

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 11-E-25-UR **Related File Number:**
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: DK LEVY - DANIEL LEVY

PROPERTY INFORMATION

General Location: North side of Walbrook Dr, west side of Walker Springs Rd
Other Parcel Info.:
Tax ID Number: 119 L A 00301 **Jurisdiction:** County
Size of Tract: 5.21 acres
Accessibility: Access is via Walker Springs Road, a minor arterial with four lanes and a turn lane within a right-of-way width that varies from 106-109 ft. Access is also via Walbrook Drive, a major collector with 24 ft of pavement width within the I-40/I-75 right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Multifamily development - 96 units **Density:** 18.43 du/ac
Planning Sector: Northwest County **Plan Designation:** CC (Corridor Commercial)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The subject property is approximately 365 ft to the west of the Walker Springs Road and I-40/I-75 interchange in an area that features a mix of commercial and multifamily developments. Walker Springs Park and Ten Mile Creek Greenway lie nearby to the northwest.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8623 WALBROOK DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1989 part of the parcel was rezoned from RB (General Residential) to CA (General Business) (1-D-89-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Whitney Warner

Staff Recomm. (Abbr.):

Approve the request for a 96-unit multifamily development, as shown in the development plan, subject to 7 conditions.

Staff Recomm. (Full):

1. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
2. Providing a 6-ft deep by 10-ft wide concrete pad and a seating amenity, such as a "Simme-Seat" or a bench, at the bus stop on Walbrook Dr, with the location, construction details, and installation to be coordinated with Knoxville Area Transit (KAT) during permitting.
3. Provide a bike path to Walker Springs Rd from the parking lot of the development per the requirements of Knox County Engineering and Public Works during the permitting.
4. Implementing the recommendations of the Transportation Impact Study (TIS) - Thompson Landing Apartments (Ajax Engineering, 10/17/2025) as required by Knox County Engineering and Public Works during the design plan phase. If the TIS is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
5. Installing all landscaping as shown on the landscape plan.
6. Meeting all applicable requirements of the Knox County zoning ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the CA (General Business) district and the other general criteria for approval of a Use on Review.

Comments:

This vacant property was previously an apartment development, and the buildings were torn down starting in 2016. The proposed development consists of 7 apartment buildings totaling 96 units. The apartment complex amenities include a playground, dog park, and community building.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)
The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
 - A. The property is designated as the CC (Corridor Commercial). These areas have an auto-oriented design but should be well connected with pedestrian accommodation. Knoxville Area Transit (KAT) is adding a new bus stop at the Walbrook Dr entrance. The applicant will create a new concrete pad and a bench or seat for the new stop. Knox County Engineering requires an internal bike path connection from the parking lot to the sidewalk along Walker Springs Rd.
 - B. The proposed new development is consistent with the Comprehensive Plan's Implementation Policy 6.3 which supports multifamily housing where there is adequate infrastructure. Both entrances are on classified streets next to the ramp to I-40, and sewer is already onsite from the previous apartment complex.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
 - A. The proposed development consists of 7 apartment buildings totaling 96 units. The density of the development is 18.4 du/ac. In the Urban Growth areas, multifamily developments with densities

between 12-24 du/ac are permitted through the Use on Review process.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
A. There is a large apartment complex to the north and west of the property. Most of the apartments are 3 stories tall. The proposed buildings are 3/4 stories and are compatible with the multifamily buildings in the area. Commercial uses are to the south, which include a gas station, car shop, and drive through restaurant.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. The 3/4 story multifamily buildings are appropriate because the area is served by collector and arterial streets, transit, sidewalks, and the nearby Walker Springs Park and Ten Mile Greenway.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. The development has entrances on classified streets with access to I-40.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

Action: Approved with Conditions **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the request for a 96-unit multifamily development, as shown in the development plan, subject to 7 conditions.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**