



PLAN AMENDMENT REPORT

▶ FILE #: 1-E-21-SP **AGENDA ITEM #:** 13
 POSTPONEMENT(S): 1/14/2021 **AGENDA DATE:** 3/11/2021
▶ APPLICANT: BENJAMIN C. MULLINS OBO HILTON CAPITAL GROUP
 OWNER(S): Girls Scouts of Tanasi Council, Inc.

TAX ID NUMBER: 80 J B 021, 023 & 024 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 2400 2600 Merchant Dr. & 5291 Oakhill Dr.
▶ LOCATION: South of Merchant Dr between Clinton Hwy & Pleasant Ridge Rd.
▶ APPX. SIZE OF TRACT: 21.98 acres
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with 33 feet of pavement width and 65 feet of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ PRESENT PLAN AND ZONING DESIGNATION: LDR (Low Density Residential) / HP (Hillside Protection) / C-N (Neighborhood Commercial) / AG (Agricultural) / HP (Hillside Protection) on 2400 Merchants Drive; AG (Agricultural) / HP (Hillside Protection) on the remaining properties.
▶ PROPOSED PLAN DESIGNATION: MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)
▶ EXISTING LAND USE: Agriculture/forestry/vacant

EXTENSION OF PLAN DESIGNATION: No
HISTORY OF REQUESTS: 4-J-14-RZ: Withdrawn - A-1 & C-1 to RP-1 up to 5.99 du/ac
SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: Single family residential - LDR (Low Density Residential)
 South: Agriculture/forestry/vacant - LDR (Low Density Residential)
 East: Public/quasi-public - CI (Civic Institutional)
 West: Multifamily residential - MDR (Medium Density Residential)
NEIGHBORHOOD CONTEXT This area is primarily a mix of low density and medium density residential uses between two commercial nodes, one at the intersection with Clinton Highway, and a smaller scale commercial area at the intersection with Pleasant Ridge Road.

STAFF RECOMMENDATION:

- ▶ **Approve MDR (Medium Density Residential) / HP (Hillside Protection) land use designation because it is compatible with the surrounding development.**

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. A variety of housing types adjacent to transit is supported by the principles of the One Year Plan and Sector Plan. The south side of Merchant Drive between Clinton Highway and Pleasant Ridge Road has pockets of MDR (Medium Density Residential) primarily in the less slope constrained portions of the area.

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. The current One Year Plan and Sector Plan along this segment of Merchant Drive does not recognize the existing C-N (Neighborhood Commercial) zoning.
2. The requested area for plan amendment is limited mostly to the less topographically challenged portions of the site and MDR is appropriate at this location because it is serviced by transit and sidewalks and within the Parental Responsibility Zone for two schools.
3. The original sector plan did not anticipate that the HP (Hillside Protection) overlay zone would be adopted to limit the disturbance area for future development of the site.
4. The HP overlay zone allows for the site to be developed but for the disturbance area to be limited based on the slope characteristics of the property. The slope analysis for 1-C-21-RZ / 1-E-21-PA / 1-E-21-SP yields a maximum disturbance area of 19.47 acres for the entire 21.98 acres of the site. Any new development would need to fit within the disturbance limits of slope analysis, thereby reducing the impact of the development of the property.

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

1. Creating options for a variety of housing types in walkable areas around schools and along transit routes encourages neighborhood connectivity and meets a growing demand for housing in the City. This area is within the Parental Responsibility Zone for both Northwest Middle and Norwood Elementary school and is located between two commercial nodes. Sidewalks are along Merchant Drive and it is serviced by transit. The characteristics of this area warrant reconsideration to MDR (Medium Density Residential) / HP (Hillside Protection) at this location.

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: 2508 (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: 26 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell Elementary.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 4/6/2021 and 4/20/2021. 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 #:** 1-C-21-RZ **AGENDA ITEM #:** 13
1-E-21-PA **AGENDA DATE:** 3/11/2021

POSTPONEMENT(S): 1/14/2021

▶ **APPLICANT:** BENJAMIN C., MULLINS OBO HILTON CAPITAL GROUP
OWNER(S): Girls Scouts of Tanasi Council, Inc.

TAX ID NUMBER: 80 J B 021, 023 & 024 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 2400 2600 Merchant & 5291 Oakhill Dr.

▶ **LOCATION:** South of Merchant Dr. between Clinton Hwy & Pleasant Ridge Rd.

▶ **TRACT INFORMATION:** 21.98 acres.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Within City Limits

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with 33 feet of pavement width and 65 feet of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / HP (Hillside Protection) / C-N (Neighborhood Commercial) / AG (Agricultural) / HP (Hillside Protection) on 2400 Merchants Drive; AG (Agricultural) / HP (Hillside Protection) on the remaining properties.

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / HP (Hillside Protection) / RN-5 (General Residential Neighborhood) / HP (Hillside Protection)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No

HISTORY OF ZONING REQUESTS: 4-J-14-RZ: Withdrawn - A-1 & C-1 to RP-1 up to 5.99 du/ac

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - LDR (Low Density Residential)
South: Agriculture/forestry/vacant - LDR (Low Density Residential)
East: Public/quasi-public - CI (Civic Institutional)
West: Multifamily residential - MDR (Medium Density Residential)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of low density and medium density residential uses between two commercial nodes, one at the intersection with Clinton

STAFF RECOMMENDATION:

- ▶ **Approve MDR (Medium Density Residential) / HP (Hillside Protection) land use designation because it is compatible with the surrounding development.**

- ▶ **Approve RN-3 (General Residential Neighborhood) / HP (Hillside Protection) zoning because it is consistent with the surrounding development.**

COMMENTS:

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. The current One Year Plan and Sector Plan along this segment of Merchant Drive does not recognize the existing C-N (Neighborhood Commercial) zoning.
2. The requested area for plan amendment is limited mostly to the less topographically challenged portions of the site and MDR is appropriate at this location because it is serviced by transit and sidewalks and within the Parental Responsibility Zone for two schools.

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. A variety of housing types adjacent to transit is supported by the principles of the One Year Plan and Sector Plan. The south side of Merchant Drive between Clinton Highway and Pleasant Ridge Road has pockets of MDR (Medium Density Residential) primarily in the less slope constrained portions of the area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. The original sector plan did not anticipate that the HP (Hillside Protection) overlay zone would be adopted to limit the disturbance area for future development of the site.
2. The HP overlay zone allows for the site to be developed but for the disturbance area to be limited based on the slope characteristics of the property. The slope analysis for 1-C-21-RZ / 1-E-21-PA / 1-E-21-SP yields a maximum disturbance area of 19.47 acres for the entire 21.98 acres of the site. Any new development would need to fit within the disturbance limits of slope analysis, thereby reducing the impact of the development of the property.

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

1. Growth trends and projections document a continued rise in population, the related increased need for housing, and a missing middle housing option that exists between single family residential homes and apartments in Knoxville and Knox County. The MDR/HP plan amendment allows for consideration of additional residential density at this location.

ADDITIONAL CONSIDERATIONS:

1. This property is within the Parental Responsibility Zone for both Northwest Middle and Norwood Elementary schools and is located between two commercial nodes. Merchant Drive is serviced by transit at this location and an expansion of the adjacent MDR (Medium Density Residential) / HP (Hillside Protection) is warranted to meet the demand for a variety of housing types in this area that is well served by infrastructure.

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 GENERALLY:

1. The City of Knoxville continues to grow, as does demand for a variety of housing types, particularly in areas served by transit and sidewalks.

2. Growth trends and projections document a continued rise in population, the related increased need for housing, and a missing middle housing option that exists between single family residential homes and apartments in Knoxville and Knox County. The MDR/HP plan amendment allows for consideration of additional residential density at this location.

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

1. The zoning ordinance describes the RN-3 General Residential Neighborhood Zoning District as intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. Rezoning 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.
3. The HP (Hillside Protection) Overlay zone district identifies significant natural topographic features of the City. When development occurs on hillsides, there are potential serious consequences, such as increased erosion, fire, or flood hazards, and property damage from extensive soils slippage and subsidence. In order to protect hillsides and hillside development, the HP Hillside Protection Overlay District is established.

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

1. The area consists mostly of single family residential, but is also adjacent to multi-family residential.
2. The proposed rezoning to RN-3 allows consideration of additional residential development in an area well served by infrastructure including transit, within walking distance of two schools and near two commercial nodes. The residential development types are limited to houses, two family homes and by special use, townhomes.
3. Development of the site under the HP overlay zone will require a development plan to be reviewed for compliance with the HP Overlay zone district and the disturbance area will be limited based on the slope characteristics of the property. Any new development would need to fit within the disturbance limits of slope analysis, thereby reducing the impact of the development of the property.

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 recommended amendment to the Northwest City Sector Plan's and One Year Plan to the MDR (Medium Density Residential) / HP (Hillside Protection) designation supports the recommended RN-3 / HP Overlay zone districts.

ESTIMATED TRAFFIC IMPACT: 5191 (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.

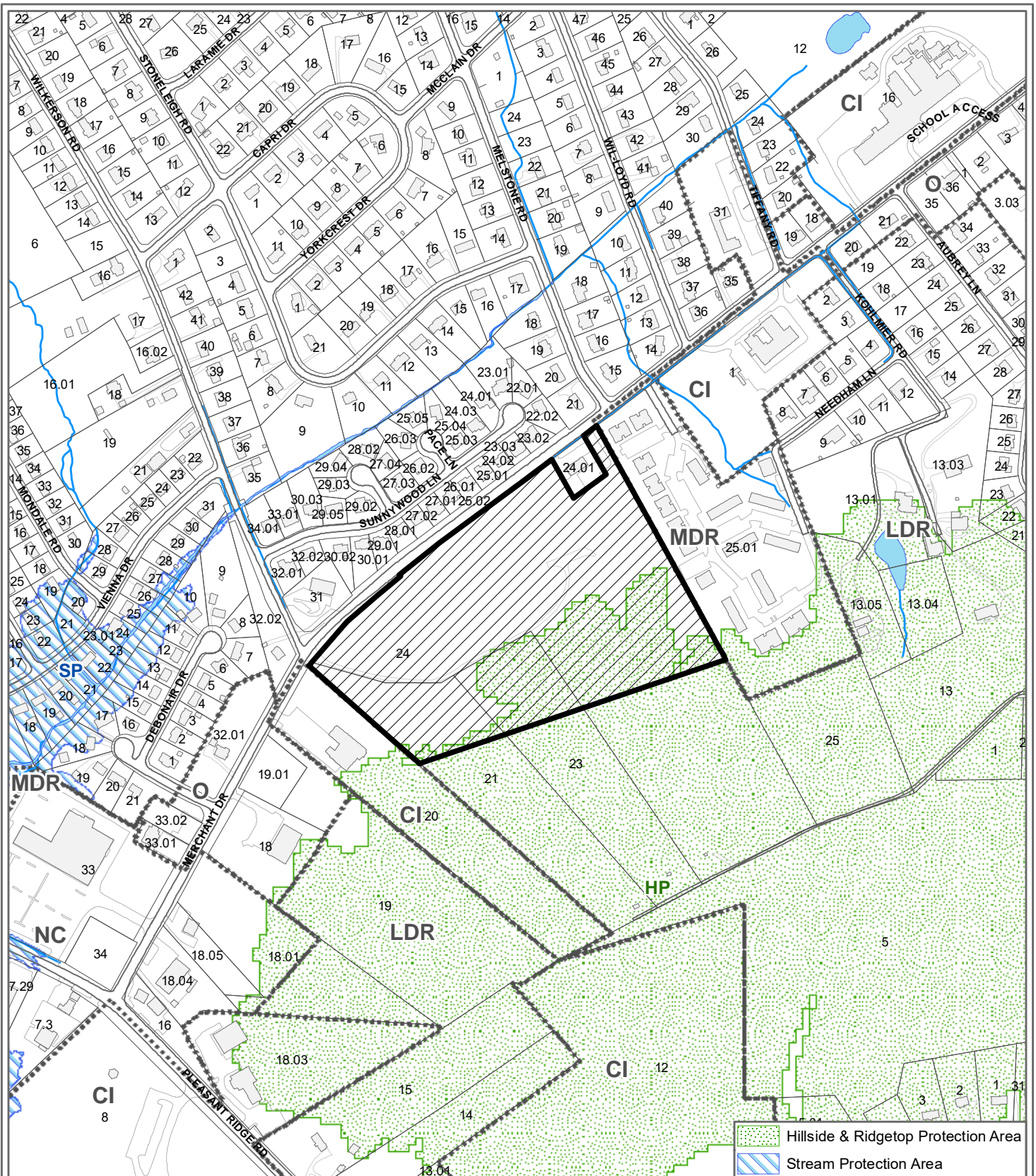
ESTIMATED STUDENT YIELD: 59 (public school children, grades K-12)



Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
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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.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

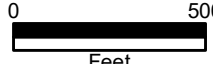
1-E-21-SP
NORTHWEST CITY SECTOR PLAN AMENDMENT

From: LDR (Low Density Residential) / HP (Hillside Protection)
 To: MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)

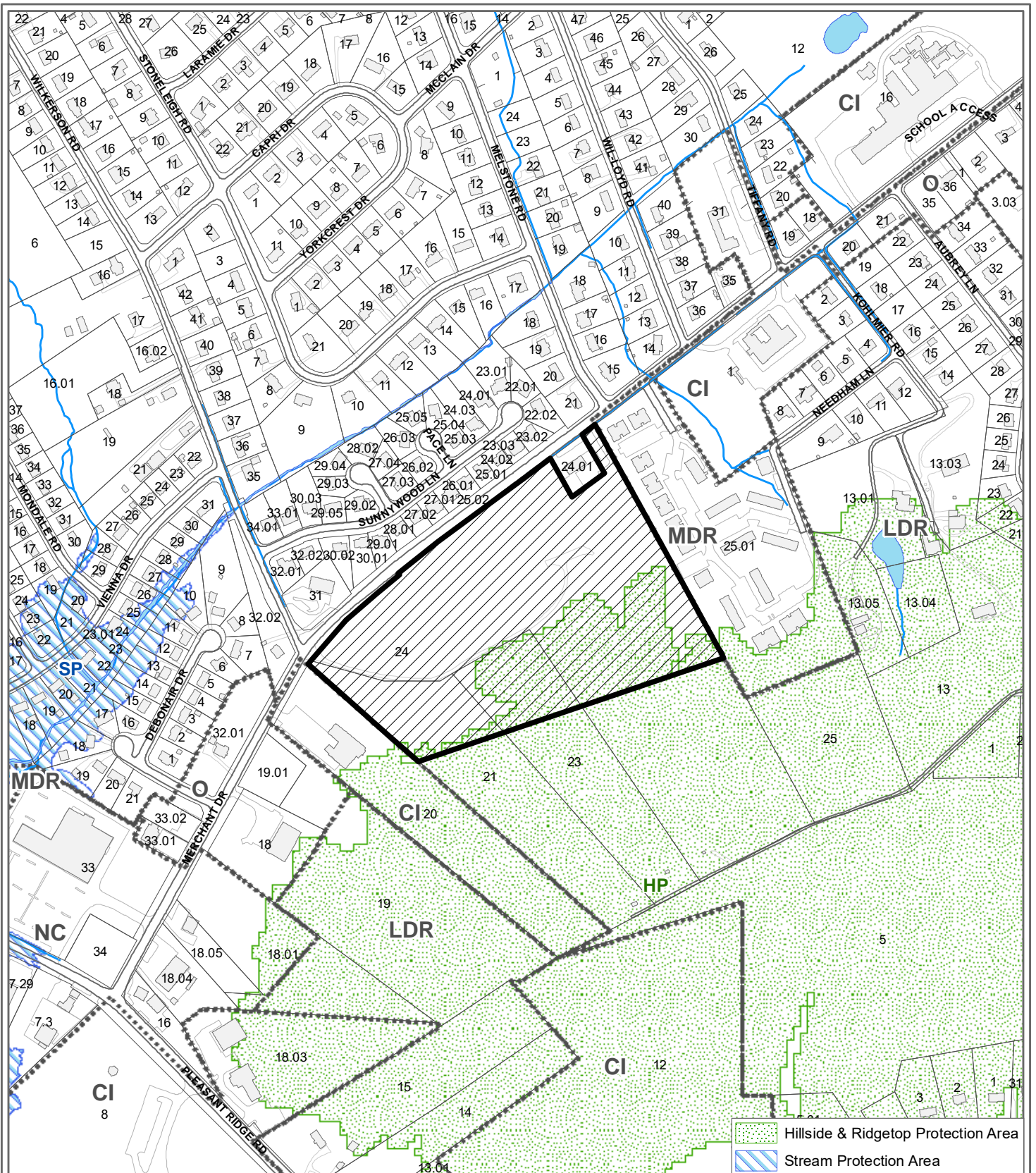


Original Print Date: 3/4/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Mullins obo Hilton Capital Group, Benjamin C.

Map No: 80
 Jurisdiction: City

 Feet





**1-E-21-PA / 1-C-21-RZ
ONE YEAR PLAN AMENDMENT**

From: LDR (Low Density Residential) / HP (Hillside Protection)

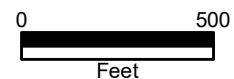
To: MDR/O (Medium Density Residential/Office) / HP (Hillside Protection)



Petitioner: Mullins obo Hilton Capital Group, Benjamin C.,

Map No: 80

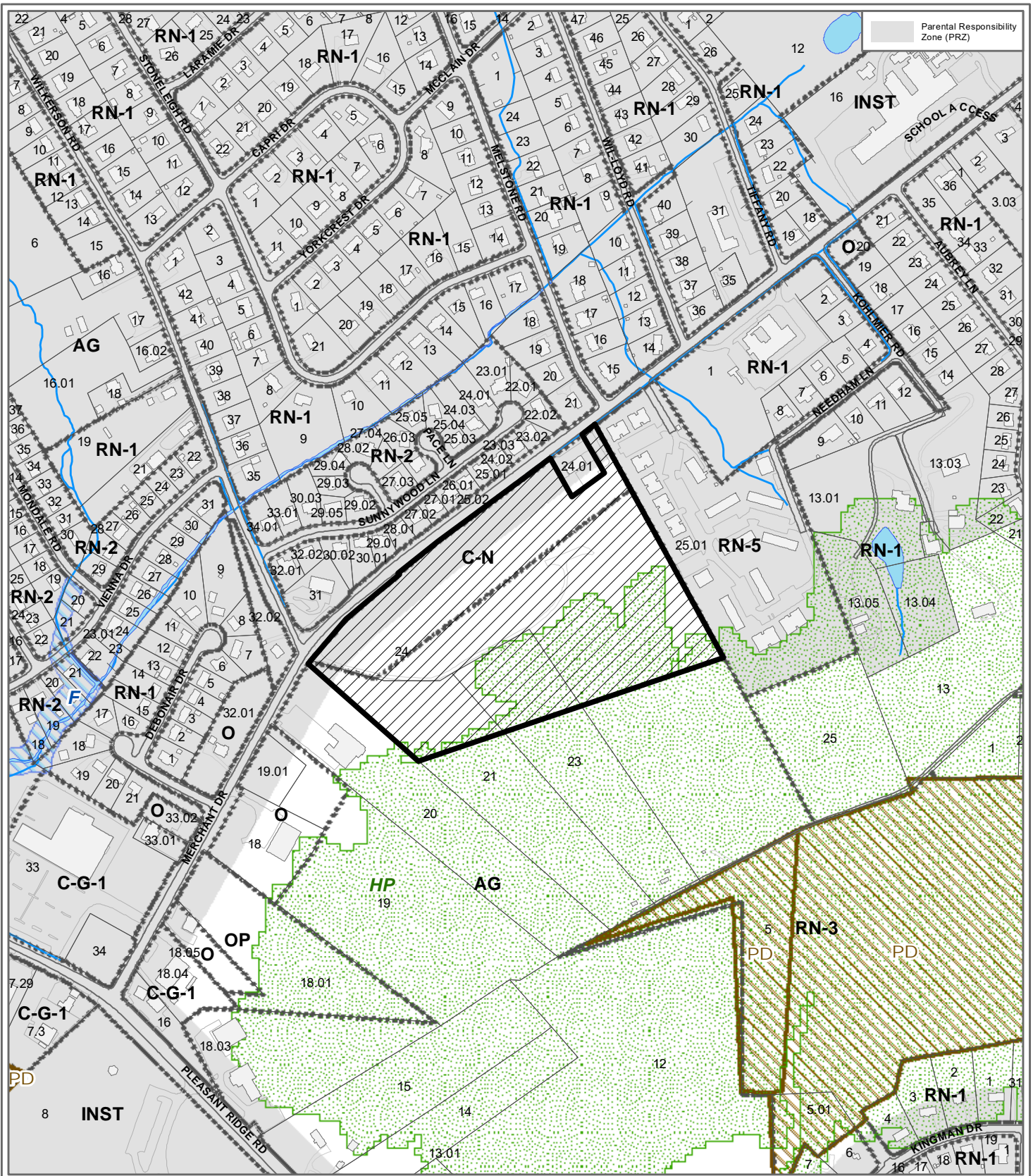
Jurisdiction: City



Original Print Date: 3/4/2021

Revised:

Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



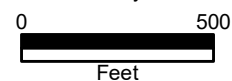
**1-C-21-RZ
REZONING**

From: C-N (Neighborhood Commercial) & AG (Agricultural)
 To: RN-5 (General Residential Neighborhood)



Petitioner: Mullins obo Hilton Capital Group, Benjamin C.,

Map No: 80
 Jurisdiction: City



Original Print Date: 3/4/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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 on behalf of Hilton Capital Group has submitted an application for an amendment to the Northwest City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the Sector Plan from Low Density Residential / Hillside Protection Overlay to Medium Density Residential / Hillside Protection Overlay, 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 March 11, 2021, 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 Northwest City Sector Plan, with its accompanying staff report and map, file #1-E-21-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



Request to Postpone • Table • Withdraw

Name of Applicant: Benjamin C. Mullins o/b/o Hilton Capital Group
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-E-21-SP / 1-C-21-RZ / 1-E-21-PA

Date Scheduled for Planning Review: 01/14/2021

Date Request Filed: 01/12/2021 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

30 days (02/11/2021)

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Waiting for additional information from architect to further engage neighborhood in conversations about proposal.

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Benjamin C. Mullins

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 637-5249

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

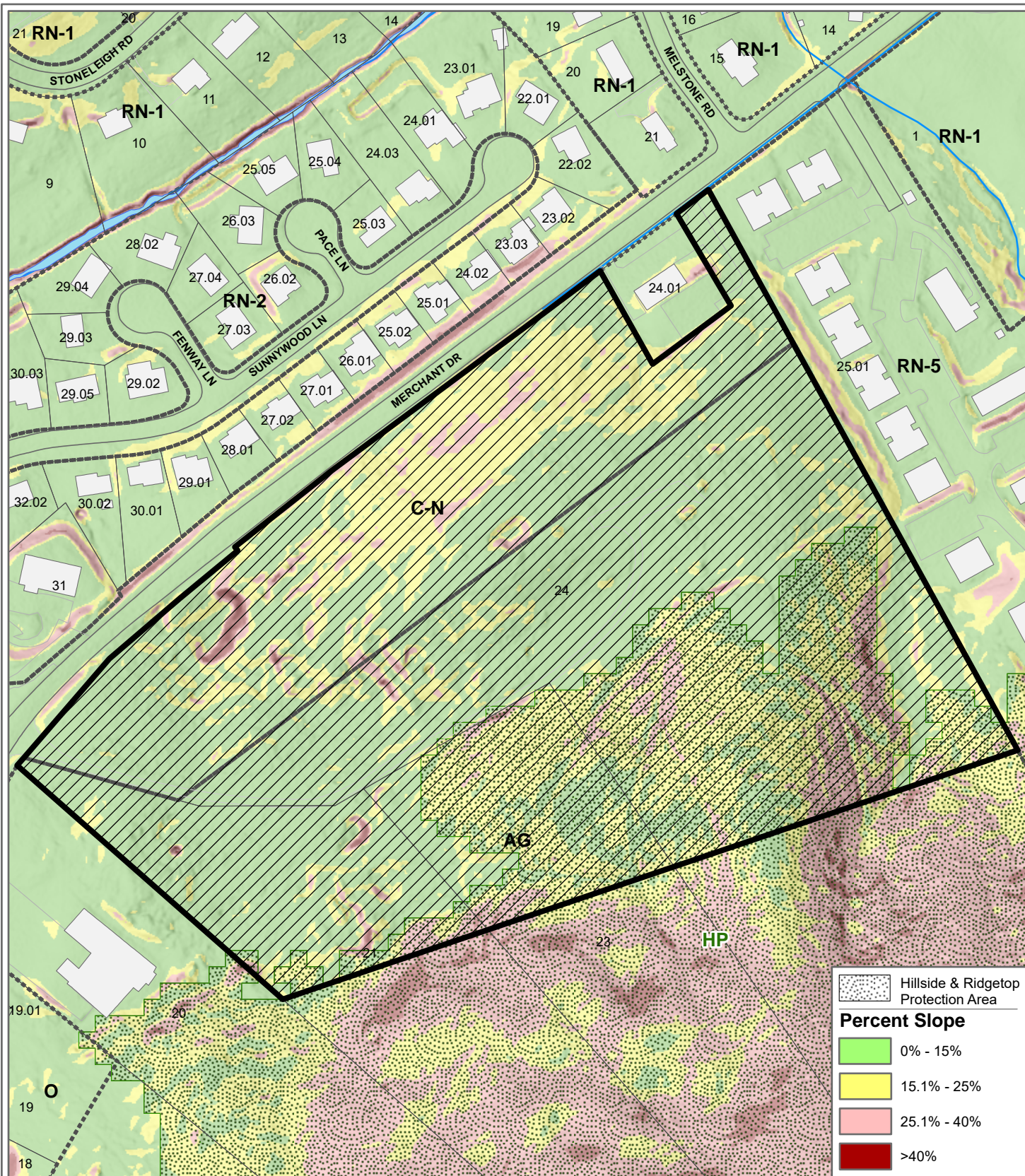
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

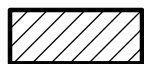
Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



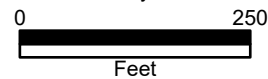
**1-C-21-RZ / 1-E-21-PA / 1-E-21-SP
SLOPE ANALYSIS**

Petitioner: Mullins obo Hilton Capital Group, Benjamin C.,



From: C-N (Neighborhood Commercial) & AG (Agricultural)
To: RN-5 (General Residential Neighborhood)

Map No.: 80
Jurisdiction: City



Original Print Date: 2/16/21 Revised: 2/22/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Slope Analysis
1-C-21-RZ / 1-E-21-PA / 1-E-21-SP

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	15.86	100%	15.86
0-15% Slope	1.74	100%	1.74
15-25% Slope	3.35	50%	1.67
25-40% Slope	0.97	20%	0.19
Greater than 40% Slope	0.05	10%	0.01
Subtotal: Sloped Land (Inside HP)	6.12		
Total	21.98		19.477

Exhibit B. 1-C-21-RZ / 1-E-21-PA / 1-E-21-SP Contextual Images

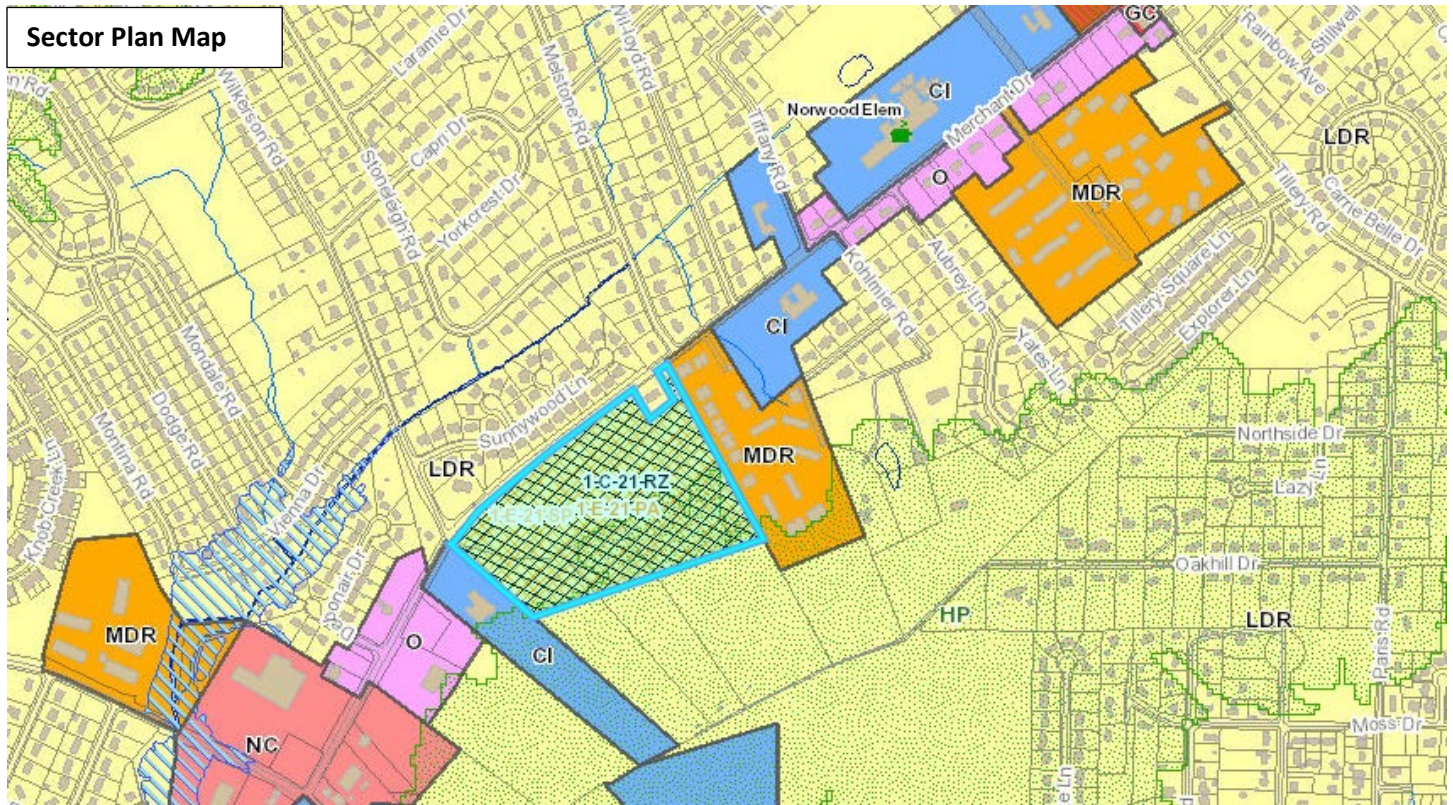
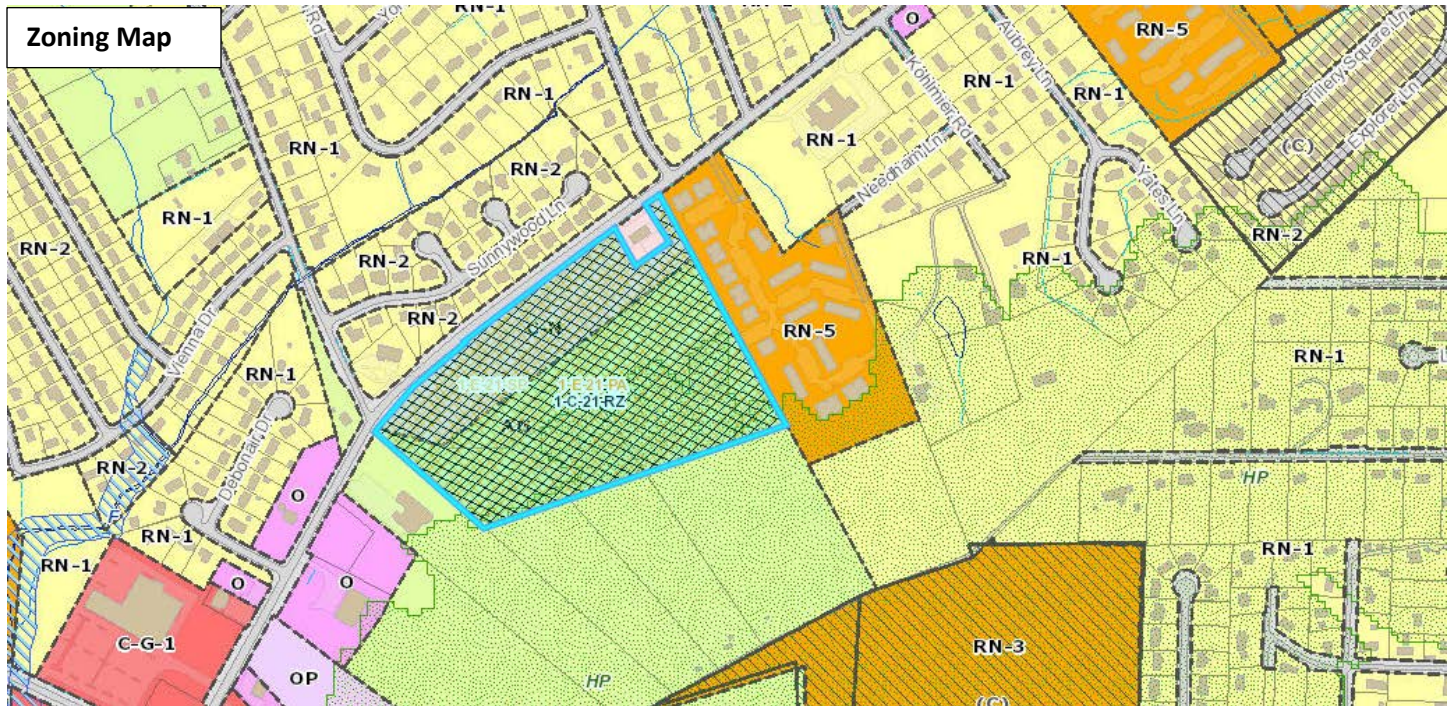


Exhibit B. 1-C-21-RZ / 1-E-21-PA / 1-E-21-SP Contextual Images

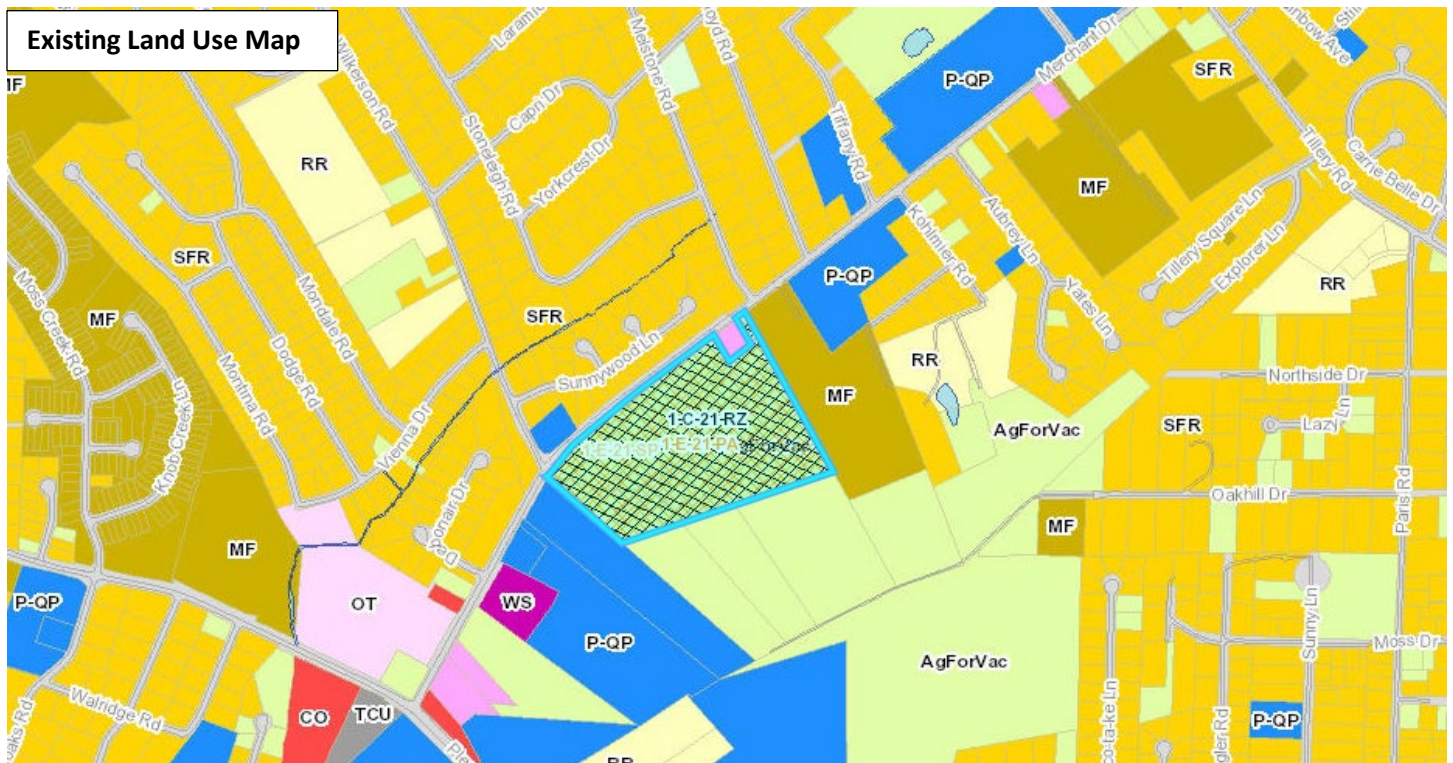
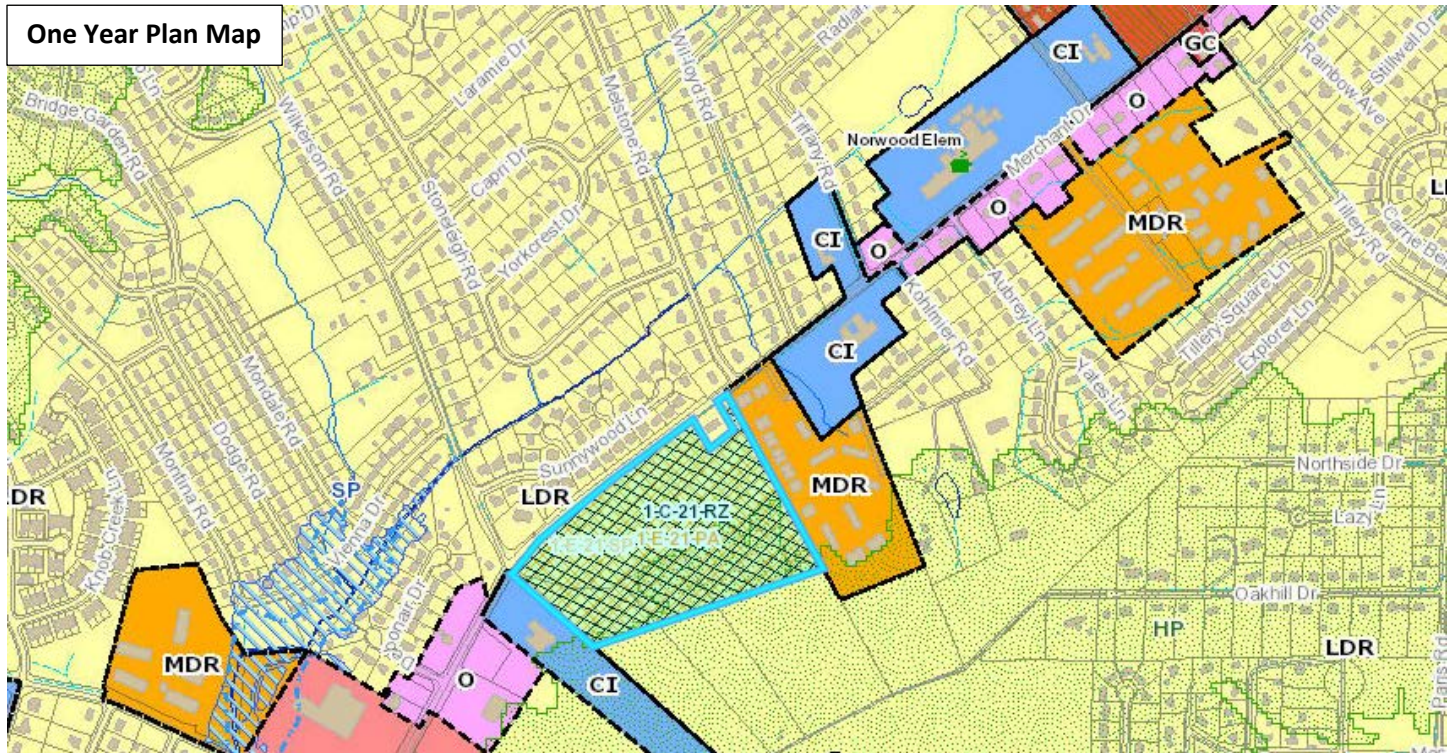
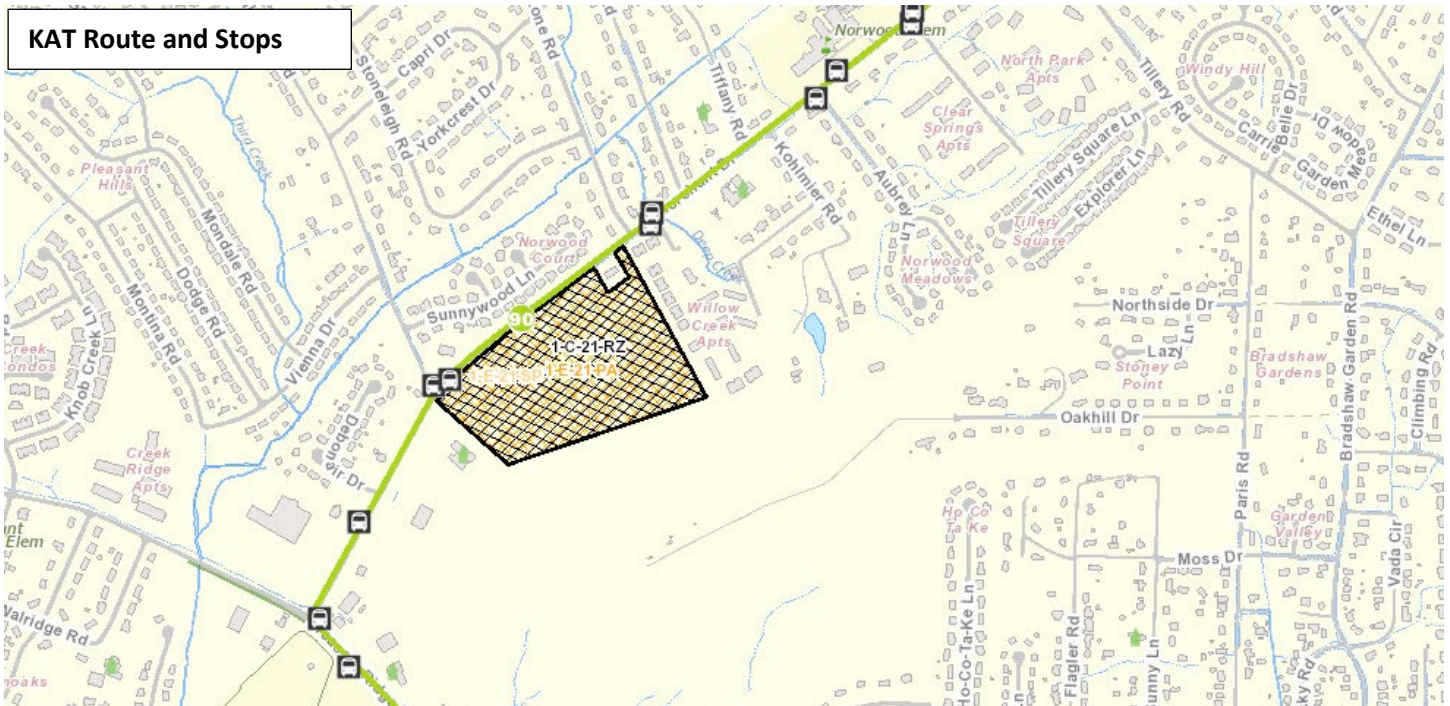


Exhibit B. 1-C-21-RZ / 1-E-21-PA / 1-E-21-SP Contextual Images

Aerial Map with PRZs and Sidewalks



KAT Route and Stops





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Benjamin C. Mullins o/b/o Hilton Capital Group

Applicant

Applicant Name

Affiliation

11-23-2020
Date Filed

January 14, 2021
Meeting Date (if applicable)

File Number(s)
1-C-21-RZ
1-E-21-PA
1-E-21-SP

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

Girl Scouts of Tanasi Council, Inc. 1567 Downtown West Blvd. Knoxville (865) 688-9440

Owner Name (if different) Owner Address Owner Phone

2400 Merchant Dr., 5291 Oakhill Dr., & 2600 Merchant Dr. 80 JB 021, 023, & 024

Property Address Parcel ID

STAFF USE ONLY

South of Merchant Dr. between Clinton HWY and Pleasant Ridge Road +/- 39.3 acres

General Location Tract Size

District 5

C-N, AG/HP

Jurisdiction (specify district above) City County

Zoning District

Northwest City

LDR / HP

Urban Growth Area (in City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Ag for Vacancy

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change
 C-N and Ag to RN-5 / HP
 Proposed Zoning
- Plan Amendment Change
 LDR to MDR / HP
 Proposed Plan Designation(s)
 4-J-14-RZ

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	0325 600.00	Total
	0325 1965.00	
Fee 2	0517 800.00	
Fee 3	0527 400.00	
		\$3765.00

AUTHORIZATION

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



Benjamin C. Mullins

11-23-2020

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email



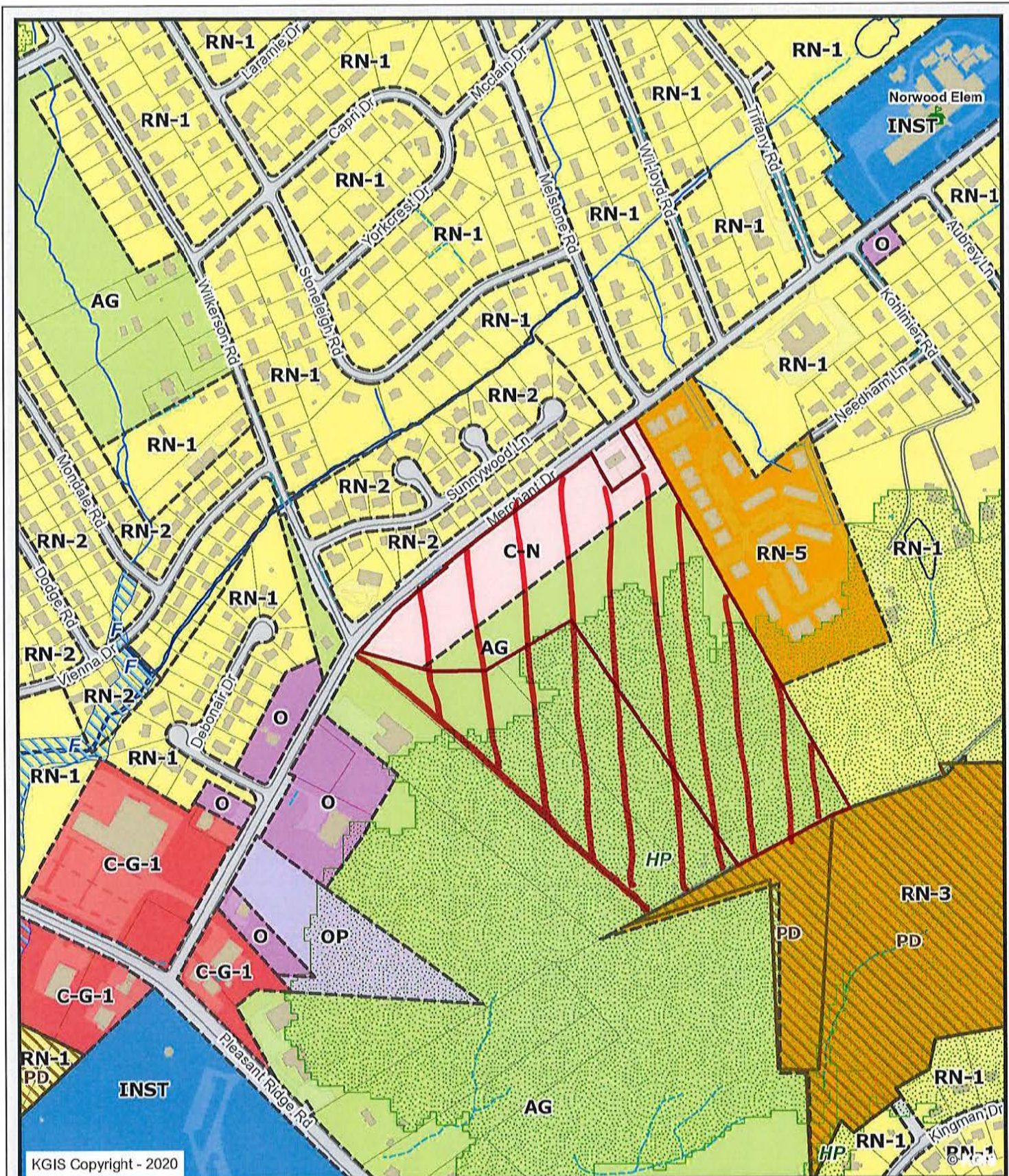
SHERRY MUCHIENZI

11-23-2020

Staff Signature

Please Print

Date

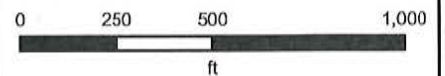


Letter Portrait

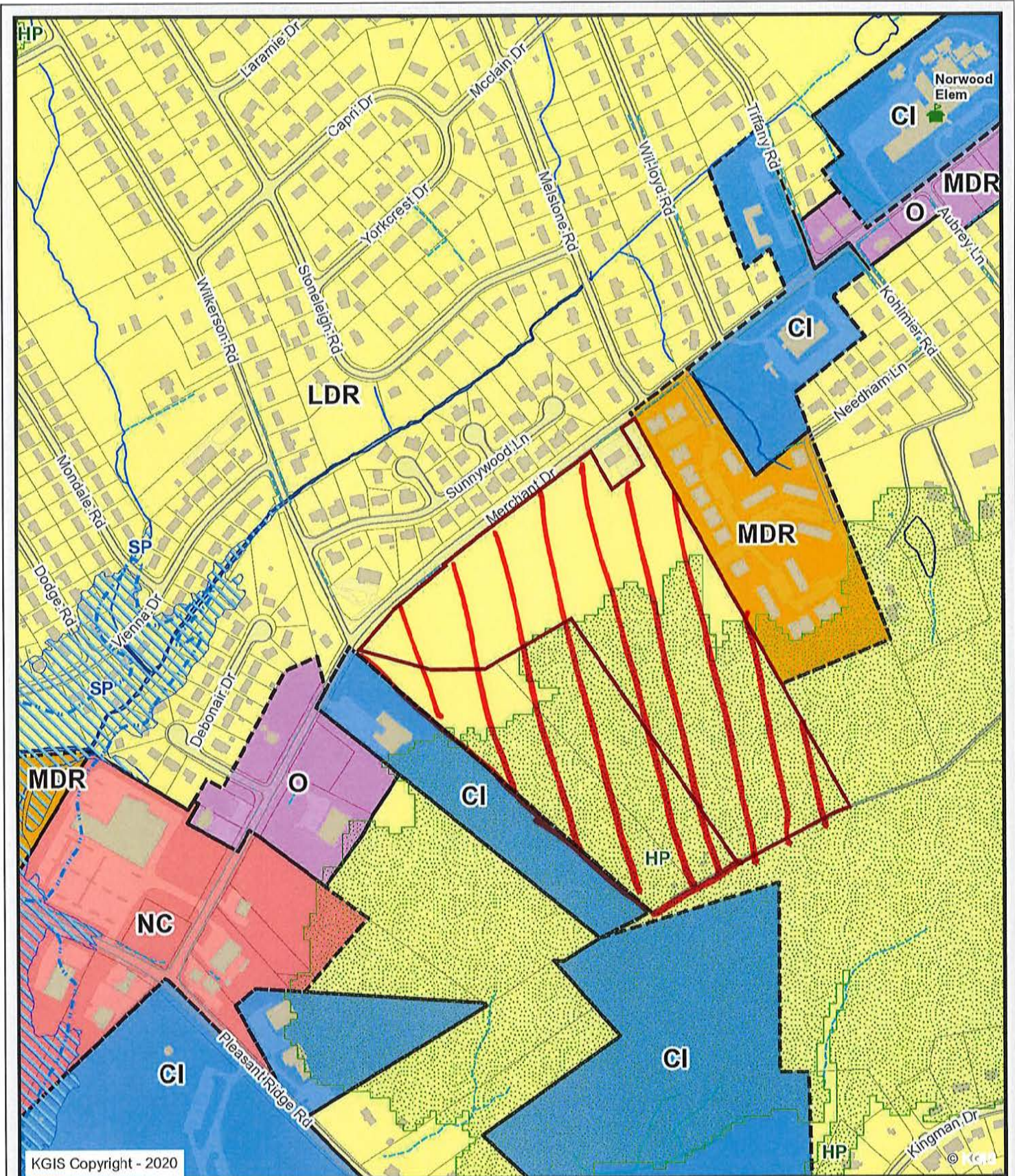
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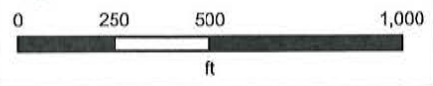


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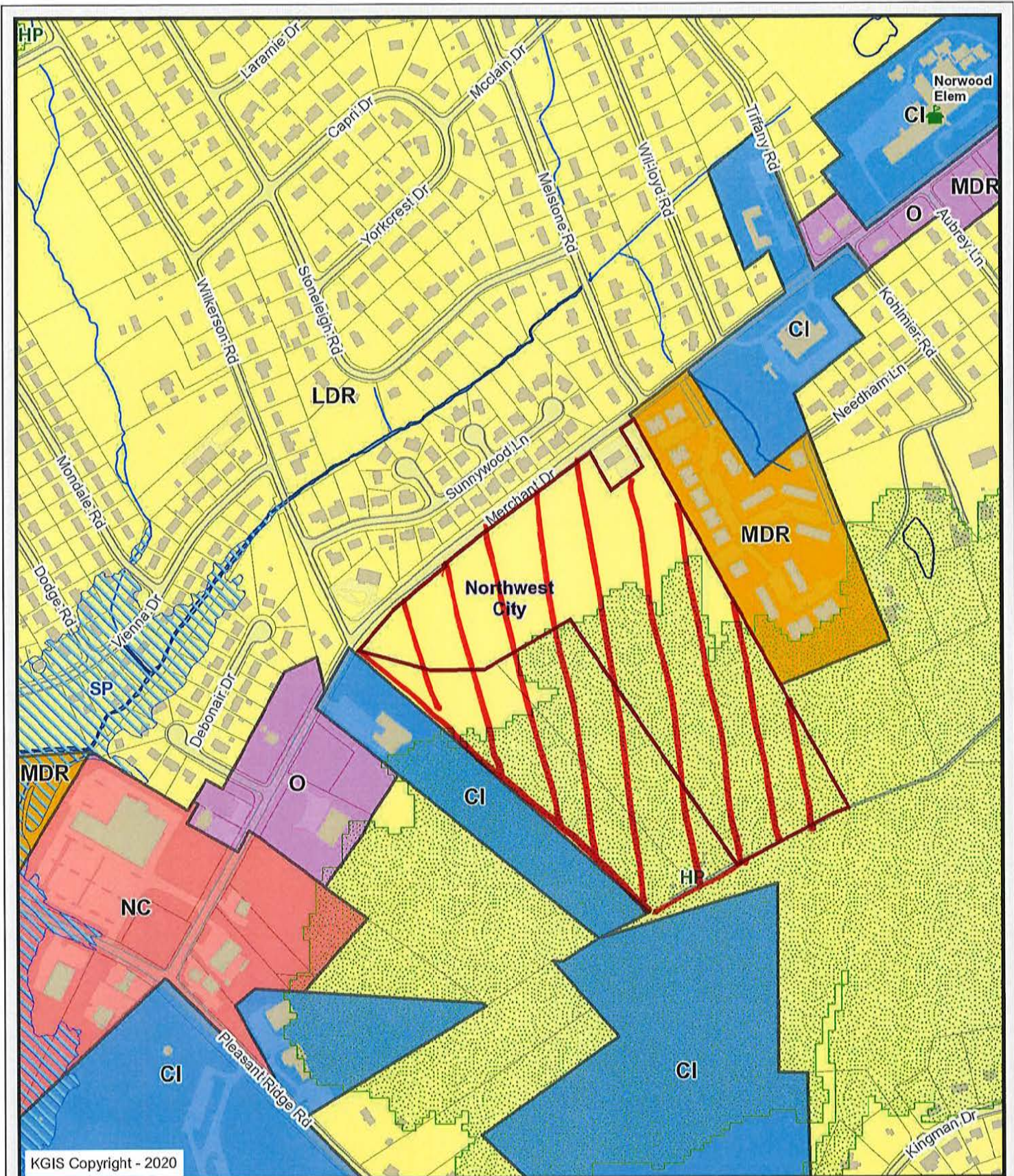


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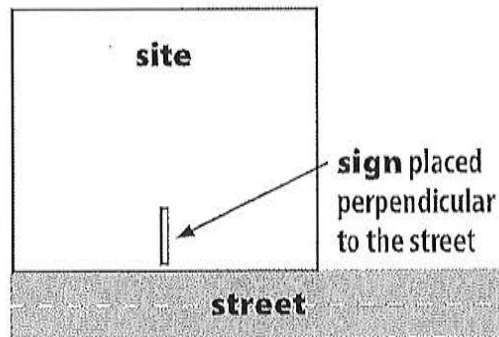
REQUIRED SIGN POSTING AGREEMENT

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:

Dec 30th (Wed) and Jan 15th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Ben Mullins

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

Date: 11-23-2020

File Number: 1-C-21-RZ, 1-E-21-PA, 1-E-21-SP