



PLAN AMENDMENT REPORT

► **FILE #:** 10-D-20-SP

AGENDA ITEM #: 21

AGENDA DATE: 10/8/2020

► **APPLICANT:** **BENJAMIN MULLINS OBO HILLWOOD ENTERPRISES, LP**
OWNER(S): Millertown Pavillion, LLC

TAX ID NUMBER: 59 026, 02603, 02604 & 02605

[View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 3001 2915, 3027 & 2931 Knoxville Center Dr.

► **LOCATION:** **North of Mall Rd., encircle by Knoxville Center Dr. (pvt), southeast of Washington Pk., southwest of Mill Rd.**

► **APPX. SIZE OF TRACT:** **77.5 acres**

SECTOR PLAN: North City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: This site has frontage along two roads. N. Mall Road is a major collector that runs parallel to I-640 and is located just to the north of the interstate. It is contained within the I-640 right-of-way, which varies widely in width depending on the measurement point but is always greater than 500 feet. N. Mall Road has a pavement width of approximately 24 feet. Millertown Pike is a minor arterial with a pavement width that varies from approximately 36 to 40 feet inside a right-of-way that varies from 64 to 75 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **MU-RC (Mixed Use Regional Center) / C-R (Regional Commercial) - 2**

► **PROPOSED PLAN DESIGNATION:** **LI (Light Industrial)**

► **EXISTING LAND USE:** **Former site of Knoxville Center Mall, which now sits vacant**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Multifamily and agricultural/forestry/vacant - MDR (Medium Density Residential), MU-RC (Mixed Use-Regional Commercial), and MU-SD, NC-10 (Mixed Use-Special District, North City 10)

South: Commercial - MU-RC (Mixed Use-Regional Commercial)

East: Commercial and agricultural/forestry.vacant - MU-RC (Mixed Use-Regional Commercial)

West: Commercial, multifamily, single family and

NEIGHBORHOOD CONTEXT This is the former site of Knoxville Center Mall. The general area includes a mix of uses including commercial, multifamily residential, office, and single family residential uses. I-640 is nearby to the south.

STAFF RECOMMENDATION:

- **Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no apparent errors in the plan that would warrant an amendment to the plan.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. As stated previously, this site now sits vacant, which could lead to blight. A new development could provide a multitude of jobs for people in this area.
2. Plans are in place to add several stoplights at key intersections to increase safety in anticipation of the tractor-trailer traffic generated by the distribution center.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-L-20-RZ **AGENDA ITEM #:** 21
10-B-20-PA **AGENDA DATE:** 10/8/2020

► **APPLICANT:** BENJAMIN C. MULLINS O/B/O HILLWOOD ENTERPRISES, LP
OWNER(S): Millertown Pavillion, LLC

TAX ID NUMBER: 59 026, 02603, 02604 & 02605 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 3001 2915, 3027 & 2931 Knoxville Center Dr.
► **LOCATION:** North of Mall Rd., encircled by Knoxville Center Dr. (pvt), southeast of Washington Pk., southwest of Mill Rd.
► **TRACT INFORMATION:** 77.5 acres.
SECTOR PLAN: North City
GROWTH POLICY PLAN: Within City limits
ACCESSIBILITY: This site has frontage along two roads. N. Mall Road is a major collector that runs parallel to I-640 and is located just to the north of the interstate. It is contained within the I-640 right-of-way, which varies widely in width depending on the measurement point but is always greater than 500 feet. N. Mall Road has a pavement width of approximately 24 feet. Millertown Pike is a minor arterial with a pavement width that varies from approximately 36 to 40 feet inside a right-of-way that varies from 64 to 75 feet.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Love Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MU-RC (Regional Mixed Use Center) / C-R (Regional Commercial) - 2
► **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I-G (General Industrial)
► **EXISTING LAND USE:** Former site of Knoxville Center Mall, which now sits vacant
► **EXTENSION OF PLAN DESIGNATION/ZONING:** No
HISTORY OF ZONING REQUESTS: Part of parcel 059 026 was rezoned from SC-3 (Regional Shopping Center) to RP-2 (Planned Residential) in 2017 (Case # 7-E-17-RZ); part of parcels 059 059 26 and 059 02603 were rezoned from R-1, RB, and I to SC-3 in 1981 (Case # 7-L-81-RZ)
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING: North: Multifamily and agricultural/forestry/vacant - MDR (Medium Density Residential), MU-RC (Mixed Use-Regional Comm) & MU-SD, NC-10 (Mixed Use-Special District, North City 10) - RN-6, I-G, and HP Overlay Districts

South: Commercial - MU-RC (Mixed Use-Regional Commercial) - C-R-2 (Regional Commercial) and I-MU (Industrial Mixed Use) Districts
East: Commercial and agricultural/forestry.vacant - MU-RC (Mixed Use-Regional Commercial) - C-R-2 (Regional Commercial) District
West: Commercial, multifamily, single family and agricultural/forestry/vacant - MU-RC (Mixed Use-Regional Commercial) - RN-1 (Single Family Res), RN-6 (Multifamily Res), and I-MU (Industrial Mixed Use)

NEIGHBORHOOD CONTEXT: This is the former site of Knoxville Center Mall. The general area includes a mix of uses including commercial, multifamily residential, office, and single family residential uses. I-640 is nearby to the south.

STAFF RECOMMENDATION:

- ▶ **Approve the LI (Light Industrial) designation since it would allow redevelopment of a regionally significant site and prevent blight.**
- ▶ **Approve I-G (General Industrial) zoning because it would allow redevelopment of a regionally significant site and prevent blight.**

COMMENTS:

A community meeting was recently held on September 23, 2020 between the applicant and the community. The main concerns of participating residents were the traffic and the noise that would be generated by the proposed warehouse and distribution center. The developer stated the facility could eventually become a 24-hour operation, and neighbors were concerned about noise from the tractor-trailer trucks arriving and departing the site. Other comments from the public-at-large participating via YouTube online were in regards to the traffic on Millertown Pike, which gets backed up with some degree of consistency.

Staff has the following recommendations for the next phase of this development, though they are not conditions to be attached to the rezoning or plan amendments. The following are considerations encouraged by Planning to be incorporated into the future development.

1. Truck traffic to the site should be from N. Mall Road to avoid creating additional congestion on Millertown Pike.
2. The development be laid out with the parking and vehicular travel areas as far from the residential areas as can be practically facilitated.
3. Sound walls, dense evergreen landscaping along shared property boundaries, berms, and other such mitigation measures be undertaken to buffer residences from noise and fumes.

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan that would warrant an amendment to the plan.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. While there have been no changes to the development pattern of the area in terms of build-out or road patterns, the mall recently closed its doors in February 2020 and has been sitting vacant since then. Prior to that, this property had been in a steady state of decline for over a decade. Dillard's Department Store closed in May 2008, and the remaining anchor stores followed suit.
2. This site contains approximately 600,000 sq. ft. of vacant building square footage on a site comprising roughly 78 acres. The size of the site and its highly visible location could be considered a change of conditions due to the impact the vacancy has on the area.
3. This is a regionally significant site due to its size, location, and prominence, and it presents a unique

situation and opportunity for the community.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available revealing the need for a plan amendment.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. Due to the change in conditions cited above, the site has the potential to become blighted and the building would likely fall into a state of disrepair. The proposed rezoning would enable the site to be redeveloped by the applicant, potentially in the near future.
2. The size of the site makes it a unique opportunity for job creation in an area lacking in building stock and amenities. Development of this site, and the resulting job creation, could potentially attract restaurants and other services and amenities to the area to serve the employees.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The zoning ordinance describes the intent of the I-G (General Industrial) zone as providing for a range of general industrial uses that may produce limited outside impacts, rendering them incompatible with retail, service, or residential uses. Such uses include limited manufacturing, fabricating, processing, wholesale distributing, and warehousing facilities that do not require frequent visits from customers or clients.
2. The above statement addresses the incompatibility of industrial and residential zones. However, the applicant has stated they are willing to install sound walls and heavier landscaping along shared boundary lines with residential properties to mitigate potential negative impacts. These mitigation efforts cannot be conditions of the zoning, as the ordinance specifically does not allow conditions to be attached to rezonings.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. As previously stated, the applicant has indicated their willingness to provide sound walls and dense landscaping along residential property boundaries to mitigate potential adverse impacts.
2. Typically, it could be expected that a rezoning would spur additional requests for that zone in that area over time. In this case, the only surrounding properties that are undeveloped and of a size that could potentially support an industrial use are located on a site with significant slope and access issues. That property is north of this one and is currently zoned I-G, though the sector plan has it designated as a MU-SD district and a land conservation area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Industrial zoning would be consistent with the North City Sector Plan and One Year Plan upon their amendment to the LI (Light Industrial) designation.
2. The General Plan calls for discouragement of environmental nuisances in the vicinity of residential development and lists examples of such nuisances, which includes rundown commercial development and noise and fumes from heavy traffic volumes (11.3). In this case, the vacant mall is a rundown commercial development. The developer has offered to take mitigation measures to minimize the impact of noise and fumes from the tractor-trailer trucks travelling to and from the facility.
3. The plan also calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses, and to require landscaping, screening, earth berms, walls and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (11.4). The developer has agreed to taking mitigation efforts to minimize the impact of noise and fumes from the tractor-trailer trucks traversing the site.

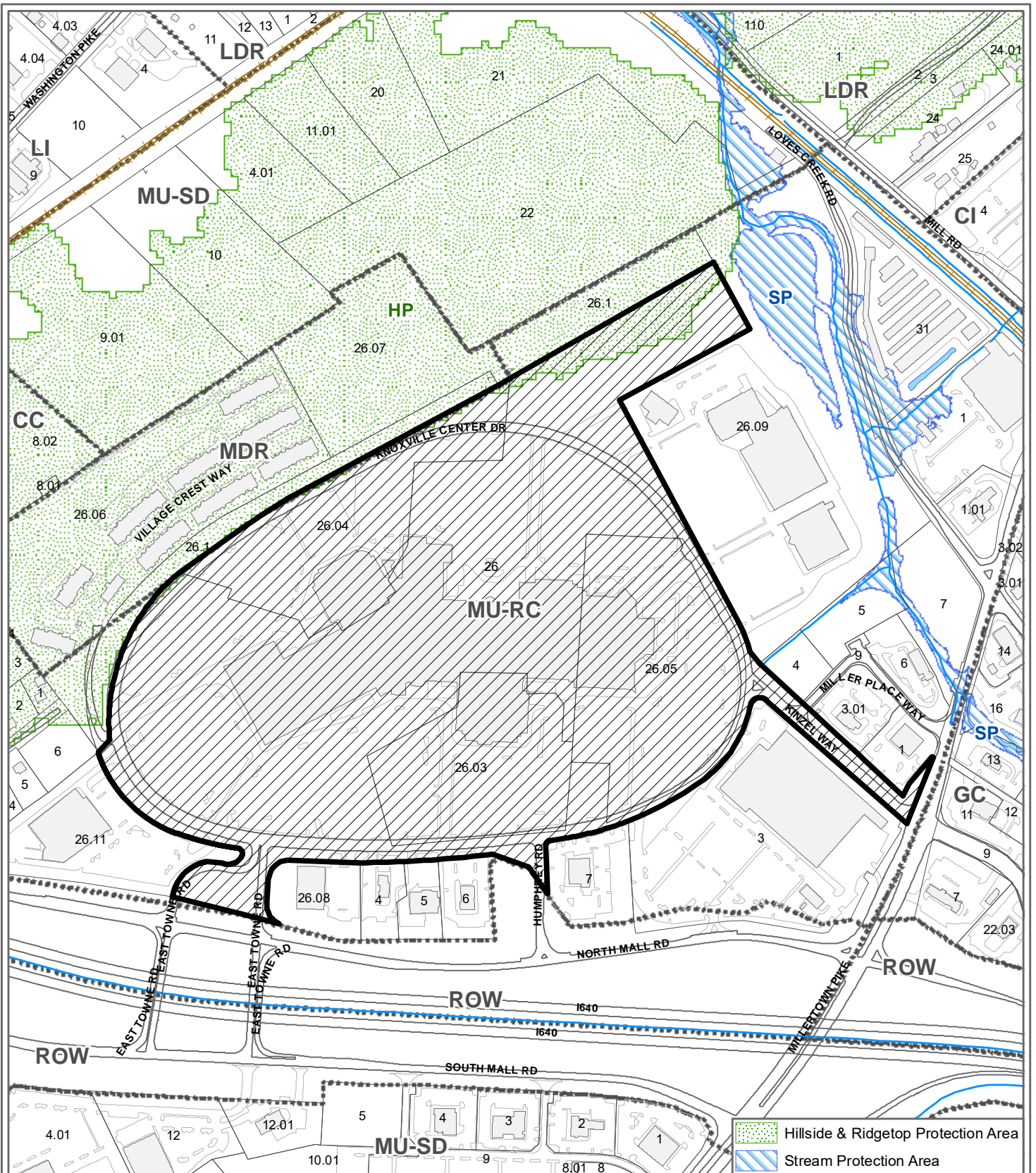
4. The General Plan suggests locating industrial development primarily in Industrial parks, business parks, or other suitably planned settings of 10 acres or greater (Development Policies, 11.9). This site comprises 78 acres and would essentially create an industrial business park. Site plans would be developed in coordination with the City as part of the development review process if the rezoning is approved.

ESTIMATED TRAFFIC IMPACT: 151 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/3/2020 and 11/17/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



10-D-20-SP
NORTH CITY SECTOR PLAN AMENDMENT

From: MU-RC (Mixed Use Regional Center)

To: LI (Light Industrial)



Original Print Date: 9/1/2020
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

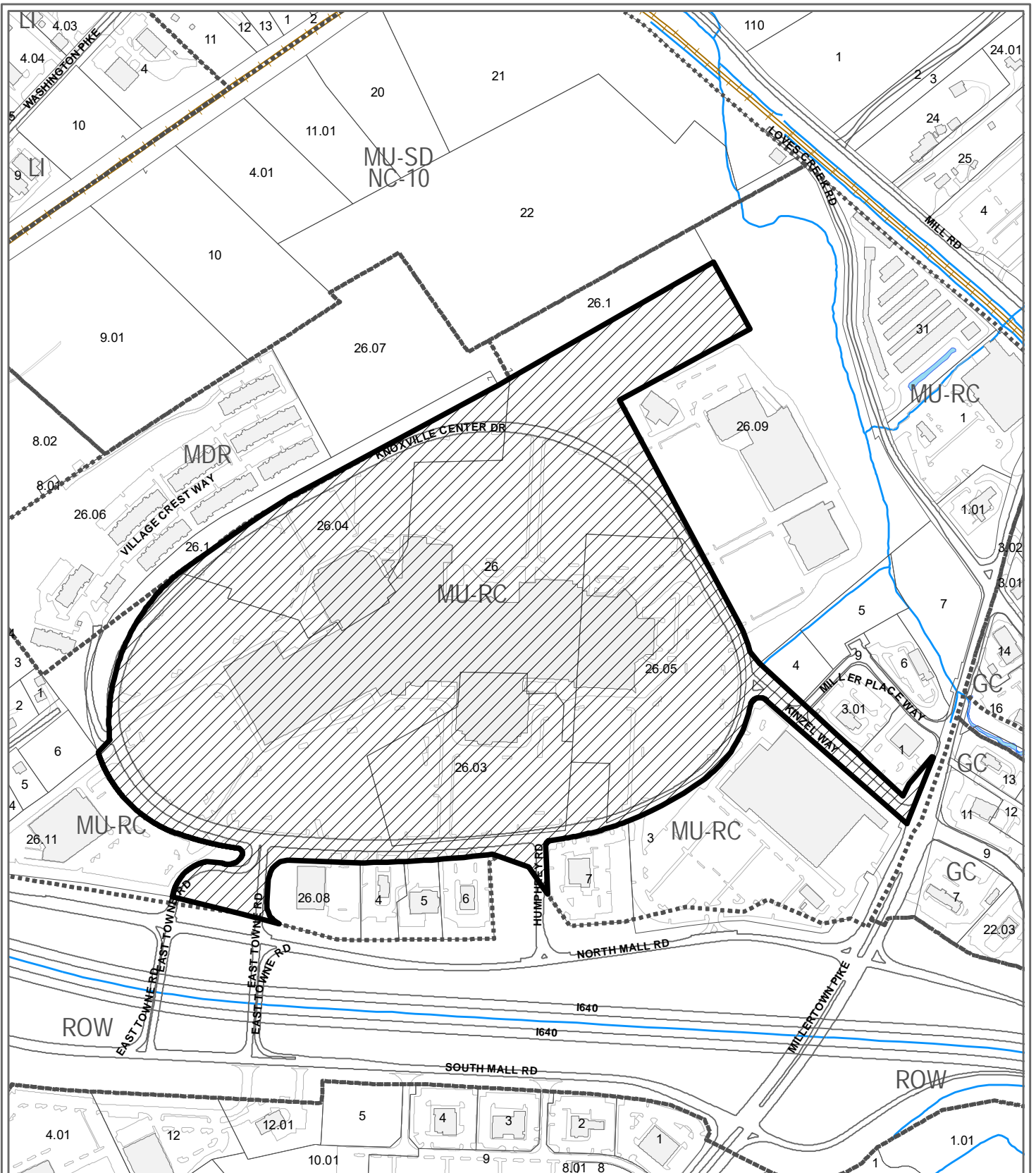
Petitioner: Mullins obo Hillwood
 Enterprises, LP, Benjamin

Map No: 59

Jurisdiction: City

0 500
 Feet





**10-B-20-PA / 10-L-20-RZ
PLAN AMENDMENT**

From: MU-RC (Regional Mixed Use Center)

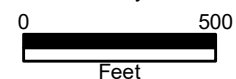
To: LI (Light Industrial)



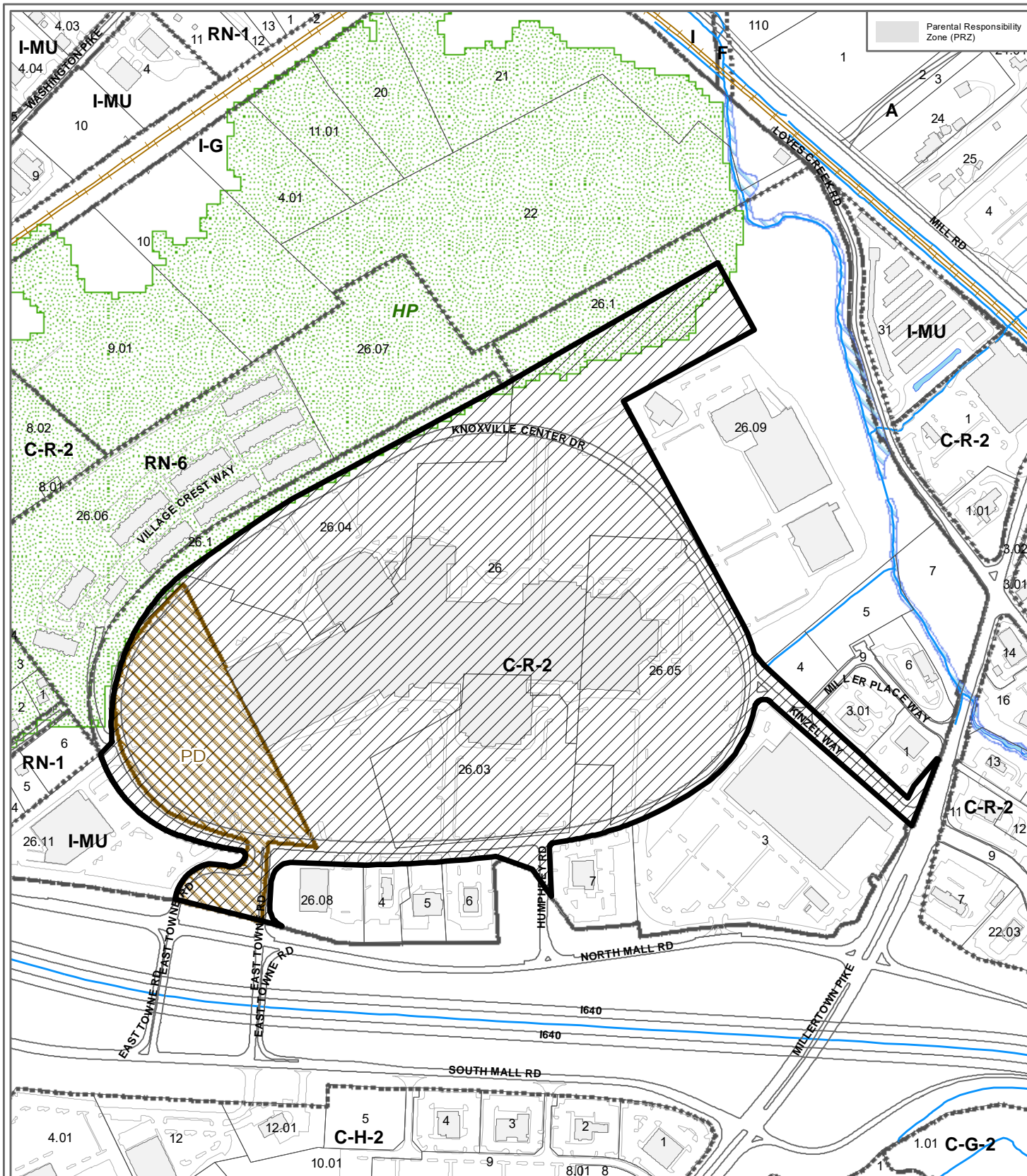
Petitioner: Mullins obo Hillwood
Enterprises, LP, Benjamin

Map No: 59

Jurisdiction: City



Original Print Date: 9/1/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



10-L-20-RZ REZONING

From: C-R-2 (Regional Commercial)

To: I-G (General Industrial)



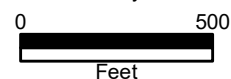
Original Print Date: 9/1/2020
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mullins obo Hillwood Enterprises, LP, Benjamin

Map No: 59

Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN***

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Benjamin C. Mullins has submitted an application to amend the Sector Plan from Mixed Use-Regional Commercial to Light Industrial, for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on October 8, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #10-D-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

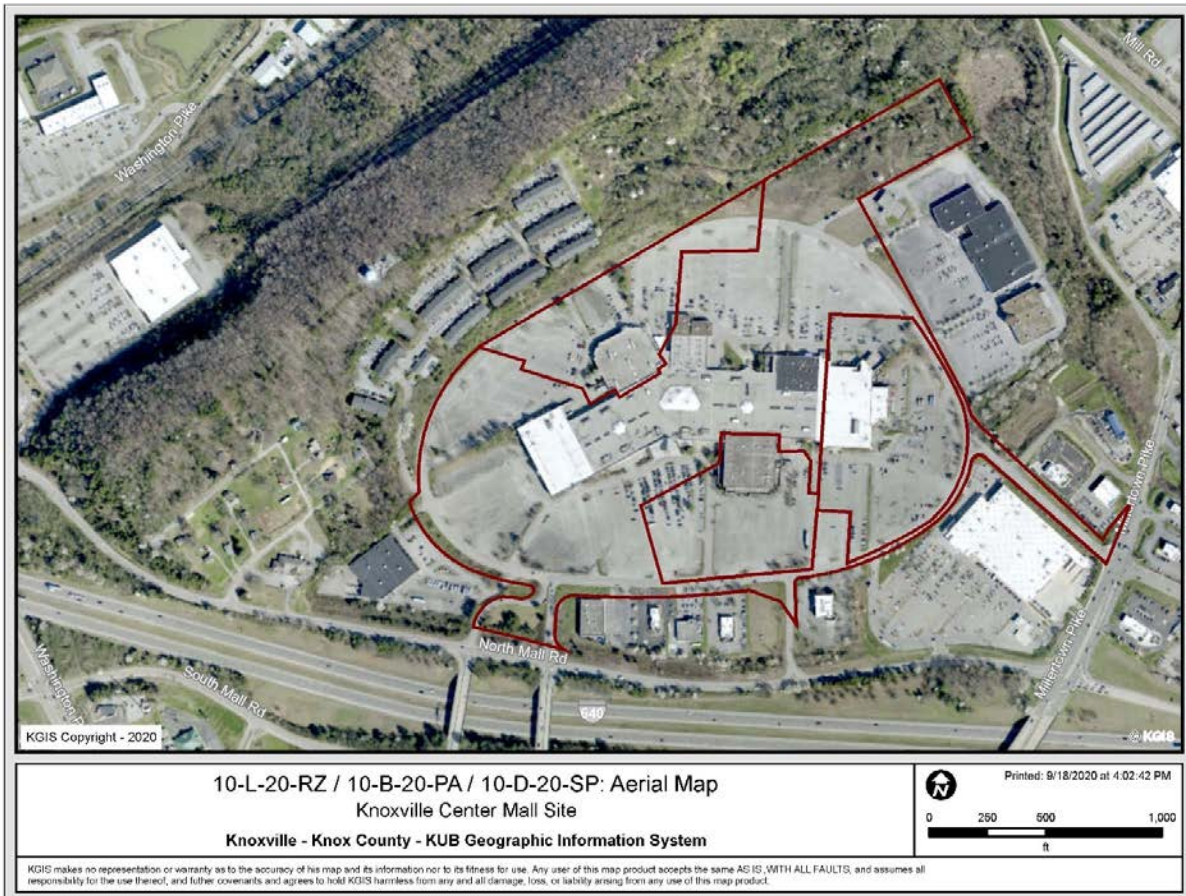
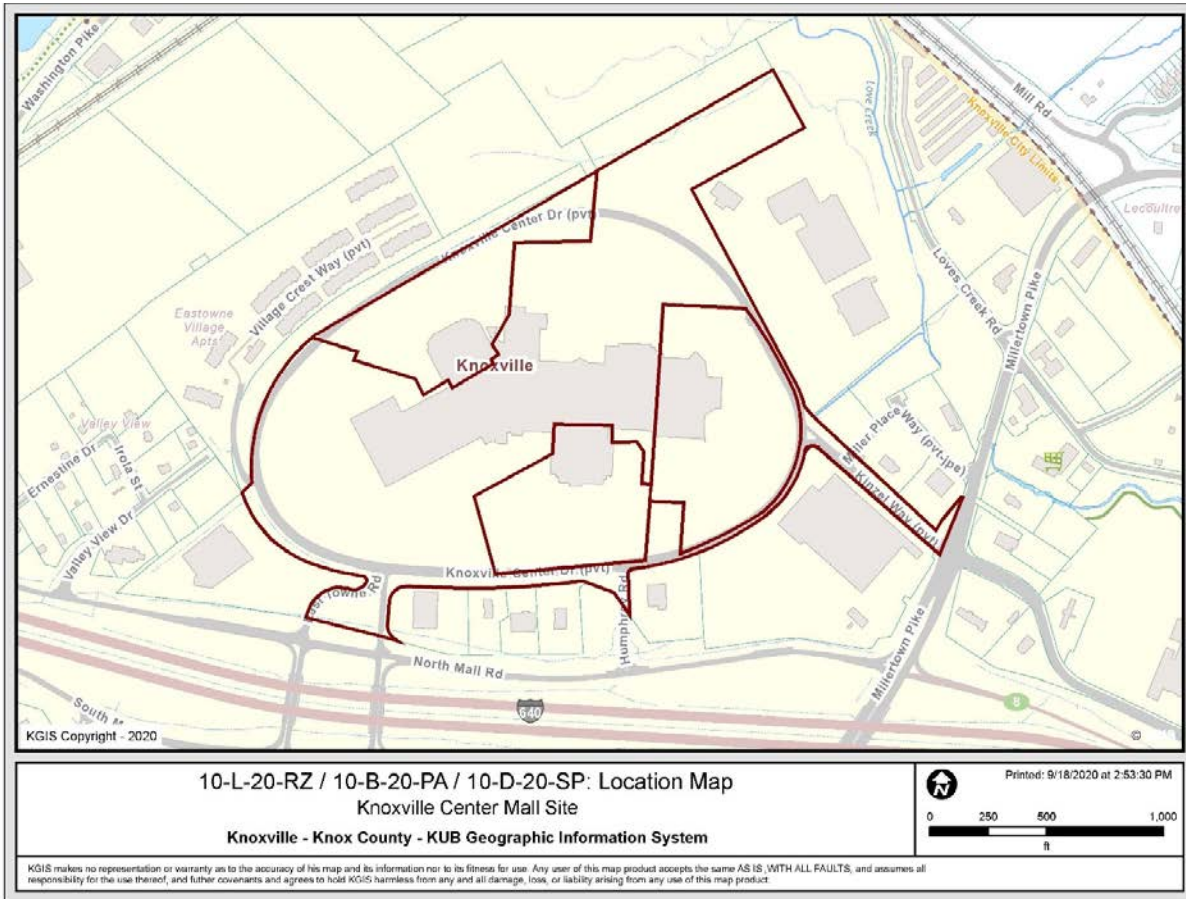
Date

