



# USE ON REVIEW REPORT

---

▶ **FILE #:** 1-A-23-UR **AGENDA ITEM #:** 42  
POSTPONEMENT(S): 1/12/2023, 2/9/2023, 3/9/2023 **AGENDA DATE:** 4/13/2023  
▶ **APPLICANT:** TAYLOR D. FORRESTER  
OWNER(S): Pelennor Fields, LLC

---

TAX ID NUMBER: 111 046.02,046.03 [View map on KGIS](#)  
JURISDICTION: County Commission District 9  
STREET ADDRESS: 0 FRENCH RD (5285 FRENCH RD)  
▶ **LOCATION:** West side of French Rd, west of E Governor John Sevier Hwy  
▶ **APPX. SIZE OF TRACT:** 28.19 acres  
SECTOR PLAN: South County  
GROWTH POLICY PLAN: Rural Area  
ACCESSIBILITY: Access is via French Road, a local street with a pavement width of 16-ft within a right-of-way width of 69-ft.  
UTILITIES: Water Source: Knox-Chapman Utility District  
Sewer Source:  
WATERSHED: Burnett Creek and French Broad

---

▶ **ZONING:** A (Agricultural)  
▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
▶ **PROPOSED USE:** Private gun/ rifle shooting range

HISTORY OF ZONING: None noted.  
SURROUNDING LAND USE AND ZONING: North: Forested land, single family dwellings on large lots - A (Agricultural)  
South: Forested land, single family dwellings on large lots - A (Agricultural)  
East: Single family dwelling, commercial greenhouse and landscaping store, self-storage facility - A (Agricultural), CA (General Business)  
West: Forested land, single family dwellings on large lots - A (Agricultural)  
NEIGHBORHOOD CONTEXT: This is a rural, forested area with single family residential dwellings on large lots and nearby commercial uses along E Governor John Sevier Highway.

---

**STAFF RECOMMENDATION:**  
▶ **Withdraw the application as requested by the applicant.**

**COMMENTS:**

The subject property is approximately 28 acres in size with dense vegetation on the majority of the site. The existing natural topography of the property is steeply sloped with elevations ranging from approximately 900-ft up to 1100-ft. The property is bounded by A (Agricultural) zoned parcels and a CA (General Business) zoned

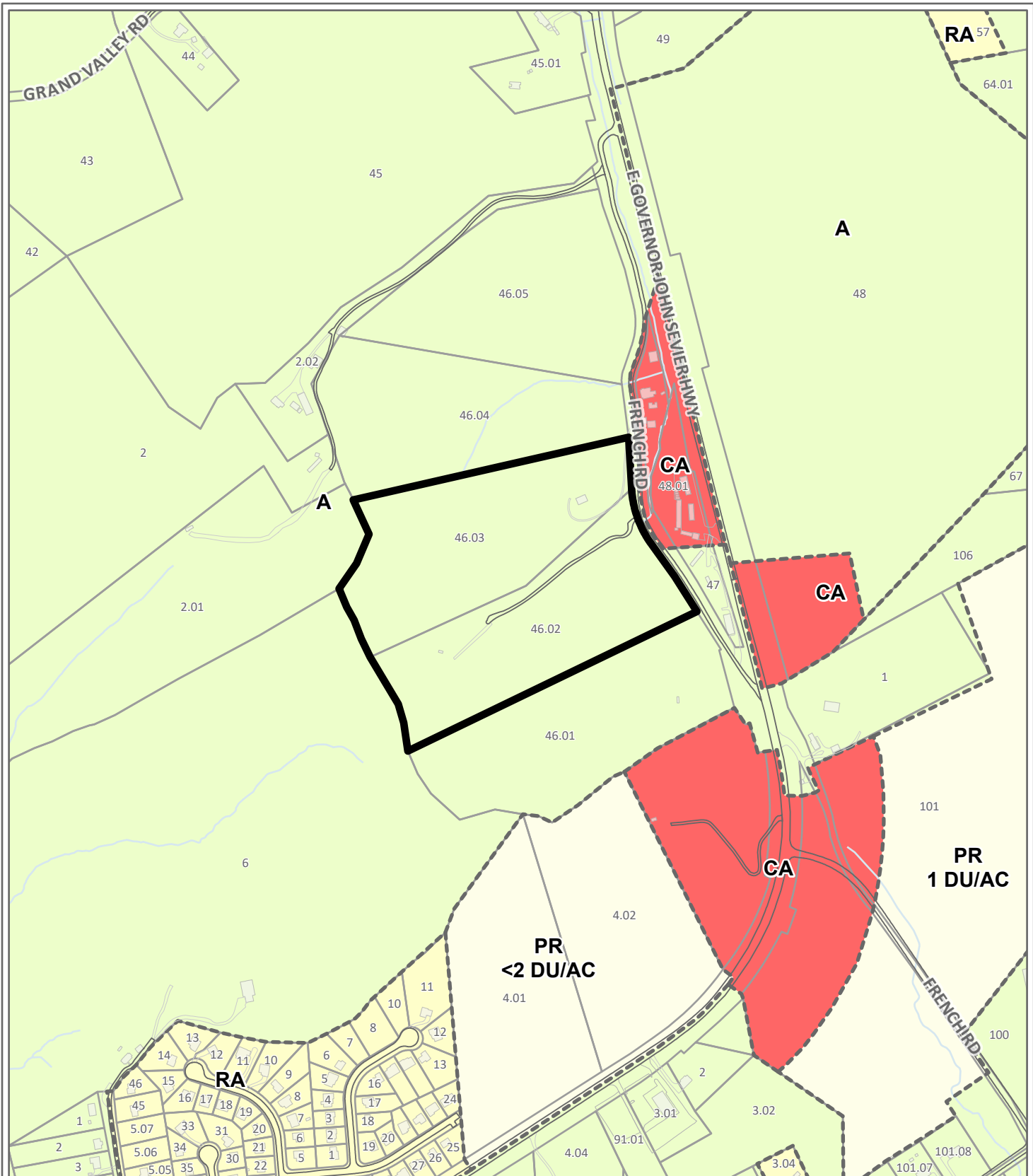
parcel to the east.

