



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-K-22-RZ  
4-E-22-SP

**AGENDA ITEM #:** 18  
**AGENDA DATE:** 4/14/2022

▶ **APPLICANT:** TAYLOR D. FORRESTER  
**OWNER(S):** Walker Springs Company

**TAX ID NUMBER:** 119 L A 00119 [View map on KGIS](#)

**JURISDICTION:** Commission District 3

**STREET ADDRESS:** 0 Walker Springs Rd.

▶ **LOCATION:** East side of Walker Springs Road, southwest side of N. Gallaher View Road

▶ **TRACT INFORMATION:** 18.15 acres.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area

**ACCESSIBILITY:** Access is via Walker Spring Road, a minor arterial street with a center turn lane and a 75-ft pavement width within a 112-ft right-of-way. Access is also via N. Gallaher View Road, a minor arterial street with a turn lane and a 67-ft width within a 100-ft right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Ten Mile Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** CC (Community Commercial) & SP (Stream Protection) / CA (General Business) & F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) & SP (Stream Protection) / PR (Planned Residential) & F (Floodway)

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶ **DENSITY PROPOSED:** 23 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** None noted

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Agricultural/forestry/vacant/ CC (Community Commercial) & MDR (Medium Density Residential)/ CA (General Business) & RN-6 (Multi-Family Residential Neighborhood)

**ZONING** South: Agricultural/forestry/vacant, public-quasi public land & commercial/ CC (Community Commercial)/ CR-2 (Regional Commercial) & CA (General Business)

East: Multifamily residential, agricultural/forestry/vacant & office/ CC (Community Commercial) & MDR (Medium Density Residential)

RN-6 (Multi-Family Residential Neighborhood) & OP (Office Park)

West: Agricultural/forestry/vacant/ CC (Community Commercial), MDR (Medium Density Residential) & PP (Public Park)/ CA (General Business)

NEIGHBORHOOD CONTEXT: The area has multiple access points to nearby Interstate 40/ 75. The parcel is adjacent to a Walmart Supercenter and Sam's Club, and it neighbors several multifamily subdivisions. The Ten Mile Creek Greenway runs through the subject property.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to MDR (Medium Density Residential) and SP (Stream Protection) because it is consistent with the location criteria.**
  
- ▶ **Approve PR (Planned Residential) and F (Floodway) zoning up to 23 du/ac because it is compatible with surrounding residential and commercial zoning.**

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITION WARRANTING AMENDMENT OF THE LAND USE PLAN:

1) The Knoxville Area Transit (KAT) bus route has expanded service in the area since the sector plan was adopted in 2016. Transit service is now available within 1/4 mile of the subject property with sidewalk connections, which meets the recommended criteria for MDR land use.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE

1) Exhibit C shows a flood study map for a fill project that was approved in 2017 to address the subject property's floodway and floodplain areas. The fill project created a much larger buildable area, making development more feasible on the site.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) The Northwest County Sector Plan could have considered the MDR land use designation for the subject property because there are ample pedestrian-oriented amenities in the area, including a greenway trail, sidewalks and walking-distance retail businesses. MDR is also defined in the sector plan as a potential buffer between lower density residential and commercial land uses, which is applicable to this property's location.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1) The expansion of the KAT bus route means there are now bus stops within walking distance of the parcel, making MDR an appropriate land use designation to consider.

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 subject property's close proximity to mass transit, commercial retail, sidewalks and greenspace makes it an appropriate candidate for PR zoning up to 23 du/ac.

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

1) The PR zone provides optional methods of land development which encourage more imaginative solutions to environmental design problems, such as the floodplain status on the subject property. PR would enable a concentration of residential development on the buildable area of the property.

THE 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) PR will require Planning Commission use on review approval of site plans prior to any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

2) With other multifamily developments in the area, close access to mass transit and a commercial node directly to the south, the proposed PR zoning is not expected to have any adverse impact.

