



PLAN AMENDMENT REPORT

► **FILE #:** 4-F-23-SP

AGENDA ITEM #: 12

AGENDA DATE: 4/13/2023

► **APPLICANT:** **MERCHANT HOLDINGS, LLC**
OWNER(S): Merchant Holdings, LLC Merchant Holdings, LLC

TAX ID NUMBER: 80 J B 024 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 2400 MERCHANT DR

► **LOCATION:** **South side of Merchant Dr, between Clinton Hwy & Pleasant Ridge Rd**

► **APPX. SIZE OF TRACT:** **11.9 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Merchant Drive, a minor arterial street with a 33-ft pavement width within a 60-ft 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) / C-N (Neighborhood Commercial), AG (General Agricultural)**

► **PROPOSED PLAN DESIGNATION:** **MDR/O (Medium Density Residential/Office)**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: 1-C-21-RZ: Request to rezone C-N (Neighborhood Commercial) & AG (Agricultural) to RN-5 (General Residential Neighborhood) withdrawn; 4-J-14-RZ: Request to rezone A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential) withdrawn

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family residential, office, public/quasi-public - LDR (Low Density Residential)
South: Transportation/communications/utilities, agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection)
East: Multifamily - MDR (Medium Density Residential)
West: Transportation/communications/utilities, public/quasi-public, single family residential - LDR (Low Density Residential), CI (Civic Institutional)

NEIGHBORHOOD CONTEXT This area is comprised of single family and multifamily residential neighborhoods. There is an elementary school nearby to the northeast and a

middle school in close proximity to the southwest. There is a small office and commercial node 1/4 mile to the southwest and a vast service-oriented commercial corridor within a mile to the northeast along Clinton Highway.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the MDR/O (Medium Density/Office) land use classification because it meets the location criteria for this classification and is consistent with surrounding land uses.**

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 is growing demand for housing in the City, and the requested MDR/O (Medium Density Residential/Office) land use classification permits consideration of a broad range of housing types to meet this need.

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

1. There have been no new roads or utilities introduced to this area since the Northwest City Sector Plan was adopted in 2015. However, it is apparent that existing road and utility infrastructure can readily support more development at this location. Merchant Drive is a minor arterial street with a center turn lane, sidewalks and a bus route. The subject property is located next to a multifamily neighborhood and amidst numerous residential subdivisions with water and sewer access. The portion of the parcel included in this sector plan amendment request is the most accessible and least topographically challenged area of the total property.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan does not recognize the existing C-N (Neighborhood Commercial) zoning along the front of the subject property. Considering the parcel's close proximity to medium density residential development to the east and an office/commercial node to the west, MDR/O is an appropriate land use classification to maintain this transition of land use intensity.

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

1. The MDR/O designation provides options for a wide array of housing forms to meet ongoing demand for housing in the City. The property is located in an area with numerous residential amenities including sidewalks, transit access, walking distance from schools and close proximity to two commercial nodes. These features warrant consideration of the MDR/O land use classification.

OTHER CONSIDERATIONS:

1. The site conditions of the subject property meet all of the location criteria for MDR/O. The parcel is located approximately 1/4 mile from an elementary school and a middle school, is in a transitional area between commercial development and low density residential neighborhoods, is outside of the HP (Hillside Protection) overlay, and is served by sidewalks and transit. These conditions make MDR/O an appropriate designation for the subject parcel.

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 calculated.

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

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-K-23-RZ
4-E-23-PA

AGENDA ITEM #: 12
AGENDA DATE: 4/13/2023

► **APPLICANT:** **MERCHANT HOLDINGS, LLC**
OWNER(S): Merchant Holdings, LLC Merchant Holdings, LLC

TAX ID NUMBER: 80 J B 024 (PART OF) [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 2400 MERCHANT DR
► **LOCATION:** **South side of Merchant Dr, between Clinton Hwy & Pleasant Ridge Rd**
► **TRACT INFORMATION:** **11.9 acres**
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Merchant Drive, a minor arterial with a 33-ft pavement width within a 60-ft 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) / C-N (Neighborhood Commercial), AG (General Agricultural)**
► **PROPOSED PLAN DESIGNATION/ZONING:** **MDR (Medium Density Residential)/O (Office) / RN-6 (Multi-Family Residential Neighborhood)**
► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