A rifle range is a "use permitted on review" in the A (Agricultural) zone. The A zone district is intended to provide for a wide range of agricultural and related uses as well as residential uses with low population densities and other compatible uses which generally require large areas or open spaces. The A (Agricultural) zone allows for one (1) acre lot sizes for single family residential uses. Though this area is currently, sparsely populated, the residential development potential within a 1000-ft buffer of the property boundary could result in over 100 additional homes in this area based on the existing acreage zoned A (approximately 120 acres) within that buffer area, outside of the existing right-of-way.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**USE ON REVIEW**

**1-A-23-UR**

**Petitioner:** Taylor D. Forrester



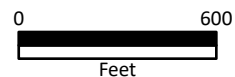
Private gun/ rifle shooting range in A (Agricultural)

**Map No:** 111

**Jurisdiction:** County

**Original Print Date:** 4/4/2023

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





# Request to Postpone • Table • Withdraw

Taylor D. Forrester

3/22/2023

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

Date of Request

April 13, 2023

Scheduled Meeting Date

1-A-23-UR

File Number(s)

## 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 noon 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 prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

**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.*

Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, ou=United States, c=US, email=tforrester@lrw.com  
Reason: I am the author of this document  
Location: 11-02 16:37:04-00  
Date: 2022.11.02 16:37:04-00

Taylor D. Forrester

Applicant Signature

Please Print

865-584-4040

TForrester@lrwlaw.com

Phone Number

Email

## STAFF ONLY

  
Staff Signature

Michael Reynolds

Please Print

3/22/2023

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Taylor D. Forrester

3/6/23

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

Date of Request

March 9, 2023

Scheduled Meeting Date

File Number(s)  
1-A-23-UR

## 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 April 13, 2023 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon 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 prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

**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.*

Taylor D. Forrester  
Applicant Signature

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, ou=US United States, c=US United States, email=TForrester@lrw.com  
Reason: I am the author of this document  
Location: 11-02 16:37:04-00  
Date: 2022.11.02 16:37:04-00

Taylor D. Forrester  
Please Print

865-584-4040

Phone Number

TForrester@lrwlaw.com  
Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

3/6/2023

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No Amount:

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Payee Name \_\_\_\_\_ Payee Phone \_\_\_\_\_ Payee Address \_\_\_\_\_

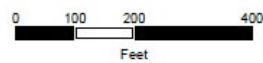
# 1-A-23-UR. Exhibit A.

