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January 10, 2024

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

Re: Agenda Item No. 31  
File No. 1-N-24-RZ  
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 request to rezone the rear portion of the Subject Property from RA (Low Density Residential) to PR (Planned Residential) at a density of up to 5 du/ac. Planning Staff recommends approval of the rezoning to PR at a density of up to 5 du/ac. You will have considered a sector plan amendment and rezoning immediately prior to this request for a separate part of the Subject Property, specifically the front portion. The instant request is for the rear portion of the Subject Property, which consists of approximately 8.7 acres.

A rezoning to PR at a density of up to 5 du/ac will allow options for the potential different types of housing. This will assist the ongoing and ever-increasing demand for available housing in Knox County. The requested rezoning of PR up to 5 du/ac for the Subject Property is consistent with the existing zoning and uses in the area. In fact, recent rezonings and development plan approvals in the area support the instant request of TMP. These approvals include (i) a 117 lot townhouse development zoned PR with a density of 9.46 du/ac located southeast of the Subject Property at 9109 Chapman Highway, (ii) the Highland Ridge Subdivision to the west of the Subject Property that consists of 125 acres that was rezoned to PR up to 1.47 du/ac, however in actuality the lots in this subdivision development are clustered in a manner resulting in an effective density of approximately 4.7 du/ac, and (iii) the rezoning to PR at a density of up to 2.8 du/ac on the east side of Sevierville Pike.

As further support of the requested rezoning, TDOT completed significant improvements to this area of Chapman Highway in 2022. These improvements have improved the site distance situation for the Subject Property and the adjacent properties. Chapman Highway was been expanded to 5 lanes, consisting 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

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eastbound deceleration lane was installed. Utilities are also being expanded, which include a new water line and new gas line. The Subject Property has two right of way stub-outs for access, which may allow vehicle traffic to be distributed rather than concentrated and for general connectivity.

The PR zone is intended to provide options for residential development compatible with the surrounding area and adjacent zones. The proposed density will afford a transition from the commercial zoning to the north and the half-acre lots to the south of the Subject Property. The requested rezoning is consistent with several development policies of the General Plan, including Development Policy 9.3 (ensure that the scale and compatibility of new development does not impact existing neighborhoods) and Development Policy 10.11 (allow higher densities, smaller yards, and narrower lots in exchange for where deeper setbacks, wider lots, or landscape buffers are provided adjacent to lower-density housing).

We appreciate your consideration and hope that you will support our request rezone the Subject Property to PR at a density of up to 5 du/ac because it is consistent with the Sector Plan and the surrounding development.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:

  
Taylor D. Forrester