

## REZONING

9-J-25-RZ



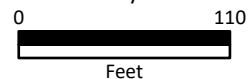
**From:** I-MU (Industrial Mixed-Use)

**To:** C-H-1 (Highway Commercial)

**Petitioner:** JM & J Leasing Knoxville, LLC

**Map No:** 94

**Jurisdiction:** City



**Original Print Date:** 8/1/2025

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



# Development Request

**Subdivision** ☐ Concept Plan\* ☐ Final Plat

**Zoning** ☒ Rezoning ☐ Plan Amendment\*

**Development** ☐ Development Plan\* ☐ Planned Development\* ☐ Use on Review / Special Use\* ☐ Hillside Protection COA\*

\*These application types require a [pre-application consultation](#) with Planning staff.

**JM & J Leasing Knoxville, LLC**

~~Jackson G. Kramer~~

Attorney for Applicant JM&J Leasing Knoxville, LLC

Applicant Name

Affiliation

July 28, 2025

September 11, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

9-J-25-RZ

## Correspondence

All correspondence will be directed to the approved contact listed below.

☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Jackson G. Kramer

Kramer Rayson LLP

Name

Company

P.O. Box 629

Knoxville

TN

37901-0629

Address

City

State

ZIP

(865) 525-5134

Phone

Email

## Current Property Info

Assetsix, LLC

1779 Kirby Parkway, Suite 10906, Memphis, TN 38138

(678) 756-6499

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2019 Middlebrook Pike, Knoxville, TN 37921

094JH-034

(Two Parcels -

N. Twenty-First Street, Knoxville, TN 37921

094JH-035

Parcels are Contiguous)

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

## Zoning Request

PENDING PLAT FILE NUMBER

☒ Zoning Change **C-H-1 for Both Parcels**  
Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change  
Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application Previous Rezoning Requests

☒ Other (specify) **See Attached Explanation**

## 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

(865) 525-5134

Phone Number  
Assetsix, LLC

☒ By:   
Property Owner Signature

Jackson G. Kramer, Attorney for Applicant  
JM&J Leasing Knoxville, LLC

Print Name / Affiliation

Date

July 28, 2025

Assetsix, LLC

☒ By: Joyce Price  
Please Print

07/28/2029, SG

Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1

0803

FEE 2

\$1,000.00

FEE 3

TOTAL

\$1,000.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

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.

**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.

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

08/29/2025

Date to be Posted

09/12/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Jackson G. Kramer

Applicant Name

Date

July 28, 2025