



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-I-24-SP

AGENDA ITEM #: 8

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** **BENJAMIN C. MULLINS**

OWNER(S): Edward Smith, Jr Merchant Square Town Center, LLC & Pratt Partners, LLC

TAX ID NUMBER: 068EC026 01 (PART OF), 015, 016, 017, 01901, 068EE01901 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 5418, 5500, 5504, 5510, 5520, 5421 PRATT RD

▶ **LOCATION:** **North and south side of Pratt Rd, east of Tower Dr, west of Cedar Ln**

▶ **APPX. SIZE OF TRACT:** **5.58 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Pratt Road, a local street with a 20-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LDR (Low Density Residential) O (Office) / RN-1 (Single-Family Residential Neighborhood)**

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

▶ **EXISTING LAND USE:** **Single Family Residential, Commercial, Multifamily Residential**

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the plan designation.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Railroad right-of-way - LDR (Low Density Residential)

South: Single family residential, office - LDR (Low Density Residential), GC (General Commercial)

East: Commercial - GC (General Commercial), O (Office)

West: Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This is a transitional area between commercial and residential properties. A large grocery store is located next to a concentration of hotels and a storage facility that abut single-family residential lots. I-75 is nearby to the southwest.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.**

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. Over the past twenty years, the area surrounding the subject property has seen significant infill commercial development, particularly of hotels. Pratt Road is approximately 1/3 of a mile long, with a big box grocery store at the northeastern edge, three hotels in the center, and single-family residences to the west. One of the hotels was completed in 2009, and another, which shares a lot with the subject property, was completed in 2020. The subject property is located where residential lots abut these more recently developed hotels.
2. The proposed North City Sector Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/ Office) land use classification provides an appropriate transition of land use intensities between the residential uses to the west and hospitality businesses to the east.

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

1. This property is in close proximity to Cedar Lane, a five-lane minor arterial street with ample traffic capacity. Additionally, sidewalk segment was recently added adjacent to the subject area with the development of a new hotel.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While the current LDR classification is not the result of an error in the sector plan, the MDR/O land use designation better reflects increasing commercial development in the area.

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

1. There has been significant infill of commercial development on properties that were previously vacant, agricultural or had single-family residential dwellings in the vicinity. Beyond the hotels on Pratt Road, this development trend includes the construction of another hotel, a self-service storage facility and a carwash to the southwest on Central Avenue Pike.
2. This more intensive development trend warrants reconsideration of the LDR land use classification, with the MDR/O designation providing a buffer between commercial businesses and single-family residential uses.

OTHER CONSIDERATIONS:

1. The stated purpose of the MDR/O classification is to provide a buffer to low density residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood. This intent aligns with the subject property's location.
2. Additionally, there are location criteria for the MDR/O classification that include access to transit and properties with slopes that are less than 15%. These criteria are met by the subject property's location, which is less than ¼ mile to a bus route and has relatively flat terrain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 2/6/2024 and 2/20/2024. 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-O-24-RZ
1-D-24-PA

AGENDA ITEM #: 8
AGENDA DATE: 1/11/2024

▶ **APPLICANT:** **BENJAMIN C. MULLINS**
OWNER(S): Edward Smith, Jr Merchant Square Town Center, LLC & Pratt Partners, LLC

TAX ID NUMBER: 068EC02601 (PORTION OF), 015, 016, 017, 01901, 068EE01901 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 5418, 5500, 5504, 5510, 5520, 5421 PRATT RD
▶ **LOCATION:** **North and south sides of Pratt Rd, east of Tower Dr, west of Cedar Ln**
▶ **TRACT INFORMATION:** **5.58 acres**
SECTOR PLAN: North City
GROWTH POLICY PLAN: N/A (Within City Limits)
ACCESSIBILITY: Access is via Pratt Road, a local street with a 20-ft pavement width within a 50-ft right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential), O (Office) / RN-1 (Single-Family Residential Neighborhood)**
▶ **PROPOSED PLAN DESIGNATION/ZONING:** **MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)**
▶ **EXISTING LAND USE:** **Single Family Residential, Commercial, Multifamily Residential**

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning district.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Railroad right-of-way - LDR (Low Density Residential) - ROW (Right-of-Way)
South: Single family residential, office - LDR (Low Density Residential), GC (General Commercial) - RN-1 (Single-Family Residential Neighborhood), C-H-1 (Highway Commercial)
East: Commercial - GC (General Commercial), O (Office) - C-H-2 (Highway Commercial), C-H-1 (Highway Commercial), O (Office)
West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: This is a transitional area between commercial and residential properties. A large grocery store is located next to a concentration of hotels and a storage facility that abut single-family residential lots. I-75 is nearby to the southwest.

STAFF RECOMMENDATION:

- ▶ **Approve the MDR/O (Medium Density Residential/Office) land use classification because it is consistent with the land use classification's intent as a transition between commercial uses and a neighborhood.**
- ▶ **Approve the RN-5 (General Residential Neighborhood) district because it meets the intent of the zoning district as a buffer between single-family residential neighborhoods and commercial areas.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Over the past twenty years the area surrounding the subject property has seen significant infill commercial development, particularly of hotels. Pratt Road is approximately 1/3 of a mile long, with a big box grocery store at the northeastern edge, three hotels in the center, and single-family residences to the west. One of the hotels was completed in 2009, and another, which shares a lot with the subject property, was completed in 2020. The subject property is located where residential lots abut these more recently developed hotels.
2. The proposed One Year Plan amendment from the LDR (Low Density Residential) to the MDR/O (Medium Density Residential/ Office) land use classification provides an appropriate transition of land use intensities between the residential uses to the west and hospitality businesses to the east.

AN ERROR IN THE PLAN:

1. The current LDR classification is not the result of an error in the One Year Plan, but the MDR/O land use is reflective of increasing commercial development in the area.

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. There has been a significant infill of commercial development on properties that were previously vacant, agricultural or had single-family residential dwellings in the vicinity. Beyond the hotels on Pratt Road, this development pattern includes the construction of another hotel, a self-service storage facility and a carwash to the southwest on Central Avenue Pike.
2. This more intensive development trend warrants reconsideration of the LDR land use classification, with the MDR/O designation providing a buffer between commercial businesses and single-family residential uses.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no changes in public policy pertaining to this particular land use amendment.

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

1. In general, Knoxville is experiencing unmet demand for a variety of housing forms. The MDR/O classification allows consideration of a wide range of residential zoning districts that could enable more residential types and unit quantities on the subject property to help meet this local need.

OTHER CONSIDERATIONS:

1. The stated purpose of the MDR/O classification is to provide a buffer to single-family residential areas, particularly when located adjacent to an arterial/collector or as a transition between commercial uses and a neighborhood. This intent aligns with the subject property's location.
2. Additionally, there are location criteria for MDR/O designation that include access to transit and properties with slopes that are less than 15%. These criteria are met by the subject property's location, which is less than ¼ mile to a bus route and has relatively flat terrain.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. This area, approximately 1/3 mile north of I-75, has become a hub of hotels on lots that were previously vacant, agricultural or had single-family residences. Most recently in 2020, a hotel was completed adjacent to the subject area where two dwellings were demolished in 2018.
2. The subject property is positioned between residential lots zoned RN-1 (Single-Family Residential Neighborhood) and lots with O (Office) and C-H-1 (Highway Commercial) zoning districts. The proposed RN-5 (General Residential Neighborhood) district provides a transition between these land use intensities that is appropriate in this context of zoning and recent development.

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

1. The RN-5 district is intended for medium intensity residential neighborhoods with a mix of single-family, two-family, townhouse, and multi-family dwellings. One explicit function of the district is to serve as a transition between single-family neighborhoods and more intensely developed commercial areas.
2. This zoning intent is consistent with the subject property's location between hotels and other commercial developments and single-family residences.
3. 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.

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 subject area is ¼ mile from a minor arterial street that accesses I-75 a short distance to the south. This is a location that can manage an increase in traffic from more intensive residential development.
2. The proposed zoning district provides a buffer of land use intensity and is not anticipated to cause any adverse impacts on 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. This rezoning from the RN-1 to the RN-5 district is consistent with the General Plan's development policy 8.4 to protect residential areas from encroaching commercial development. The subject property is adjacent to the border of the Tower Heights Community Association, a single-family residential neighborhood. The RN-5 district provides a protective residential buffer between this neighborhood and highway commercial and office zoning to the east.

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:

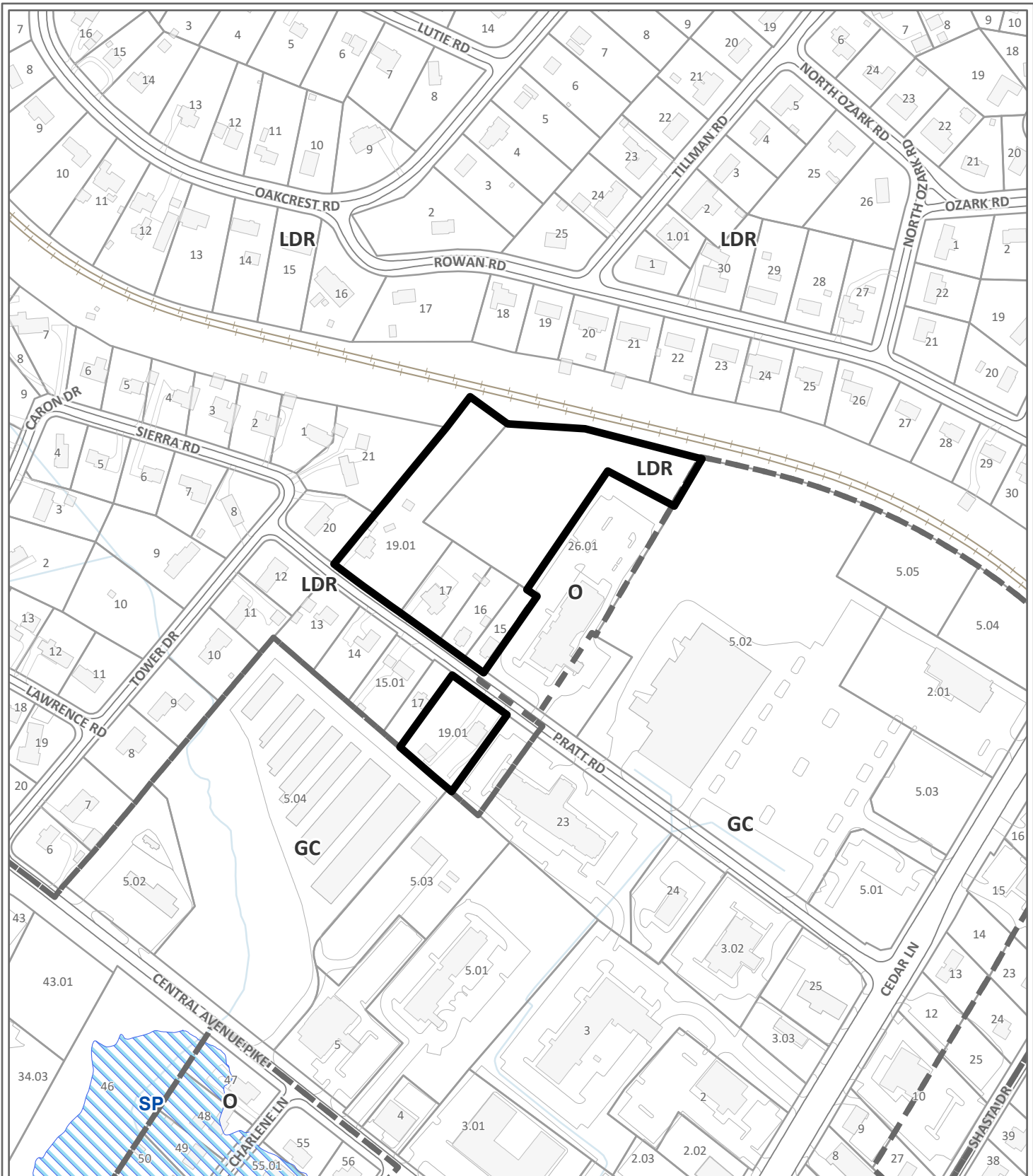
1. This area of North Knoxville is highly urbanized and has adequate utility, transportation and community facilities to support more intensive residential development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 2/6/2024 and 2/20/2024. 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.



**1-I-24-SP
NORTH CITY SECTOR PLAN MAP**

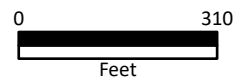
Petitioner: Benjamin C. Mullins

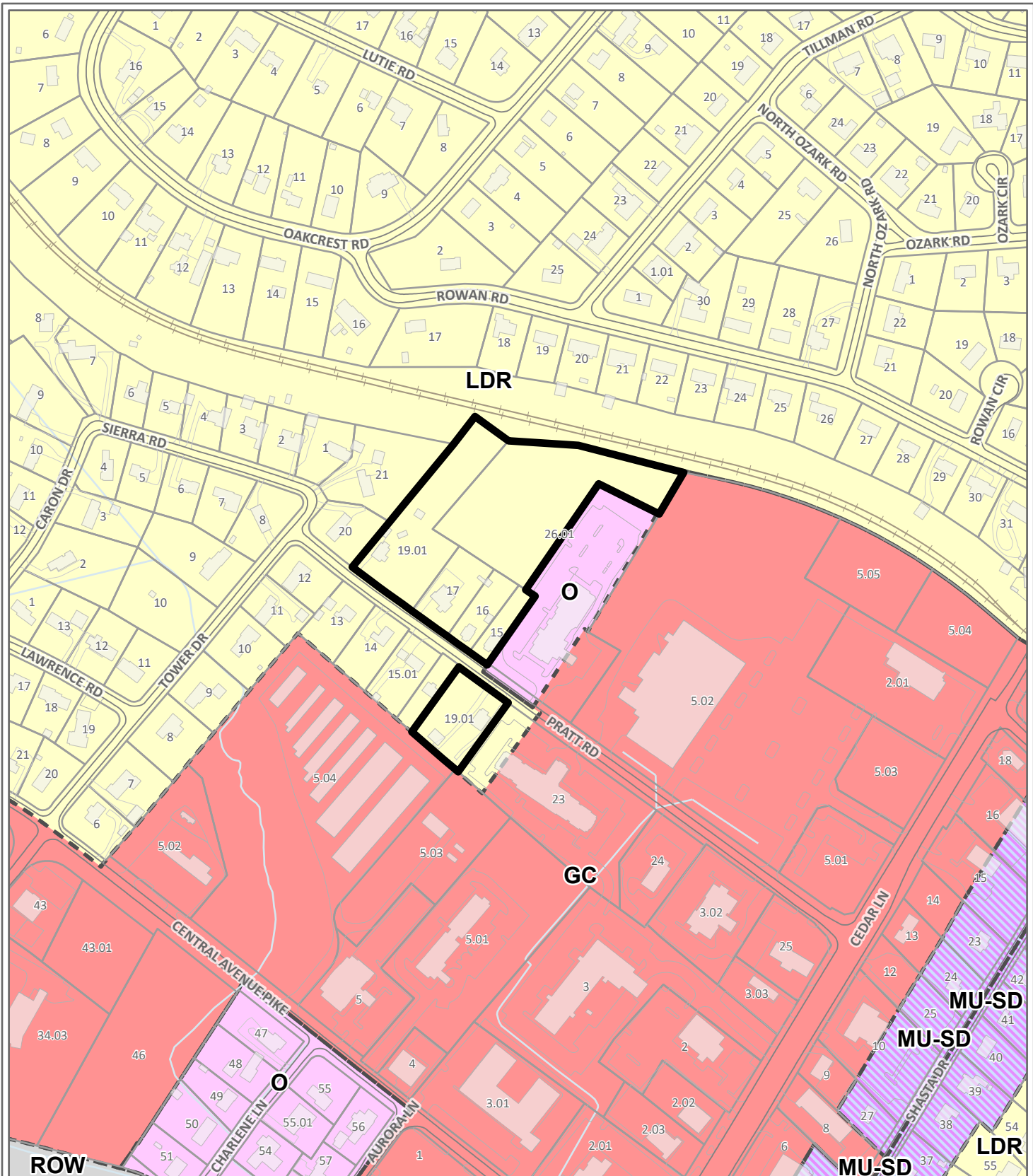


From: LDR (Low Density Residential)
To: MDR/O (Medium Density Residential/Office)

Map No: 68
Jurisdiction: City

Original Print Date: 12/20/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

1-D-24-PA

Petitioner: Benjamin C. Mullins



From: LDR (Low Density Residential)

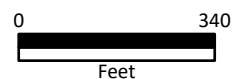
To: MDR/O (Medium Density Residential/Office)

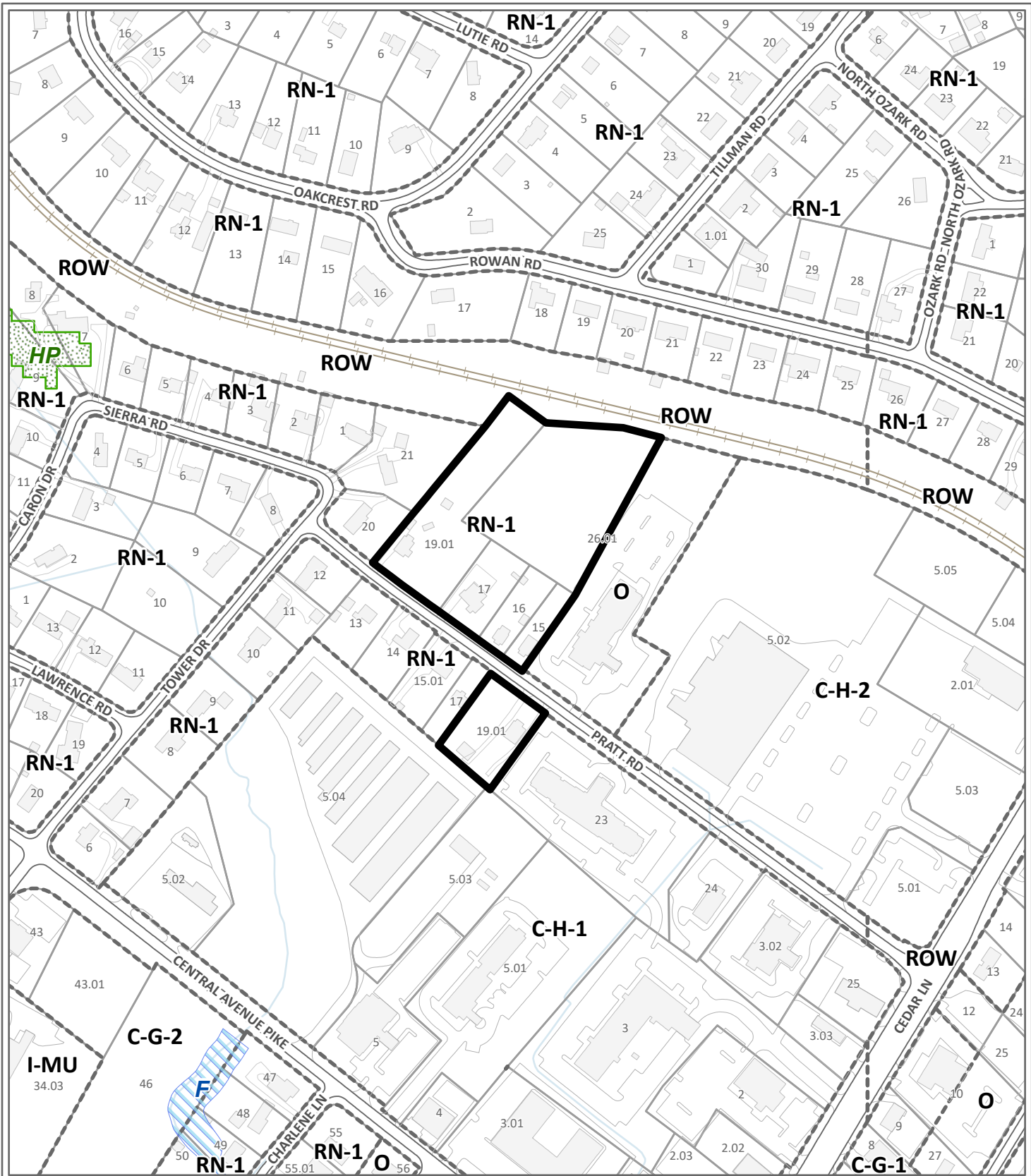
Map No: 68

Jurisdiction: City

Original Print Date: 12/20/2023

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





REZONING

1-O-24-RZ

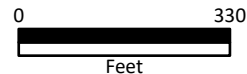
Petitioner: Benjamin C. Mullins



From: RN-1 (Single-Family Residential Neighborhood)

