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

Re: Agenda Item No. 30
File Nos. 1-M-24-RZ and 1-H-24-SP
0 Chapman Highway/Parcel ID No. 150 B C 001 (part of) (the "Subject Property")

Dear Commissioners,

I represent the applicant, Thunder Mountain Properties ("TMP"), in its requests to (1) amend the South County Sector Plan to MU-SD, SCo-1 ("MU-SCo-1") and (2) to rezone the front portion of the Subject Property from CA (General Business). Planning Staff recommends approval of the Sector Plan amendment and the rezoning subject to one condition.

Amendment to South County Sector Plan

The South County Sector Plan contemplates several areas as being capable of sustaining different mixes of land uses, which are referred to as special land use districts. This rationale is in part based on the changing of conditions in certain areas. These special land use districts are well located in terms of good transportation systems and generally have necessary infrastructure. The MU-SCo-1, also known as the South Knox County Gateway, is a special land use district under the South County Sector Plan. Presently, the MU-SCo-1 district is designated on (i) the adjacent property to the west located at 8617 Chapman Highway which includes a shopping center and a golf driving range and (ii) a portion of property on the northside of Chapman Highway (and northeast of the Subject Property) that is undeveloped.

The MU-SCo-1 recommends a diverse range of uses including retail, office and low or medium density housing. The recommended zoning for the MU-SCo-1 district is commercial, office and residential. Commercial zoning is the predominant zoning for properties with the MU-SCo-1 sector plan designation.

Here, Planning Staff recommends approving the Sector Plan Amendment to MU-SCo-1, in part, because it is a minor extension that is consistent with the surrounding development in the area. Planning Staff believes that the South County Sector Plan does not discuss expanding the

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MU-SCo-1 land use classification to the Subject Property, because its last amendment was prior to the safety improvements being completed to this area of Chapman Highway by the TDOT in the year 2022. Prior to the improvements to Chapman Highway, there were safety concerns with directly accessing Chapman Highway and the two side streets. These completed safety improvements have improved the site distance situation. Chapman Highway in this area has been expanded to 5 lanes, which consists of 2 eastbound lanes, 2 westbound lanes and a center turn lane. In addition, the intersection of Chapman Highway and W. Simpson Road was realigned, and an eastbound deceleration lane was installed. Utilities are also being expanded, which include a new water line and new gas line.

Rezoning to CA (General Commercial)

The rezoning request from RA to CA is consistent with the existing zoning and uses in the area of the Subject Property, which includes a mix of commercial, public/quasi-public, and residential uses. In fact, approximately 7.9 acres of this portion of the Subject Property is zoned CA. The rezoning will be consistent with the intent and spirit of the MU-SCo-1 sector plan, as amended, that recommends commercial, office, and residential zoning that requires site plan review. The Subject Property has multiple options for access that may allow vehicle traffic to be distributed rather than concentrated and for general connectivity.

Planning Staff recommends rezoning to CA subject to the condition of the later approval of a Development Plan by the Planning Commission prior to any development. A Development Plan approval is a requirement in the South County Sector Plan under the MU-SCo-1 land use classification. The South County Sector Plan includes design principles to consider during the review of the Development Plan for projects in the MU-SCo-1 district. These design principles assist in creating a harmonious environment where different uses fit comfortably within individual developments and are compatible in design with other buildings in the district. These design principles consider low impact development techniques, proposed greenways, signage, exterior lighting, architectural design, parking, and landscaping. The Development Plan review process will also allow consideration of whether connectivity is appropriate from the Subject Property to Highland View Circle and/or W. Simpson Road.

We appreciate your consideration and hope that you will support our request to amend the Sector Plan to MU-SD, SCo-1 and rezone the Subject Property to CA.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:


Taylor D. Forrester