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)

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Current Plan Category:

Requested Plan Category: CMU (Corridor Mixed-Use), HP (Hillside Protection)

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: Jessie Hillman

Staff Recomm. (Abbr.): Deny the CA (General Business) zone because it is incompatible with the intent of the zone and

adjacent land uses.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

- 1. The request for the CA (General Business) zone is not supported by changing conditions in the area. A recent rezoning of approximately 100 acres surrounding the property to the PR (Planned Residential) zone with a density of 3 du/ac indicate that adjacent future land use will most likely be single-family residential, which does not support a center spot of more intensive commercial development.
- 2. A recent CA rezoning along Chapman Highway nearby to the southeast is in a location where it is easily accessible from the major arterial street. By contrast, the subject property is set far back from the corridor and only accessible by a narrow private driveway in need of repaving. The driveway goes through and behind a single-family residential property. There are no changing conditions in active development or future land use that warrant the requested rezoning at this location.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE

- 1. The CA zone is intended for retail businesses and services. Residential uses are also permitted, including multifamily development.
- 2. The property's access and surrounding residential and open space conditions are not consistent with more intensive commercial or residential uses.

PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The CA zone could have a negative impact on the residential lot through which the subject property is accessed, by bringing public, commercial traffic through private property.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

- 1. The CA zone is inconsistent with the property's TN (Traditional Neighborhood) place type, which is intended primarily for residential development.
- 2. A rezoning to CA is in conflict with the Comprehensive Plan's Implementation Policy 2 to ensure that development is consistent with existing community character when considering its potential impact on the residential property through which it is accessed.

Action: Denied Meeting Date: 11/14/2024

Details of Action:

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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":

Amendments: Amendments:

Approve CA (General Business)

Date of Legislative Appeal: Effective Date of Ordinance:

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