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

1) The proposed zoning change is compatible with the recommended amendment to MDR in the Northwest County Sector Plan and is in compliance with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: 3445 (average daily vehicle trips)

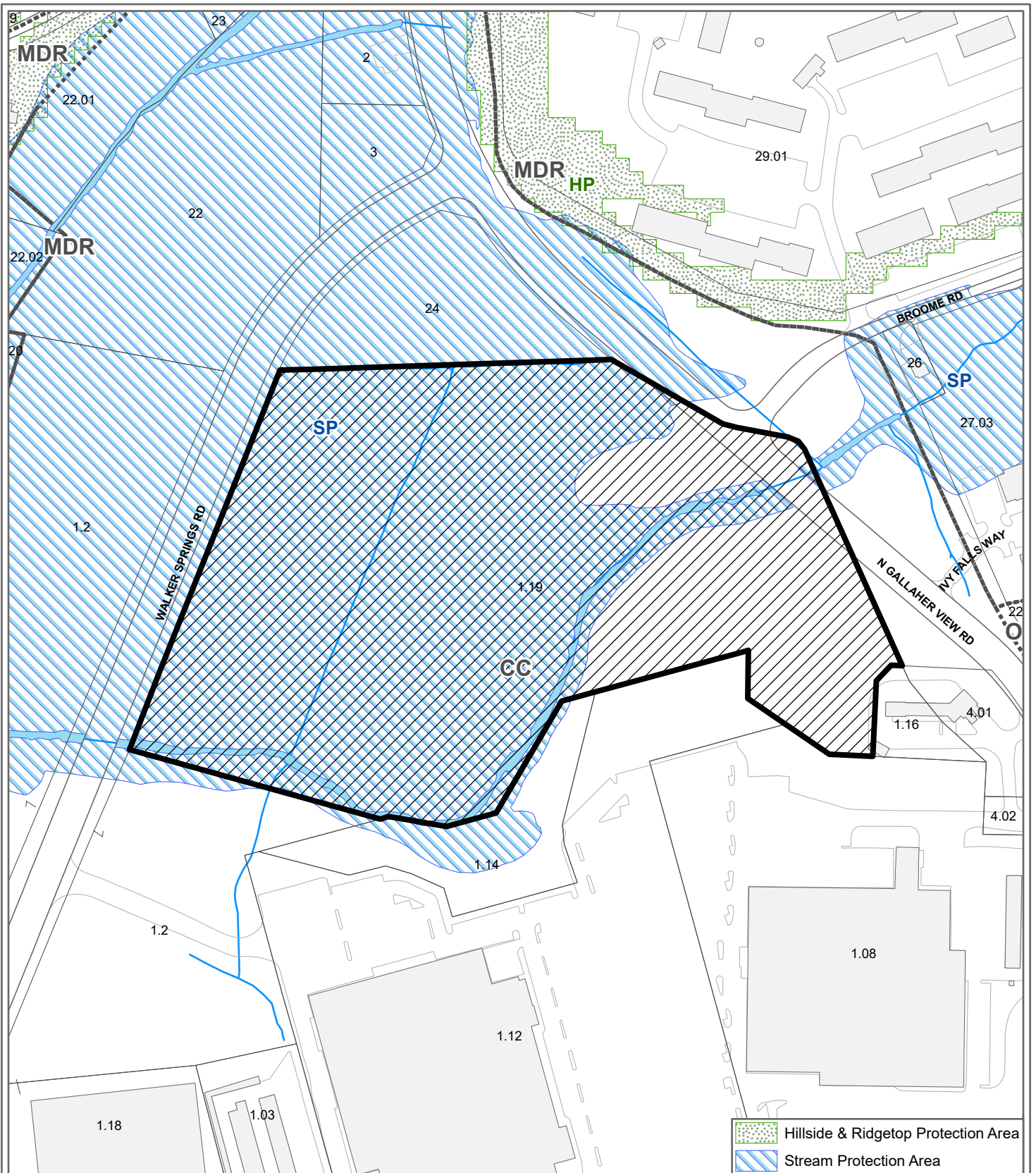
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 23 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 5/23/2022. 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.



**4-E-22-SP / 4-K-22-RZ  
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: CC (Community Commercial) & SP (Stream Protection)

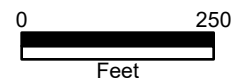
To: MDR (Medium Density Residential) & SP (Stream Protection)



Petitioner: Forrester, Taylor D.