Applicant Provided Site Plans – 12/15/2022



## Site Plan - French Road

1-A-23-UR  
Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

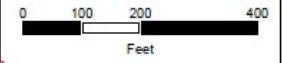
© KGIS 2022

Printed: 12/14/2022 9:35:21 PM



## Undisturbed Dense Vegetation

French Road 1-A-23-UR  
Revised: 12/15/2022



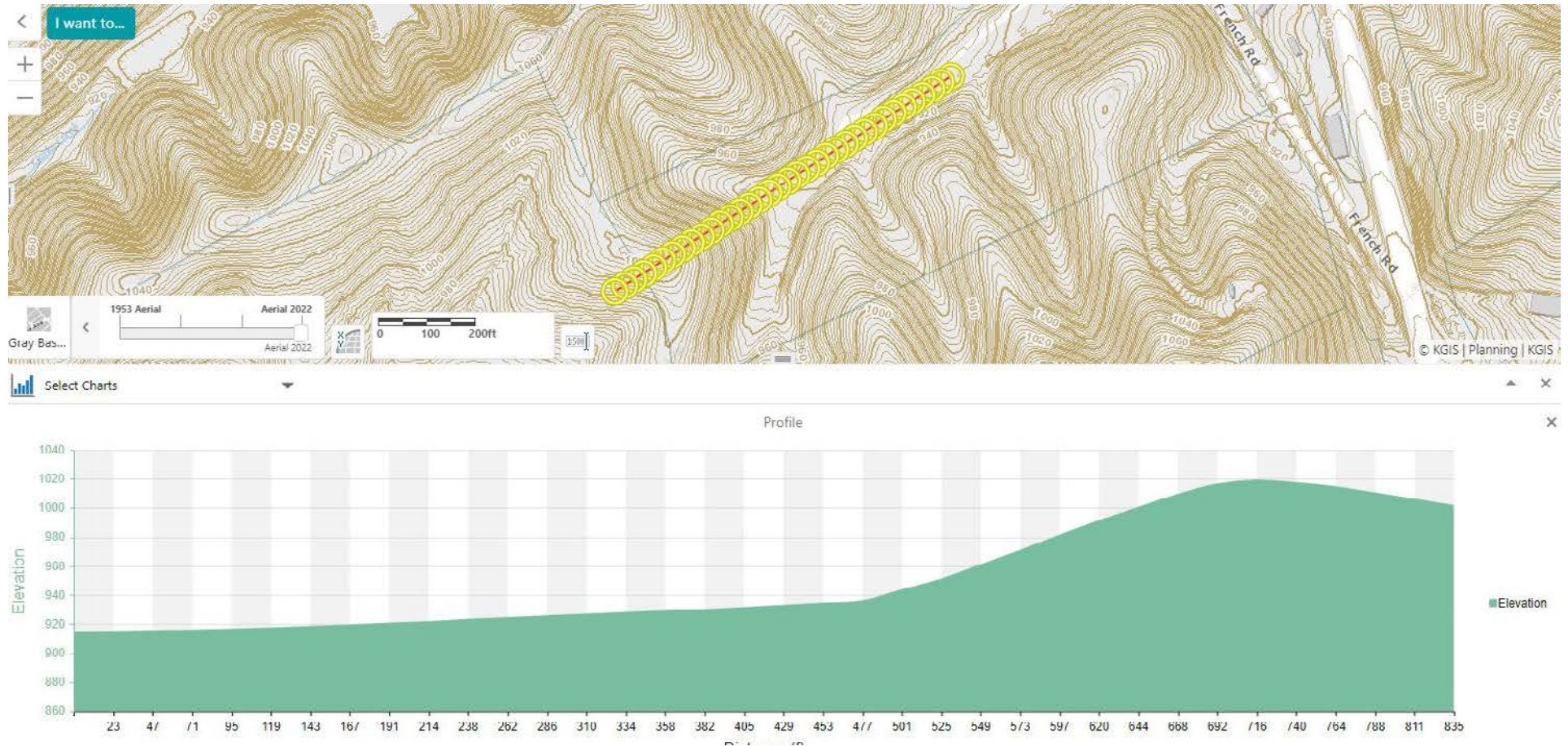
KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

Printed: 12/14/2022 6:15:13 PM

# 1-A-23-UR. Exhibit A.

## Approximate Topographic Profile of Shooting Lane 1 (East to West) from shooting position to beyond property line



Shooting Lane 1

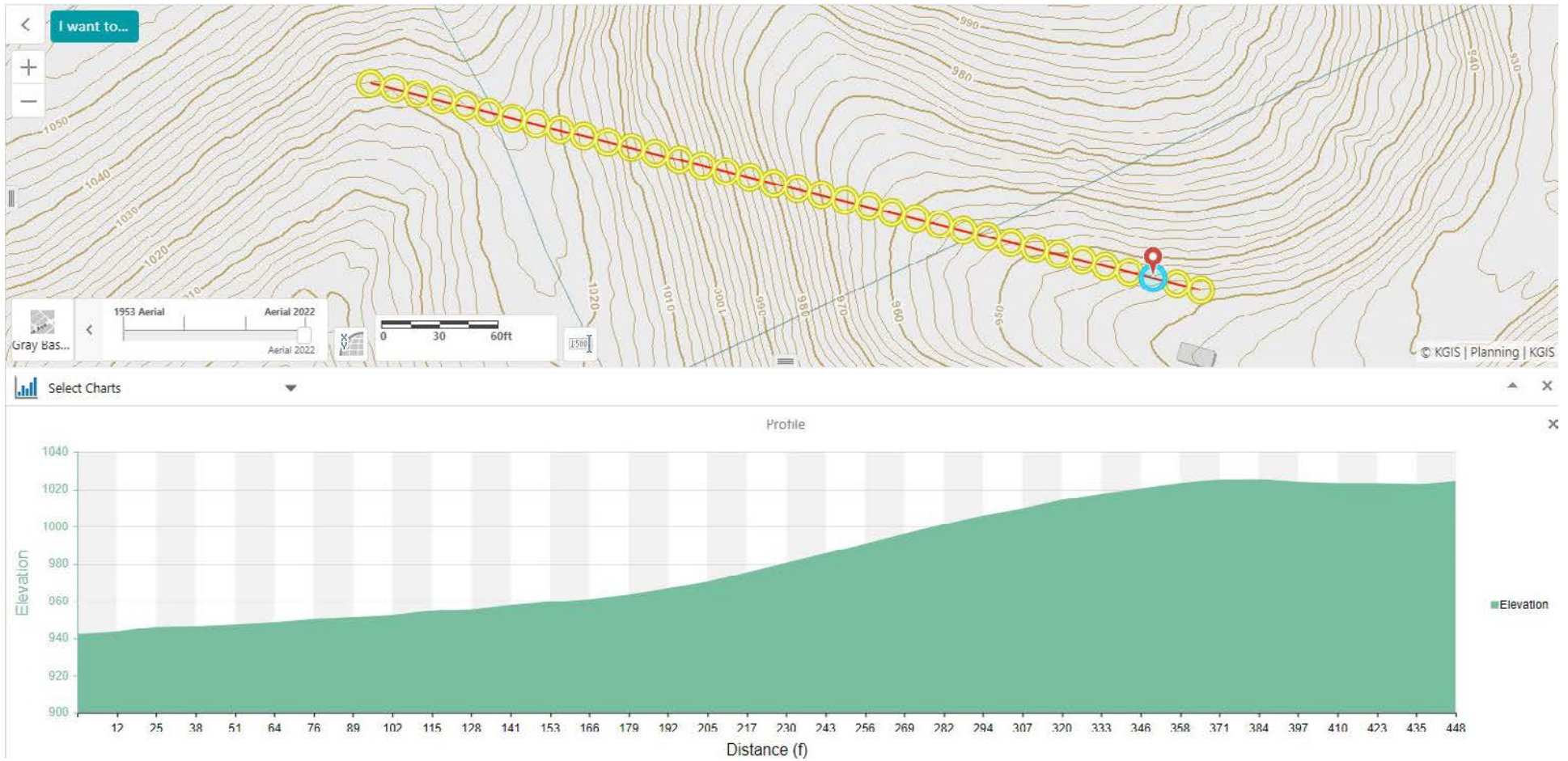
Approximate Length E to W from shooting position to edge of the property line 740-ft

