

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-S-24-RZ **Related File Number:** 11-E-24-PA
Application Filed: 10/1/2024 **Date of Revision:**
Applicant: SANDRA LLC

PROPERTY INFORMATION

General Location: East of Chapman Hwy, south of Whites School Rd
Other Parcel Info.:
Tax ID Number: 138 10501 **Jurisdiction:** County
Size of Tract: 6.32 acres
Accessibility: Access is via a private drive off of Chapman Highway, a TDOT-owned four lane major arterial street with a continuous center turn lane within a 120 to 160-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: South County **Plan Designation:** TN (Traditional Neighborhood), HP (Hillside Ridgetop Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area along Chapman Highway is on the north side of Bays Mountain from Seymour (Sevier County) and consists of a small commercial strip center, golf driving range, and cemetery. The property surrounding this parcel contains baseball fields, but it was recently rezoned PR (Planned Residential) up to 3 du/ac. Residential uses are primarily located on side streets, away from Chapman Highway.

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

Street: 8710 CHAPMAN HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), A (Agricultural)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: No, but CA (General Business) (k) abuts neighboring parcel.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Summary of Action: Deny the CA (General Business) zone because it is incompatible with the intent of the zone and adjacent land uses.

Date of Approval: **Date of Denial:** 11/14/2024 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 11/18/2024

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 12/9/2024

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Approve CA (General Business)

Date of Legislative Appeal:

Effective Date of Ordinance: