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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. 19  
File No. 1-A-24-RZ  
1141 Catlett Road/Parcel ID No. 130 160 (the "Subject Property")

Dear Commissioners,

I represent the applicant, Leonard Development, LLC ("Leonard Development"), in its request to rezone the Subject Property from A (Agricultural) 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.

The requested rezoning of PR up to 5 du/ac for the Subject Property is consistent with the sector plan and the surrounding development in the area. This area has seen a significant amount of rezonings from A to PR consisting of low and medium density over the past two and one-half plus decades. The area even has some multifamily developments in the area. However, the instant project is for the development of low-density single-family housing.

There is still an ever-increasing demand for available housing in Knox County. The price per square foot of a house in Knox County continues to increase annually. In fact, the average price per square foot for a home in Knox County was \$175 per square foot in 2021. In 2023, this amount increased to \$232 per square foot. The average sales price for 2,150 square foot home in Knox County in 2021 was \$347,190.00. In 2023, the average sales price increased to \$435,143.00 for a 2,101 square foot home. As evidence of the lack of available housing inventory, there were 9,388 residential closings in Knox County in 2021. In 2023, there were only 6,827 residential closings in Knox County. The only justifiable explanation of there being 2,561 less residential closings in 2023 and an average price increase of almost \$100,000 is that there is a lack of available housing in Knox County.

As further support of the requested rezoning, there is adequate road infrastructure to support the requested rezoning and proposed development. This is largely in part because of the significant improvements to Snyder Road within the past 10 years. Also, during this time, the

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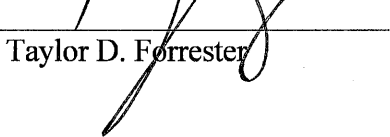
extension of Outlet Drive to Snyder Road that connects Lovell Road to North Campbell Station Road on the north side of I-40 was completed. The properties in this area are now able to utilize Snyder Road and Outlet Drive to access two major interstate interchanges at North Campbell Station Road and the other at Lovell Road, which assists in distributing the vehicle traffic.

The Subject Property is located with the Planned Growth Area under the Growth Policy Plan. The requested rezoning is consistent with several development policies of the General Plan, including (i) Development Policy 9.3 (ensure that the scale and compatibility of new development does not impact existing neighborhoods) and (ii) 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 to 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