



PLAN AMENDMENT REPORT

▶ **FILE #:** 4-E-23-SP **AGENDA ITEM #:** 10
AGENDA DATE: 4/13/2023

▶ **APPLICANT:** TAYLOR D FORRESTER
OWNER(S): Court South Centres, LLC Court South Centres, LLC

TAX ID NUMBER: 135 B A 032 (PART OF) [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 0 DRESSER RD

▶ **LOCATION:** East side of Dresser Rd, north of Ginn Dr, south of Mount Vernon Dr

▶ **APPX. SIZE OF TRACT:** 3.176 acres

SECTOR PLAN: South County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is off of Dresser Road, a frontage road along Alcoa Highway that is classified as a local road. It has a 21-ft pavement width within the Alcoa Highway right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION:** MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: Yes, the MU-SD, SCO-3 land use classification is adjacent to the north and west, and C-G-1 zoning is adjacent to the north (CA, the County's C-G-1 counterpart, is also adjacent to the west)

HISTORY OF REQUESTS: This property was zoned C-6 (General Commercial) upon its annexation into the City of Knoxville in 2002 (Case 11-V-02-R)

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Agricultural/forestry/vacant - C-G-1 (General Commercial) in the City of Knoxville

South: Agricultural/forestry/vacant - RA (Low Density Residential) in Knox County

East: Agricultural/forestry/vacant - RN-1 (Low Density Residential) in the City of Knoxville

West: Agricultural/forestry/vacant - CA (General Business) in Knox County

NEIGHBORHOOD CONTEXT This property is part of a small group of undeveloped lots to the east of Alcoa Highway where major improvements have recently been completed. Surrounding properties to the west run along the frontage road (Dresser

Road) and comprise a commercial node between I.C. King Park to the south and Mount Vernon Drive to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the sector plan amendment to the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use classification.**

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Construction of extensive TDOT improvements in this area have been completed and more are underway.
2. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies.
3. The Alcoa Highway Corridor Study was adopted in July 2022 by both the Knox County Commission and the Knoxville City Council.
4. One of the plan's goals included providing a broader array of land uses along Alcoa Highway. This led to an expansion of the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification to the south on city and county properties along Alcoa Highway (approved in December 2022 by the Knox County Commission and in January 2023 by the Knoxville City Council).

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

1. Alcoa Highway improvements constructed within the last few years have granted safer, more limited access to Alcoa Highway via frontage roads along both sides of the highway.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no major errors or omissions in the plan.

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

1. Since 2000, population growth along the Alcoa Highway corridor has remained steady while the rest of Knox County has seen an approximate increase of 20 percent.
2. Vacancy rates for commercial and office uses have increased within the corridor.
3. It is expected that as additional residential dwellings are built within the Alcoa Highway Corridor, commercial and office development would increase correspondingly as new residents would provide a new customer base to support and increase demand for businesses within the area.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed.

Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-I-23-RZ **AGENDA ITEM #:** 10
 4-D-23-PA **AGENDA DATE:** 4/13/2023

▶ **APPLICANT:** TAYLOR D FORRESTER
OWNER(S): Court South Centres, LLC Court South Centres, LLC

TAX ID NUMBER: 135 B A 032 (PART OF) [View map on KGIS](#)
JURISDICTION: Council District 1
STREET ADDRESS: 0 DRESSER RD
 ▶ **LOCATION:** East side of Dresser Rd, north of Ginn Dr, south of Mount Vernon Dr
 ▶ **TRACT INFORMATION:** 3.176 acres.
SECTOR PLAN: South County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is off of Dresser Road, a frontage road along Alcoa Highway that is classified as a local road. It has a 21-ft pavement width within the Alcoa Highway right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) / C-G-1 (General Commercial)
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, the MU-SD, SCO-3 land use classification is adjacent to the north and west, and C-G-1 zoning is adjacent to the north (CA, the County's C-G-1 counterpart, is also adjacent to the west)
HISTORY OF ZONING REQUESTS: This property was zoned C-6 (General Commercial) upon its annexation into the City of Knoxville in 2002 (Case 11-V-02-R)
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
 North: Agricultural/forestry/vacant - MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) - C-G-1 (General Commercial) in the City of Knoxville
 South: Agricultural/forestry/vacant - LDR (Low Density Residential) - RA (Low Density Residential) in Knox County
 East: Agricultural/forestry/vacant - LDR (Low Density Residential) - RN-1 (Low Density Residential) in the City of Knoxville
 West: Agricultural/forestry/vacant - MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) - CA (General Business)

in Knox County

NEIGHBORHOOD CONTEXT: This property is part of a small group of undeveloped lots to the east of Alcoa Highway where major improvements have recently been completed. Surrounding properties to the west run along the frontage road (Dresser Road) and comprise a commercial node between I.C. King Park to the south and Mount Vernon Drive to the north.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification for the portion of the lot requested because it is a minor extension of that land use class.**

- ▶ **Approve C-G-1 (General Commercial) zoning for the portion of the lot requested because it is a minor extension of the zone and is not anticipated to create any adverse impacts.**

COMMENTS:

This request is to rezone and amend the land use classification of a portion of the subject property. The part of the parcel with frontage along Alcoa Highway is already zoned C-G-1. The parcel is oddly shaped and has a long narrow section extending into an area with residential zoning. This request is to rezone the front half of that narrow strip where it is adjacent to the C-G zone, leaving the back half zoned RN-1 to provide a buffer between future development on this property and the nearby single-family neighborhoods.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant amending the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The Alcoa Highway improvements constructed within the last few years have granted safer, more limited access to Alcoa Highway via frontage roads along both sides of the highway.
2. Ongoing construction has led to high vacancy rates in commercial and office developments.
3. Since 2000, population growth along the Alcoa Highway corridor has remained steady while the rest of Knox County has seen an approximate increase of 20 percent.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would trigger the need for a plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. The Alcoa Highway Corridor Study was adopted in July 2022 by both the Knox County Commission and the Knoxville City Council.
2. One of the plan's goals included providing a broader array of land uses along Alcoa Highway. This led to an expansion of the MU-SD, SCO-3 (Alcoa Highway Small Area Plan) land use classification to the south on city and county properties along Alcoa Highway (approved in December 2022 by the Knox County Commission and in January 2023 by the Knoxville City Council).
3. It is expected that as additional residential dwellings are built within the Alcoa Highway Corridor, commercial and office development would increase correspondingly as new residents would provide a new customer base to support and increase demand for businesses within the area.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Construction of extensive TDOT improvements in this area have been completed already and more are underway.
2. Many businesses left the Alcoa Highway corridor during the highway construction, resulting in a multitude of vacancies.
3. The Alcoa Highway Corridor Study was adopted in July 2022 by the Knox County Commission and the Knoxville City Council. This was followed by an extension of the MU-SD, SCO-3 (Mixed Use-Special District, Alcoa Highway Small Area Plan) land use classification further to the south along Alcoa Highway, approved in December 2022 by the Knox County Commission and Council in January 2023 by the Knoxville City.

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

1. The C-G (General Commercial) zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. This district is intended to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office and residential spaces.
2. The C-G zoning district allows a mix of uses, including multifamily residential. Rezoning to C-G could provide additional dwellings, which have been identified as necessary for this area to support the declining residential corridor.

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. The extension of the C-G zone onto the requested portion of this property is not anticipated to cause any adverse impacts for the surrounding properties. The City's zoning ordinance has requirements for landscaping, lighting, and noise with which the development will be required to comply.
2. The subject property is not in the HP (Hillside Protection) Overlay District, but there are steep slopes on the site. The development will be required to comply with the Stormwater Ordinance to mitigate potential impacts from stormwater runoff.
3. The subject property is anticipated to be a part of the same development as the adjacent C-G zoned parcel to the north. This rezoning would allow for consistency within the development.
4. The applicant is leaving the back portion of the property zoned RN-1 to provide a buffer between the intended use and surrounding single-family neighborhood development.

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 amendment to the South County Sector Plan amending this parcel to the MU-SD, SCO-3 designation would support C-G zoning.
2. This would provide a transitional land use opportunity between the single-family residential neighborhoods adjacent to the east and Alcoa Highway.

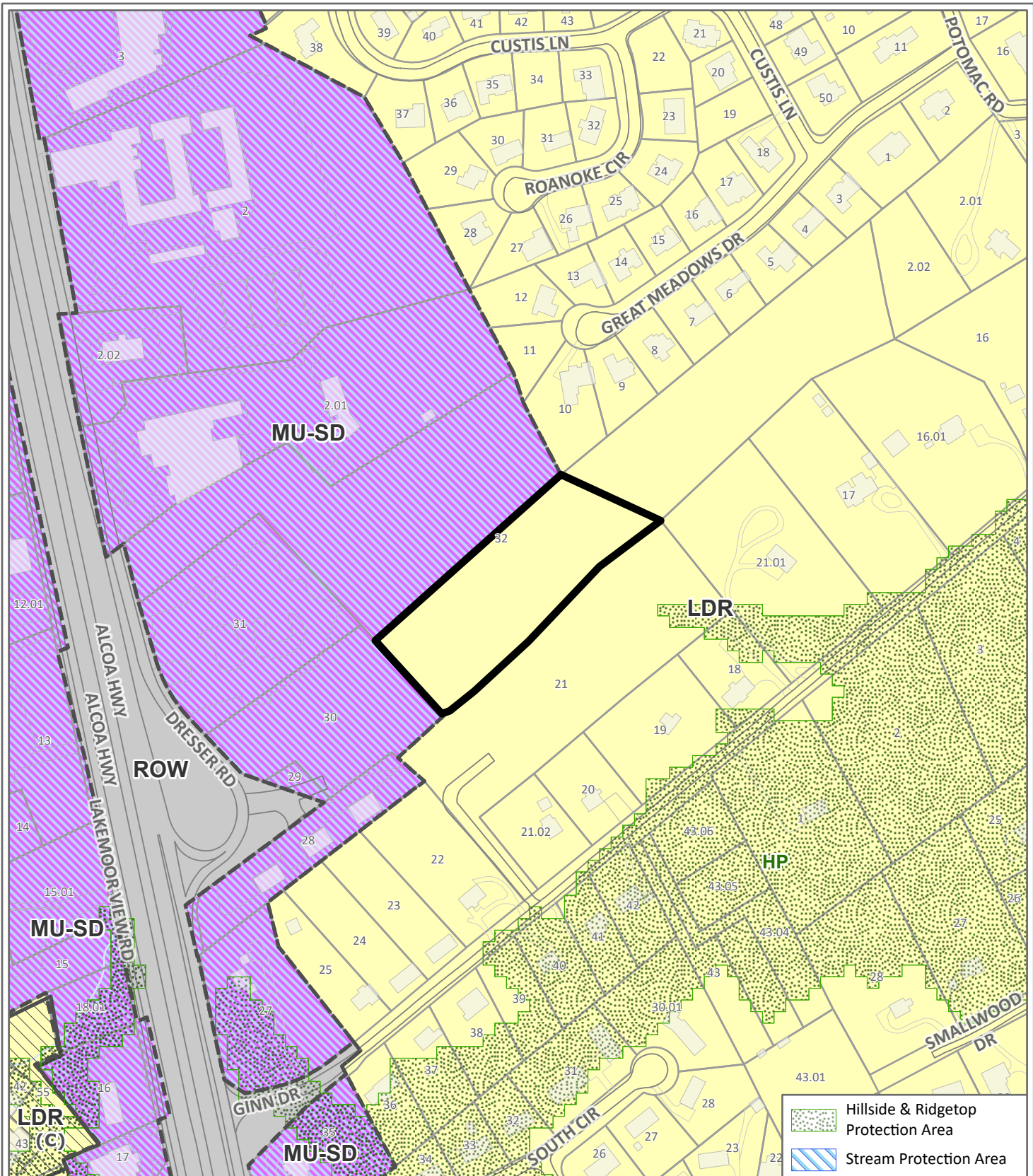
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. The property has adequate access public facilities and is served by KUB sewer and water.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



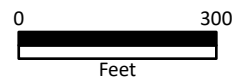
**4-E-23-SP/4-D-23-PA
SOUTH COUNTY SECTOR PLAN MAP**

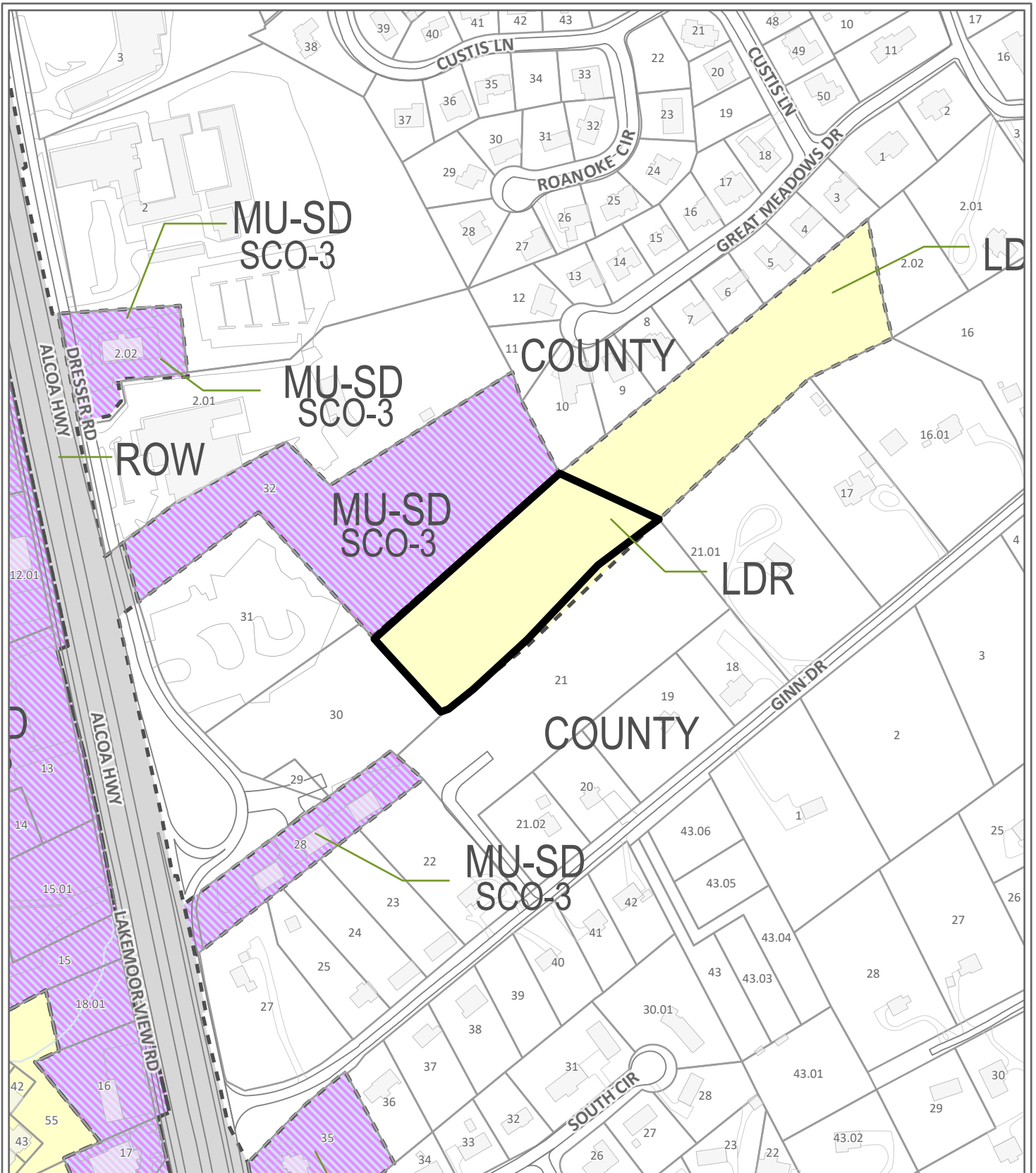
From: LDR (Low Density Residential)
To: MU-SD, MU-SCO-3 (Mixed Use-Special District, Alcoa Hwy Area Plan)

Petitioner: Taylor D Forrester

Map No: 135
Jurisdiction: City

Original Print Date: 4/4/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

4-I-23-RZ / 4-D-23-PA

Petitioner: Taylor D Forrester



From: LDR (Low Density Residential)

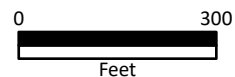
To: MU-SD, MU-SCO-3 (Mixed Use-Special District, Alcoa Hwy Area Plan)

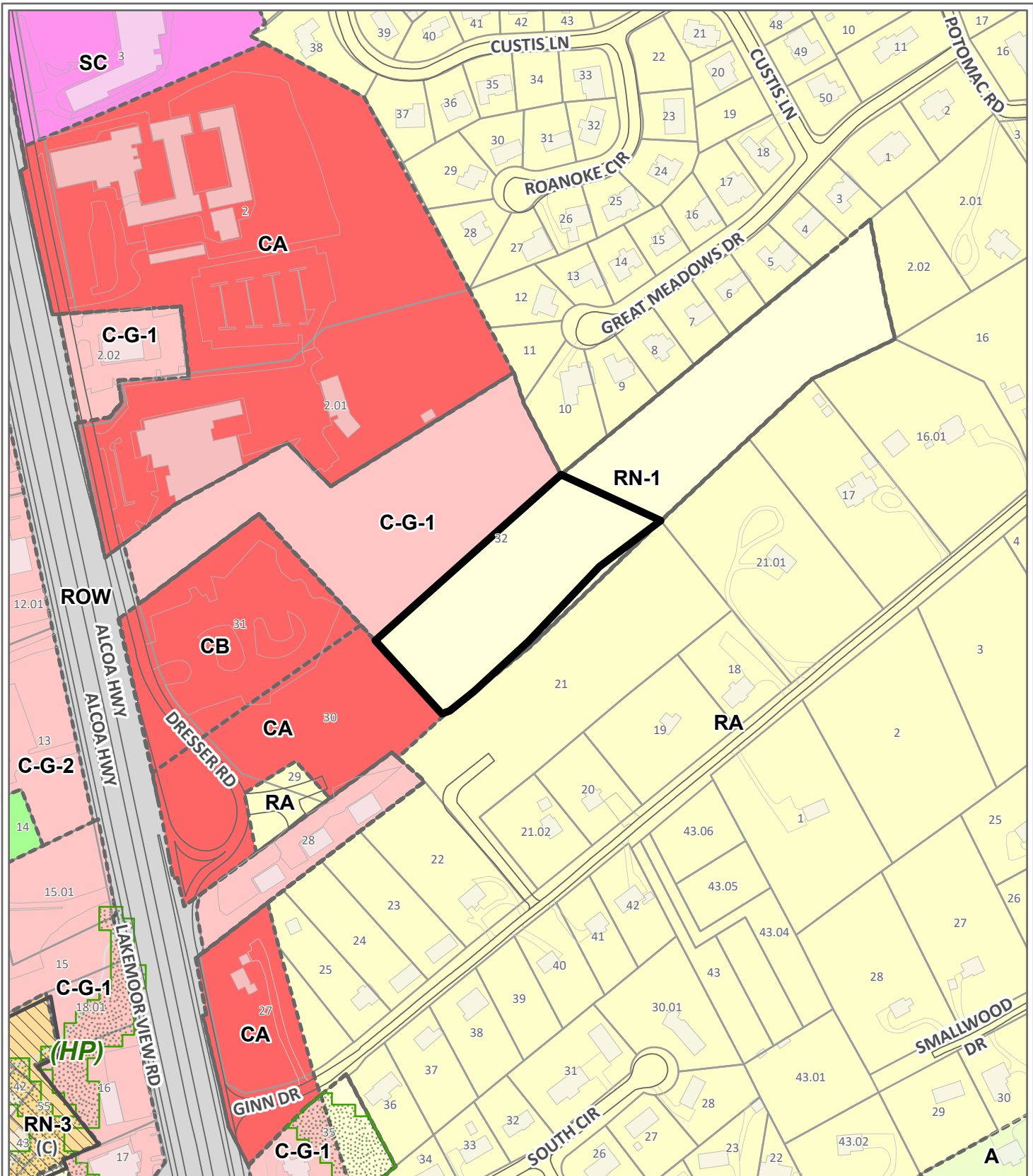
Map No: 135

Jurisdiction: City

Original Print Date: 4/4/2023

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





ZONING MAP

4-I-23-RZ

Petitioner: Taylor D Forrester



From: RN-1 (Single-Family Residential Neighborhood)

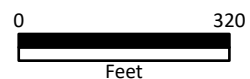
To: C-G-1 (General Commercial)

Map No: 135

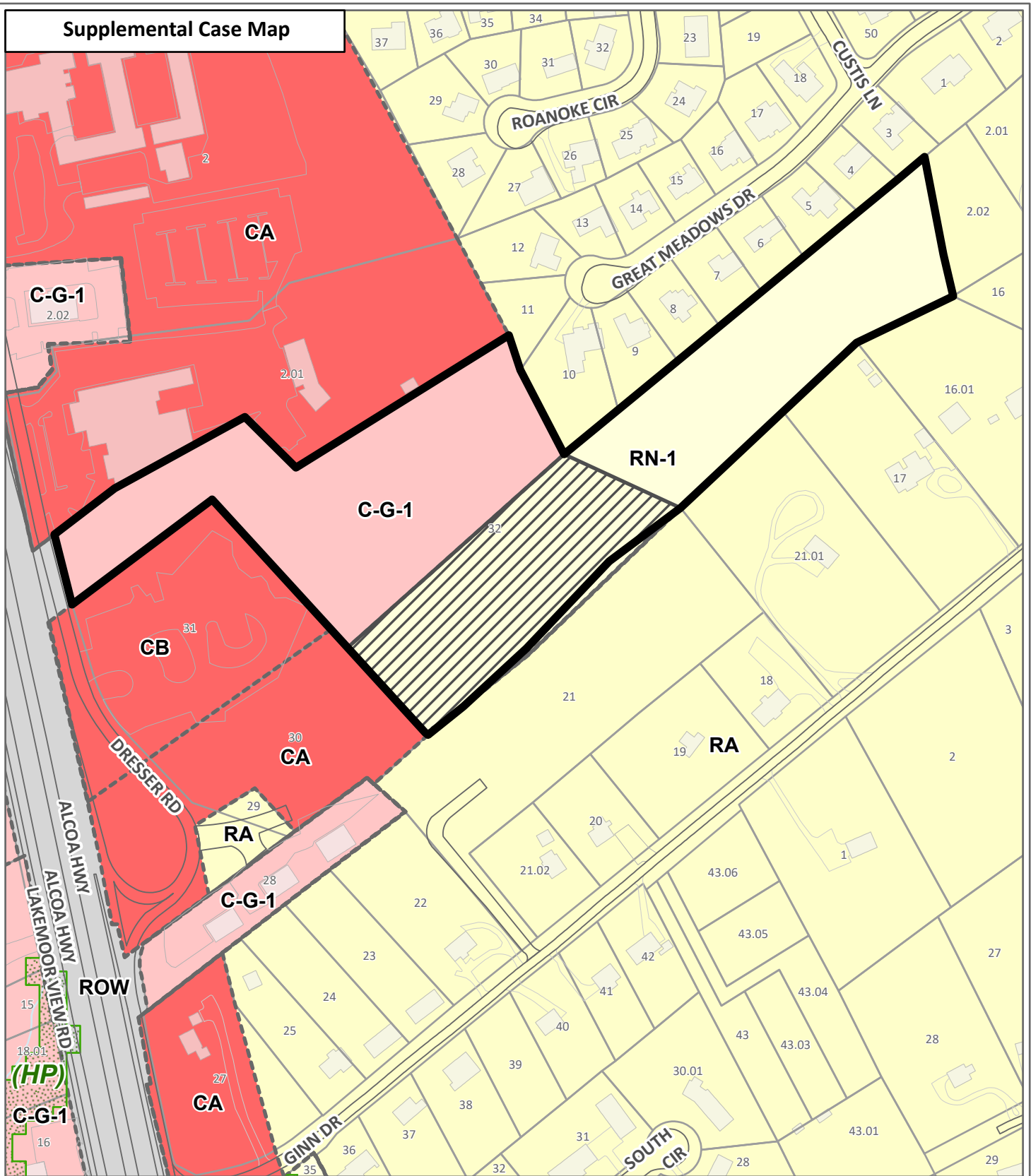
Jurisdiction: City

Original Print Date: 4/4/2023

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



Supplemental Case Map



REZONING

4-I-23-RZ

Petitioner: Taylor D Forrester



Area requested for rezoning within parcel

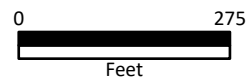


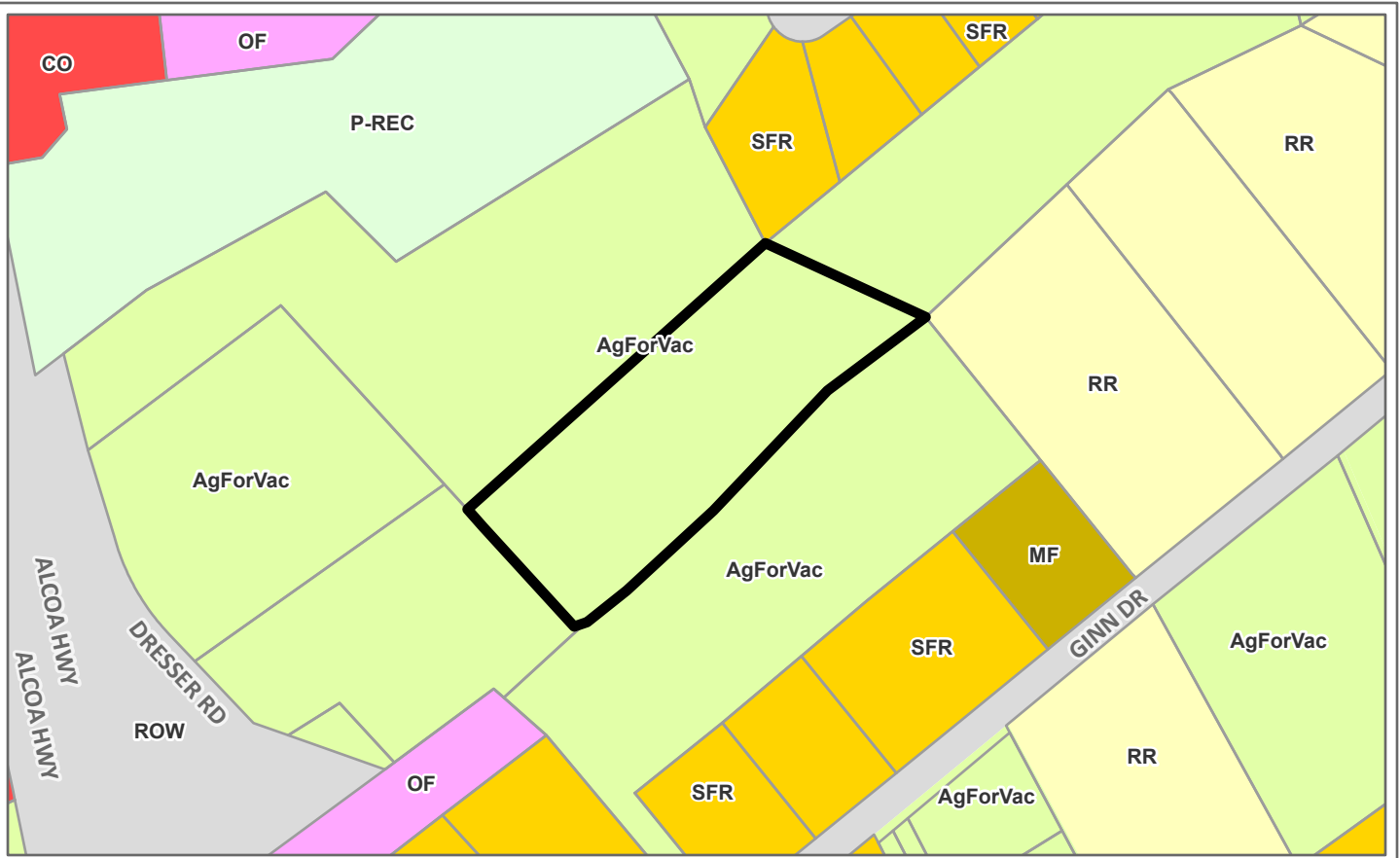
Boundary for parcel 135BA032

Original Print Date: 3/30/2023

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

Map No: 135
Jurisdiction: City

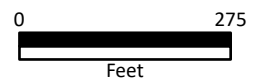




Existing Land Use and Aerial Maps 4-I-23-RZ / 4-D-23-PA / 4-E-23-SP



Case boundary



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH 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 South 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, Taylor D. Forrester has submitted an application to amend the Sector Plan from Low Density Residential to the Alcoa Highway Small Area Plan Mixed Use Special District for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the South County Sector Plan, 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 13, 2023, 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 South County Sector Plan, with its accompanying staff report and map, file #4-E-23-SP.

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

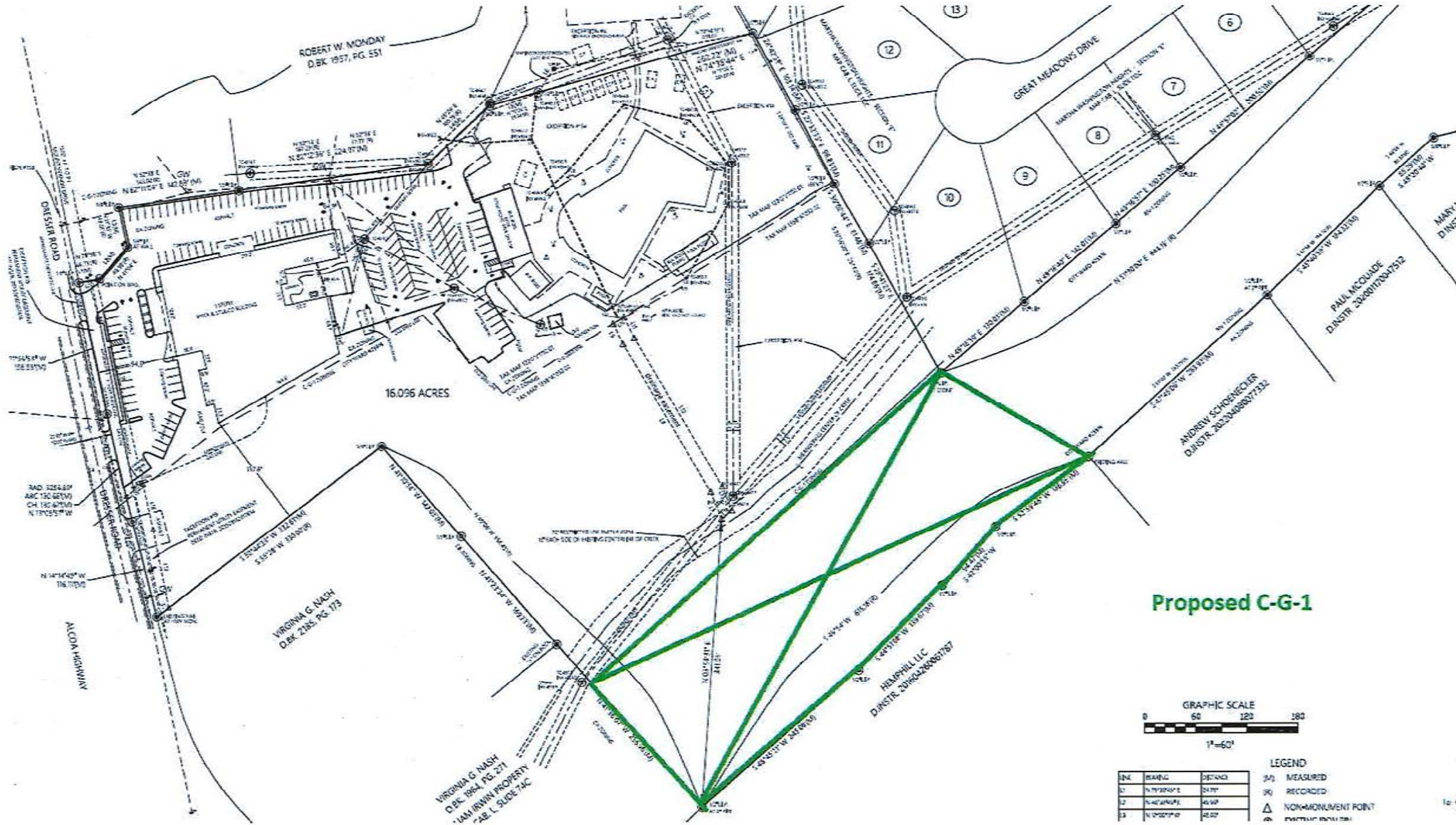
SECTION 3: The Planning Commission further recommends that The Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

3.176 acres to be rezoned as C-G-1



Proposed C-G-1

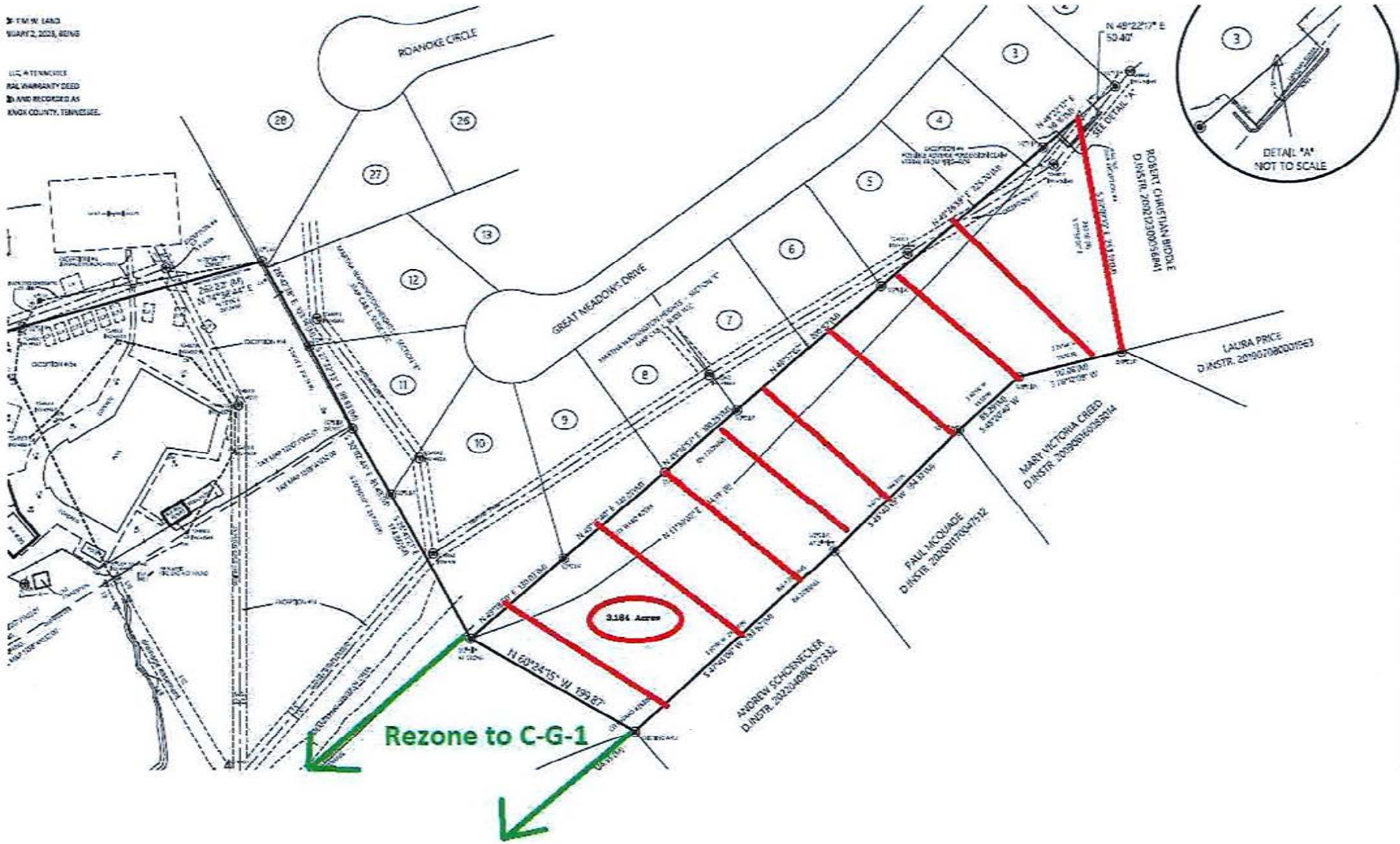


LEGEND

1/4"	BEARING	3/4"	MEASURED
1/8"	BEARING	3/8"	RECORDED
1/16"	BEARING	3/16"	NON-MONUMENT POINT
1/32"	BEARING	3/32"	EXEMPT POINT

3.184 acres to remain as RN-1

BY T.M.W. LADD
MAY 12, 2023, BEING
U.S. & TENNESSEE
POLYMER PATENT DEED
BY AND RECORDED AS
KNOX COUNTY, TENNESSEE.





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

2/21/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-E-23-SP

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

Court South Centres, LLC Court South Ce 3030 Tazewell Park Knoxville TN 37918

Owner Name (if different)

Owner Address

865-602-2610

Owner Phone / Email

0 DRESSER RD

Property Address

135 B A 032 (part of)

Parcel ID

Part of Parcel (Y/N)?

3.176 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Dresser Rd, north of Ginn Dr, south of Mount Vernon Dr

General Location

City

Council District 1

RN-1 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input 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) _____	

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change C-G-1 (General Commercial)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MU-SD (MU-SCO-3: South County)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$2,050.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Applicant Signature	Taylor D Forrester Please Print	2/21/2023 Date
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Phone / Email		
Property Owner Signature	Court South Centres, LLC Court South Centres, LLC Please Print	2/21/2023 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

- 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

2/21/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-D-23-PA / 4-I-23-RZ

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

Court South Centres, LLC Court South Ce 3030 Tazewell Park Knoxville TN 37918

Owner Name (if different)

Owner Address

865-602-2610

Owner Phone / Email

0 DRESSER RD

Property Address

135 B A 032

Parcel ID

Part of Parcel (Y/N)?

3.176 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Dresser Rd, north of Ginn Dr, south of Mount Vernon Dr

General Location

City

Council District 1

RN-1 (Single-Family Residential Neighborhood)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change **C-G-1 (General Commercial)**

Proposed Zoning

Pending Plat File Number

- Plan **MU-SD (MU-SCO-3: South County)**

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$2,050.00

Fee 2

Fee 3

Total

AUTHORIZATION

Applicant Signature **Taylor D Forrester**
Please Print

2/21/2023

Date

Phone / Email

Property Owner Signature **Court South Centres, LLC Court South Centres, LLC**
Please Print

2/21/2023

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

- 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

02/15/2023

April 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

4-I-23-RZ_4-D-23-PA_4-E-23-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

COURT SOUTH CENTRES LLC

3030 Tazewell Pike, Knoxville, TN, 37918

865-602-2610

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Dresser Road

135BA032

Property Address

Parcel ID

Knoxville Utility Board

Knoxville Utility Board

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) _____

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 **C-G-1**
Proposed Zoning _____
 Plan Amendment Change **MU-SD (SCO-3)**
Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) **Applicant is seeking to rezone only a portion of the legal parcel (see attached).**

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
Fee 2		
Fee 3		

AUTHORIZATION

Taylor D. Forrester Taylor D. Forrester
1000 North 1st Street
Suite 200
Portland, OR 97228
503.251.1234
tforrester@lrw.com

Applicant Signature

Taylor D. Forrester

Please Print

Date

865-584-4040

Phone Number

tforrester@lrw.com

Email

Property Owner Signature

Please Print

Date

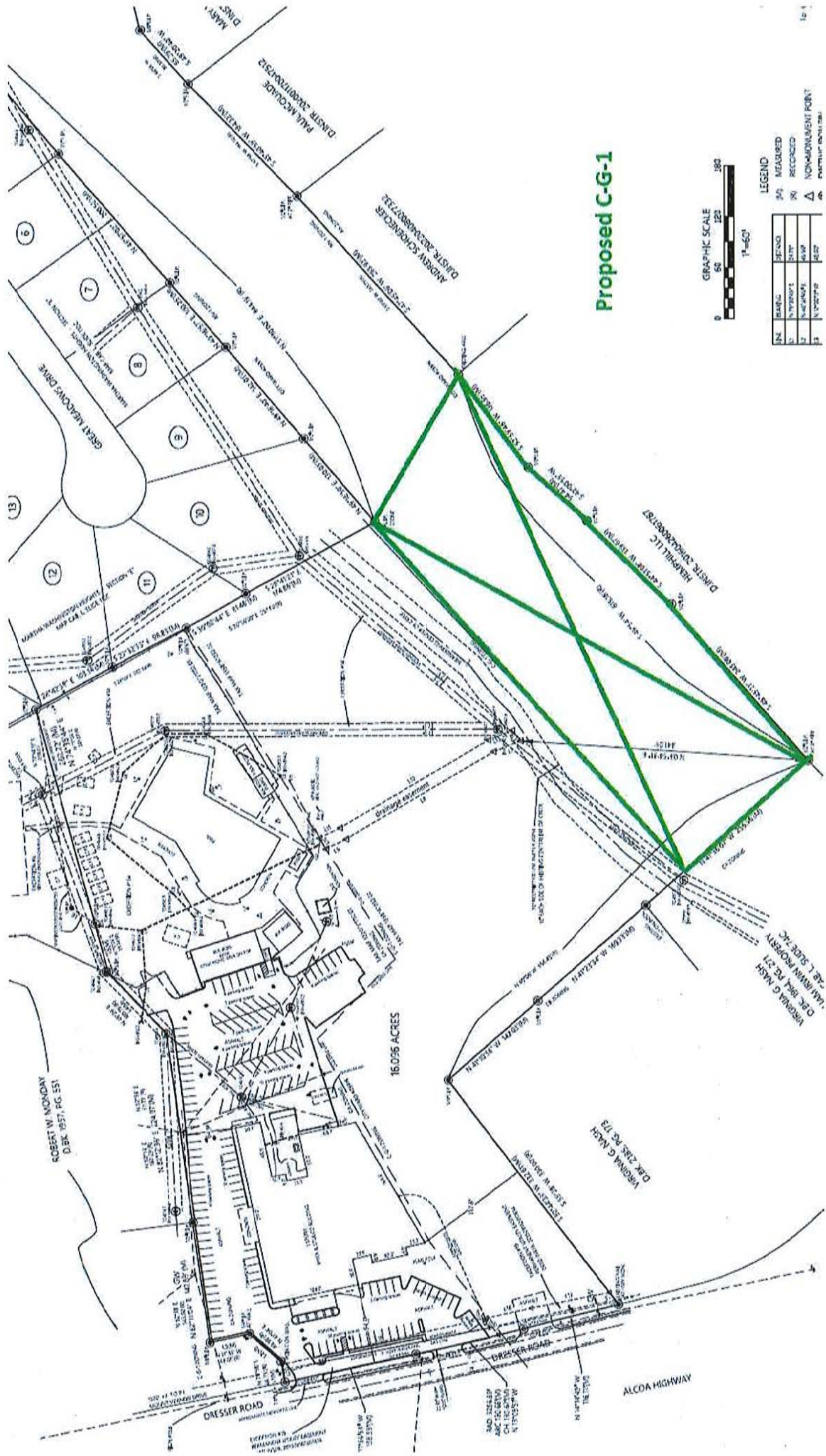
[Handwritten Signature]

John G. Captain, President

2/9/2023

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.

3.176 acres to be rezoned as C-G-1



Proposed C-G-1



LEGEND

□	MEASURED
○	RECORDED
△	MONUMENT POINT
◻	ELEVATION POINT

16.076 ACRES

ROBERT W. MONDAY
D.B.C. 057, PG. 551

VIRGINIA G. NASH
D.B.C. 236, PG. 73

VIRGINIA G. NASH
D.B.C. 184, PG. 271
248 SIDERAC

ALCOA HIGHWAY

DRESSER ROAD

GREAT MEADOWS DRIVE

HANSHILL LLC
D.B.C. 310, PG. 207

ANDREW CHANARIS
D.B.C. 202, PG. 080/273

PAL MCQUADE
D.B.C. 200, PG. 073/212

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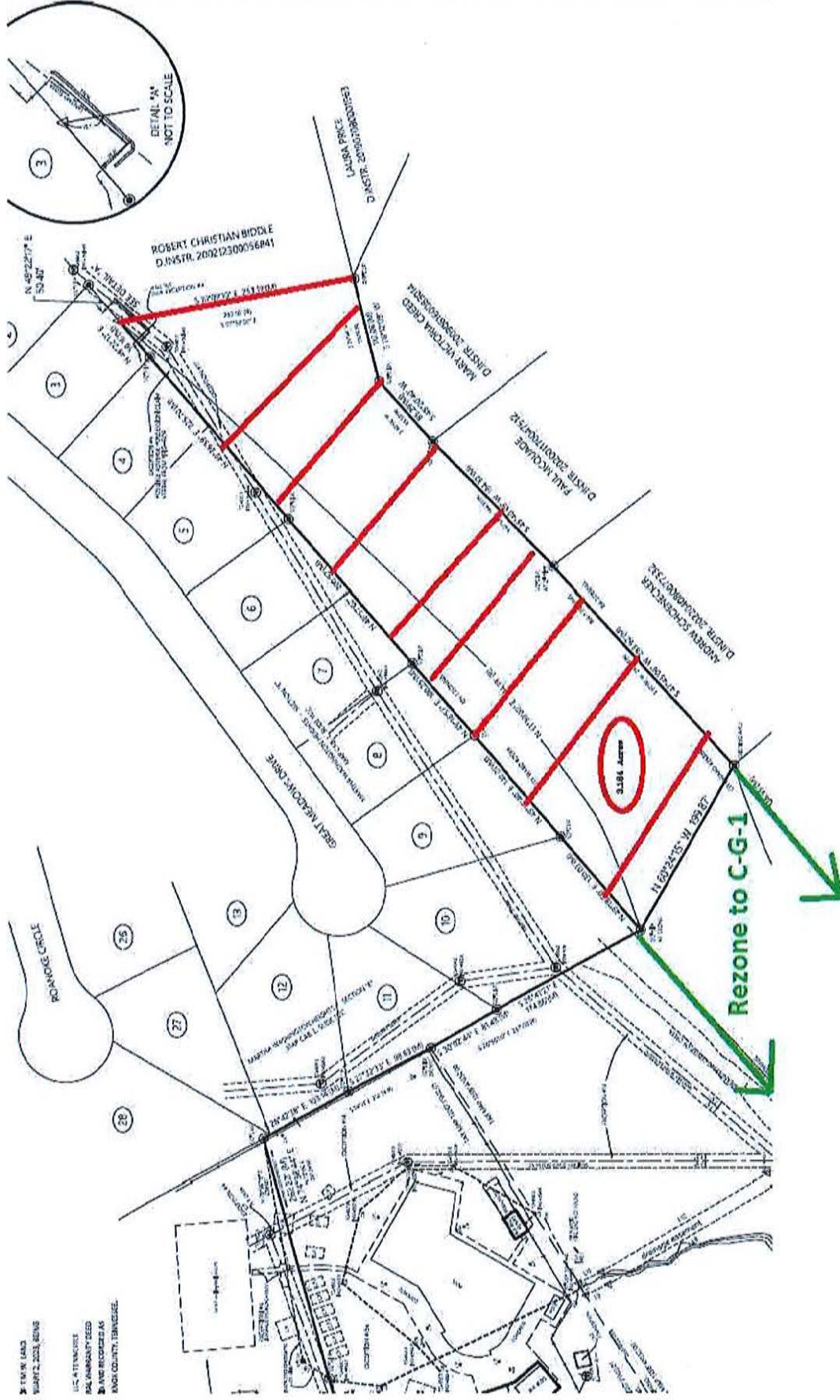
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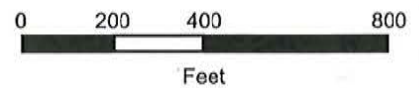
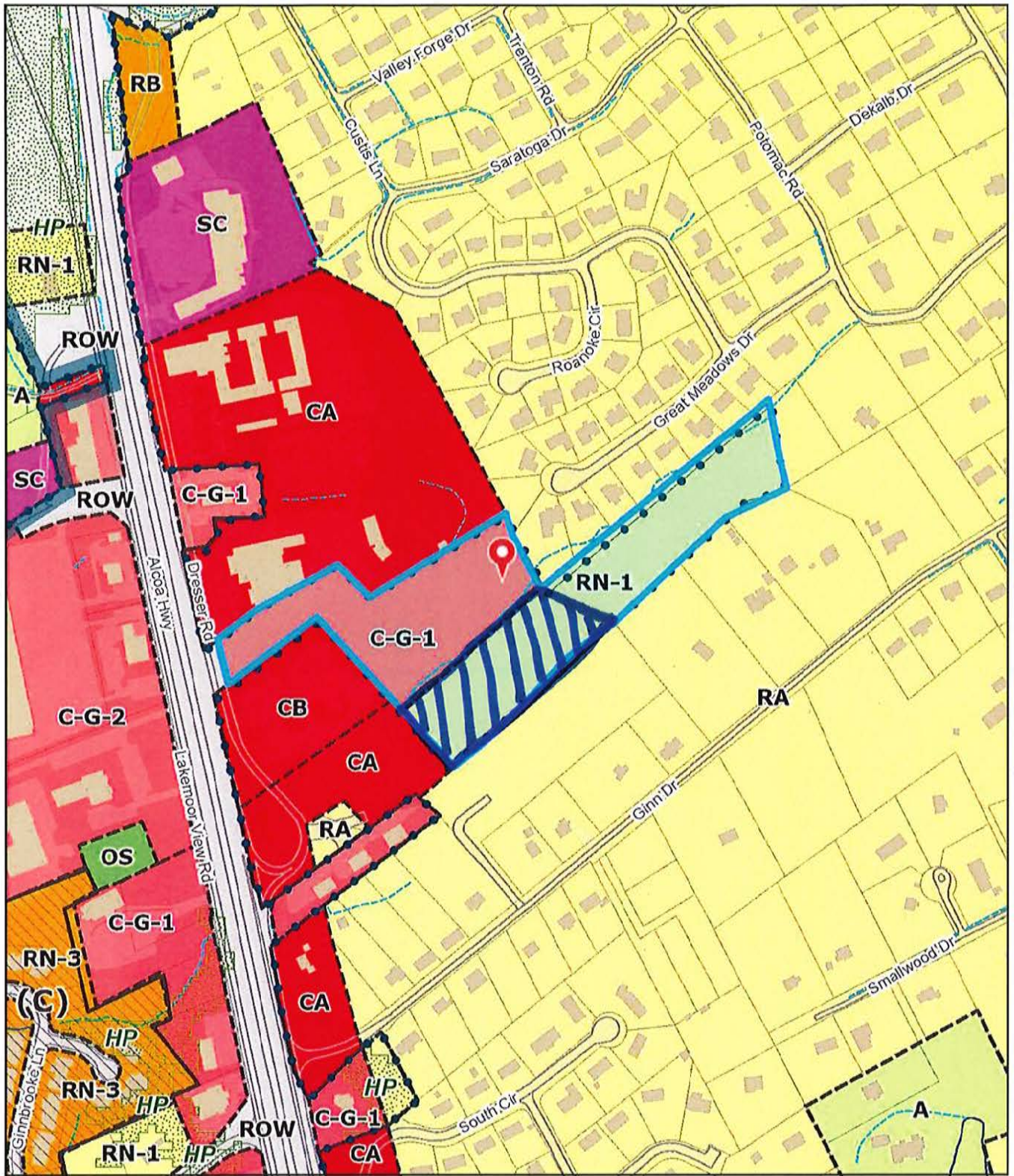
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3.184 acres to remain as RN-1

- NEW LAND
- WARRANTY DEED
- UTILITY
- PAVEMENT
- LAND RECORDS
- LAND COUNTY TENSILE



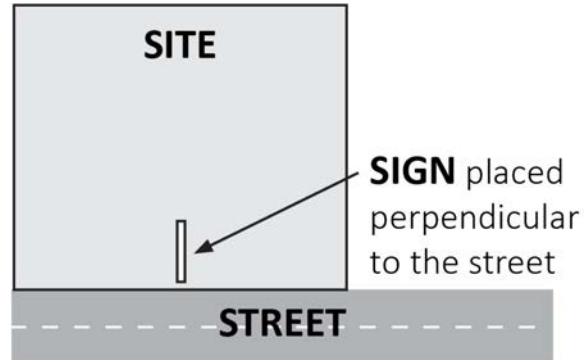


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 3/31/2023 _____ and _____ 4/14/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor Forrester

Date: 2/21/2023

File Number: 4-I-23-RZ_4-D-23-PA_4-E-23-SP

- Sign posted by Staff
 Sign posted by Applicant