Approximate Topographic Rise E to W for 740-ft length

Elevation range: 915-ft to 1019-ft

# 1-A-23-UR. Exhibit A.

## Approximate Topographic Profile of Shooting Lane 2 from SE to NW from shooting position to beyond property line



Shooting Lane 2

Approximate Length SE to NW from shooting position to edge of the property line 384-ft

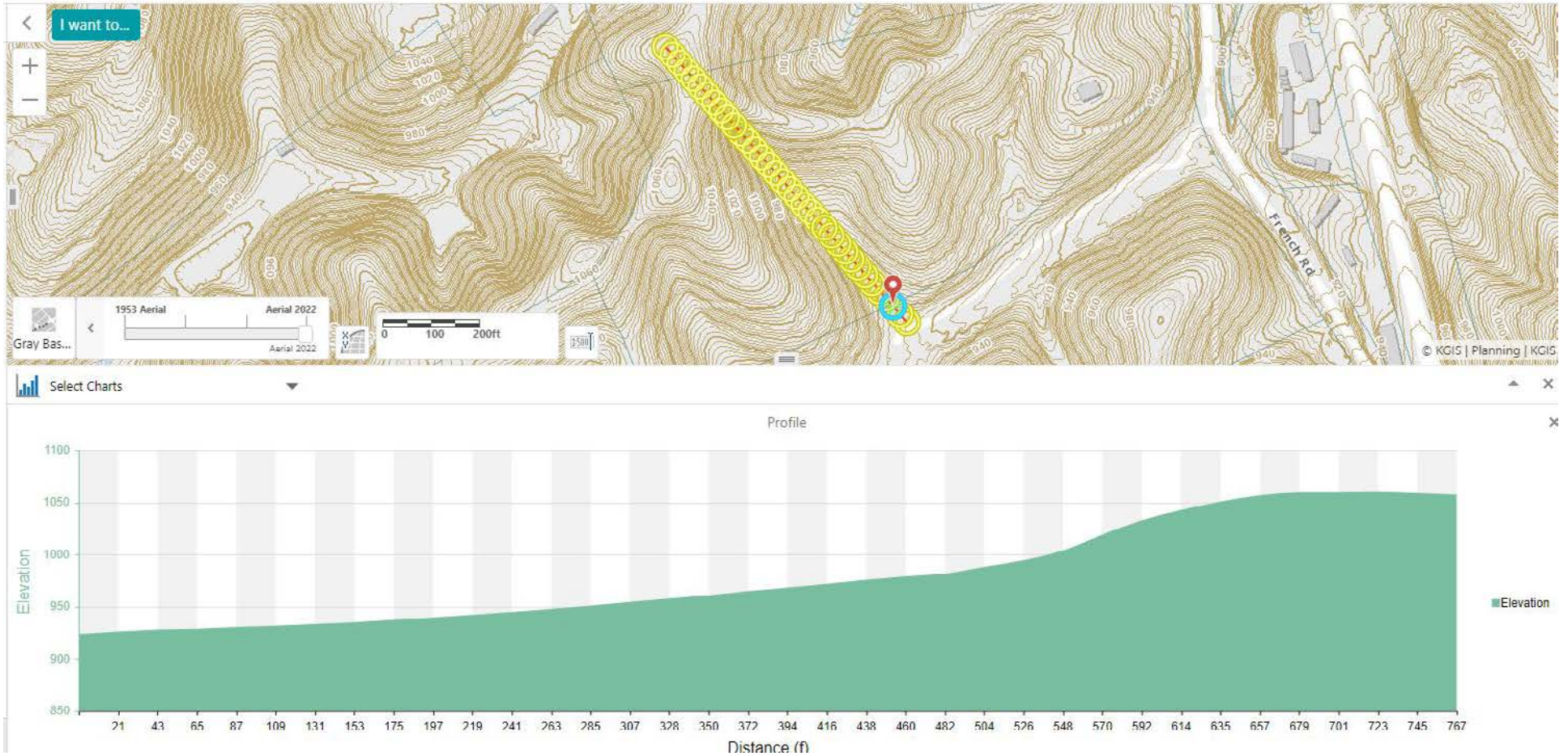
Approximate Topographic Rise SE to NW for 384-ft length