Map No: 119

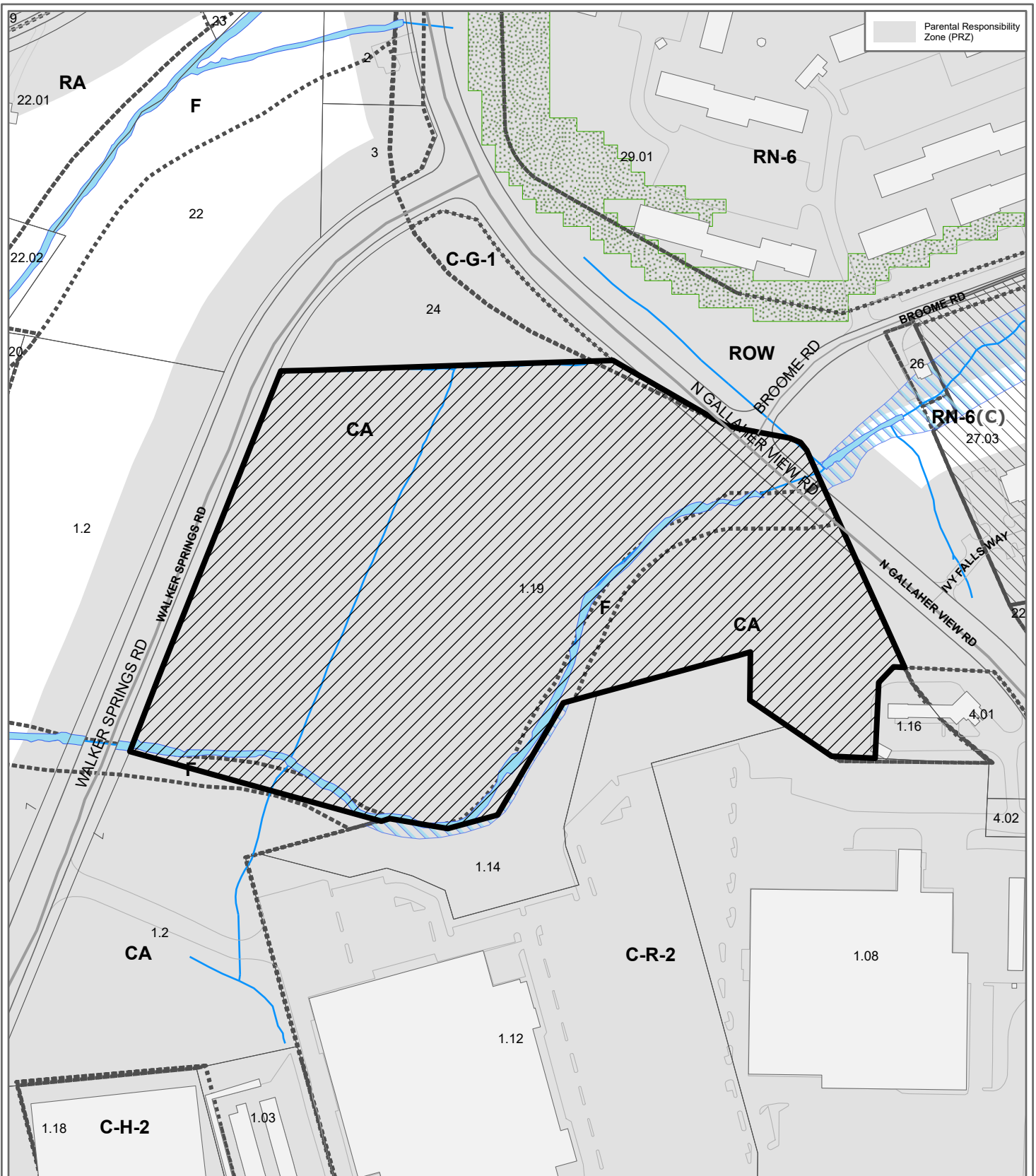
Jurisdiction: County



Original Print Date: 3/7/2022

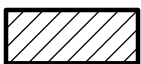
Revised:

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



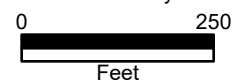
**4-K-22-RZ  
REZONING**

From: CA (General Business) & F (Floodplain)  
To: PR (Planned Residential) & F (Floodplain)



Petitioner: Forrester, Taylor D.