Chairman

Secretary

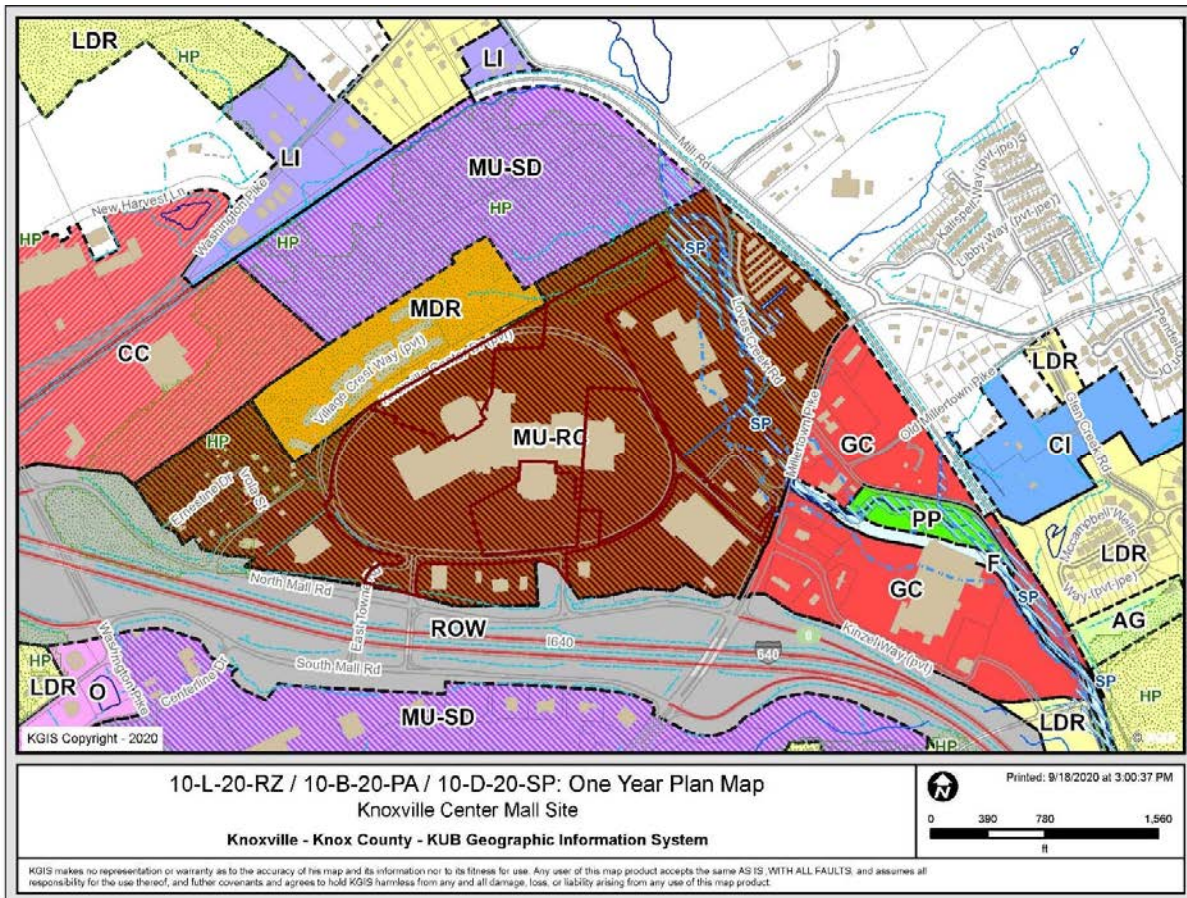
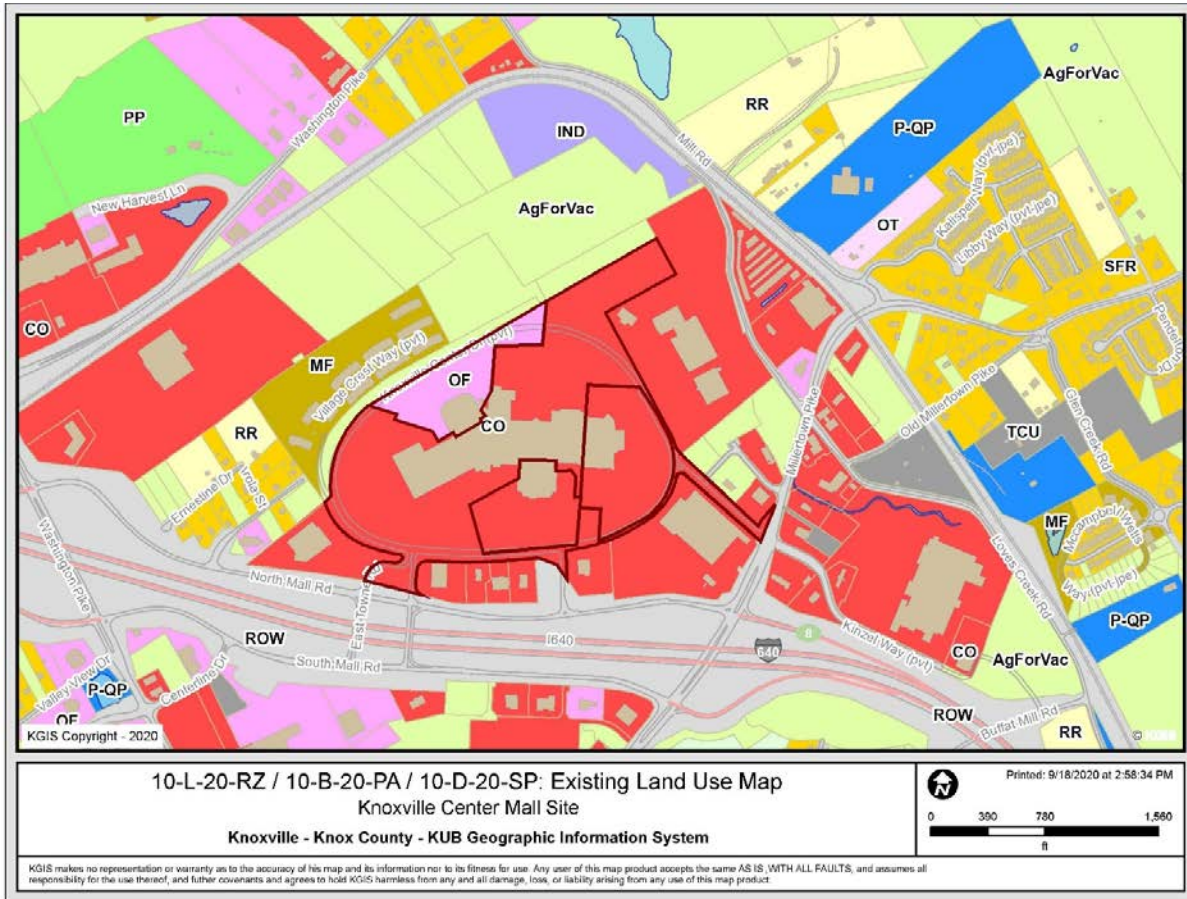
10-L-20-RZ / 10-B-20-PA / 10-D-20-SP

EXHIBIT A. Contextual Images



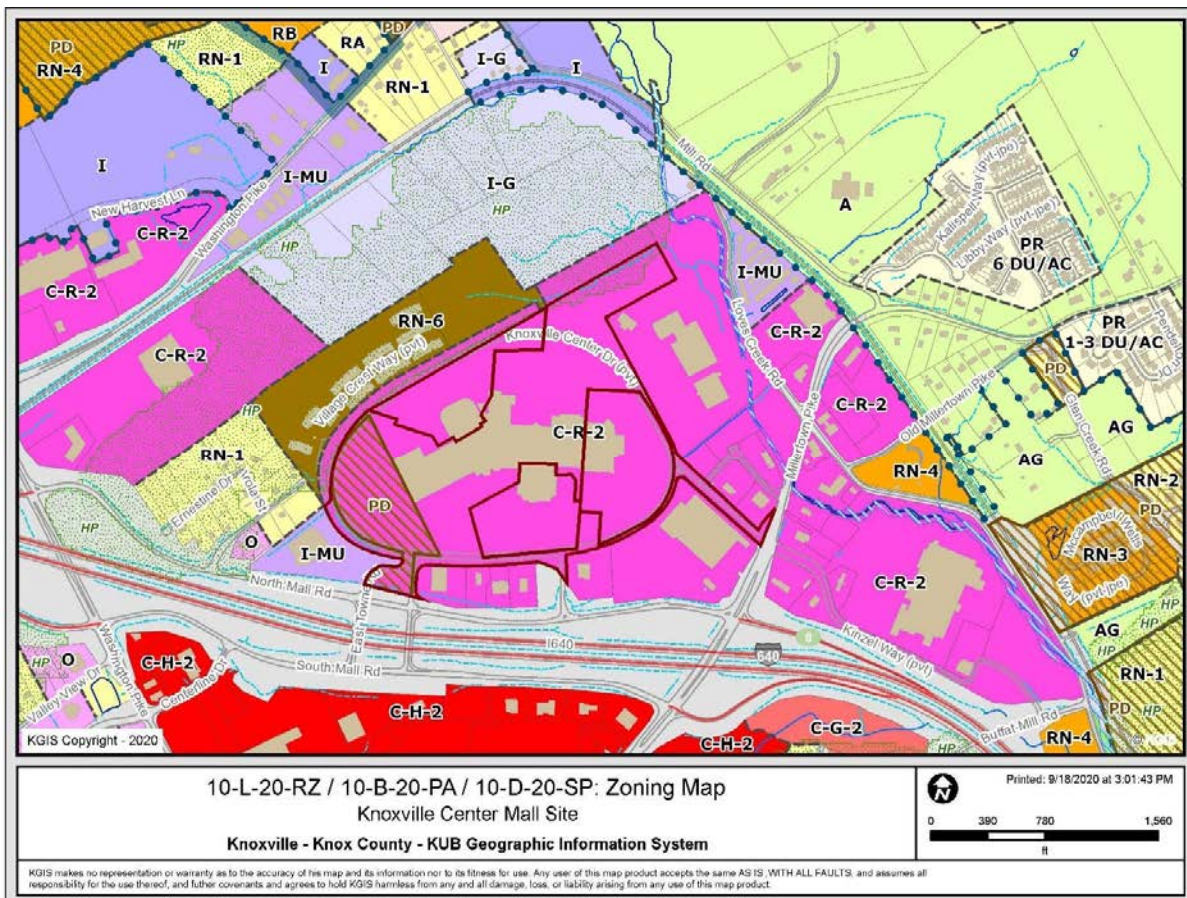
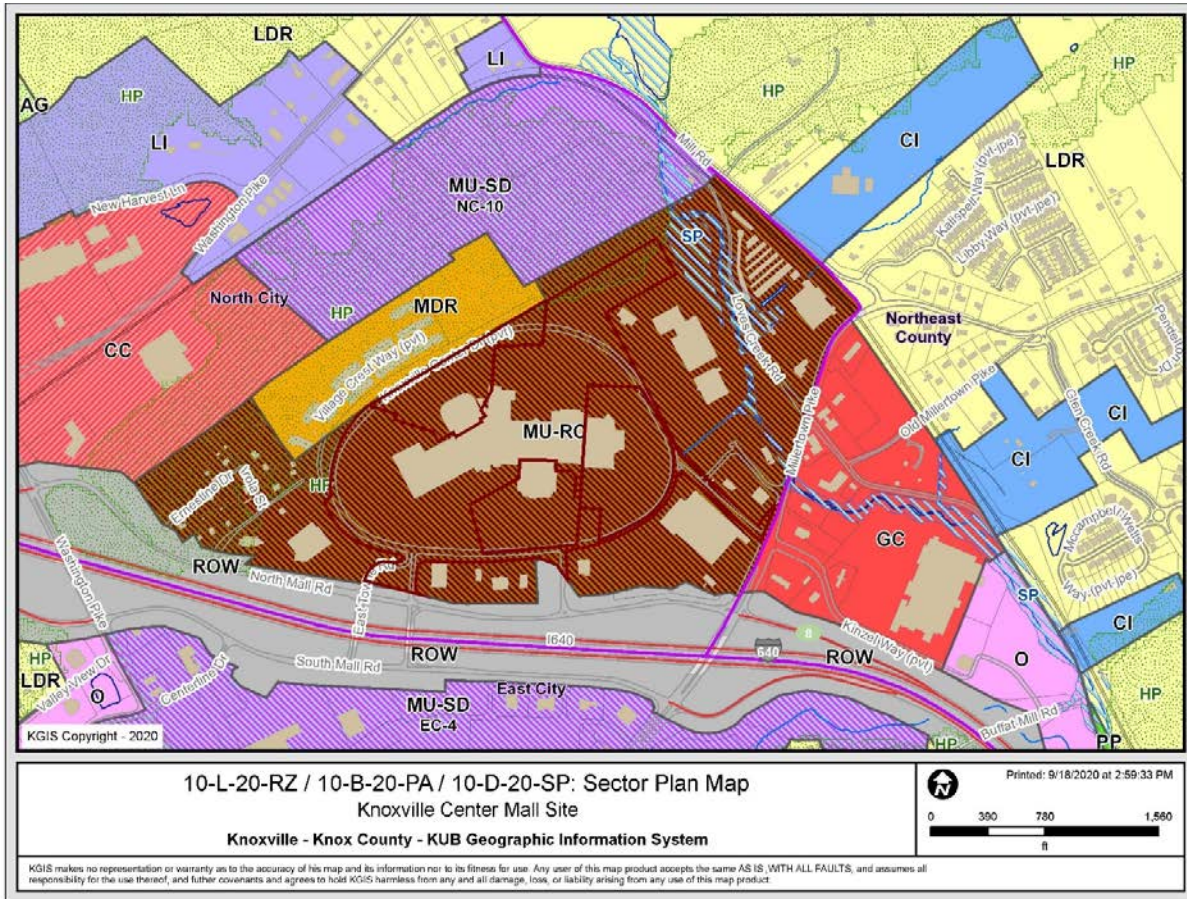
10-L-20-RZ / 10-B-20-PA / 10-D-20-SP

EXHIBIT A. Contextual Images



10-L-20-RZ / 10-B-20-PA / 10-D-20-SP

EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
- ☐ Planned Development
- ☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
- ☐ Final Plat

ZONING

- ☒ Plan Amendment
- ☒ Rezoning
- ☒ Sector Plan Amend

Benjamin C. Mullins o/b/o Hillwood Enterprises, LP

Applicant/Developer

Applicant Name

Affiliation

August 24, 2020

October 8, 2020

Date Filed

Meeting Date (if applicable)

10-L-20-RZ

File Numbers(s)

10-D-20-SP

10-B-20-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant
- ☐ Owner
- ☐ Option Holder
- ☐ Project Surveyor
- ☐ Engineer
- ☐ Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

Zip

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

See Attached Supplemental Sheet

See Attached Supplemental Sheet

Owner Name (if different)

Owner Address

Owner Phone

Multiple Addresses (See Attached)

(3001, 2915, 3027, 2931)
Knoxville Center Dr.

See Attached

059 026, 059 02603

02604, 02605

Property Address

SE of Washington Pk, SW of Mill Rd

Parcel ID

North of Mall Rd and encircled by Knoxville Center Dr. (pvt)

Combined +/- 77.55 ac

General Location

Tract Size

78ac

District 4

C-R-2

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

North City

MU-RC

NA

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

CO and OF

Y

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

	DEVELOPMENT	SUBDIVISION	ZONING
<input type="checkbox"/>	Development Plan	<input type="checkbox"/>	Use on Review / Special Use
<input type="checkbox"/>	Residential	<input type="checkbox"/>	Non-Residential
<input type="checkbox"/>	Home Occupation (specify): _____		
<input type="checkbox"/>	Other (specify): _____		
<input type="checkbox"/>	Proposed Subdivision Name _____		Unit / Phase Number _____
<input type="checkbox"/>	Parcel Change		
<input type="checkbox"/>	Combine Parcels	<input type="checkbox"/>	Divide Parcel
	Total Number of Lots Created: _____		
<input type="checkbox"/>	Other (specify): _____		
<input type="checkbox"/>	Attachments / Additional Requirements		
<input checked="" type="checkbox"/>	Zoning Change:	I-G General Industrial Zoning District	
	Proposed Zoning _____		
<input checked="" type="checkbox"/>	Plan Amendment Change:	LI Light Industrial (North City Sector Plan and One-Year Plan)	
	Proposed Plan Designation(s) _____		
	NA	7-E-17-RZ	
	Proposed Density (units/acre) _____		Previous Rezoning Requests _____
<input type="checkbox"/>	Other (specify): 7-E-17-RZ _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: 0327 5000.00	TOTAL: \$6200.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: 0517 800.00	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification <i>(Final Plat only)</i> <input type="checkbox"/> Use on Review / Special Use <i>(Concept Plan only)</i> <input type="checkbox"/> Traffic Impact Study	FEE 3: 0527 400.00	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Benjamin C. Mullins	August 24, 2020
Applicant Signature	Please Print	Date
865-546-9321	bmullins@fmsllp.com	
Phone Number	Email	
	Sherry Michienzi	8/24/2020
Staff Signature	Please Print	Date

CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

Millertown Pavillion LLC	60 S 6th Street, Ste. 2630	(612) 313-0125
Owner Name	Owner Address	Owner Phone

3001 Knoxville Center Drive	059 026	+/- 49.83
Property Address	Parcel ID	Tract Size

Dillard Tennessee Operating LP c/o Dillard's Inc.	1600 Cantrell Road Little Rock, AK 72201	(501) 376-5255
Owner Name	Owner Address	Owner Phone

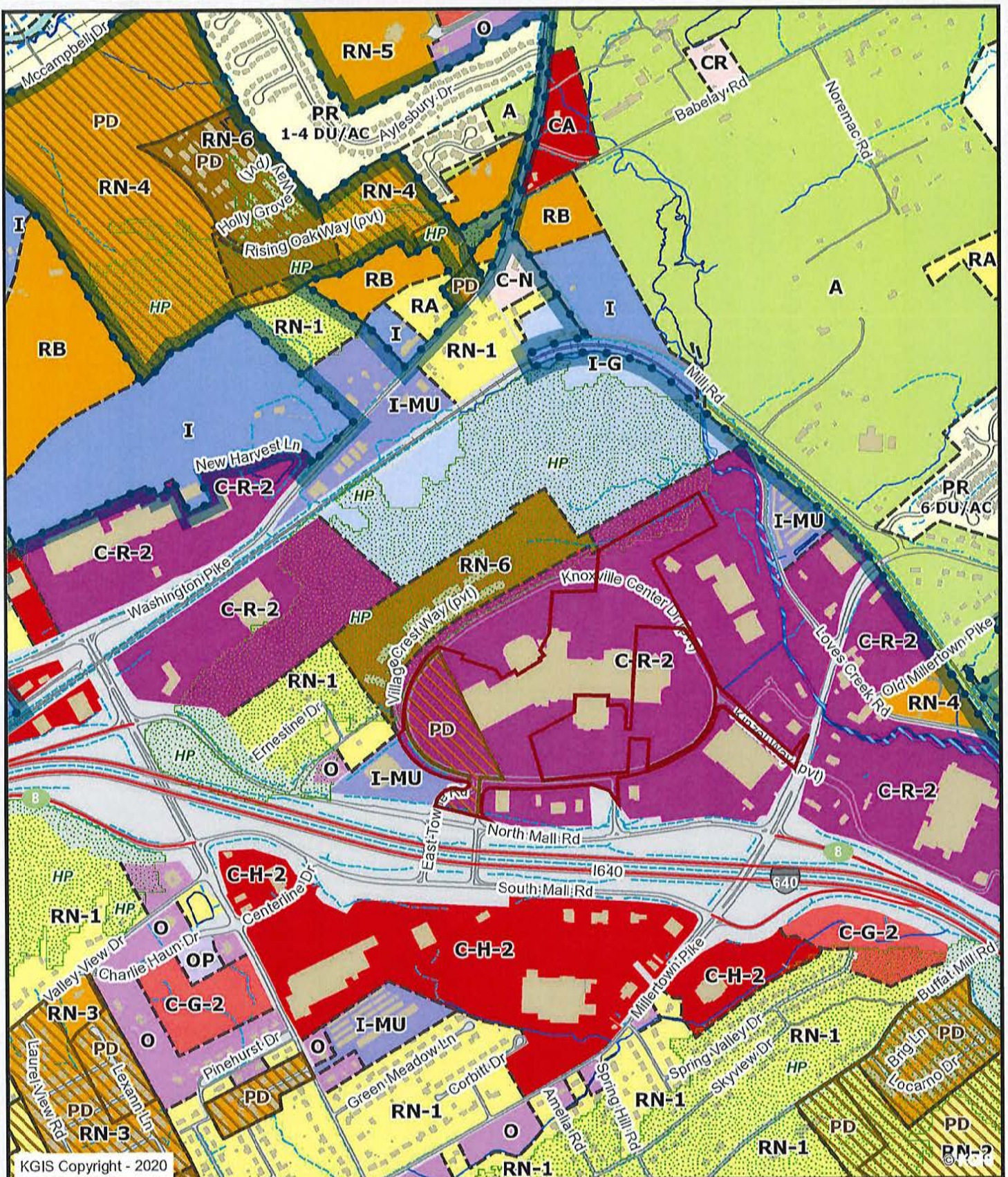
2915 Knoxville Center Drive	059 02603	+/- 7.53
Property Address	Parcel ID	Tract Size

Belk Department Stores LP c/o Belk, Inc.	2801 West Tyvola Road Charlotte, NC 28217	(704) 426-8438
Owner Name	Owner Address	Owner Phone

3027 Knoxville Center Drive	059 02604	+/- 8.53
Property Address	Parcel ID	Tract Size

TF Knoxville TN LLC c/o Transform Midco LLC	3333 Beverley Road, Dept. 824 Hoffman Estate, IL 60179	
Owner Name	Owner Address	Owner Phone

2931 Knoxville Center Drive	059 02605	+/- 11.66
Property Address	Parcel ID	Tract Size



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

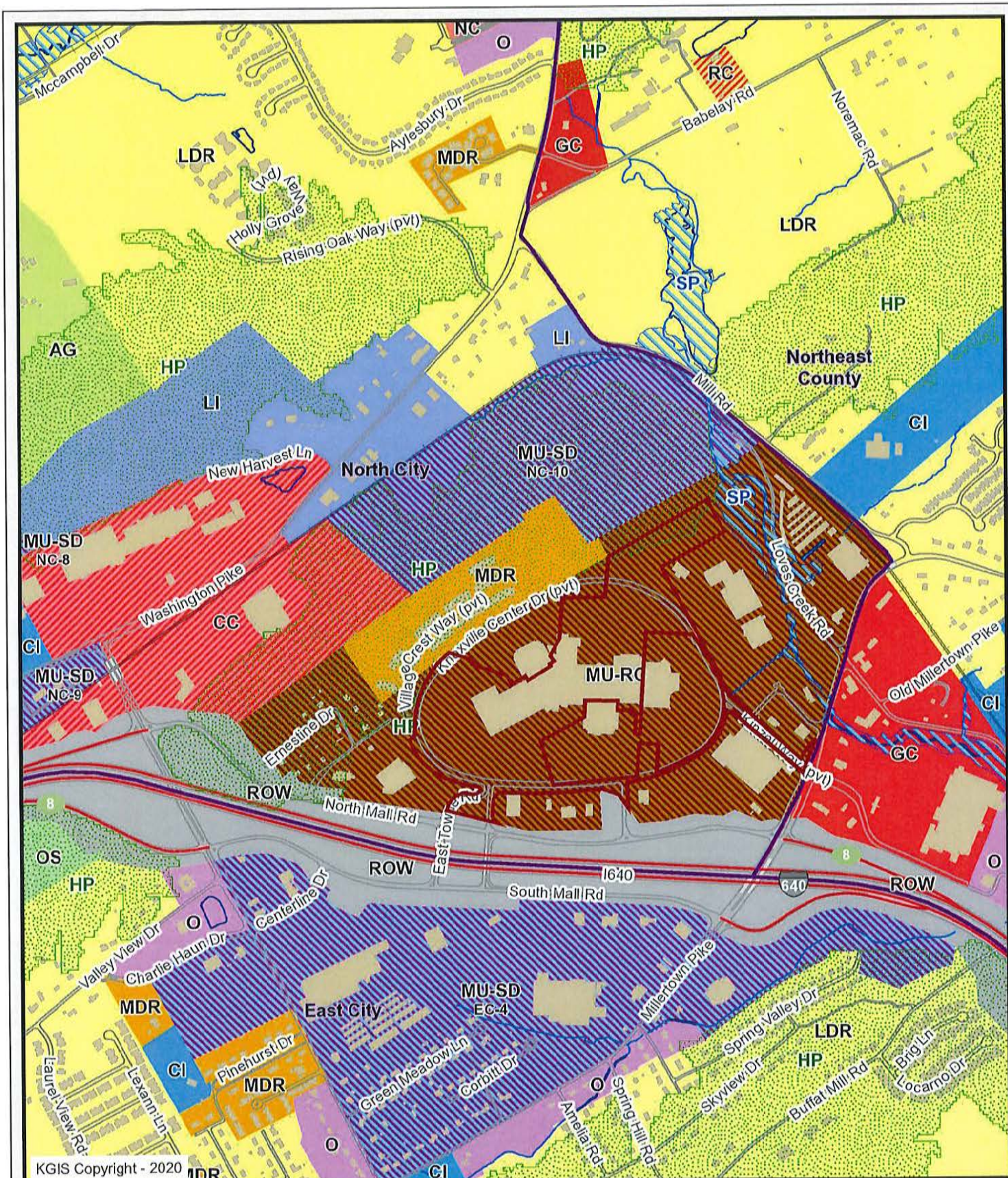
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0 487.5 975 1,950

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Letter Portrait

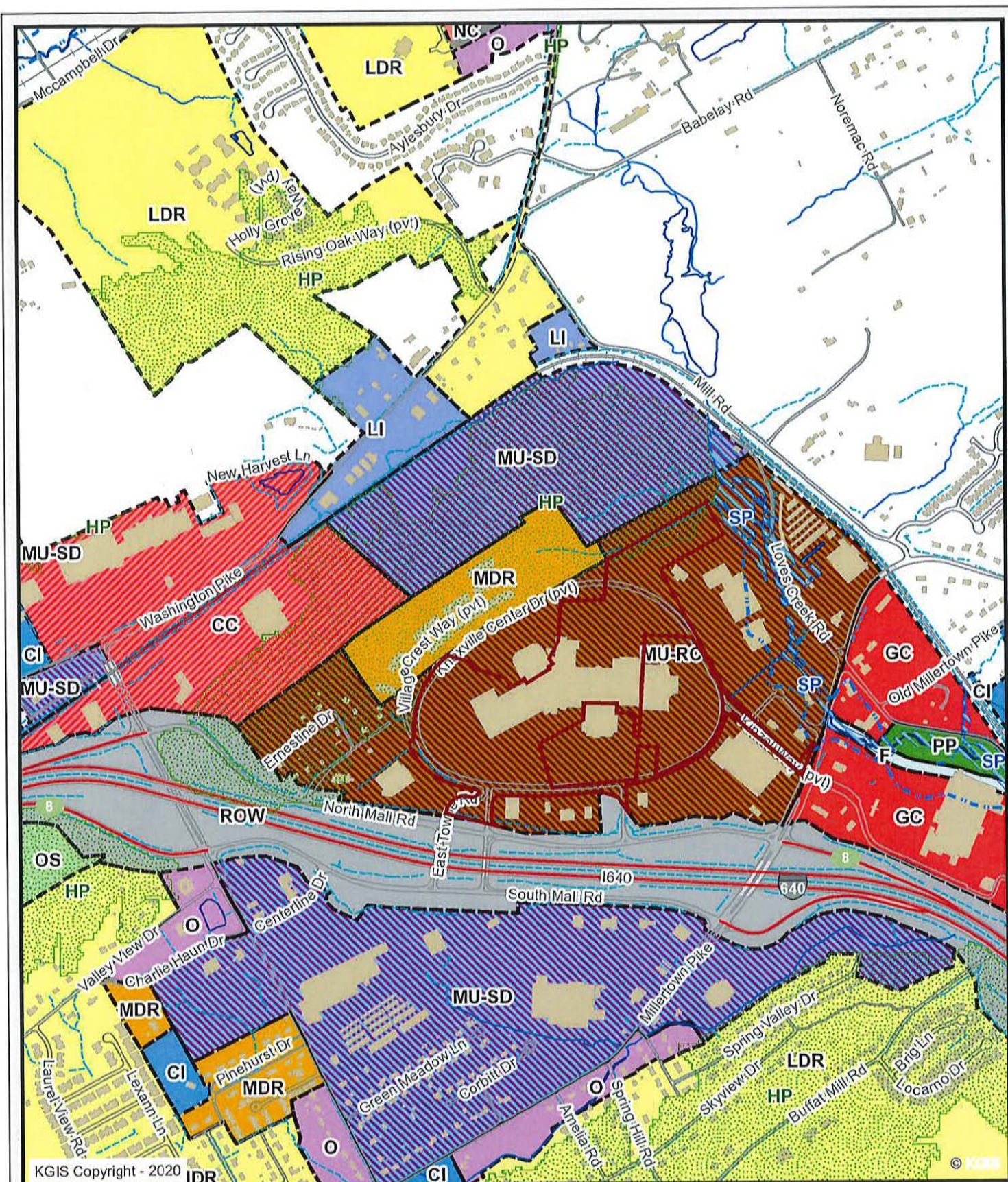
Knoxville - Knox County - KUB Geographic Information System



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Letter Portrait

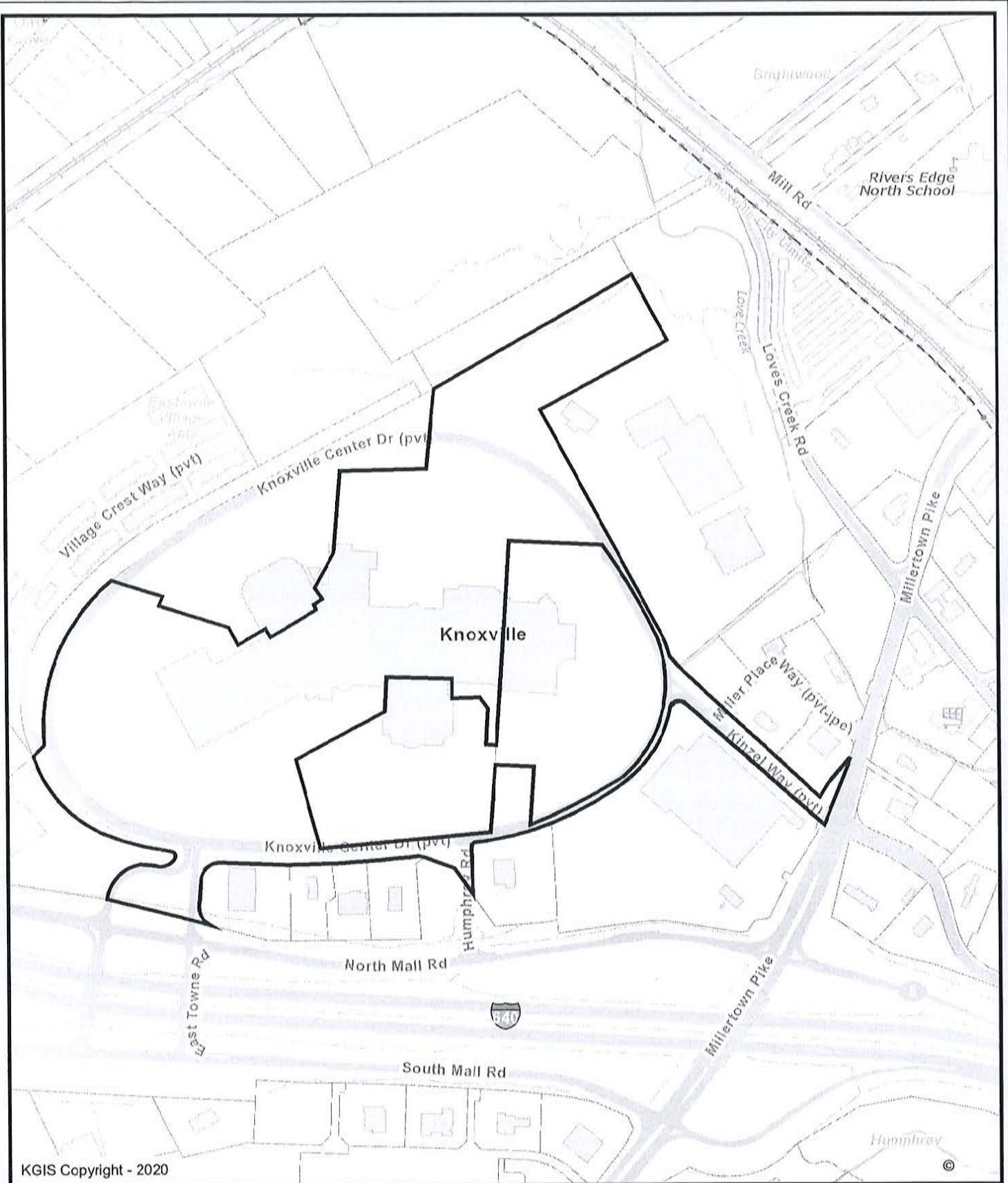
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/24/2020 at 11:20:42 AM



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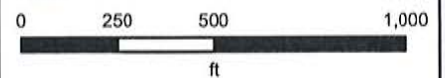


Millertown Partners, LLC

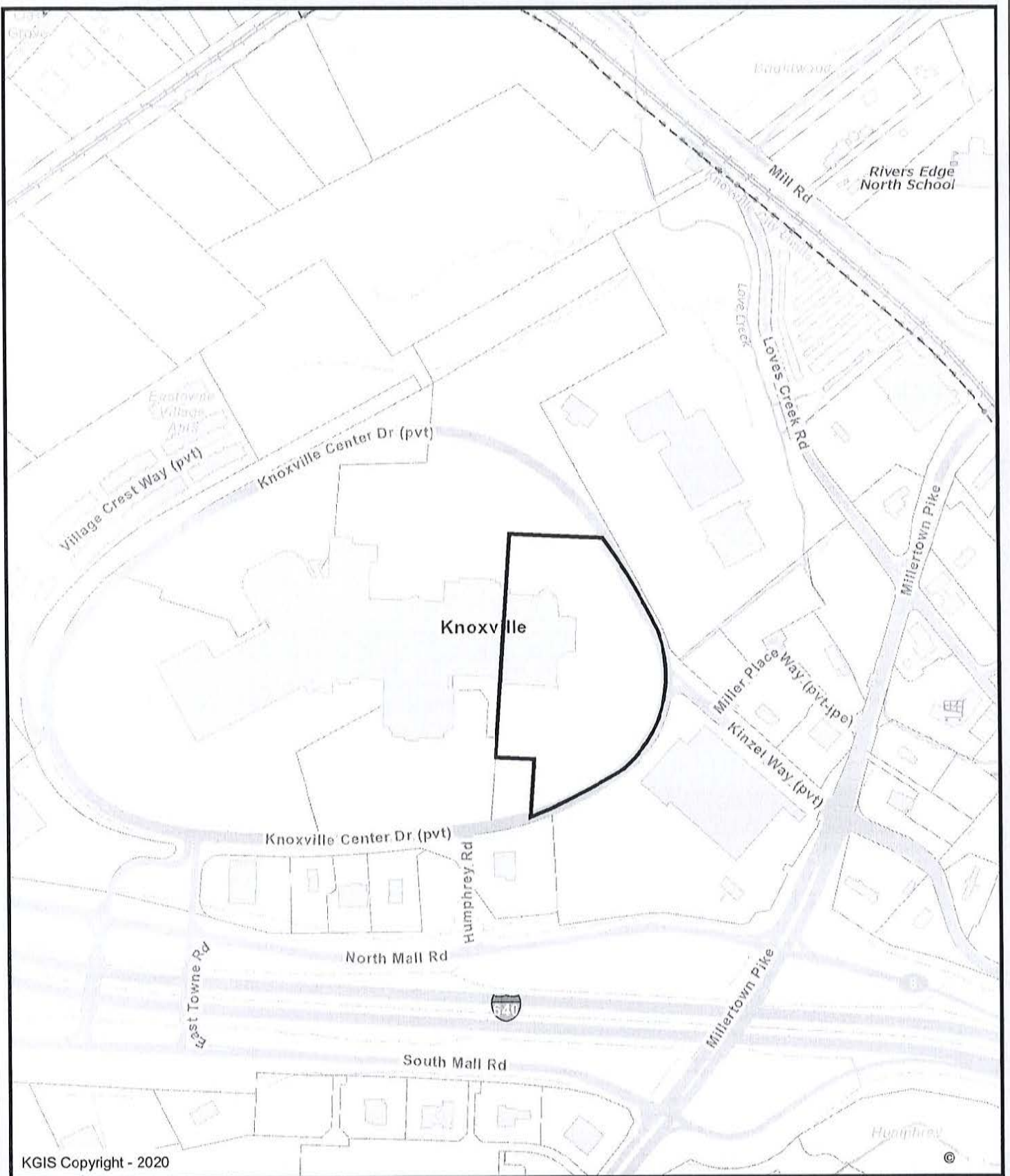
059 026 49.83 Acres

Knoxville - Knox County - KUB Geographic Information System

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TF Knoxville TN LLC

059 02605 11.66 Acres

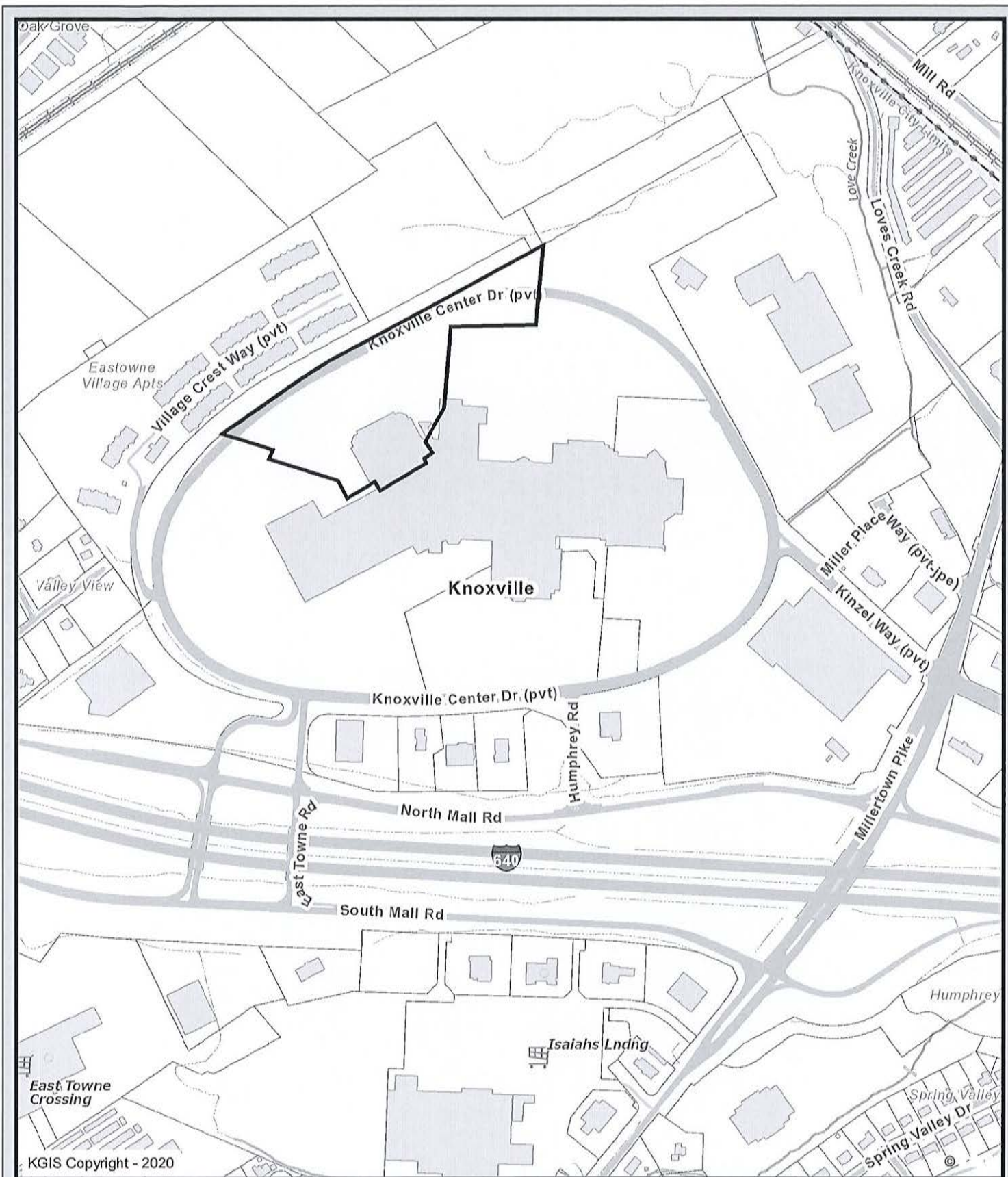
Knoxville - Knox County - KUB Geographic Information System

Printed: 8/24/2020 at 10:07:02 AM



0 250 500 1,000
ft

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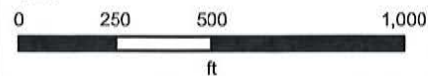
Belk Department Stores, LP

059 02604 8.53 Acres

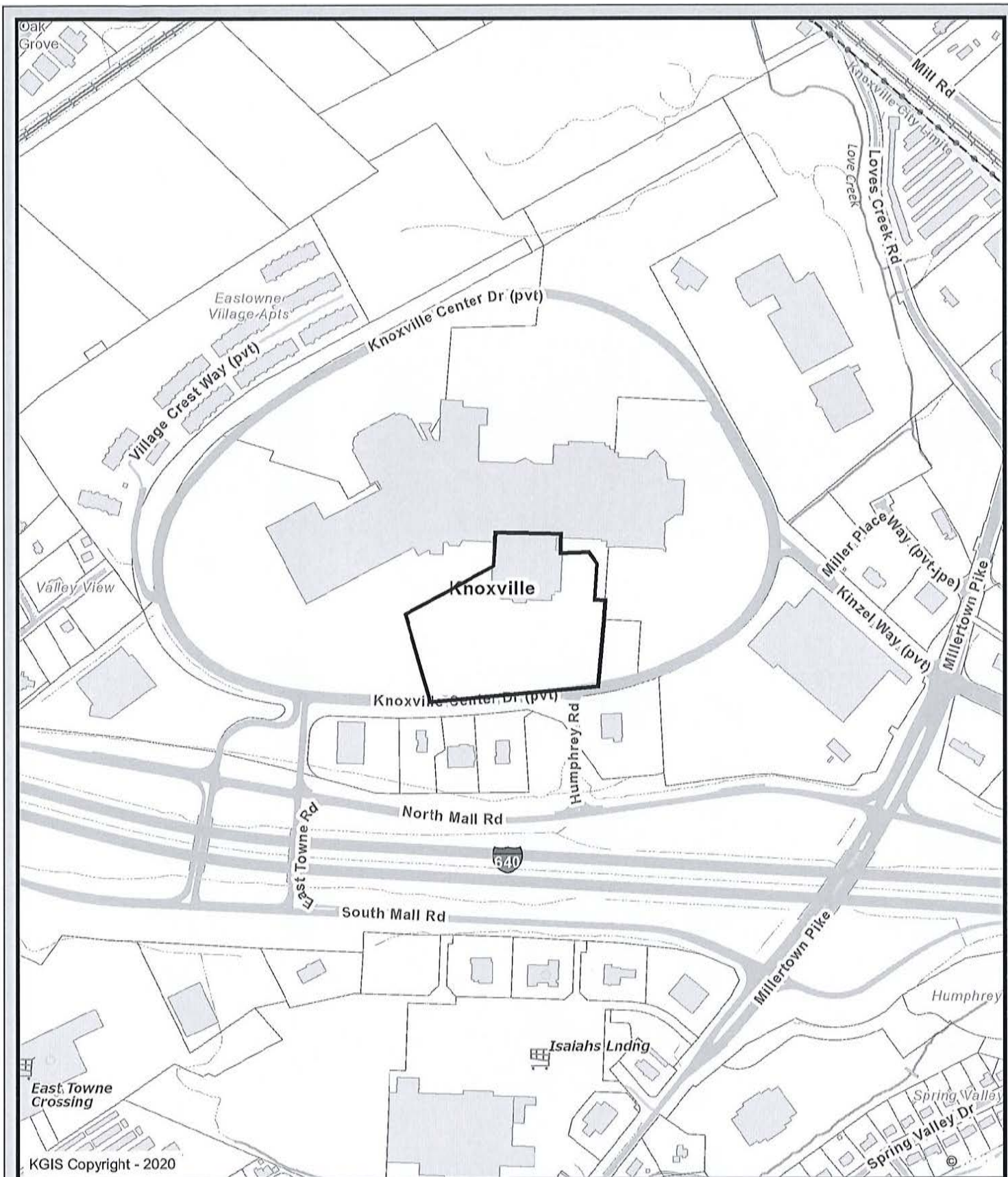
Knoxville - Knoxville County - KUB Geographic Information System



Printed: 8/20/2020 at 6:38:08 PM



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Dillard Tennessee Operating LP

059 02603 7.53 Acres

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/20/2020 at 6:34:04 PM

0 250 500 1,000
ft

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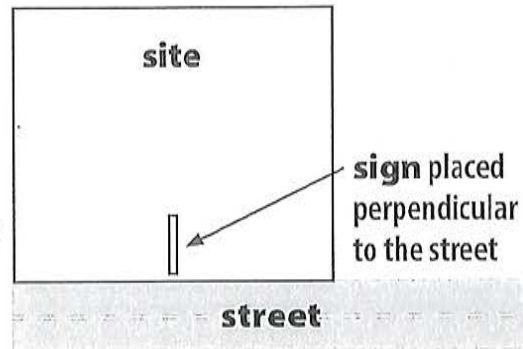
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 23 (Wed) and Oct 9 (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Benjamin C. Mullins

Phone: 865-546-9321 Email: bmullins@fmsllp.com

Date: 8-24-20

File Number: 10-L-20-RZ, 10-D-20-SP, 10-B-20-PA