Elevation range: 942-ft to 1025-ft



# 1-A-23-UR. Exhibit A.

## Approximate Topographic Profile of Shooting Lane 2 from S to N from shooting position to beyond property line



Shooting Lane 2

Approximate Length S to N from shooting position to edge of the property line 701-ft

Approximate Topographic Rise S to N for 701-ft length

Elevation range: 923-ft to 1059-ft

## 1-A-23-UR. Exhibit A.

<b>Shooting Lane 1</b>				<b>Elevation</b>			
Lowest elevation (approx.) at shooting position				915 ft			
Highest elevation (approx.) at edge of property line				1019 ft			
				<b>104 elevation change</b>			
<b>Shooting Lane 2</b>				<b>Elevation</b>			
Lowest elevation (approx.) at shooting position				942 ft			
Highest elevation (approx.) at edge of property line				1025 ft			
				<b>83 elevation change</b>			
<b>Shooting Lane 3</b>				<b>Elevation</b>			
Lowest elevation (approx.) at shooting position				923 ft			
Highest elevation (approx.) at edge of property line				1059 ft			
				<b>136 elevation change</b>			

# 1-A-23-UR. Exhibit A.

Permitted Residential Density within 1,000-ft Buffer Surrounding Subject Property Based on Existing Zoning Pattern			
Subject Property	sq. ft	acres	
Area	622284.5	14.28569	
	604681.8	13.88158	
	total	<b>28.16727</b>	
1000' Buffer Area (Including subject prop)		204.74	
1000' Buffer Area (Excluding subject prop)		176.5727	
CA Zoned Area within 1000' Buffer	A)	8.38	
	B)	5.20	
	C)	5.73	
		<b>19.31</b>	
PR up to 2 du/ac Area within 1000' Buffer	acres	10.33	
		146.9327	
	acres		
ROW (estimated acreage)	8.47		
	3.69		
	8.38		
	5.26		
	<b>25.8</b>		
Area of 1000' buffer Zoned A without ROW included	<b>121.1327</b>		

## **USE ON REVIEW FOR PRIVATE GUN/RIFLE SHOOTING RANGE**

The requested use on review is for the approval of a private gun/rifle shooting range (“Range”) for the property located at 5285 French Rd (Parcel No. 111 04602) and 0 French Rd (Parcel No. 111 04603) (the “Property”). The Property consists of 28.17 acres. The Property is zoned Agricultural. Rifle ranges are permitted as a use on review in the Agricultural zone.

The use of the Property as a Range will be private, meaning the public is not allowed to use the range. Similarly, the Range will not operate as a club or membership-based operation. Rather, the Range will be accessible to property owner, its affiliates, employees and vendors.

The Property is situated in a manner that there are natural valleys and steep hillsides. The three identified Shooting Lanes are served by steep hillsides that provide natural berms. The targets are situated at the bases on the natural berms. The Property is densely wooded with mature vegetation, which will remain undisturbed. The steep hillsides and dense vegetation on the Property will help buffer the sounds from the Range.

The property owner also owns Parcel No. 111 04604 (14.05 acres) and Parcel No. 111 04605 (14.52 acres), which are adjacent to the north of Property. The parcels will not be used for the Range. These parcels will offer additional sound buffering.

The Range will be used at intermittent times during the daylight hours.

There are minimal single-family residences near the Property as the surrounding area is sparsely populated. Access to the Property is restricted by a locked gate at the driveway access at French Road.

January 15, 2023

Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

Re: 1-A-23-UR – Information from the Property Owner

Dear Planning Commissioners:

I am the in-house counsel for the property owner/applicant, Pelennor Fields, LLC (“Pelennor Fields”), and its affiliate/lessee, LuckyGunner, LLC (“Lucky Gunner”). I am writing to respond to comments tendered to the Planning Commission regarding our Use on Review application, and to provide additional information about the subject property, its intended use, and the impact on the surrounding area.

1. This property has been used as a shooting range and hunting ground for over a decade. Pelennor Fields acquired the property in 2015. It has been leased to Lucky Gunner since that time, and in the intervening period Lucky Gunner has regularly and consistently used the property as a private shooting range. The property was also used for shooting and hunting by its prior owner. It has been regularly and consistently used for this purpose for well over a decade, all without a single complaint from the surrounding community.
2. The range has been and will remain private. It will not be open to the public. It will not be a shooting club. It will not have memberships. It will be used exclusively by the property owner and its invitees/lessees for their own private purposes. The property is used primarily by Lucky Gunner to test products and create marketing and educational content for its customers. You can see examples of this content – much of which was filmed at the property – at <https://www.luckygunner.com/lounge/>. We have no plans to change the type or intensity of use, so there will be no corresponding negative impact on the surrounding area.
3. Almost every comment submitted in response to our application raises concern about noise. What is telling is that almost every comment is written in the future tense. In other words, most of the commenters are completely unaware that the property has been used as a shooting range for more than a decade. I can think of no better evidence of the non-intrusive nature of our activities. Put simply, noise is not an issue. If the community did not know we were here before, they will not know we are here in the future.
4. I have researched the noise from the range, and I can confirm it does not impact the surrounding community. On Friday, January 6<sup>th</sup>, I traveled to the following three locations in the surrounding area to determine whether shooting from the range can be heard: (a) East Tennessee State Veterans Cemetery, which is 1.7 miles to the north off John Sevier Highway; (b) Serene Cove subdivision, which is 0.8 miles to the north off John Sevier Highway; and (c) the top of Sunsent Ridge Lane in Mountain Place subdivision, which is