Map No: 119  
Jurisdiction: County



*KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN*

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Knoxville Excavating has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Community Commercial and Stream Protection to Medium Density Residential and Stream Protection consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 14, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

*NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:*

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #4-E-22-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

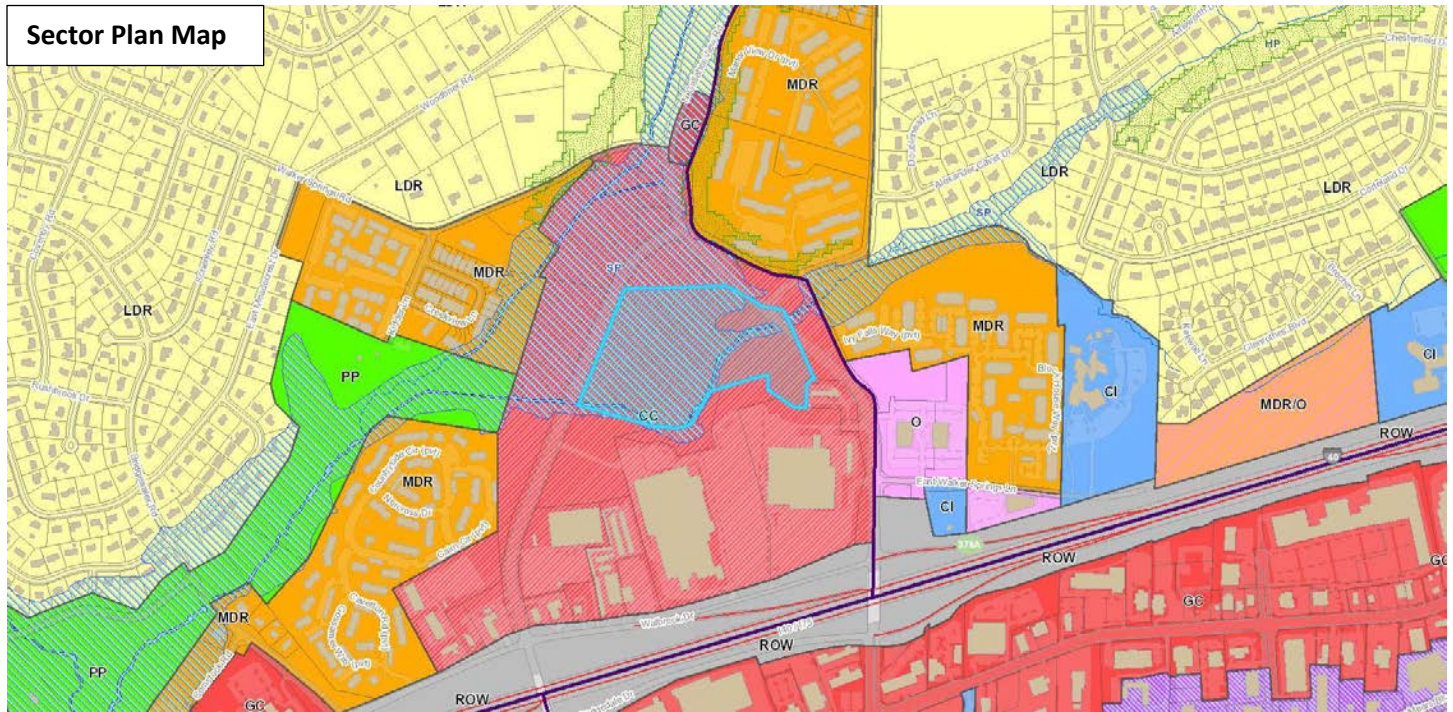
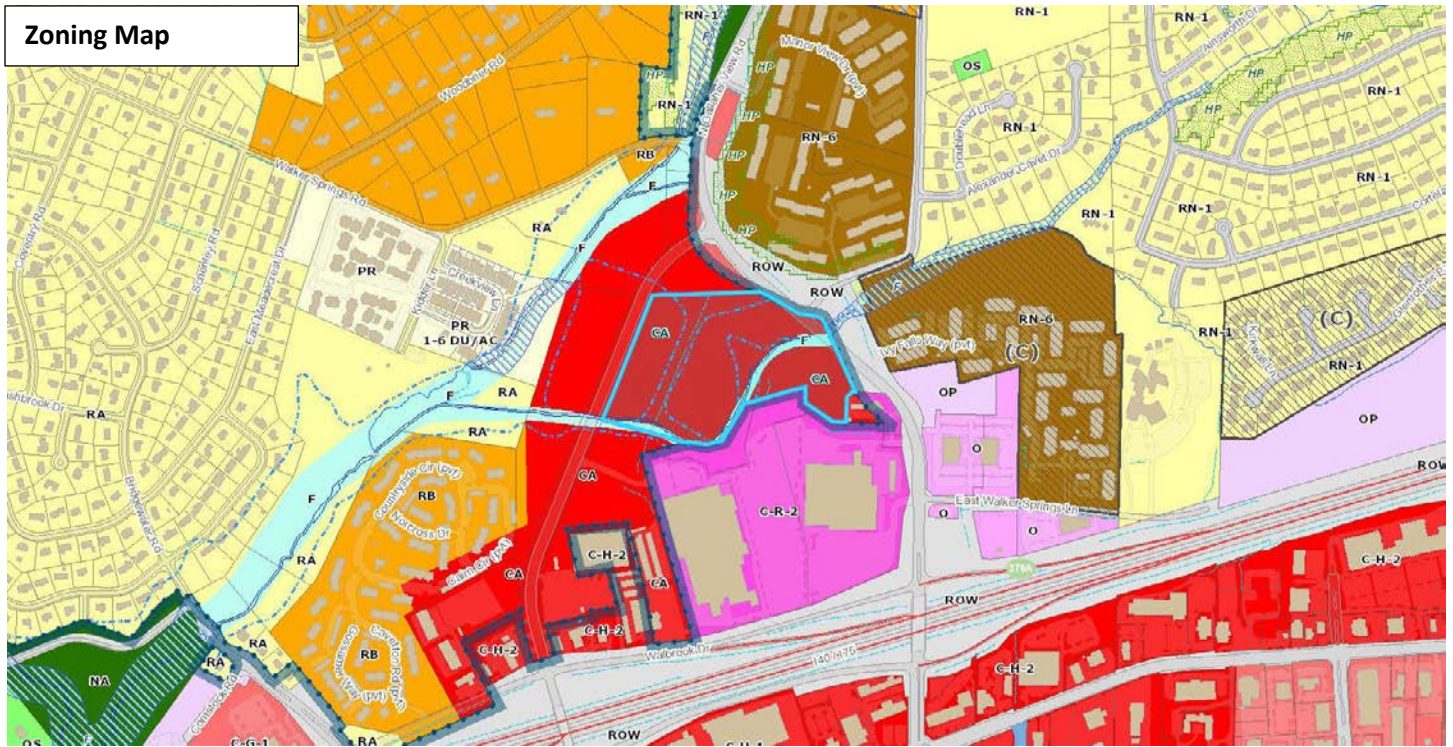
*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Chairman*