To: RN-5 (General Residential Neighborhood)

Map No: 68
Jurisdiction: City

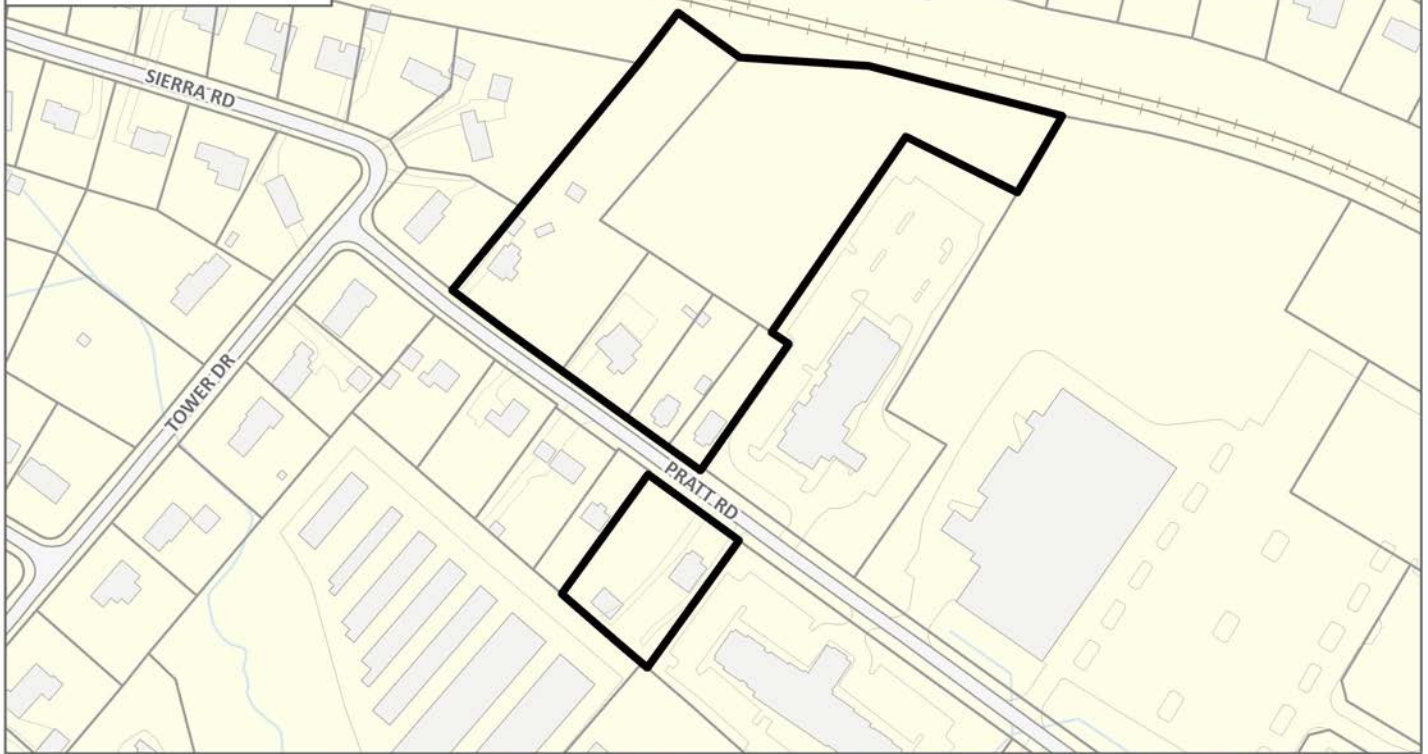


Original Print Date: 12/20/2023

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

Exhibit A. Contextual Images

Location Map



Aerial Map

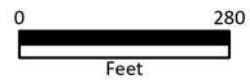


CONTEXTUAL MAPS 1

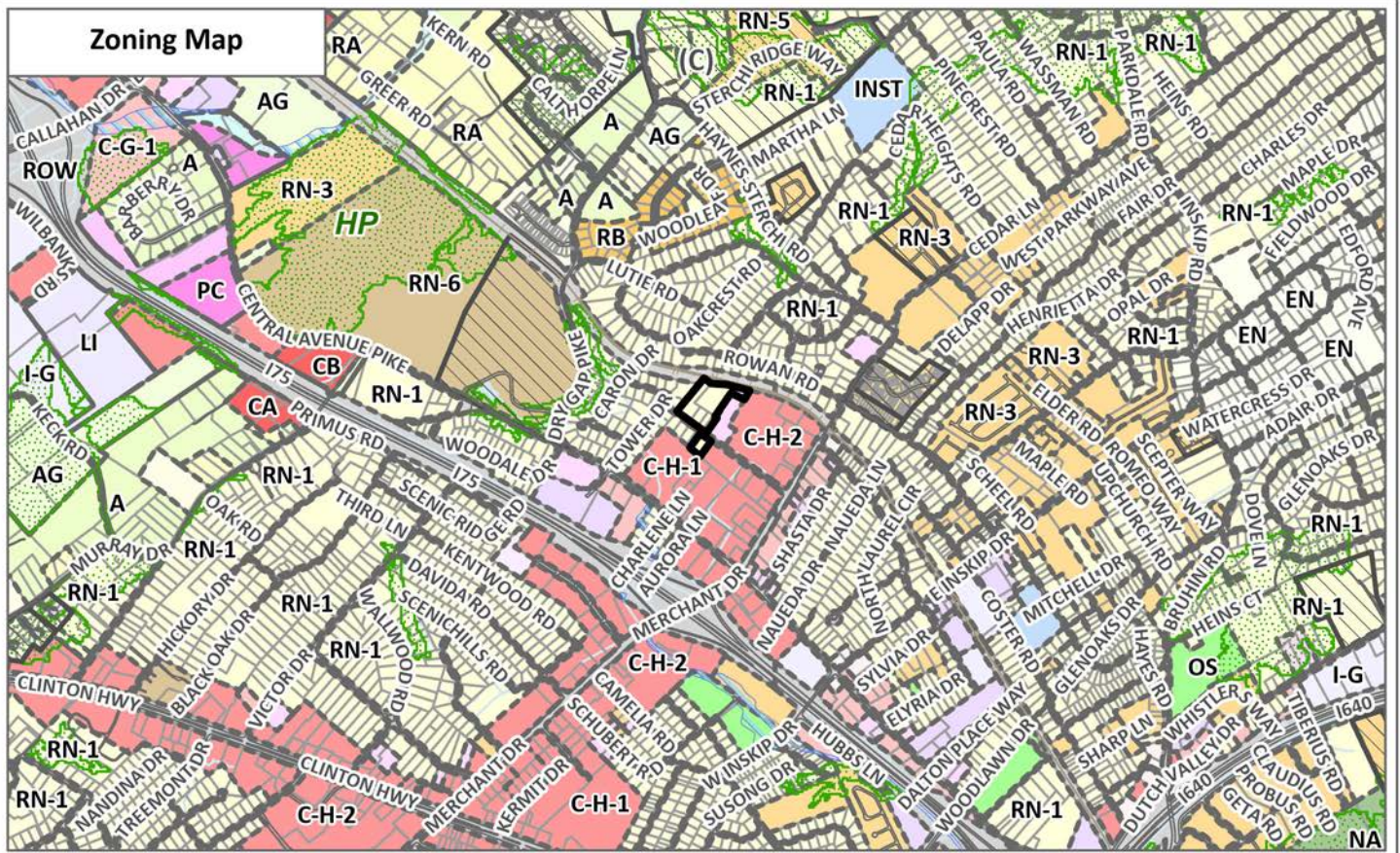
1-O-24-RZ/1-D-24-PA



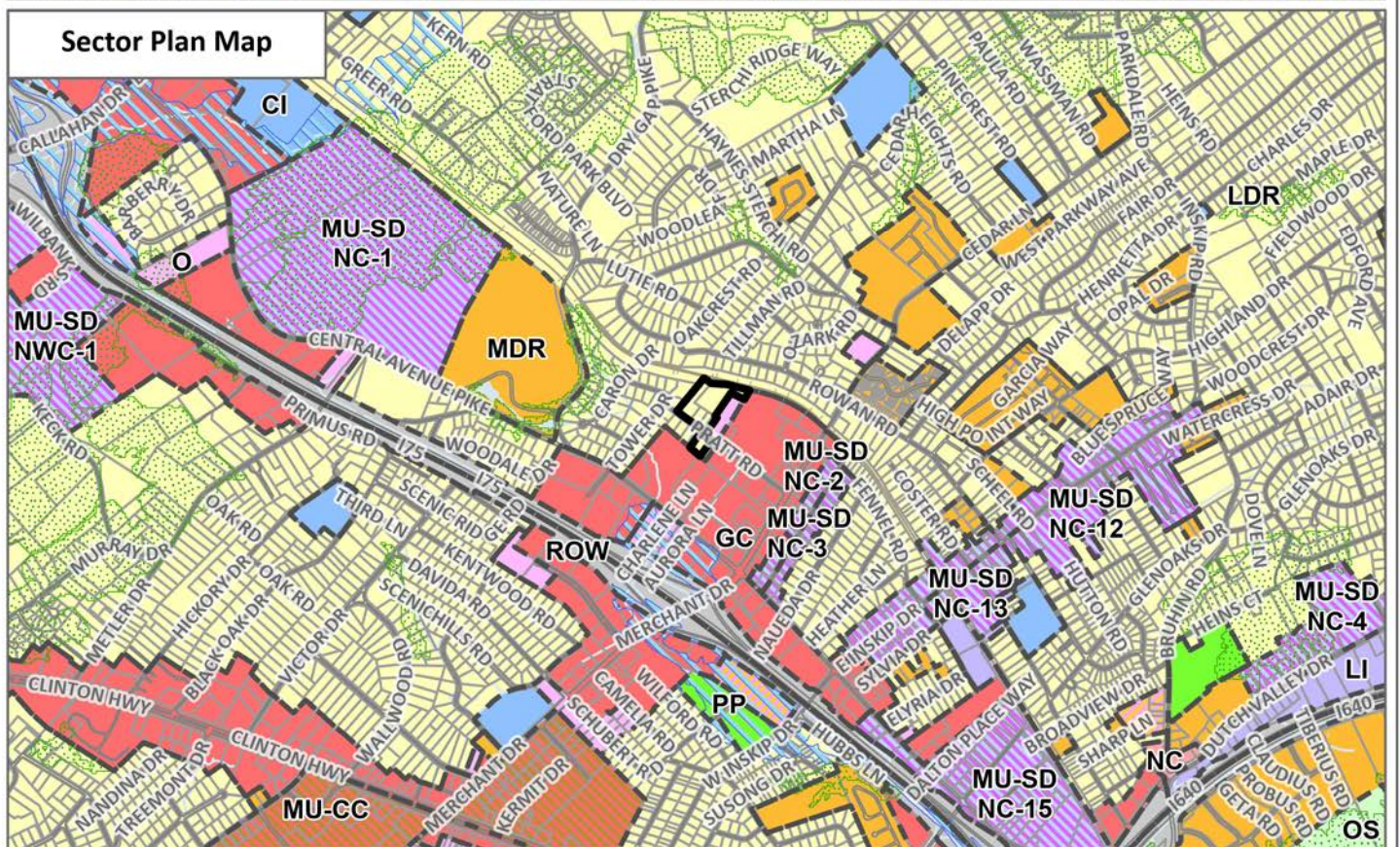
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

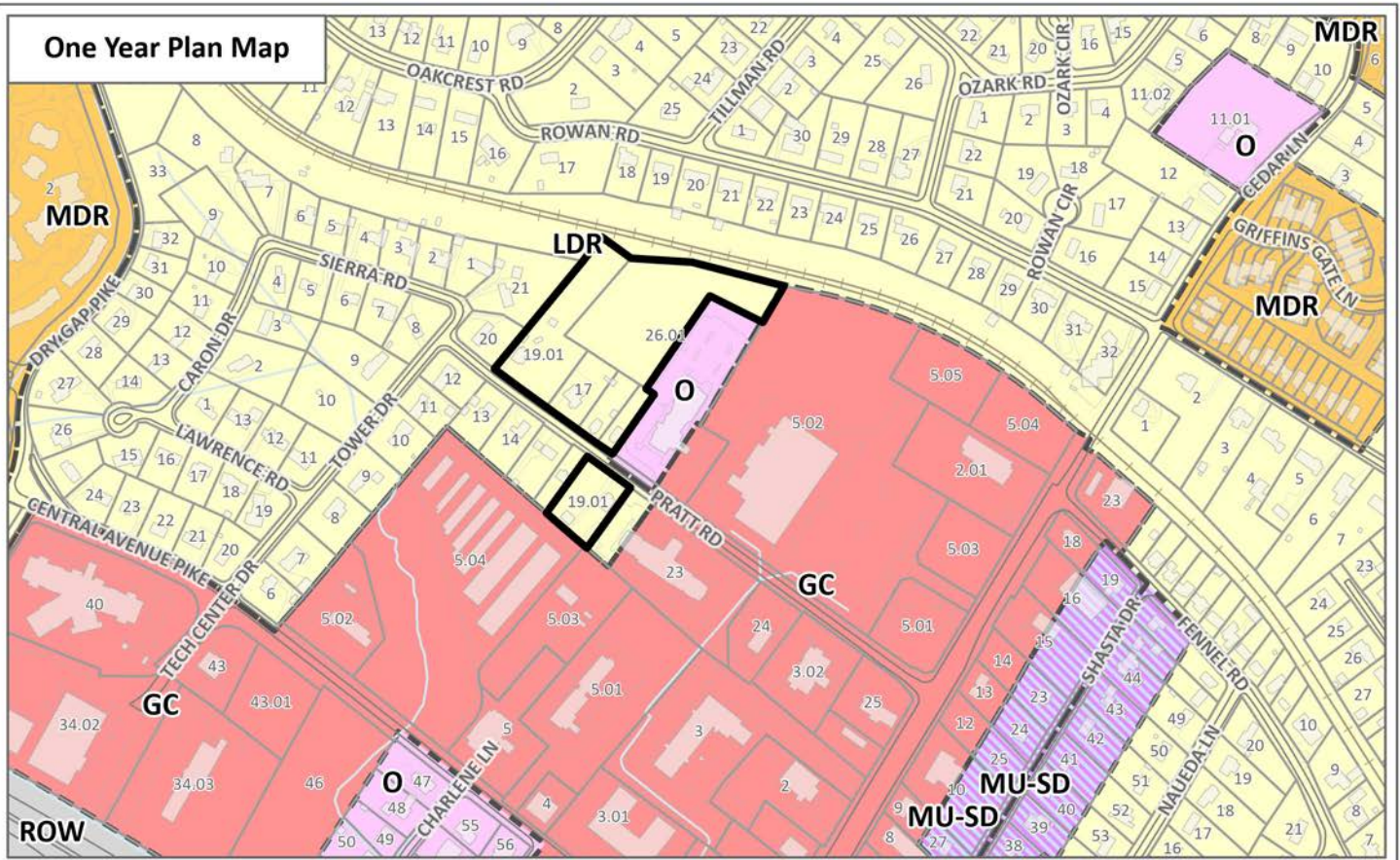
1-O-24-RZ/1-D-24-PA



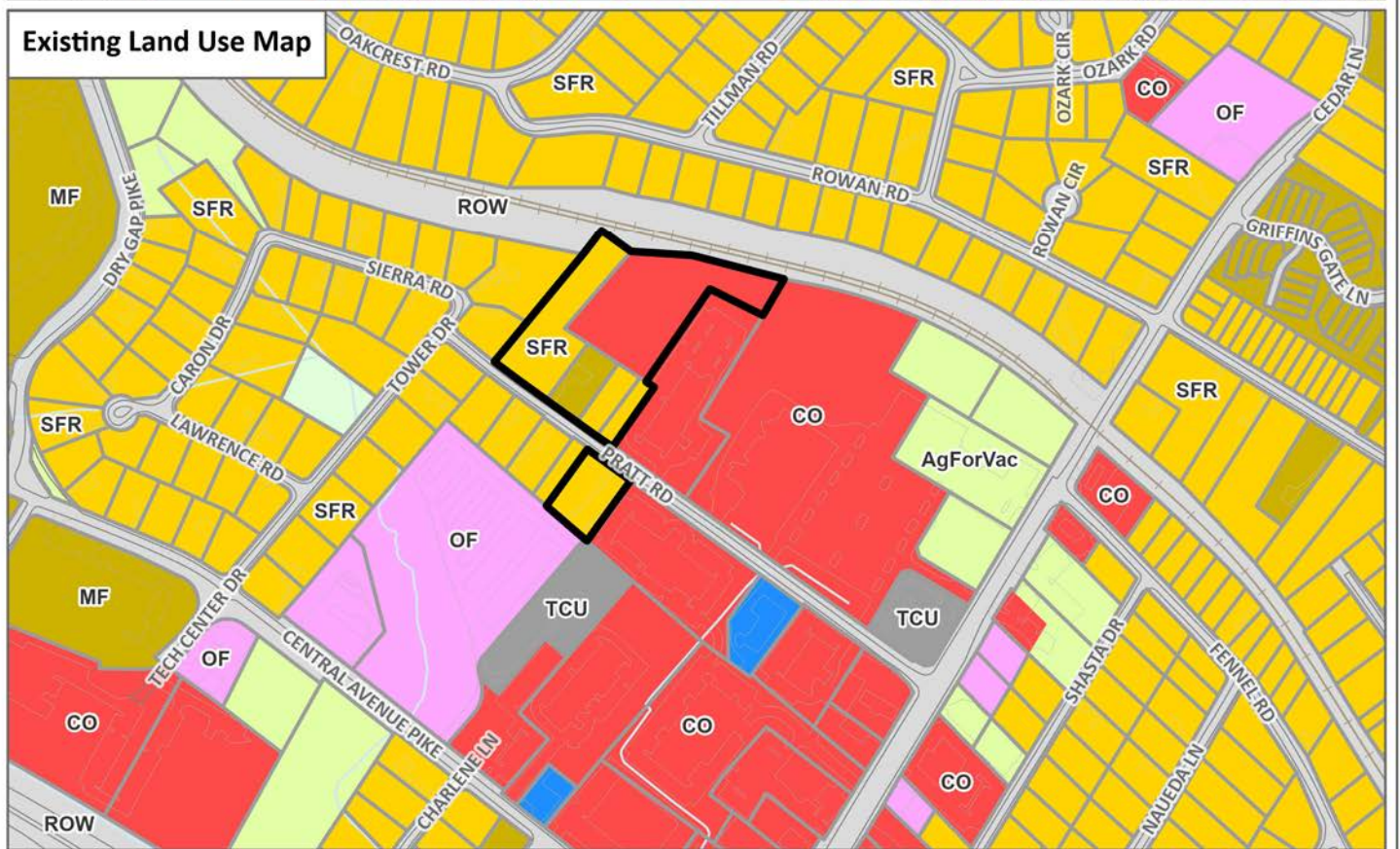
Case boundary



One Year Plan Map



Existing Land Use Map

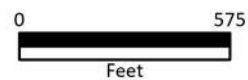


CONTEXTUAL MAPS 3

1-O-24-RZ/1-D-24-PA



Case boundary





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

11/28/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-O-24-RZ / 1-D-24-PA

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 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

CURRENT PROPERTY INFO

Edward Smith, Jr Merchant Square Town 5477 Pratt Rd Knoxville TN 37912

Owner Name (if different)

Owner Address

Owner Phone / Email

5418 PRATT RD / 5421, 5500, 5504, 5510, 5520 PRATT RD

Property Address

68 E C 026 01 (part of), 015 068EC016, 017, 01901, 068EE01901

Parcel ID

Part of Parcel (Y/N)?

5.58 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North and south side of Pratt Rd, east of Tower Dr, west of Cedar Ln

General Location

City

Council District 5

RN-1 (Single-Family Residential Neighborhood)

Single Family Residential, Commercial, Multifamily Residential

County District

Zoning District

Existing Land Use

North 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 checked="" type="checkbox"/> Zoning Change RN-5 (General Residential Neighborhood)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/Office)		
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	\$2,279.00	
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

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Benjamin C. Mullins Please Print	11/28/2023 Date
Property Owner Signature	Edward Smith, Jr Merchant Square Town Center, LLC & Pratt Partners Please Print	11/28/2023 Date



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

Owner's counsel

Applicant Name

Affiliation

11-27-2023

January 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-O-24-RZ
1-D-24-PA
1-I-24-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

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

See Attached Sheet

See Attached Sheet

See Attached Sheet

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

See Attached Sheet

See Attached Sheet

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast and Southwest of Pratt Rd., Northwest of Cedar Lane

~5.58 Acres (combined)

General Location

Tract Size

City County
5
District

RN-1 and O
Zoning District

CO, SFR, and MF
Existing Land Use

North City

LDR and O

NA (In City)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

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-5
 Proposed Zoning

Plan Amendment Change
 MDR/O
 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
0802	\$929.00	
Fee 2		\$2,279.00
0605	\$1,350.00	
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Applicant Signature

Benjamin C. Mullins

5-27-23

Please Print

Date

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Edward Smith, Jr. for all owners

~~5-27-23~~ 11/28/2023, SG

Property Owner Signature

Please Print

Date Paid

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
 _____ Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements _____

ZONING REQUEST

Pending Plat File Number

- Zoning Change RN-5
 Proposed Zoning
 Plan Amendment Change MDR/O
 Proposed Plan Designation(s)

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	Total
Fee 2	
Fee 3	

AUTHORIZATION

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Applicant Signature

Benjamin C. Mullins

Please Print

5-27-23

Date

865-546-9321

Phone Number

bmullins@fmsllp.com

Email



Property Owner Signature

Edward Smith, Jr. for all owners

Please Print

5-27-23

Date Paid

PRATT RD. REZONING AND PLAN AMENDMENTS
CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET
11-27-2023 (Revised)

Parcel 1:

Merchant Square Town Center, LLC	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5418 Pratt Rd (portion of)	068EC02601	~2.42
Property Address	Parcel ID	Approx. Acreage
Office (O) and RN-1 ¹	O and LDR ²	
Current Zoning Designation	Current Sector Plan Designation	

Parcel 2:

Merchant Square Town Center, LLC	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5520 Pratt Rd	068EC01901	~1.40
Property Address	Parcel ID	Approx. Acreage
RN-1	LDR	
Current Zoning Designation	Current Sector Plan Designation	

Parcel 3:

Merchant Square Town Center, LLC ³	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5510 Pratt Rd	068EC017	~0.49
Property Address	Parcel ID	Approx. Acreage
RN-1	LDR	
Current Zoning Designation	Current Sector Plan Designation	

¹ Only the portion currently zoned RN-1 will be rezoned to RN-5.

² Only the portion with the current LDR plan designation will need to be changed to MDR/O.

³ KGIS still lists the owners as "Self Connie Renee & Hill Brian & Hill Tesia." Merchant Square Town Center, LLC is closing on the property and updated ownership information will be provided before December 1, 2023.

Parcel 4:

Merchant Square Town Center, LLC	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5504 Pratt Rd	068EC016	~0.32
Property Address	Parcel ID	Approx. Acreage
RN-1	LDR	
Current Zoning Designation	Current Sector Plan Designation	

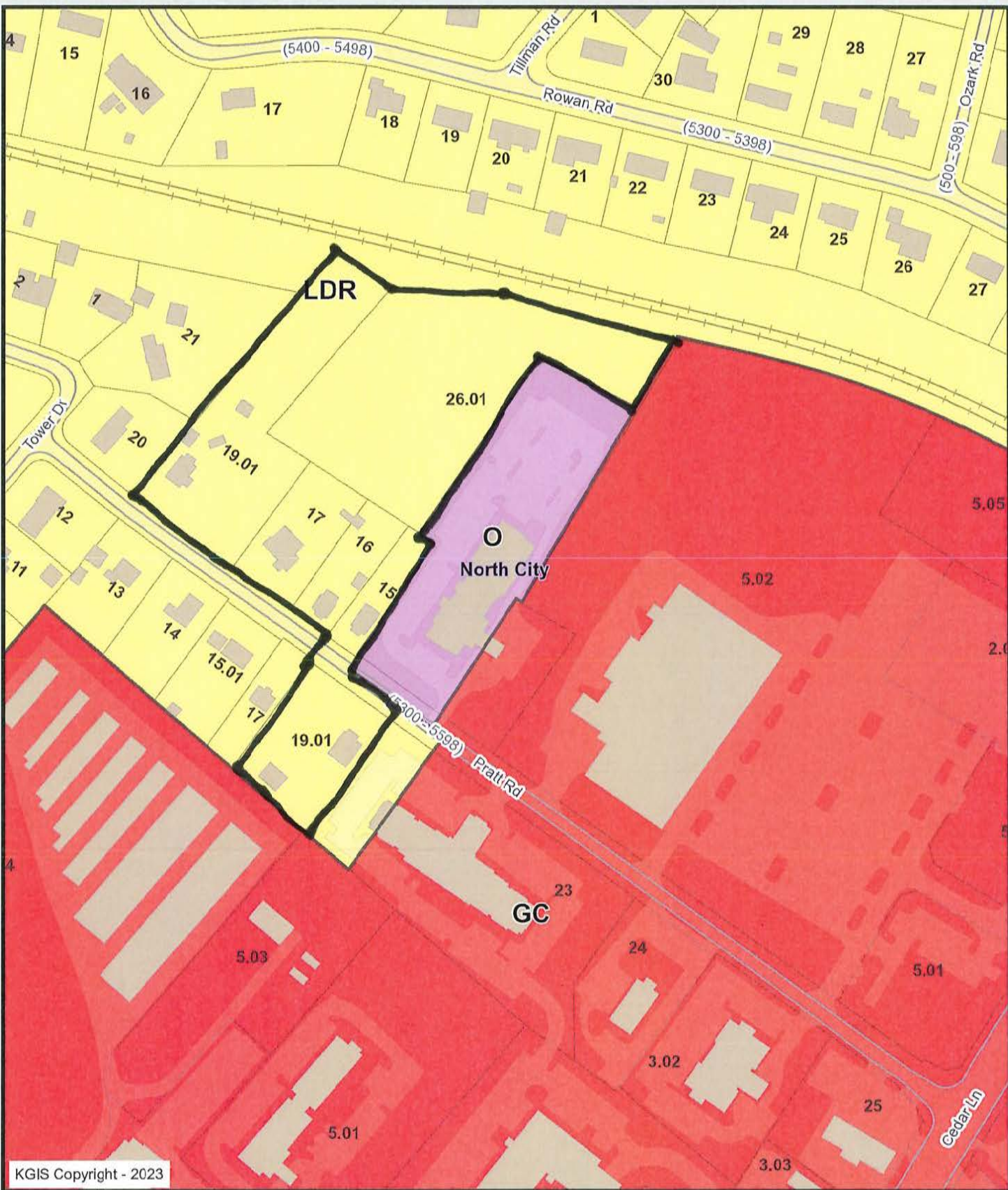
Parcel 5:

Merchant Square Town Center, LLC	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5500 Pratt Rd	068EC015	~0.25
Property Address	Parcel ID	Approx. Acreage
RN-1	LDR	
Current Zoning Designation	Current Sector Plan Designation	

Parcel 6:

Pratt Partners, LLC ⁴	5477 Pratt Rd. Knoxville, TN 37912	
Owner Name	Owner Address	
5421 Pratt Rd	068EE01901	~0.7
Property Address	Parcel ID	Approx. Acreage
RN-1	LDR	
Current Zoning Designation	Current Sector Plan Designation	

⁴ Edward Smith, Jr., is the Managing Member of both Pratt Partners, LLC and Merchant Square Town Center, LLC.



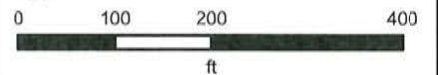
Sector Plan and One Year Plan

Pratt Rd. Plan Amendment

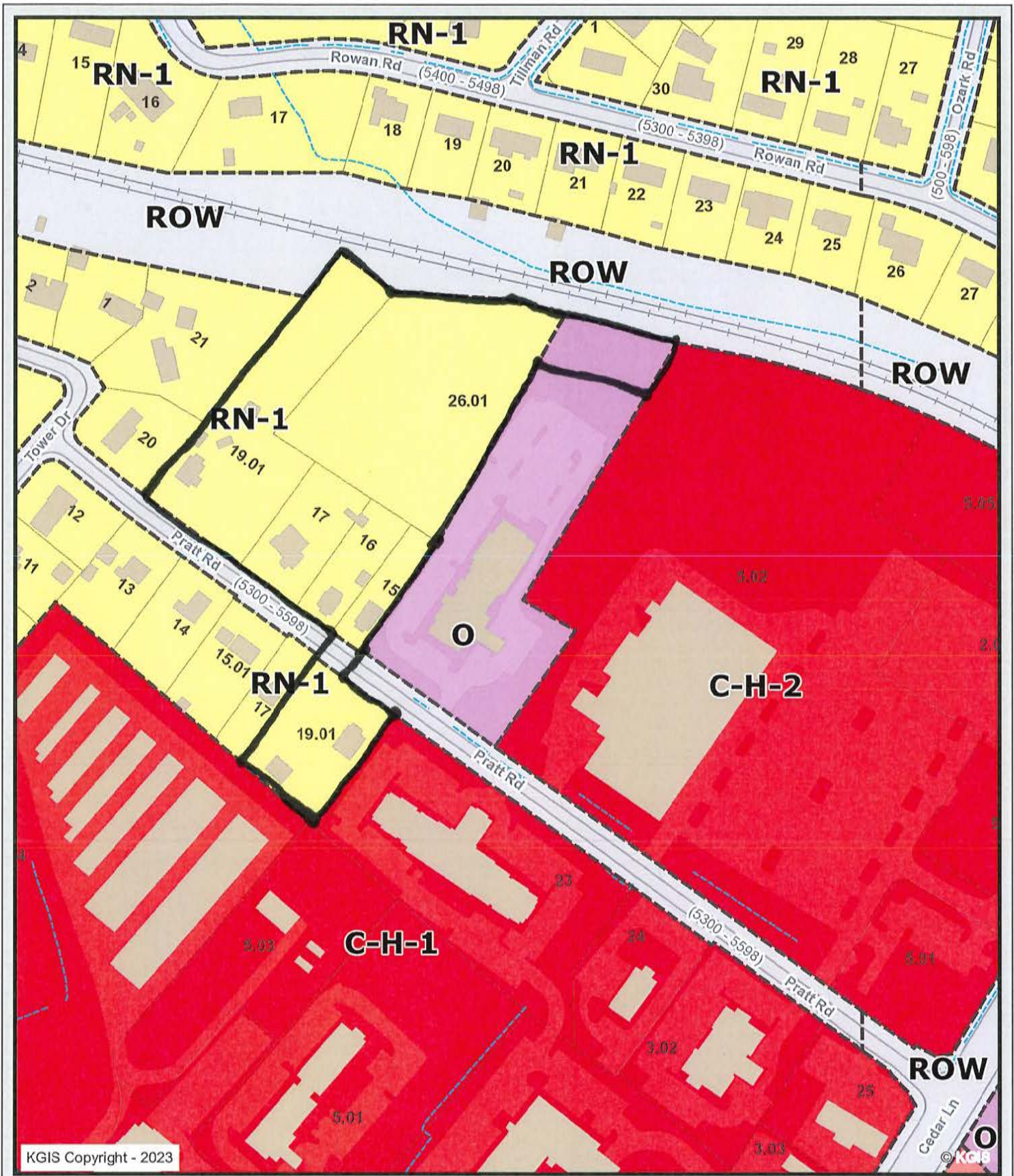
Knoxville - Knox County - KUB Geographic Information System



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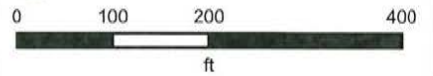
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Zoning Map
Pratt Rd. Rezoning

Knoxville - Knox County - KUB Geographic Information System

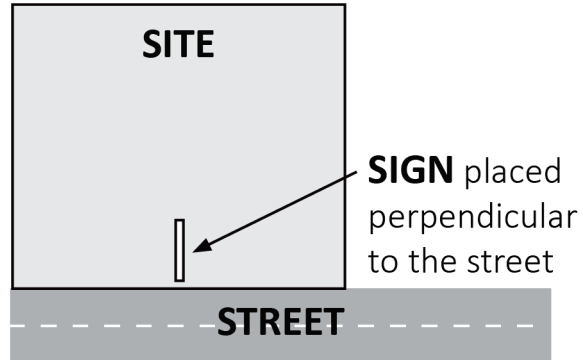


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin C. mullins

Date: 11/29/2023

File Number: 1-O-24-RZ, 1-D-24-PA & 1-I-24-SP

- Sign posted by Staff
- Sign posted by Applicant