



USE ON REVIEW REPORT

▶ **FILE #:** 1-A-23-UR

AGENDA ITEM #: 41

AGENDA DATE: 1/12/2023

▶ **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 dwelling on large lots and nearby commercial uses along E Governor John Sevier Highway.

STAFF RECOMMENDATION:

▶ Postpone for 30-days to the February 9, 2023 Planning Commission meeting.

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.



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.

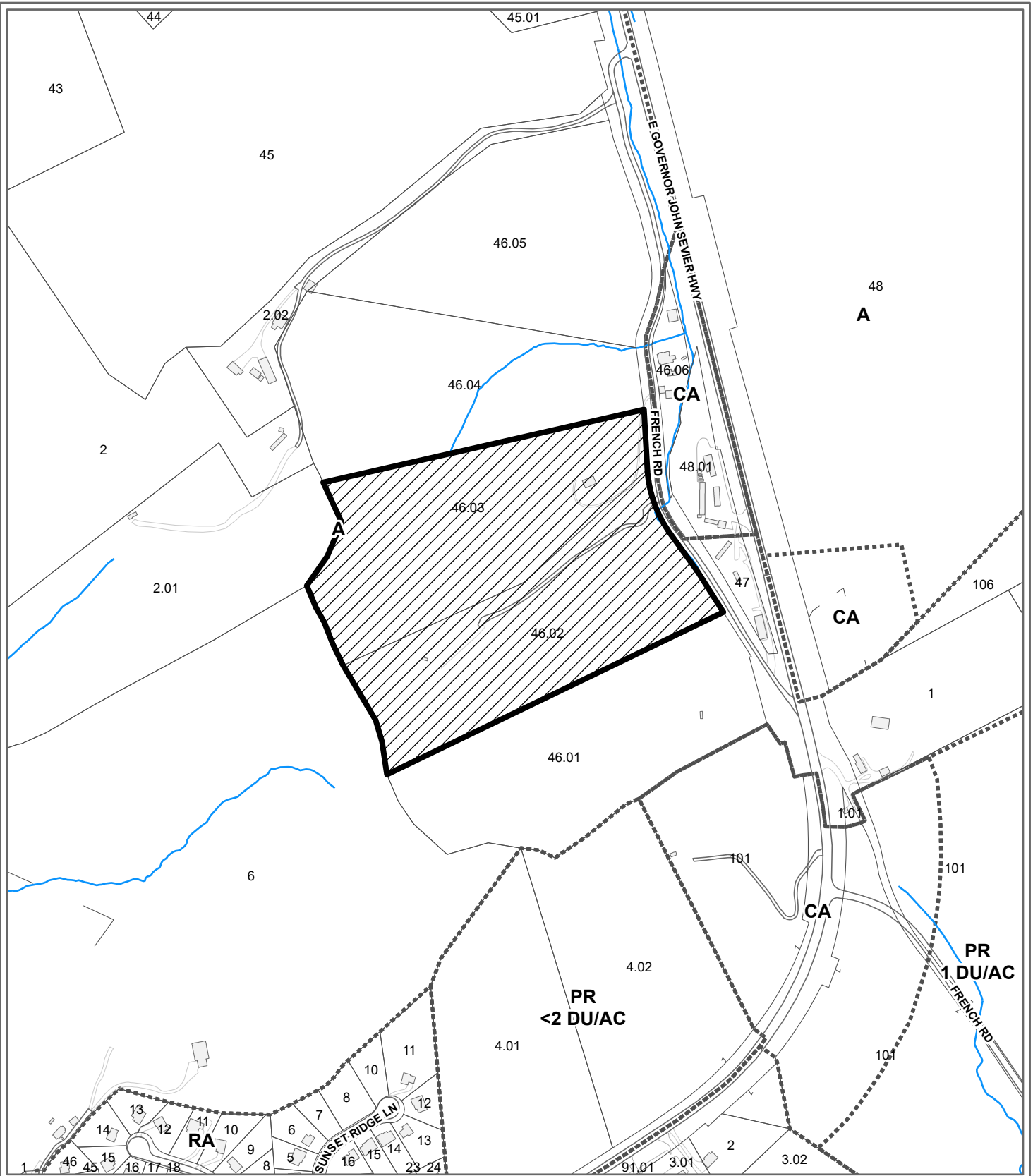
Get [Outlook for iOS](#)

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Liz Albertson, AICP
Principal Planner
865-215-3804
liz.albertson@knoxplanning.org

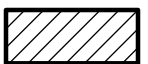


Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902



**1-A-23-UR
USE ON REVIEW**

Petitioner: Taylor D. Forrester



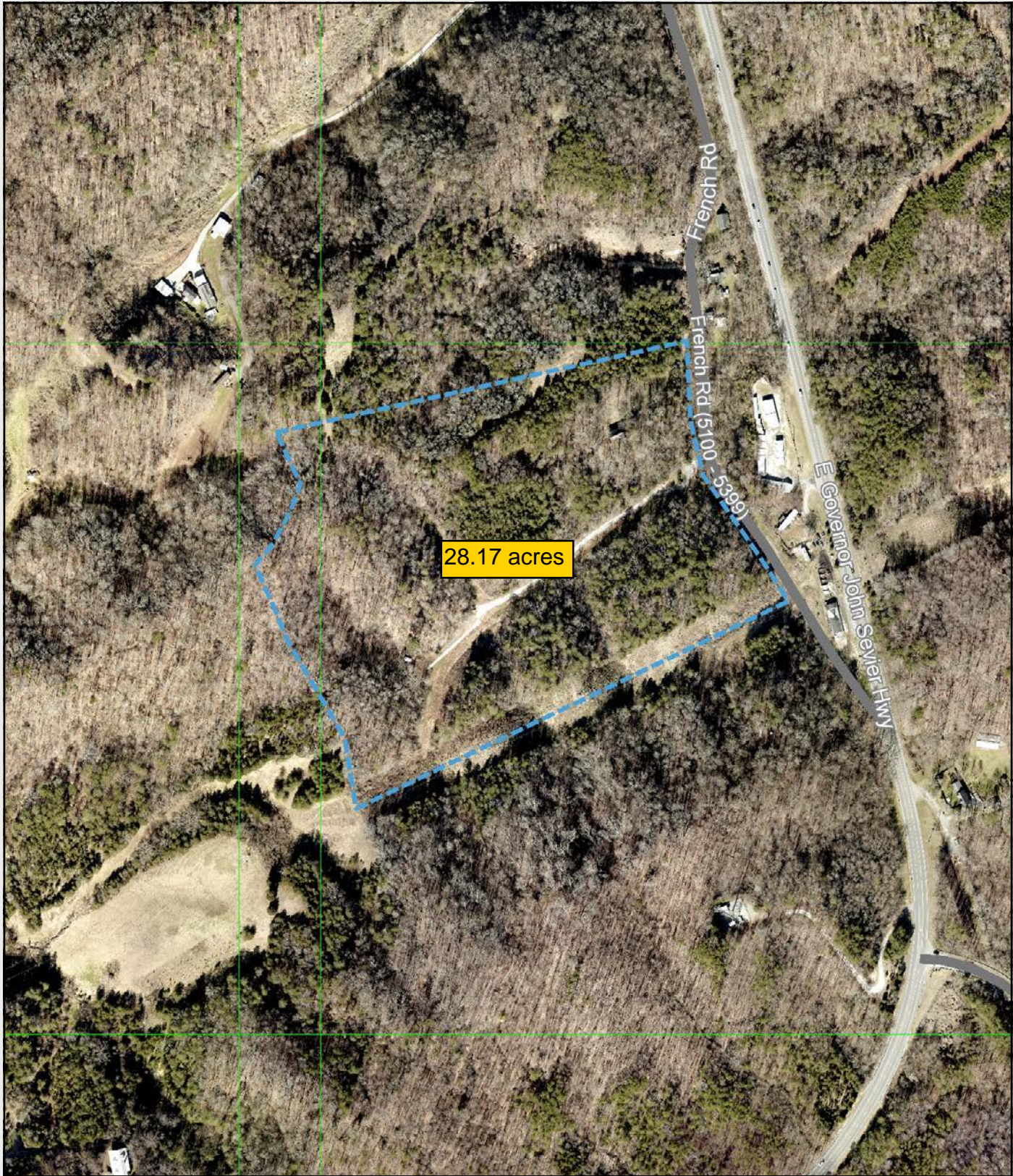
Private gun/ rifle shooting range in A (Agricultural)

Map No: 111

Jurisdiction: County



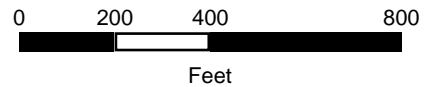
Original Print Date: 12/19/2022 Revised: Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Subject Property - French Road

1-A-23-UR

Revised: 12/15/2022



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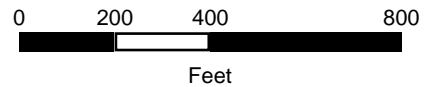
Printed: 12/14/2022 5:37:05 PM

Adjacent parcel owned by applicant [14.05 acres]



French Road

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



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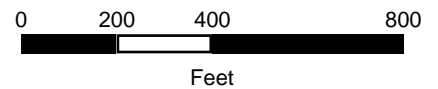
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Adjacent parcel owned by applicant [14.52 acres]



French Road

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



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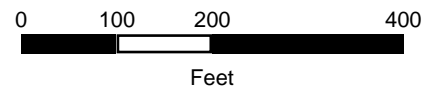


Undisturbed Dense Vegetation

French Road

1-A-23-UR

Revised: 12/15/2022



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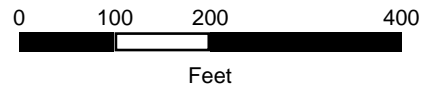
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Site Plan - French Road

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



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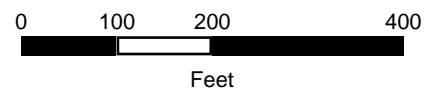
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Topographic Contours - French Road

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



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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) Private gun/ rifle shooting range	

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

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1 \$1,600.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
ADDITIONAL REQUIREMENTS <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

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

Phone / Email

Pelennor Fields, LLC	11/28/2022
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 Connor Barnes LLC, ou=Taylor Barnes
Reason: I am the author of the document
Date: 2022.09.21 12:08:00 -0500

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

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 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

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 Planning Commission

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 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, ou=Forrester Law, email=TF@lrwlaw.com, c=US

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

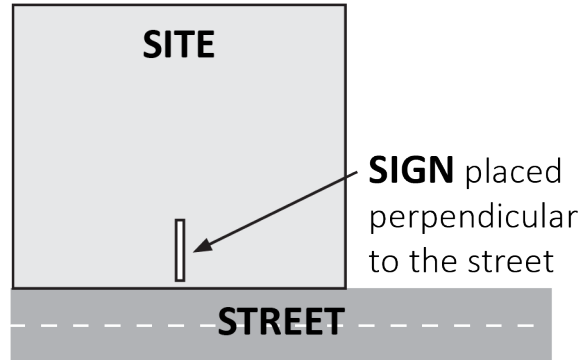
Property Owner Signature

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