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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. 18  
File Nos. 4-E-22-SP and 4-K-22-RZ  
0 Walker Springs Road (the "Property")  
*APPLICANT CORRESPONDENCE*

Dear Commissioners:

I represent the property owner ("Owner") in its requested (i) Sector Plan amendment from Community Commercial to Medium Density Residential ("MDR") and (ii) rezoning from CA—General Business to Planned Residential ("PR") at up to 23 du/ac for Property, which Planning Staffs finds appropriate and recommends approval of the same. The Property consists of an undeveloped approximate 18.15 acres, with frontage on Walker Springs Road and N. Gallaher View Road.

The requested Sector Plan amendment to MDR satisfies the requirements from the General Plan. MDR is defined in the Northwest County Sector Plan as a potential buffer between lower density residential and commercial land uses, which is applicable to the location of the Property. As more fully set forth in the Planning Staff Report, there has been an increase in access to public transit as KAT has expanded its service in the area since the Sector Plan was adopted in 2016. In fact, there is a KAT bus stop less than ¼ mile from the Property with sidewalk connections in between. As a result, the Northwest County Sector Plan provides that parcels so situated that have MDR designation are afforded an increased density of up to 23 du/ac.

The requested rezoning to PR satisfies the requirements established by the Knox County Zoning Ordinances. Per Planning Staff Report, the Property's close proximity to mass transit, commercial retail, sidewalks, and greenspace, including a greenway, makes rezoning the Property to PR with a density of up to 23 du/ac appropriate. Considering the Property is located adjacent to two large commercial retailers, nearby mass transit and an interstate on and off ramp the requested rezoning and proposed development will not result in any adverse impacts. In addition, the access to the Property from Walker Springs Road and N. Gallaher View Road will not negatively impact any residential neighborhoods. The requested rezoning is consistent with the General Plan and all other adopted plans.

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*Letter to Planning Commissioners*

*April 13, 2022*

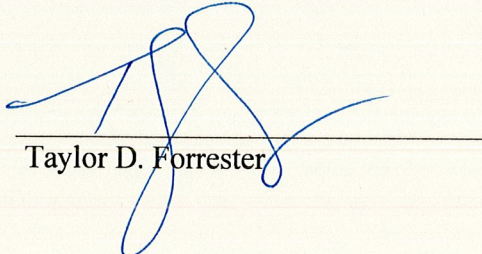
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We request that this Planning Commission recommend approval of both the Sector Plan Amendment to Medium Density Residential and the rezoning to Planned Residential with a density of up to 23 du/ac. We believe that this is an appropriate request for the Property that will result in an appropriate development for the surrounding area.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:

  
Taylor D. Forrester