►
EXTENSION OF PLAN DESIGNATION/ZONING: No/No
HISTORY OF ZONING REQUESTS: 1-C-21-RZ: Request to rezone from C-N (Neighborhood Commercial) & AG (Agricultural) to RN-5 (General Residential Neighborhood) withdrawn; 4-J-14-RZ: Request to rezone from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential) withdrawn
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential, office, public/quasi-public - LDR (Low Density Residential) - RN-2 (Single Family Residential Neighborhood), RN-1 (Single Family Residential Neighborhood), C-N (Neighborhood Commercial)
South: Transportation/communications/utilities, agriculture/forestry/vacant - LDR (Low Density Residential), HP (Hillside Protection) - AG (Agricultural), HP (Hillside Protection Overlay)
East: Multifamily - MDR (Medium Density Residential) - RN-5 (General Residential Neighborhood)

West: Transportation/communications/utilities, public/quasi-public, single family residential - LDR (Low Density Residential), CI (Civic Institutional) - AG (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family and multifamily residential neighborhoods. There is an elementary school nearby to the east and a middle school in close proximity to the southwest. There is a small office and commercial node 1/4 mile to the southwest and a vast, service-oriented commercial corridor within a mile to the northeast along Clinton Highway.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to the MDR/O (Medium Density/Office) land use classification because it is consistent with surrounding land uses.**

- ▶ **Approve RN-6 (Multi-Family Residential Neighborhood) zoning for the subject property because it is compatible with 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 One Year Plan's LDR (Low Density Residential) land use classification does not account for the current C-N (Neighborhood Commercial) zoning along this section of Merchant Drive. Considering the property's location between MDR (Medium Density Residential) and O (Office) land uses, MDR/O is a compatible land use classification for its surroundings.
2. The property was part of a 2021 request for a plan amendment to MDR/O that was ultimately withdrawn (1-E-21-PA). The request incorporated a broader geography, almost double in size, that included area within the HP (Hillside Protection) overlay. The current request is limited to the section that is outside of the HP overlay, much of which has been previously disturbed, making it more suitable for MDR/O consideration.

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. The property is in the Parental Responsibility Zone for both Northwest Middle and Norwood Elementary schools. It has sidewalk access to many destinations, including two commercial nodes to the east and west on Merchant Drive. The existing infrastructure in this area can accommodate the types of development permitted within the MDR/O designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no significant changes in public policy pertaining to the subject property that were not anticipated by the One Year Plan.

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

1. Knoxville is one of the fastest growing cities in the state, and population projections for the region show a continuation of that growth into the future. There is high demand for housing in the City, and the MDR/O classification allows for consideration of additional residential density in a location with numerous commercial, transportation and community amenities.

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. The City of Knoxville continues to grow year after year, as does demand for a range of housing types and

price points. This is especially true in areas such as the subject property where there are ample amenities, such as transit access and sidewalks, nearby schools and service-oriented commercial nodes.

2. The RN-6 (Multi-Family Residential Neighborhood) zoning district permits a variety of dwelling forms and sizes that could help meet this local need for housing.

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

1. The RN-6 zoning district is characterized by a mixture of all housing types including single family, townhouse, and multifamily developments.
2. Merchant Drive is an arterial street that expands in front of the property to incorporate a center turn lane for safer access. The property's location can support more residential intensity, with its access to transit, sidewalks, schools and two commercial nodes.
3. There is a multifamily neighborhood with RN-5 zoning adjacent to the east, and a short distance to the west is an office and commercial node. RN-6 at this location provides an appropriate transition of land use intensities.

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. This is a partial rezoning for a section of property that is outside of the HP overlay of Pleasant Ridge. More than half of the subject property has been previously disturbed. Any residential development that would occur with RN-6 would be in this less topographically-challenged area, leaving the steep sloped portion that is within the HP overlay with its AG (Agricultural) zoning intact.
2. Any stormwater and roadway access issues would be reviewed by City Engineering at the time of permitting to ensure best management practices are followed for the safety of the surrounding 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 proposed rezoning is consistent with the recommended MDR/O land use amendments to the Northwest City Sector Plan and the One Year Plan.
2. The applicant's request to rezone only the portion of the property that is outside of the HP overlay, leaving approximately 28 acres of forest in its current AG district, is consistent with the General Plan's development policies 9.2 and 9.4 to set aside large portions of open space and to minimize loss of trees, woodlands and wildlife habitat.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

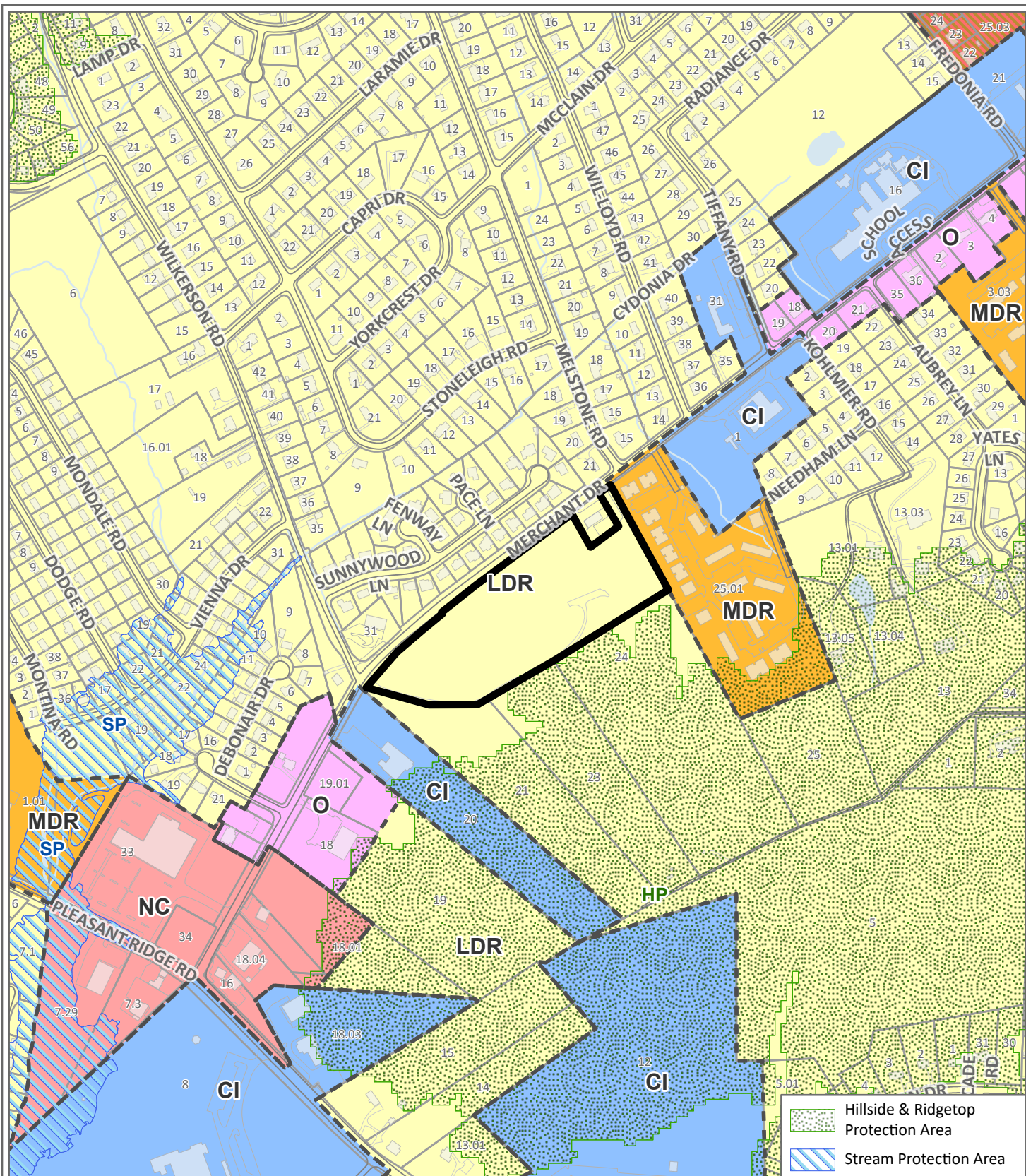
1. Existing public facilities and infrastructure can accommodate the development potential of the RN-6 zoning district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not calculated.

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

If approved, this item will be forwarded to Knoxville City Council for action on 5/16/2023 and 5/30/2023. 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.