---

1 mile to the south off John Sevier Highway. While I was at each location, a member of our staff was at the range firing multiple rounds from a 30-06 bolt action rifle. This is one of the largest calibers of commercially available ammunition, and consequently one of the loudest. I was not able to hear any sound from the range. This was on a cold, dry, clear day in the middle of winter, when the air was thin and there was no vegetation on the trees. These were prime conditions for noise to escape to the surrounding area, and yet I could hear nothing. To be clear, I am not claiming there are no property owners in the surrounding area who can hear noise from the property. I suspect there are. However, commenters' concerns about our range ruining the peace and quiet of the entirety of southeast Knox County are unfounded. Based on our experience, one cannot hear the shooting from the two nearest subdivisions, nor from the veterans cemetery.

5. The range is located in a deep valley that is surrounded by elevated ridges in all shooting directions. The shooting lanes sit at an elevation of between 900 and 910 feet. They are surrounded in all shooting directions by ridges that reach at least 1,000 feet in elevation. In other words, there is a natural barrier equivalent to a 10-story building that surrounds this property on all pertinent sides. This provides excellent sound suppression, as well as safety against projectiles escaping the property. One would be hard pressed to find another piece of property in Knox County that has better natural characteristics for a shooting range. Moreover, while we are seeking Use on Review approval for two parcels totaling approximately 28 acres, we also own two adjoining parcels to the north, which add an additional 28 acres. This is densely wooded, mountainous terrain that provides additional buffer to the surrounding area.
6. Contrary to many of the public comments, this is not a residential area. It is rural, sparsely populated, and densely forested. There are only four residential structures within 1,000 feet of the property. The parcel immediately to the south is an undeveloped 14-acre tract. The parcel immediately to the southwest is an undeveloped 105-acre tract. The parcel immediately to the west is an undeveloped 23-acre tract. As noted above, we own the 28 acres immediately to the north, which will remain undeveloped. Immediately to the east are two commercial properties (a plant nursery and self-storage facility) that front John Sevier Highway, and two residential properties to the north along French Road. Immediately across John Sevier Highway is an undeveloped 88-acre tract. To summarize, if one looks at the roughly 300 acres immediately surrounding this property, they will find four residences, a plant nursery, and a self-storage facility. This is one of the least populated and least developed areas in Knox County.

It is our understanding from speaking with our outside attorneys and Planning Commission staff that we are not required to obtain Planning Commission approval to continue using the property as a shooting range due to the non-commercial nature of our use. We have nevertheless voluntarily sought MPC approval for two reasons:

- (1) By obtaining Planning Commission approval, we will be protected under Tenn. Code Ann. § 39-17-316 from challenges by new landowners if the makeup of southeast Knox County changes over the coming decades. We have invested hundreds of thousands of dollars in this property. Like any property owner, we want to protect our investment.



(2) By obtaining Planning Commission approval, there will be a public record that there is a shooting range on this property. People who invest in the area in the future will be provided with notice and an opportunity to plan accordingly. As it stands, we could continue to use our property as a private shooting range and people seeking to invest in the area would have no way of knowing. Use on Review approval is the only way to provide constructive notice to the public that there is a range on this site. We believe the public would like to know this information, and that the Planning Commission and its staff should know this information in order to make well-informed planning decisions about this area in the future.

We recognize our application is controversial. We recognize the mere thought of guns raises concern for some people, regardless of circumstance. With that said, we have safely and responsibly used this property as a shooting range for nearly a decade without a single complaint from the surrounding community. That will not change.

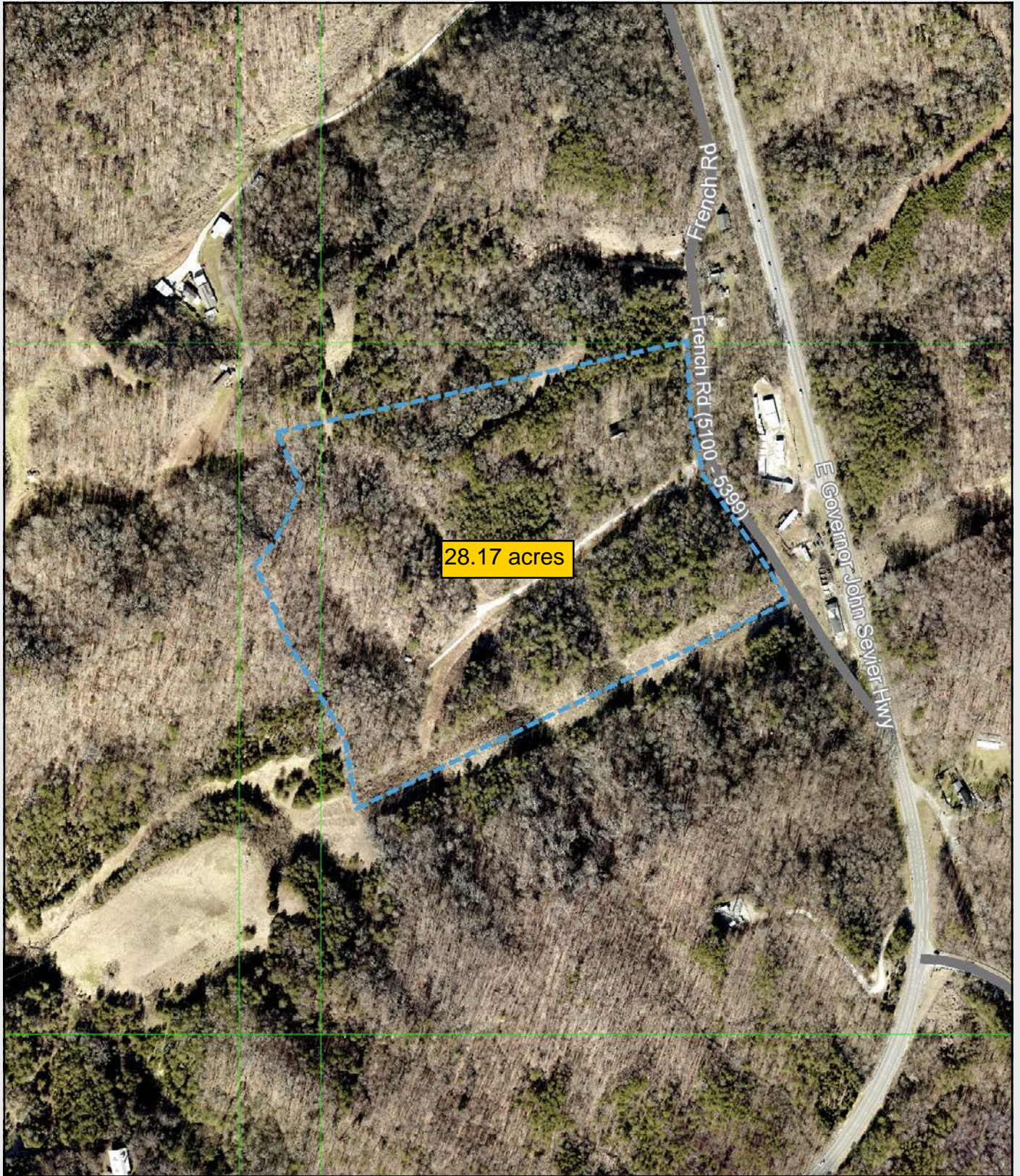
We welcome any questions you may have. We also invite you to come view the property. We would be happy to demonstrate its appropriateness for this use. Please feel free to reach out to me directly, or contact our outside attorney, Taylor Forrester.

Regards,



Briton S. Collins, Esq.  
[briton@luckygunner.com](mailto:briton@luckygunner.com)

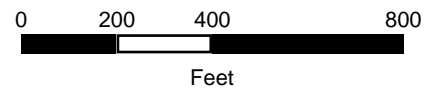




# Subject Property - French Road

1-A-23-UR

Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

Printed: 12/14/2022 5:37:05 PM

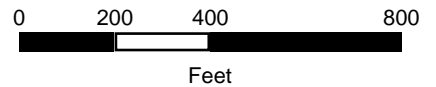


Adjacent parcel owned by applicant [14.05 acres]



French Road

1-A-23-UR  
Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

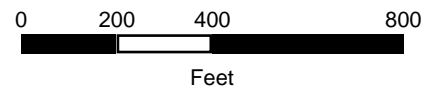
Printed: 12/14/2022 5:40:20 PM

Adjacent parcel owned by applicant [14.52 acres]



French Road

1-A-23-UR  
Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022

Printed: 12/14/2022 5:38:46 PM

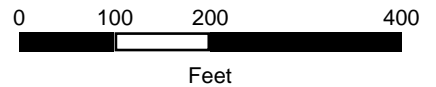


# Undisturbed Dense Vegetation

## French Road

1-A-23-UR

Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

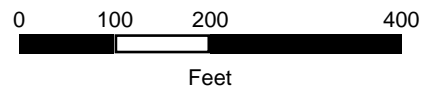
© KGIS 2022

Printed: 12/14/2022 6:15:13 PM



# Site Plan - French Road

1-A-23-UR  
 Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

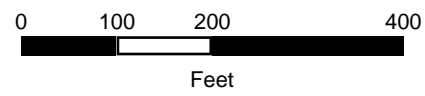
© KGIS 2022

Printed: 12/14/2022 5:35:21 PM



# Topographic Contours - French Road

1-A-23-UR  
 Revised: 12/15/2022



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2022  
 Printed: 12/14/2022 5:43:05 PM



Dori Caron <dori.caron@knoxplanning.org>

**Fwd: 1-A-23-UR**

**Liz Albertson** <liz.albertson@knoxplanning.org> Tue, Jan 10, 2023 at 1:26 PM  
To: Applications <applications@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Jeff Welch <jeff.welch@knoxplanning.org>

FYI -

----- Forwarded message -----  
From: **Taylor Forrester** <tforrester@lrwlaw.com>  
Date: Tue, Jan 10, 2023 at 11:43 AM  
Subject: 1-A-23-UR  
To: Liz Albertson <liz.albertson@knoxplanning.org>

My client is agreeable to not oppose the postponement request.

