

# CASE SUMMARY

APPLICATION TYPE: REZONING



**File Number:** 1-L-24-RZ                      **Related File Number:** 7-I-24-PA  
**Application Filed:** 11/28/2023                      **Date of Revision:**  
**Applicant:** THUNDER MOUNTAIN PROPERTIES

## PROPERTY INFORMATION

**General Location:** Northeast side of Chapman Hwy, south side of Whites School Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 138 104                      **Jurisdiction:** County  
**Size of Tract:** 31.5 acres  
**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; and Evans Rd, a local street with pavement width of 18 ft within a 30-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Public Parks, Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**                      **Density:**  
**Planning Sector:** South County                      **Plan Designation:** PP (Public Parks), MU-SD (MU-SCO-1: South County), HP (Hillside Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 8744 CHAPMAN HWY  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** CA (General Business)  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** PP (Public Parks), MU-SD (MU-SCO-1: South County), HP (Hillside Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Postpone the rezoning application to the August 8, 2024 Planning Commission meeting so the rezoning can be heard with the plan amendment.

Staff Recomm. (Full):

Comments:

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. Because this request requires a plan amendment in order to prevent creation of a nonconformity, Planning is recommending postponement of this item so it can be heard concurrently with the plan amendment at the August 8, 2024 Planning Commission meeting.

Action:

Approved with Conditions

Meeting Date: 7/11/2024

Details of Action:

Approve the CA (General Business) zone for the portion of the parcel presented in Exhibit C because it is an extension of the CA zoning and consistent with the recommended place type, subject to one condition: Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type.

Summary of Action:

Approve the CA (General Business) zone for the portion of the parcel presented in Exhibit C because it is an extension of the CA zoning and consistent with the recommended place type, subject to one condition: Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type.

Date of Approval:

7/11/2024

Date of Denial:

Postponements: 6/13/2024

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knox County Commission

Date of Legislative Action: 8/19/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve CA (General Business), subject to three conditions: 1) Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required to ensure consistency with the intent of the CMU place-type;

2) a level 3 traffic study must be done; and 3) a master development and lighting plan must be included for all associated properties.

Date of Legislative Appeal:

Effective Date of Ordinance: