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John B. Waters, Jr. (1929-2018)
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April 13, 2022

Knoxville-Knox County Planning

City-County Building, Suite 403
400 Main Street
Knoxville, TN 37902

Re: Agenda Item No. 19
File Nos. 4-F-22-SP and 4-L-22-RZ
0 W. Governor John Sevier Highway (the "Property")
APPLICANT CORRESPONDENCE

Dear Commissioners:

I represent the developer ("Applicant") in its requested (i) Sector Plan amendment from GC—General Commercial to Medium Density Residential ("MDR") and (ii) rezoning from CA—General Business to Planned Residential ("PR") at up to 18 du/ac for Property, which Planning Staffs finds appropriate and recommends approval of the same. The Property consists of an undeveloped approximate 15.5 acres, with substantial frontage along Governor John Sevier Highway.

The requested Sector Plan amendment to MDR satisfies the requirements from the General Plan. MDR is described in the South County Sector Plan to be a transitional area between lower density residential and commercial land uses. When density above 12 du/ac is proposed in MDR then these properties are to be located along corridors that are served by transit. Here, the Property is situated immediately adjacent to a major commercial node and based on the expansion of the KAT bus routes there is now a bus stop within walking distance from the Property. As noted in the Planning Staff Report, there have also been new roads constructed and utilities installed in the area, as well as improved access from Governor John Sevier Highway and Chapman Highway. Pursuant to the South County Sector Plan, the MDR sector plan designation permits property zoned PR to have densities of up to 23 du/ac when the property is located within ¼ mile of a transit service and served by or proposed to be served by sidewalks.

The requested rezoning to PR satisfies the requirements established by the Knox County Zoning Ordinances. Per Planning Staff Report, the fact that the Property is located adjacent to a large commercial node and served by mass transit makes the rezoning to PR with a density of up to 18 du/ac appropriate. The proposed development of multi-family on the Property will serve as an appropriate transition between the commercial node and the single-family residential properties. The requested rezoning is consistent with the General Plan and all other adopted plans.

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We request that this Planning Commission recommend approval of both the Sector Plan Amendment to Medium Density Residential and the rezoning to Planned Residential with a density of up to 18 du/ac. We believe that this is an appropriate request for the Property that will result in an appropriate development for the surrounding area.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: _____

Taylor D. Forrester