\_\_\_\_\_  
*Secretary*

# Exhibit B. 4-K-22-RZ/ 4-E-22-SP Contextual Images



# Exhibit B. 4-K-22-RZ/ 4-E-22-SP Contextual Images

Existing Land Use Map

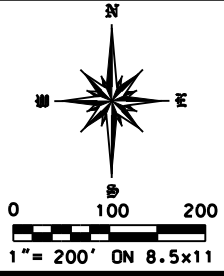
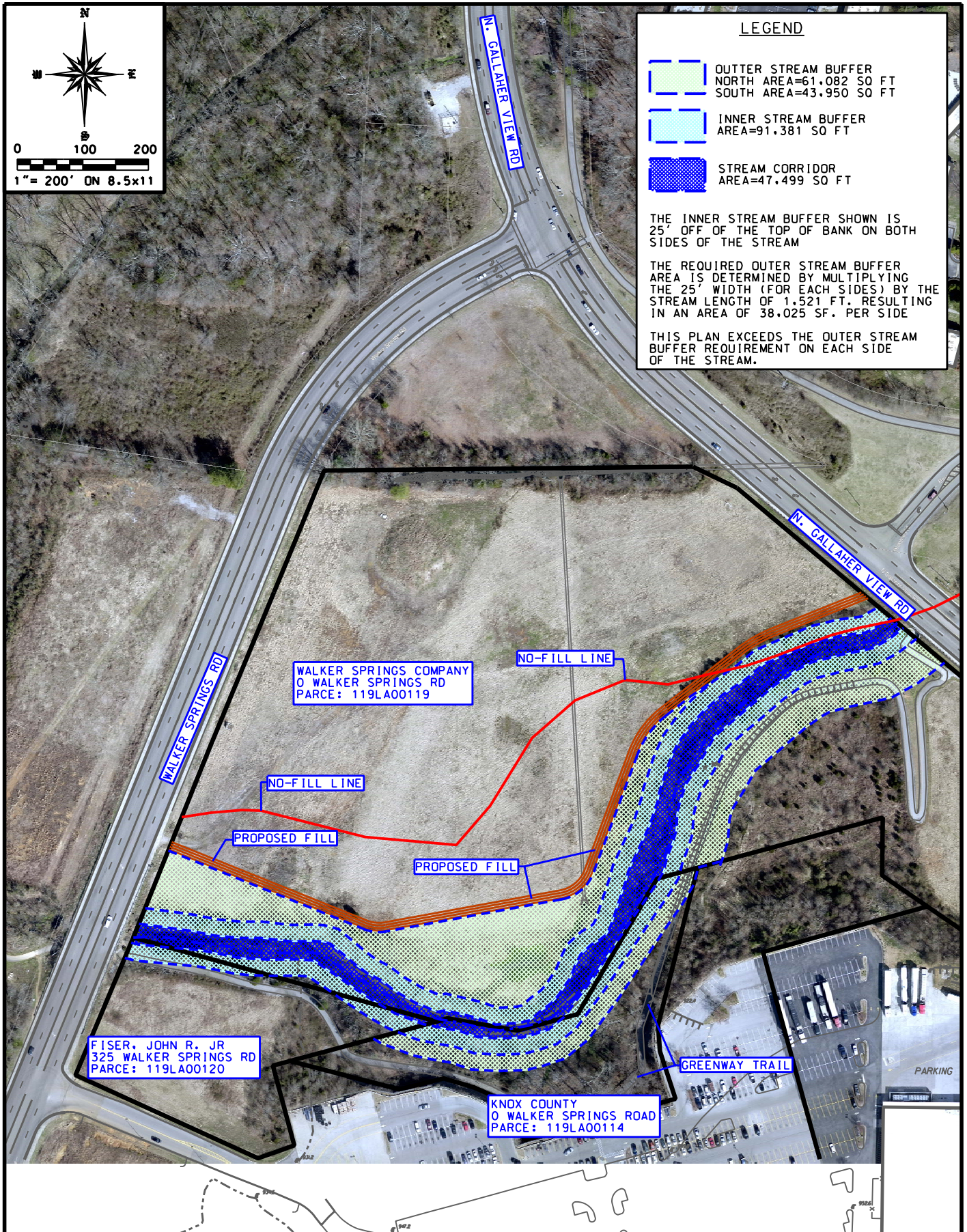


Aerial Map





Exhibit C. 4-K-22-RZ/ 4-E-22-SP Flood Study Map



**LEGEND**

- OUTER STREAM BUFFER  
NORTH AREA=61,082 SQ FT  
SOUTH AREA=43,950 SQ FT
- INNER STREAM BUFFER  
AREA=91,381 SQ FT
- STREAM CORRIDOR  
AREA=47,499 SQ FT

THE INNER STREAM BUFFER SHOWN IS 25' OFF OF THE TOP OF BANK ON BOTH SIDES OF THE STREAM

THE REQUIRED OUTER STREAM BUFFER AREA IS DETERMINED BY MULTIPLYING THE 25' WIDTH (FOR EACH SIDES) BY THE STREAM LENGTH OF 1,521' FT. RESULTING IN AN AREA OF 38,025 SF. PER SIDE

THIS PLAN EXCEEDS THE OUTER STREAM BUFFER REQUIREMENT ON EACH SIDE OF THE STREAM.