**4-F-23-SP/4-E-23-PA
NORTHWEST CITY SECTOR PLAN and ONE YEAR PLAN MAP**

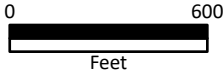


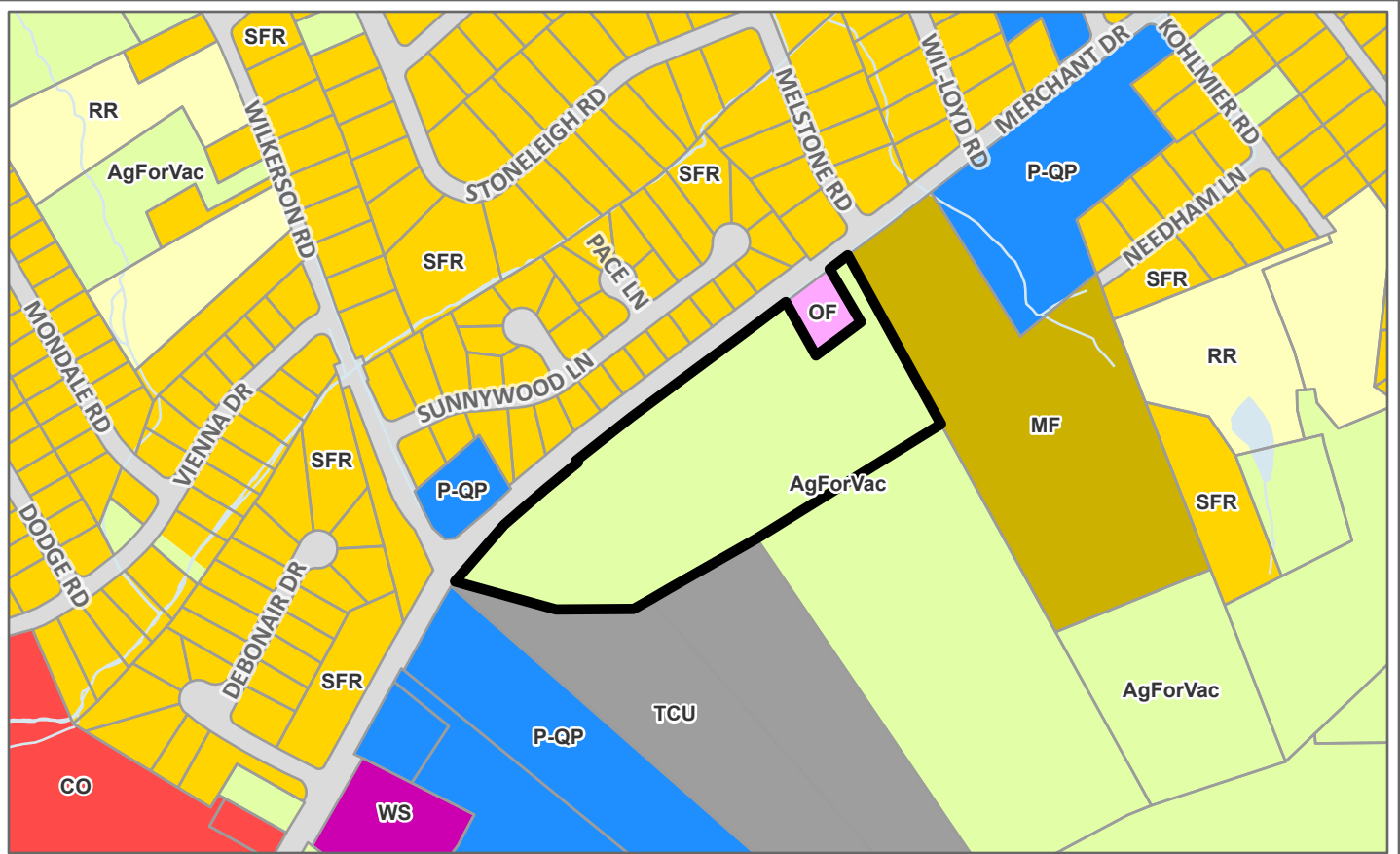
From: LDR (Low Density Residential)
To: MDR/O (Medium Density Residential/Office)

Original Print Date: 4/4/2023
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Merchant Holdings, LLC

Map No: 80
Jurisdiction: City

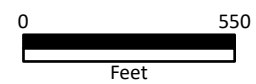




Existing Land Use and Aerial Maps 4-K-23-RZ/4-E-23-PA/4-F-23-SP



Case boundary



***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, Merchant Holdings, LLC has submitted an application for an amendment to the Northwest City 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 to Medium Density Residential/Office is 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 April 13, 2023, 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 #4-F-23-SP

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

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

Date

Chairman

Secretary



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

Merchant Holdings, LLC

Applicant Name

Affiliation

2/23/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-F-23-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

Merchant Holdings, LLC Merchant Holdi 3834 Sutherland Ave Knoxville TN 37919

Owner Name (if different)

Owner Address

865-225-6506

Owner Phone / Email

2400 MERCHANT DR

Property Address

80 J B 024 (part of)

Parcel ID

Part of Parcel (Y/N)?

11.9 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Merchant Dr, between Clinton Hwy & Pleasant Ridge Rd

General Location

☒ City

Council District 5

C-N (Neighborhood Commercial), AG (General Agricultural)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within 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	
Total Number of Lots Created	
Additional Information	
<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
\$2,595.00	
Fee 2	
Fee 3	

AUTHORIZATION

Merchant Holdings, LLC	2/23/2023
Applicant Signature	Date

Phone / Email

Merchant Holdings, LLC	Merchant Holdings, LLC	2/23/2023
Property Owner Signature	Please Print	Date

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.



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

Merchant Holdings, LLC

Applicant Name

Affiliation

2/23/2023

Date Filed

4/13/2023

Meeting Date (if applicable)

4-E-23-PA / 4-K-23-RZ

File Number(s)

CORRESPONDENCE

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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

Merchant Holdings, LLC Merchant Holdi 3834 Sutherland Ave Knoxville TN 37919

Owner Name (if different)

Owner Address

865-225-6506

Owner Phone / Email

2400 MERCHANT DR

Property Address

80 J B 024 (part of)

Parcel ID

Part of Parcel (Y/N)?

11.9 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Merchant Dr, between Clinton Hwy & Pleasant Ridge Rd

General Location

☒ City

Council District 5

C-N (Neighborhood Commercial), AG (General Agricultural)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northwest City

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☒ Zoning Change **RN-6 (Multi-Family Residential Neighborhood)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan **MDR (Medium Density Residential)/O (Office)**

Amendment

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

\$2,595.00

Total

Fee 2

Fee 3

AUTHORIZATION

Merchant Holdings, LLC

2/23/2023

Applicant Signature

Please Print

Date

Phone / Email

Merchant Holdings, LLC Merchant Holdings, LLC

2/23/2023

Property Owner Signature

Please Print

Date

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.



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

Merchant Holdings, LLC

Owner

Applicant Name

Affiliation

February 17, 2023

April 13, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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 o/b/o Merchant Holdings, LLC

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

3834 Sutherland Ave. Knoxville, TN 37919 865-225-6506

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Part of 2400 Merchant Dr.

Part of 080JB024

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Merchant Dr. between Clinton Hwy & Pleasant Ridge Rd.

~11.9 acres

General Location

Tract Size

5

C-N and AG

Vacant

☒ City ☐ County

District

Zoning District

Existing Land Use

Northwest City

LDR

NA (in City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

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 _____

Related Rezoning File Number

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☒ Zoning Change

RN-6

Proposed Zoning

☒ Plan Amendment Change

MDR/O

Proposed Plan Designation(s)

1-C-21-RZ, 4-J-14-RZ

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

Merchant Holdings, LLC

Please Print

bmullins@fmsllp.com

Email

February 17, 2023

Date

Property Owner Signature

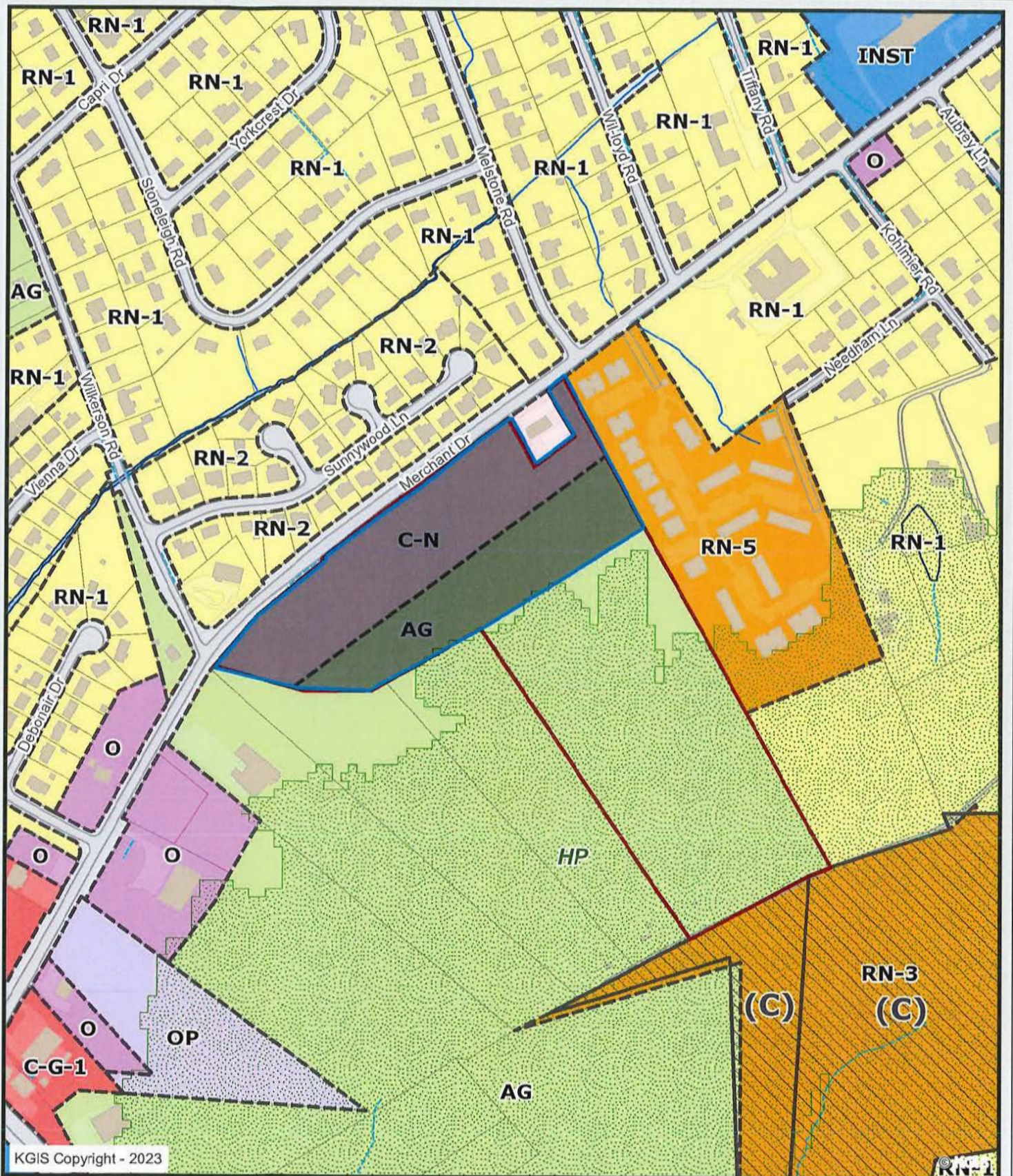
Merchant Holdings, LLC

Please Print

February 17, 2023

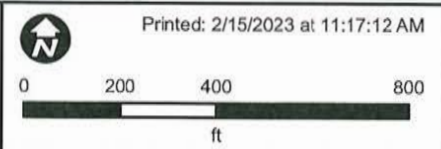
Date

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.



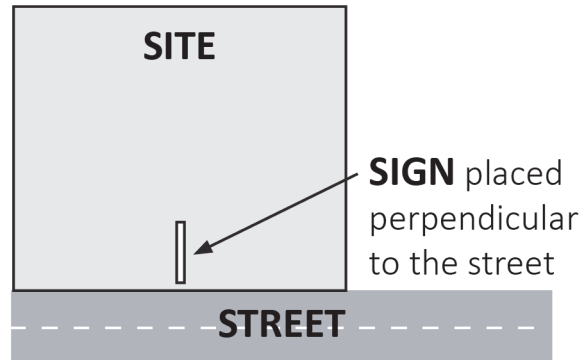
2400 Merchant Dr
Approximate Area to be Rezoned

Knoxville - Knox County - KUB Geographic Information System



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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ **March 31, 2023** _____ and _____ **April 14, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Merchant Holdings, LLC

Date: 2/23/2023

File Number: 4-K-23-RZ_4-E-23-PA_4-F-23-SP



Sign posted by Staff



Sign posted by Applicant