-1: South County)**

Proposed Plan Designation(s)

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

**\$5,150.00**

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**

**11/28/2023**

Applicant Signature

Please Print

Date

Phone / Email

**B. Chris Arnold Thunder Mountain Properties**

**11/28/2023**

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
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

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

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☒ Zoning Change

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

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

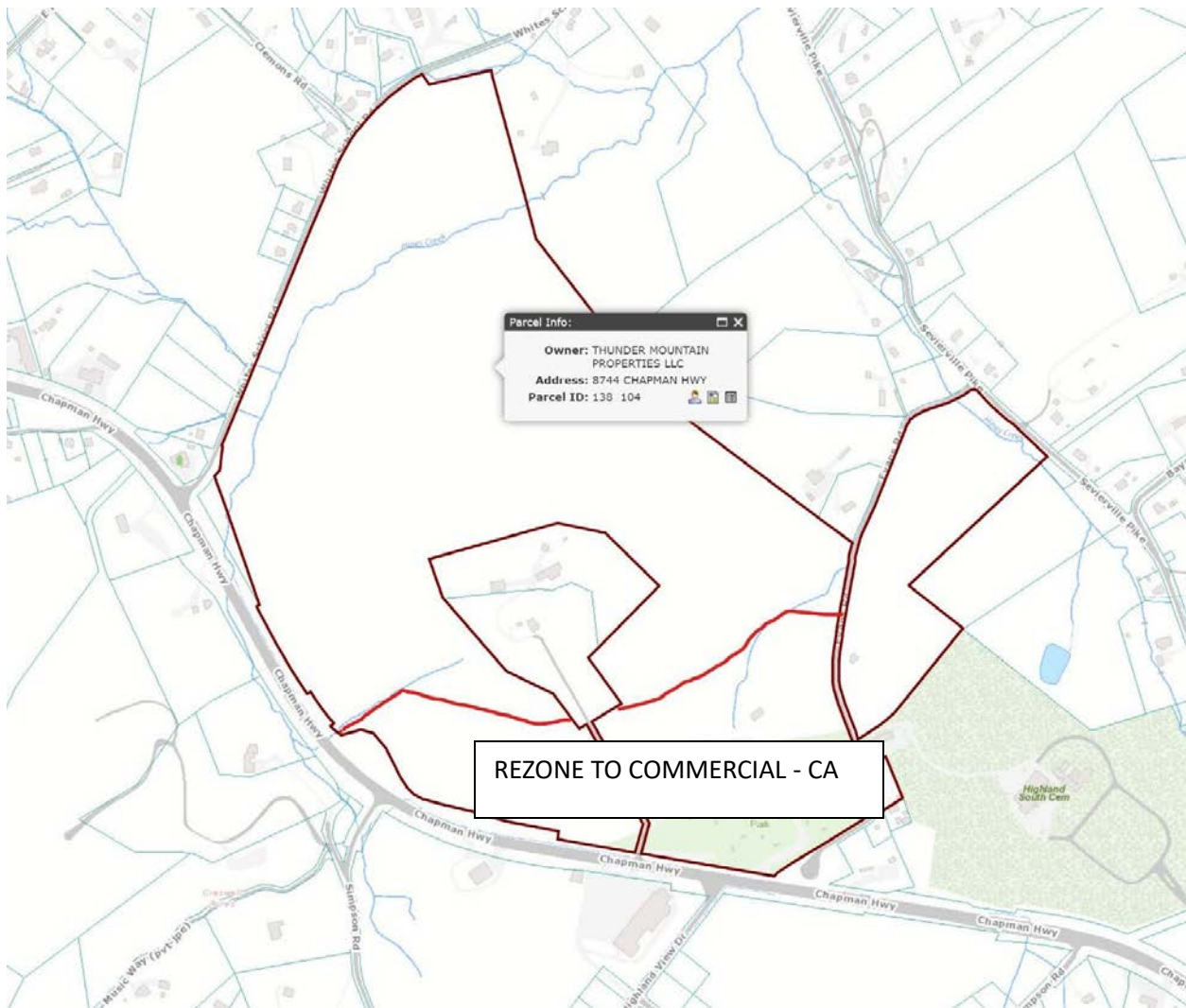
Phone Number

Email

Property Owner Signature

Please Print

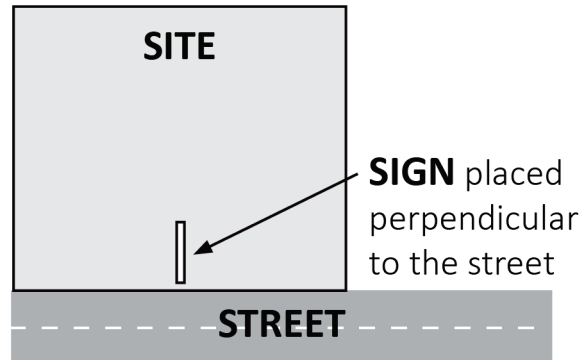
Date Paid



REZONE TO COMMERCIAL - CA



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