Get [Outlook for iOS](#)

Liz Albertson, AICP  
Principal Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902



# Request to Postpone • Table • Withdraw

Taylor D. Forrester

2/2/23

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

Date of Request

February 9, 2023

Scheduled Meeting Date

1-A-23-UR

File Number(s)

## 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 March Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon 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 prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

**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.*

Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, ou=United States, email=TForrester@lrw.com  
Reason: I am the author of the document  
Location: Knoxville, TN  
Date: 2023.02.02 16:37:46-0500

Taylor D. Forrester

Applicant Signature

Please Print

865-584-4040

TForrester@lrw.com

Phone Number

Email

## STAFF ONLY

  
Staff Signature

Michael Reynolds

Please Print

pending

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# 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

**Taylor D. Forrester**

Applicant Name

Affiliation

**11/28/2022**

Date Filed

**1/12/2023**

Meeting Date (if applicable)

**1-A-23-UR**

File Number(s)

## CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

**Taylor D. Forrester Long, Ragsdale and Waters, PC**

Name / Company

**1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919**

Address

**865-584-4040 / tforrester@lrwlaw.com**

Phone / Email

## CURRENT PROPERTY INFO

**Pelennor Fields, LLC**

Owner Name (if different)

**448 M Cedar Bluff Rd Knoxville TN 37923**

Owner Address

**865-399-0623**

Owner Phone / Email

**0 FRENCH RD / 5285 FRENCH RD**

Property Address

**111 046.02,046.03**

Parcel ID

**28.19 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**West side of French Rd, west of E Governor John Sevier Hwy**

General Location

City

**Commission District 9**

**A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

Count

District

Zoning District

Existing Land Use

**South County**

**AG (Agricultural), HP (Hillside Protection)**

**Rural Area**

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Private gun/ rifle shooting range</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 <b>\$1,600.00</b>	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 3	

## AUTHORIZATION

<b>Taylor D. Forrester</b>	<b>11/28/2022</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>Pelennor Fields, LLC</b>	<b>11/28/2022</b>
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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

November 28, 2022

January 12, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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, PC

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

965-584-4040

TForrester@lrwlaw.com

Phone

Email

## CURRENT PROPERTY INFO

Pelennor Fields, LLC

448 N. Cedar Bluff Rd, Knoxville, TN 37923 (865) 399-0623

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5285 and 0 French Road

111 04602 and 111 04603

Property Address

Parcel ID

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Private gun/rifle shooting range

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

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change   
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change   
 Proposed Plan Designation(s) \_\_\_\_\_

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
\$1,600.00	
Fee 2	
Fee 3	

## AUTHORIZATION

Taylor D. Forrester  
Applicant Signature

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Taylor D. Forrester and Allied States, ou=Allied States  
Reason: I am the author of the document  
Date: 2022.09.21 12:08:00

Taylor D. Forrester  
Please Print

11/28/22  
Date

865-584-4040  
Phone Number

TForrester@lrwlaw.com  
Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Private gun/rifle shooting range

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

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels   
  Divide Parcel

Total Number of Lots Created \_\_\_\_\_

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

Attachments / Additional Requirements \_\_\_\_\_

## ZONING REQUEST

Pending Plat File Number

Zoning Change \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Plan Amendment Change \_\_\_\_\_

Proposed Plan Designation(s) \_\_\_\_\_

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
\$1,600.00	
Fee 2	
Fee 3	

## AUTHORIZATION

Taylor D. Forrester

Digitally signed by Taylor D. Forrester  
DN: cn=Taylor D. Forrester, o=Forrester Law, c=United States of America  
Reason: I am the author of this document  
Date: 2022.11.07 10:21:30 -0500

Taylor D. Forrester

Applicant Signature

Please Print

Date

865-584-4040

TForrester@lrwlaw.com

Phone Number

Email



Jake Felde, as President & CEO

11/7/2022

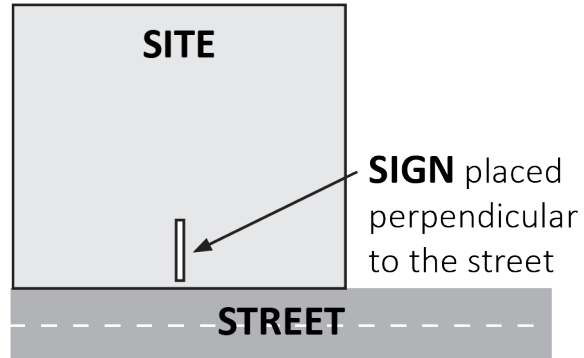
Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:** \_\_\_\_\_

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

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant