



PLAN AMENDMENT REPORT

▶ **FILE #:** 10-F-22-SP **AGENDA ITEM #:** 15
POSTPONEMENT(S): 10/6/2022 **AGENDA DATE:** 11/10/2022
▶ **APPLICANT:** BENJAMIN C. MULLINS
OWNER(S): Grace Covenant Church Grace Covenant Church

TAX ID NUMBER: 118 164,177 [View map on KGIS](#)
JURISDICTION: Council District 2
STREET ADDRESS: 9956 DUTCHTOWN RD (950 MABRY HOOD RD)
▶ **LOCATION:** South side of Dutchtown Road, east side of Mabry Hood Road
▶ **APPX. SIZE OF TRACT:** 15.97 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Dutchtown Road, a three-lane minor arterial with a turning lane and sidewalks within a right-of-way of 88-ft. Access is also via Mabry Hood Road, a two-lane minor collector with a pavement width of 28-ft within a right-of-way width of 60-ft.
UTILITIES: Water Source: Knoxville Utilities Board, West Knox Utility
Sewer Source: West Knox Utility District, Knoxville Utiliti
WATERSHED: Turkey Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), CI (Civic and Institutional) / OP (Office Park), AG (General Agricultural)
▶ **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/ Office)
▶ **EXISTING LAND USE:** Public/Quasi Public Land, Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No
HISTORY OF REQUESTS: 12-C-97-RZ: BP-1, C-6, TO-1 to C-3 and TO-1 (Denied)
SURROUNDING LAND USE AND PLAN DESIGNATION: North: Single family residential - LDR (Low Density Residential)
South: Single family residential - LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential), GC (General Commercial)
West: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District)
NEIGHBORHOOD CONTEXT This area is primarily a mix of office adjacent to vacant and single family residential properties.

STAFF RECOMMENDATION:

▶ **Approve the sector plan amendment to MDR/O (Medium Density Residential/Office) because it**

provides a transitional land use for the adjacent single family residential areas.

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. Since the subject property was annexed into the City of Knoxville in the late 1990s it has remained largely undeveloped, except for a church building. However, the area immediately adjacent to the west is part of the Century Park Mixed Use Special District, which has developed primarily as an office park. A recent rezoning to commercial occurred within the office park area, which also must follow the TTCDA guidelines because of the proximity to the Technology Corridor along the Pellissippi Parkway.

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

1. Improvements along Dutchtown Road and Mabry Hood Road were completed around 2007. These improvements included sidewalks along Dutchtown Road, but not along Mabry Hood Road. However, these were present when the last sector plan update occurred in the Northwest County Sector.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Though an error in the plan is not obvious, a possible designation of this area to MDR/O could have been considered to buffer the adjacent single family residential land uses from the more intensive mix of uses adjacent to the Pellissippi Parkway.
2. The MDR/O designation also allows consideration of the requested RN-6 zone district which can accommodate high density residential, which is appropriate near the large employment centers of the Pellissippi Parkway corridor and I-40 and Sherrill Boulevard medical facilities.

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

1. A 2013 rezoning to the County's CA (General Business) occurred on an adjacent property to the east that had been used as bus storage yard since 2007. However, additional commercial rezonings have not occurred east of Mabry Hood Road in this area since and it has remained mostly single family residential in character.
3. A rezoning to C-G-3 occurred in within the Century Park Mixed Use Special District within the Technology Corridor Overlay in 2021, however, this area is accessed by Century Park Boulevard and has frontage along Sherrill Boulevard. Any non-residential and multi-family development has to also follow the TTCDA guidelines within this area. These more intensive uses in the nearby C-G-3 zone, west of Mabry Hood Rd, could be buffered by the MDR/O land use designation, east of Mabry Hood Rd, to protect the adjacent single-family residential areas.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2022. 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-I-22-RZ **AGENDA ITEM #:** 15
 10-E-22-PA **AGENDA DATE:** 11/10/2022

POSTPONEMENT(S): 10/6/2022

▶ **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Grace Covenant Church Grace Covenant Church

TAX ID NUMBER: 118 164,177 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 9956 DUTCHTOWN RD (950 MABRY HOOD RD)

▶ **LOCATION:** South side of Dutchtown Road, east side of Mabry Hood Road

▶ **TRACT INFORMATION:** 15.97 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Dutchtown Road, a three-lane minor arterial with a turning lane and sidewalks within a right-of-way of 88-ft. Access is also via Mabry Hood Road, a two-lane minor collector with a pavement width of 28-ft within a right-of-way width of 60-ft.

UTILITIES: Water Source: Knoxville Utilities Board, West Knox Utility

Sewer Source: West Knox Utility District, Knoxville Utiliti

WATERSHED: Turkey Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), CI (Civic and Institutional) / OP (Office Park), AG (General Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Mixed Density Residential/ Office) / RN-6 (Multi-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Public/Quasi Public Land, Agriculture/Forestry/Vacant Land

▶
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: 12-C-97-RZ: BP-1, C-6, TO-1 to C-3 and TO-1 (Denied)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential - LDR (Low Density Residential) - PR (Planned Residential)

South: Single family residential - LDR (Low Density Residential) - A (Agricultural)

East: Single family residential - LDR (Low Density Residential), GC (General Commercial) - A (Agricultural), CA (General Business)

West: Agriculture/forestry/vacant - MU-SD (Mixed Use Special District) -

OP (Office Park)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of office adjacent to vacant and single family residential properties.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to MDR/O (Medium Density Residential/Office) because it provides a transitional land use for the adjacent single family residential areas.**

- ▶ **Approve RN-6 (Multi-Family Residential Neighborhood) zoning because it provides for a transitional land use for the adjacent single family residential areas and it located at the corner of an arterial and a collector within the Pellissippi Parkway corridor.**

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. Though an error in the plan is not obvious, a possible designation of this area to MDR/O (Office) could have been considered to buffer the adjacent single family residential land uses from the more intensive mix of uses adjacent to the Pellissippi Parkway.

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. Since the subject property was annexed into the City of Knoxville in the late 1990s it has remained largely undeveloped, except for a church building. However, the area immediately adjacent to the west is part of the Century Park Mixed Use Special District, which has developed primarily as an office park. A recent rezoning to commercial occurred within the office park area, which also must follow the TTCDA guidelines because of the proximity to the Technology Corridor along the Pellissippi Parkway.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. Though there has not been a change in public policy to warrant an amendment, this MDR/O land use classification could allow for additional development potential, including residential development opportunities under the recommended RN-6 zoning.

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

1. Local data sources and national data trends note an increased demand for a range of housing opportunities. The MDR/O land use designation could enable the opportunity for a mix of office, service and additional residential development under the recommended Office zoning. This land use designation could also provide a buffer for the neighboring single family residential uses from the more intensive office uses adjacent to the Pellissippi Parkway Corridor.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

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. Improvements along Dutchtown Road and Mabry Hood Road were completed around 2007. These improvements included sidewalks along Dutchtown Road, but not along Mabry Hood Road.
2. A 2013 rezoning to the County's CA (General Business) occurred on an adjacent property to the east that had been used as bus storage yard since 2007. However, additional commercial rezonings have not occurred east of Mabry Hood Road in this area since and it has remained mostly single family residential in character.
3. A rezoning to C-G-3 occurred in within the Century Park Mixed Use Special District within the Technology Corridor Overlay in 2021, however, this area is accessed by Century Park Boulevard and has frontage along Sherrill Boulevard. Any non-residential and multi-family development has to also follow the TTCDA guidelines

on the west side of Mabry Hood Road.

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

1. RN-6 zoning is intended to accommodate high density neighborhoods characterized by a mixture of all housing types including single-family, two-family, townhouse, and multi-family.
2. This area is between a mixed use special district comprised primarily of large office buildings, but also has recently approved commercial zoning that could also accommodate multi-family residential adjacent to the Pellissippi Parkway and single family residential areas.
3. This area is located adjacent to large employment centers along the Pellissippi Parkway and the large medical facilities I-40 and the Sherrill Boulevard medical facilities.

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. This amendment to RN-6 zoning allows for the potential development of multi-family residential uses to buffer the adjacent single family residential areas from the more intense uses permitted by the the office park and general commercial zoning adjacent to the Pellissippi Parkway corridor.

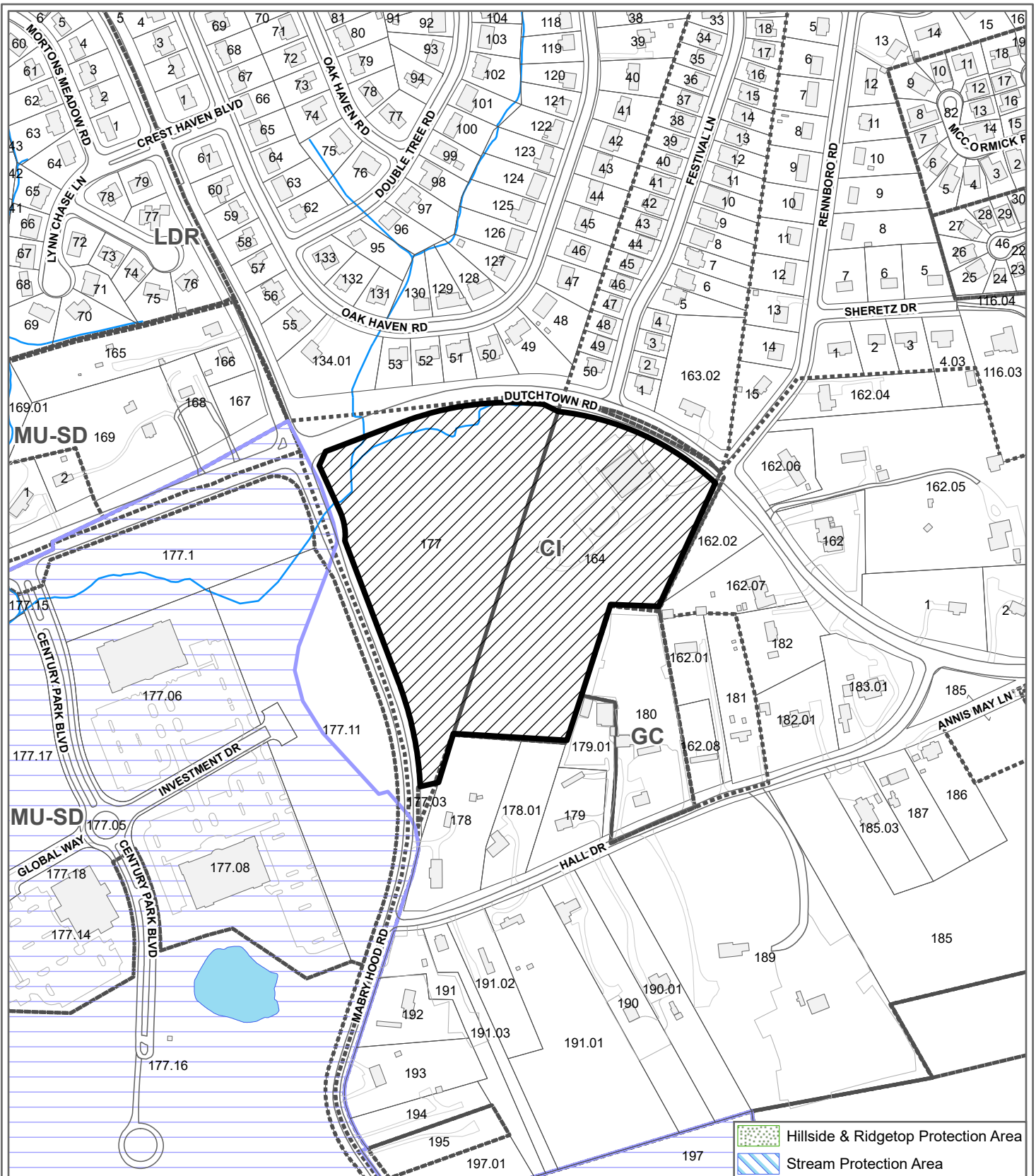
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This rezoning to RN-6 is consistent with the proposed amendments to the One Year Plan and sector plan.
2. The proposed amendment does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

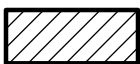
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/13/2022 and 1/10/2023. 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.



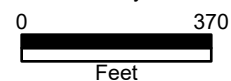
**10-F-22-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential), CI (Civic and Institutional)
To: MDR/O (Medium Density Residential/ Office)

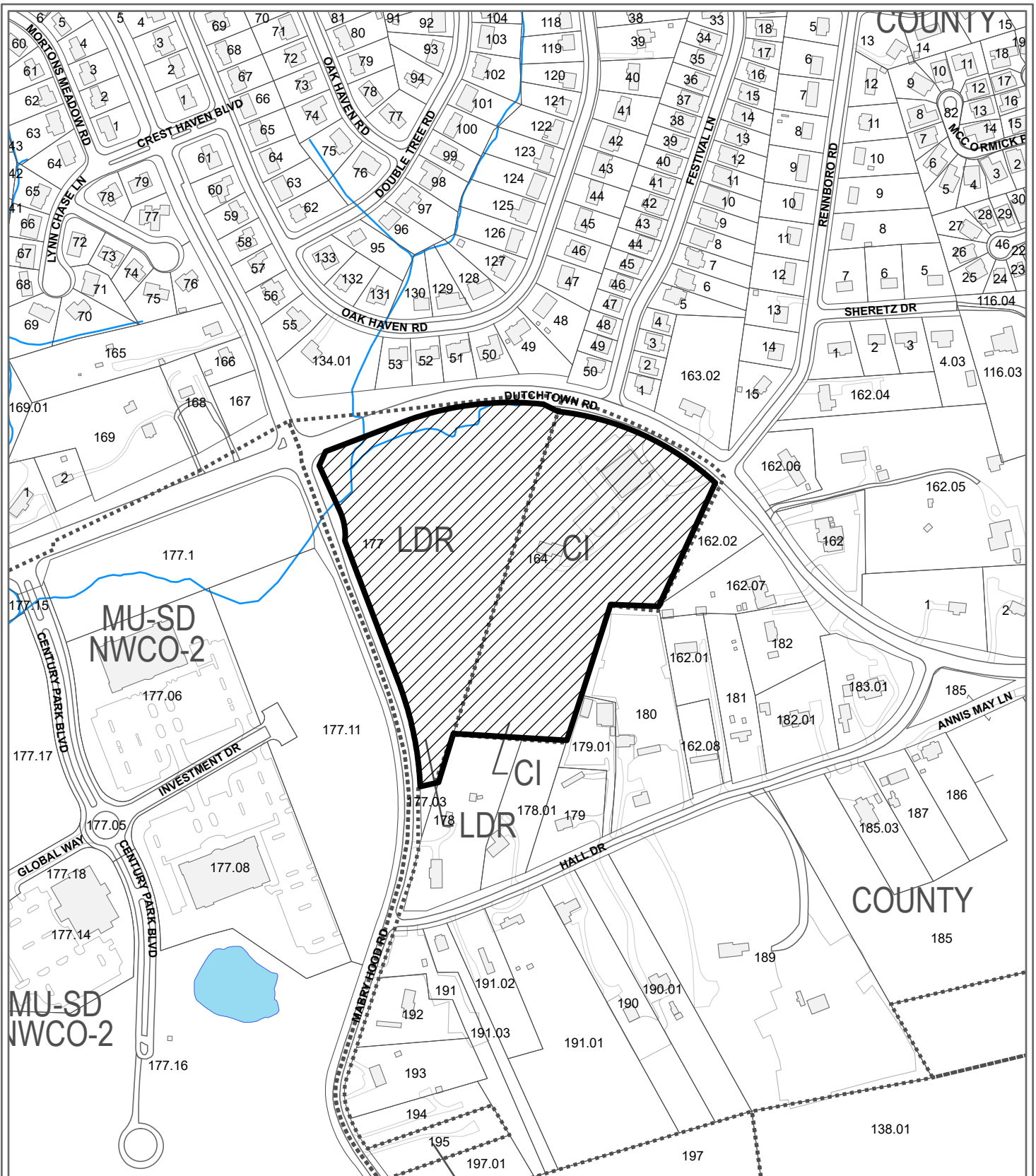


Petitioner: Benjamin C. Mullins

Map No: 118
Jurisdiction: City



Original Print Date: 10/17/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**10-E-22-PA / 10-I-22-RZ
PLAN AMENDMENT**

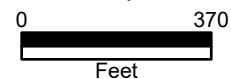
From: LDR (Low Density Residential), CI (Civic and Institutional)
To: MDR/O (Mixed Density Residential/ Office)

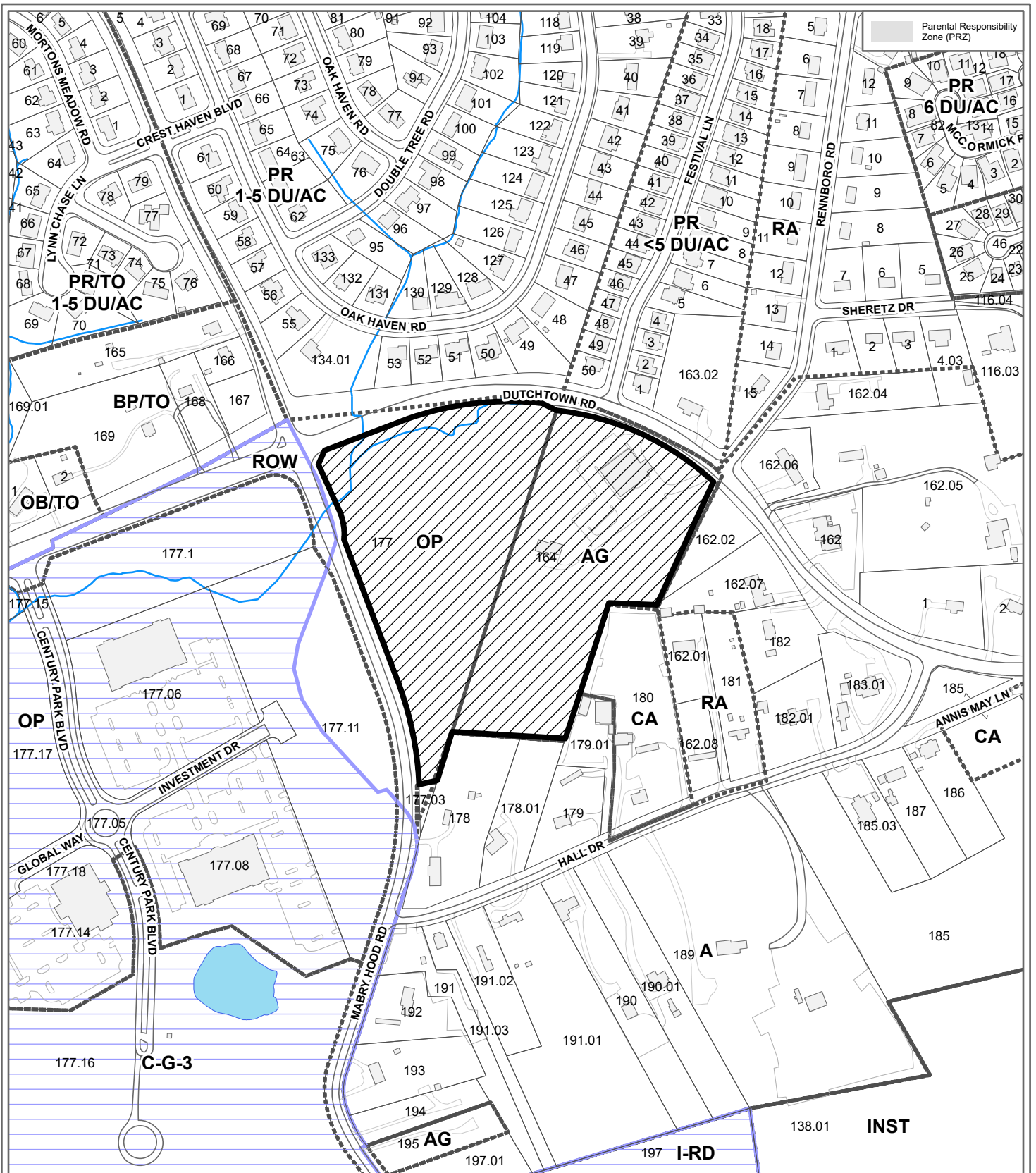


Petitioner: Benjamin C. Mullins

Map No: 118

Jurisdiction: City





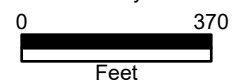
**10-I-22-RZ
REZONING**

From: OP (Office Park), AG (General Agricultural)
To: RN-6 (Multi-Family Residential Neighborhood)



Petitioner: Benjamin C. Mullins

Map No: 118
Jurisdiction: City



Original Print Date: 10/17/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. 10-I-22-RZ / 10-E-22-PA / 10-F-22-SP Contextual Images

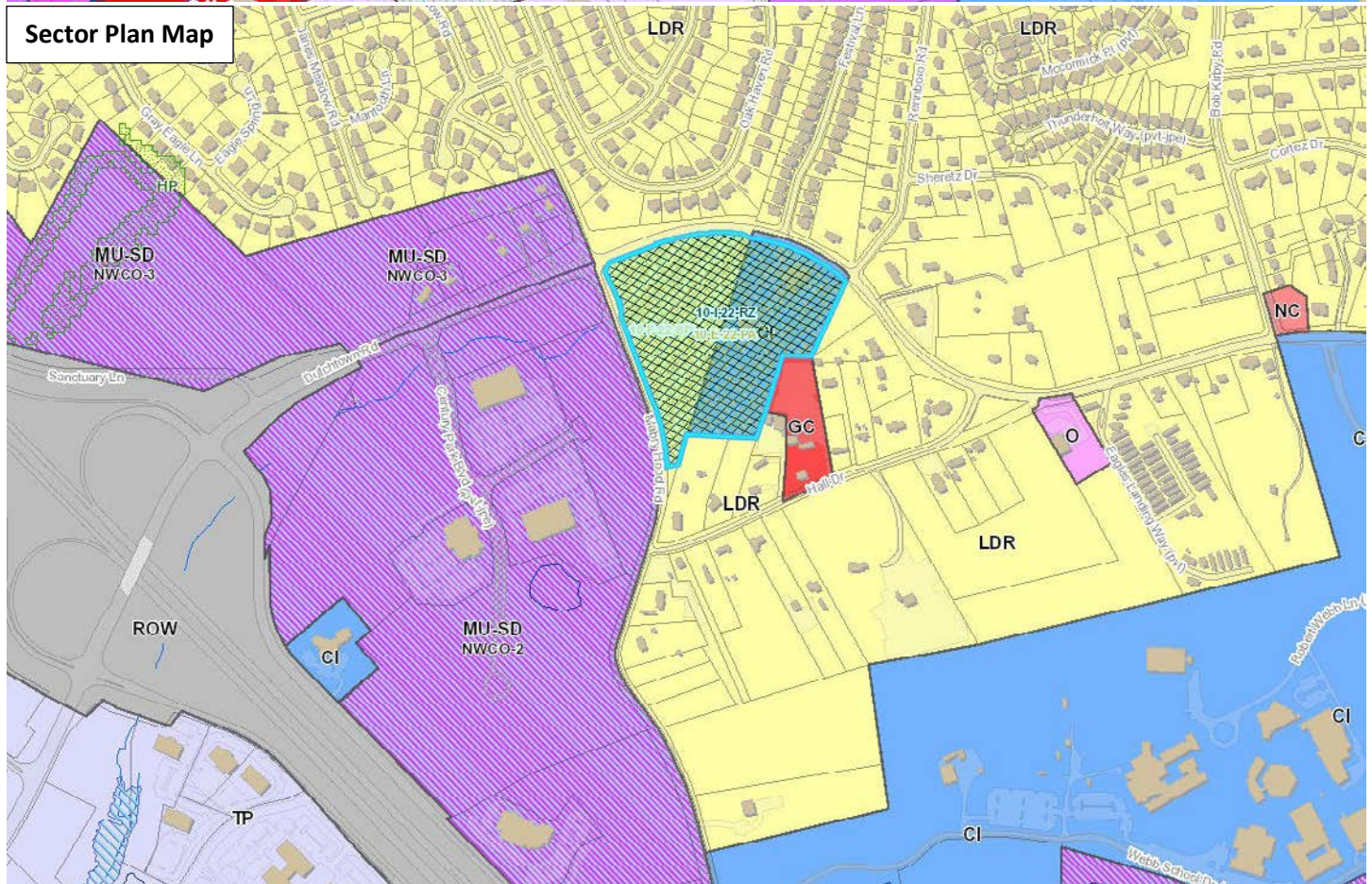
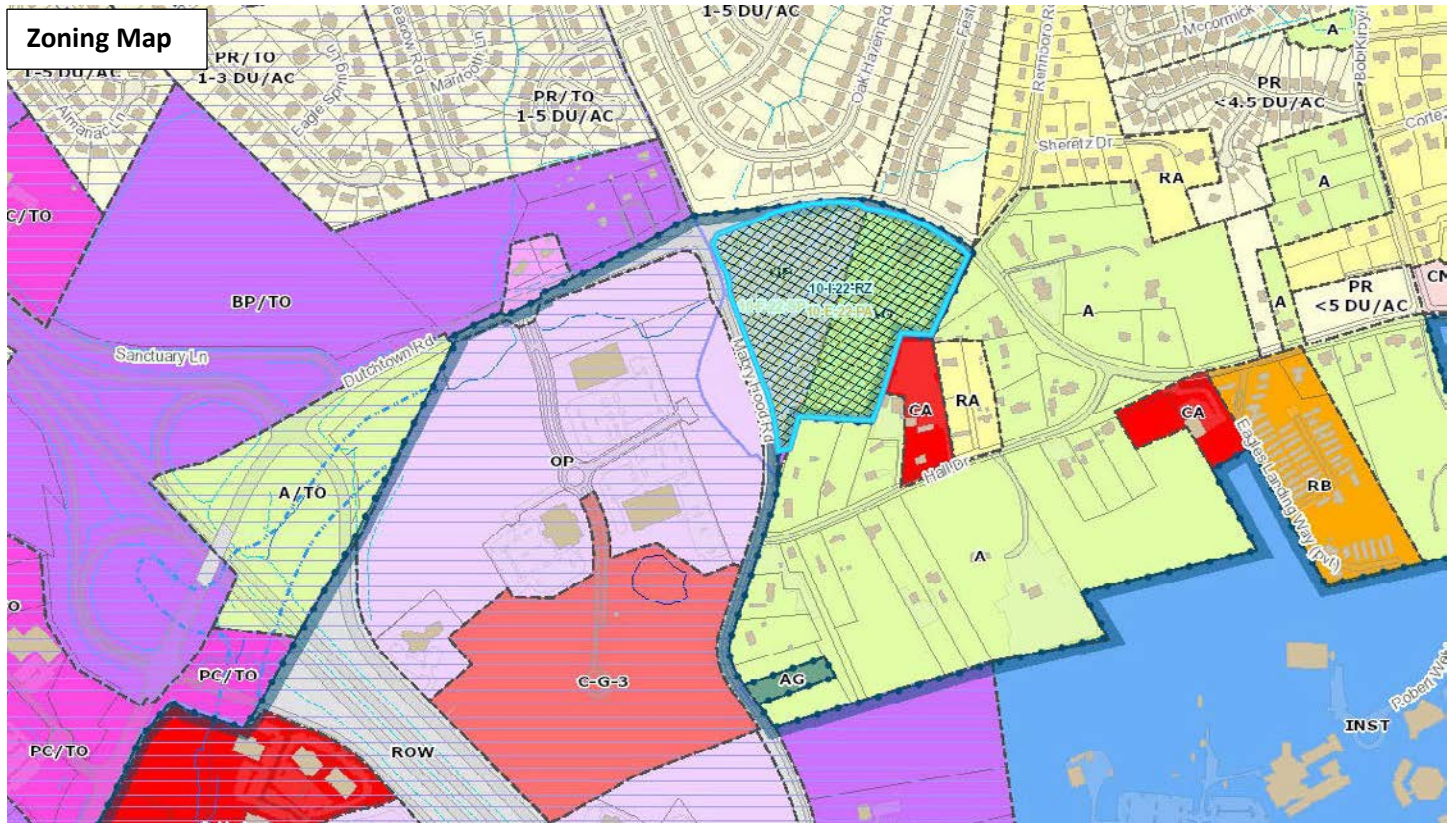
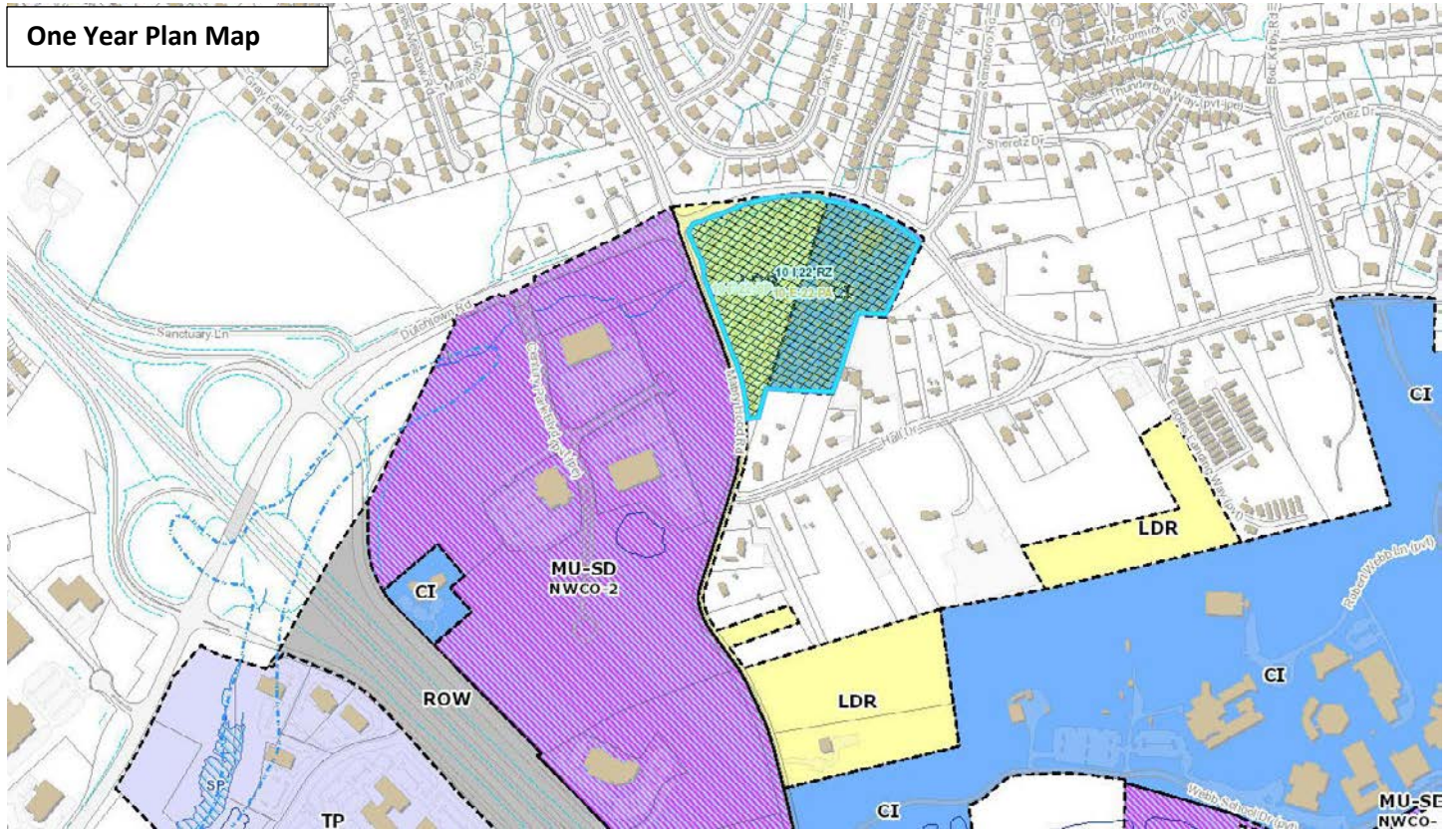


Exhibit A. 10-I-22-RZ / 10-E-22-PA / 10-F-22-SP Contextual Images



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY 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 County 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 Mullins has submitted an application for an amendment to the Northwest County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Low Density Residential and Civic Institutional to Medium Density Residential/Office 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 November 10, 2022, 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 County Sector Plan, with its accompanying staff report and map, file #10-F-22-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



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
LKM Proprerties, LP	3100 Stratfordshire Blvd Knoxville, TN 37849	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Benjamin C. Mullins

Applicant Name

Affiliation

8/22/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

10-F-22-SP

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Grace Covenant Church Grace Covenant

Owner Name (if different)

9956 Dutchtown Rd Knoxville TN 37923

Owner Address

865-690-3681

Owner Phone / Email

9956 DUTCHTOWN RD / 950 MABRY HOOD RD

Property Address

118 164,177

Parcel ID

Part of Parcel (Y/N)?

15.97 acres

Tract Size

West Knox Utility District, Knoxville Utiliti

Sewer Provider

Knoxville Utilities Board, West Knox Utility

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Dutchtown Road, east side of Mabry Hood Road

General Location

City

Council District 2

OP (Office Park), AG (General Agricultural)

**Public/Quasi Public Land,
Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), CI (Civic and Institutional)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change RN-6 (Multi-Family Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/ Office)	
Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$3,966.00	
Fee 2	
Fee 3	

AUTHORIZATION

Applicant Signature: **Benjamin C. Mullins** Date: **8/22/2022**
Please Print

Phone / Email _____
Property Owner Signature: **Grace Covenant Church Grace Covenant Church** Date: **8/22/2022**
Please Print

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
LKM Proprerties, LP	3100 Stratfordshire Blvd Knoxville, TN 37849	



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Benjamin C. Mullins

Applicant Name

Affiliation

8/22/2022

Date Filed

11/10/2022

Meeting Date (if applicable)

10-E-22-PA / 10-I-22-RZ

File Number(s)

CORRESPONDENCE

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

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37922

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Grace Covenant Church Grace Covenant

Owner Name (if different)

9956 Dutchtown Rd Knoxville TN 37923

Owner Address

865-690-3681

Owner Phone / Email

9956 DUTCHTOWN RD / 950 MABRY HOOD RD

Property Address

118 164,177

Parcel ID

Part of Parcel (Y/N)?

15.97 acres

Tract Size

West Knox Utility District, Knoxville Utiliti

Sewer Provider

Knoxville Utilities Board, West Knox Utility

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Dutchtown Road, east side of Mabry Hood Road

General Location

City

Council District 2

OP (Office Park), AG (General Agricultural)

**Public/Quasi Public Land,
Agriculture/Forestry/Vacant Land**

County

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), CI (Civic and Institutional)

Sector Plan Land Use Classification

Urban Growth Area (Inside City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-6 (Multi-Family Residential Neighborhood)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Mixed Density Residential/ Office)	
Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$3,966.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	Fee 2	
	Fee 3	

AUTHORIZATION

Benjamin C. Mullins	8/22/2022
Applicant Signature	Date
Please Print	

Grace Covenant Church Grace Covenant Church	8/22/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink.

NAME	ADDRESS	OWNER / OPTION
LKM Proprerties, LP	3100 Stratfordshire Blvd Knoxville, TN 37849	



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

Attorney for Option Holder

Applicant Name

BCM

Affiliation

8-22-2022; 10-9-2022 (revised)

November 10, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-I-22-RZ; 10-E-22-PA
10-F-22-SP

CORRESPONDENCE

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

- Applicant
- Property 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

bnullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

See Supplemental Sheet

See Supplemental Sheet

See Supplemental Sheet

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

See Supplemental Sheet

See Supplemental Sheet

Property Address

Parcel ID

West Knox Utilities Board

West Knox Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of intersection of Mabry Hood Rd and Dutchtown Rd;

~16.6 (combined)

General Location

Tract Size

2

OP and AG

AgForVac and P-QP

City County

District

Zoning District

Existing Land Use

Northwest County

LDR and CI

NA (in City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

RN-6 (revised 10-9-22) *BCM*

Proposed Zoning

Plan Amendment Change

MDR/O (revised 10-9-22) *BCM*

Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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

Total

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

865-546-9321

Phone Number

Benjamin C. Mullins

Please Print

bmullins@fmsllp.com

Email

10-9-22

Date

Property Owner Signature

Benjamin C Mullins with authority

Please Print

10-9-22

Date