

DEVELOPMENT PLAN

6-G-24-DP

Petitioner: Ben Mullins



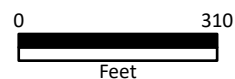
Multifamily development 84 units in PC(k) (Planned Commercial)

Map No: 104

Jurisdiction: County

Original Print Date: 5/6/2024

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





Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Ben Mullins

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-G-24-DP

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

Richard Perry

Owner Name (if different)

3830 Compass Point Dr Louisville TN

Owner Address

865-310-7400

Owner Phone / Email

0 HARDIN VALLEY RD

Property Address

104 017.07

Parcel ID

Part of Parcel (Y/N)?

7.09 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Hardin Valley Rd, west of Westcott Blvd

General Location

City

Commission District 3

PC(k) (Planned Commercial)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

GC (General Commercial), HP (Hillside Protection)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

| | |
|--|-------------------------------|
| <input checked="" 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) Multifamily development 84 units | |

SUBDIVISION REQUEST

| | |
|--|------------------------------|
| Proposed Subdivision Name | Related Rezoning File Number |
| Unit / Phase Number | |
| Additional Information _____ | |
| <input type="checkbox"/> Attachments / Additional Requirements | |

ZONING REQUEST

| | | |
|---|------------------------------|--------------------------|
| <input type="checkbox"/> Zoning Change | Proposed Zoning | Pending Plat File Number |
| <input type="checkbox"/> Plan Amendment | Proposed Plan Designation(s) | |

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

| Fee 1 | Total |
|-------------------|-------|
| \$1,000.00 | |
| 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 | Ben Mullins Please Print | 4/29/2024 Date |
|---------------------|------------------------------------|--------------------------|

| | | |
|--------------------------|--------------------------------------|--------------------------|
| Phone / Email | | |
| Property Owner Signature | Richard Perry Please Print | 4/29/2024 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

Attorney for Option Holder

Applicant Name

Affiliation

4-29-2024

June 13, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

6-G-24-DP

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

Richard Perry

3830 Compass Point Dr. Louisville, TN

865-310-7400

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Hardin Valley Dr.

104 01707

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southside of Hardin Valley Rd., southeast of Wescott Blvd.

~7.14

General Location

Tract Size

6

PR @ 12 (pending County Com Vacant

City County

District

Zoning District

Existing Land Use

Northwest County

MDR (pending County Commission approval) Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

| | |
|--|--|
| Proposed Subdivision Name _____ <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Unit / Phase Number _____ Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements | Related Rezoning File Number |
|--|--|

ZONING REQUEST

| | |
|--|--------------------------------------|
| <input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____ | Pending Plat File Number |
|--|--------------------------------------|

STAFF USE ONLY

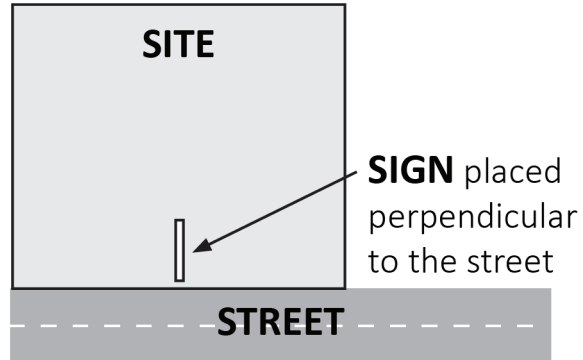
| | | | | | | | | | | | | | |
|--|---|-------|-------|--|--|-------|--|--|--|-------|--|--|--|
| PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>) | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Fee 1</td> <td style="width: 40%; text-align: center;">Total</td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td>Fee 2</td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> <tr> <td>Fee 3</td> <td> </td> </tr> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> </table> | Fee 1 | Total | | | Fee 2 | | | | Fee 3 | | | |
| Fee 1 | Total | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 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

| | | |
|--------------------------|---------------------|-------------|
| | Benjamin C. MULLINS | 4-29-24 |
| Applicant Signature | Please Print | Date |
| _____ | Richard Perry | 4-29-24, SG |
| Phone Number | Email | Date Paid |
| _____ | Please Print | _____ |
| Property Owner Signature | Please Print | Date Paid |

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:

_____ 05/31/2024 _____ and _____ 06/14/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Ben Mullins

Date: 04/29/2024

File Number: 6-G-24-DP (0 Hardin Valley Rd)

- Sign posted by Staff
- Sign posted by Applicant