WALKER SPRINGS COMPANY  
0 WALKER SPRINGS RD  
PARCE: 119LA00119

FISER, JOHN R. JR  
325 WALKER SPRINGS RD  
PARCE: 119LA00120

KNOX COUNTY  
0 WALKER SPRINGS ROAD  
PARCE: 119LA00114

PREPARED BY: **SEC**  
SILVUS ENGINEERING CONSULTING  
NATHAN SILVUS, P. E.  
1815 NANTASKET ROAD  
KNOXVILLE, TN 37922  
865.414.0524

PROJECT: **FLOOD STUDY - WALKER SPRINGS FILL  
WEST HILLS TRIBUTARY TO TEN MILE CREEK**  
0 WALKER SPRINGS ROAD, KNOXVILLE, TN 37909  
PARCEL ID: 119-LA00119 APPROX 18.15 ACRES

PREPARED FOR:  
**THE WALKER SPRINGS COMPANY AND FISER, INC.**  
4334 PAPERMILL ROAD, KNOXVILLE, TN 37909

PANEL:  
**03**

**PROPOSED  
BUFFERS**



# 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

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

February 25, 2022

April 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-K-22-RZ  
4-E-22-SP

### 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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

### CURRENT PROPERTY INFO

Walker Springs Company

132 Sherlake Ln, Knoxville, TN 37922

865-693-0711

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Walker Springs Rd

119LA00119

Property Address

Parcel ID

West Knox

West Knox

N

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

East side Walker Springs Rd.  
West side N. Callahan View Rd.

18.15

Tract Size

City  County

3rd

CA and FF

Vacant

AgFor Vac

District

Zoning District

Existing Land Use

Northwest County

CC and SP

Urban Growth

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

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

PR *and F*

Proposed Zoning

Plan Amendment Change

MDR *and SP*

Proposed Plan Designation(s)

23

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

**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*)

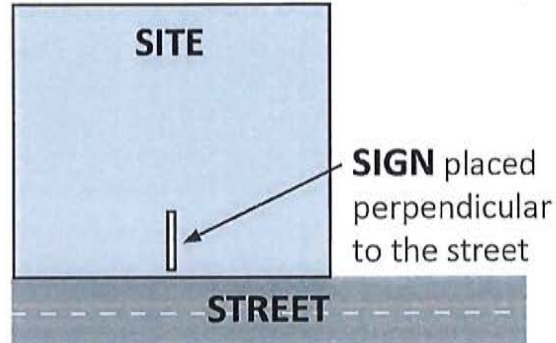
Fee 1	0325 <del>\$1,525.00</del>	Total	907.50
Fee 2	0527 <del>\$600.00</del> + 800.00		<del>\$2,325.00</del> + 600.00
Fee 3			1509.50

**\$2307.50**

**AUTHORIZATION**

Taylor D. Forrester    Taylor D. Forrester    2/25/2022  
Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Forrester and Law, ou=Forrester and Law, email=tforrester@lrwlaw.com  
 Applicant Signature    Please Print    Date  
 865-584-4040    tforrester@lrwlaw.com  
 Phone Number    Email  
    John C Osborne    2/25/2022  
 Property Owner Signature    Please Print    Date  
    Walker Seizgo    SWM 2/25/22

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:*

March 30, 2022

and

April 15, 2022

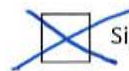
(applicant or staff to post sign)

(applicant to remove sign)

Applicant Name: Taylor D. Forrester

Date: 2/25/2022

File Number: 4K-22-RZ  
4E-22-SP



Sign posted by Staff



Sign posted by Applicant