ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL P. ZYDEL
SHARON H. KIM
RICHARD E. GRAVES
REBEKAH P. HARBIN

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client-centric & committed to success

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ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

February 10, 2021

Knoxville-Knox County Planning
City-County Building
400 Main Street
Suite 403
Knoxville, TN 37902

Re: Agenda Item No. 7
Applicant: Hilton Capital Group
File No. 1-C-21-RZ; 1-E-21-PA; 1-E-21-SP

Dear Planning Commission:

I represent the Applicant, Hilton Capital Group, LLC. We are requesting a Sector and One-Year Plan Amendment from LDR to MDR/O with a rezoning from CN/AG to RN5. Staff is recommending a Sector Plan amendment to MDR with a rezoning to RN3. The purpose of the Applicant's request for MDR/O and RN5 is to allow a multi-family dwelling units on the portion of the property that is not currently zoned CN Neighborhood Commercial[1]. This would allow the development the flexibility in developing approximately 250 multi-family units on the 18.16 acres which is either outside the hillside protection area or within the 0 to 15% slope area (both of which allow 100% of density to be developed in those areas).

Attached as **Exhibit A** are the prior slides presented by Knoxville-Knox County Planning Staff at its January 12, 2021 Agenda Review. This information will help provide an overview of the application and the differences in RN5 and RN3.

RN5 Rezoning:

Attached as **Exhibit B** is a rough conceptual rendering of the property currently zoned Neighborhood Commercial on 2400 Merchants Road. Under the existing zoning ordinance, Neighborhood Commercial allows multi-family units (with a potential height of 45') as a permitted use in the C-N zone. This rendering, done by a professional architect taking into account the height limitations, setback limitations, and stormwater requirements in the zoning ordinance, estimates approximately 216 units can be currently developed on the portion of the

[1] The application is for three parcels which combine to form 39.3 acres. 2400 Merchants (Parcel ID 080JB024) is the largest parcel and is currently "split-zoned" with approximately 7 acres along Merchants Drive currently zoned C-N (Neighborhood Commercial).

property zoned Neighborhood Commercial without any further action from the Planning Commission, the Knoxville City Council, or the Board of Zoning Appeals. In short, this property can currently be developed now without any further approvals from Planning Commission or City Council. All it would need to do is obtain the requisite permits through City Plans, Development and Engineering.

That said, the Applicant does not want to limit its development to the current permitted uses of the C-N zone, rather the preference would be to remove the C-N zoning altogether (thereby eliminating the need to cluster multi-family development only on the current 7 acres[2]) and expand its multi-family development to the entire parcel[3] with the actual area of development limited to the portion of the property that is in between 0 and 15 % slopes. Per the Hillside Protection Plan, a development would be allowed to disturb 24.9 acres of the property; however, our intent would not be to disturb that much of the land. Rather, our development would be constrained to the 18.16 acres that is outside the hillside protection area per the slope analysis performed by staff. The balance of the property would remain undisturbed both in regard to its topography and existing vegetation.

By spreading out development from 7 acres to 18.16 acres, it would allow us to maintain and preserve as much of the existing landscaping as possible and to maintain the natural vegetation buffer on the property from the existing neighborhoods. Moreover, there have been conversations with both the Norwood Homeowner's Association and the Norwood Community Association, and as a liaison with Councilmember Charles Thomas, about potentially preserving the balance of the property as an "urban wilderness" type development with nature trails to the benefit of the developments residents as well to the public. The Applicant is open to those conversations.

MDR/O Sector Plan

The MDR/O Sector Plan is necessary for consideration of the RN5 Zoning.[4] There are multiple properties zoned RN5 in the immediate area, including the Willow Creek Apartments adjacent to the Property, the Clear Springs and North Park apartments to the northeast, and the Clear Ridge Apartments to the west. Here, the MDR/O is an appropriate consideration for the extension of a medium density RN5 development to the Property given the current existence of multi-family in the area, because the Property is located between two Parental Responsibility Zones (Norwood Elementary and Northwest Middle), and there is public transit along the front of the Property with a KAT two KAT bus stops along the front of the Property. Those factors, in

[2] 216 units on 7 acres would equate to an approximate density of 30.9 du/ac.

[3] 250 units on 39.3 acres would equate to an approximate density of 6.4 du/ac.

[4] MDR was an appropriate Sector Plan for R-3 zoning (under the prior zoning ordinance). Although the R-3 zoning is the prior equivalent to the current RN5 zone, in April 2020 City Council revised the Sector Plans to exclude RN5 from the allowable zones in the MDR Sector Plan. As such, there are currently several properties that are now zoned RN5 with MDR Sector Plan designations; however, new zones seeking RN5 must have either MDR/O or HDR.

addition to the ever increasing need for housing in Knoxville/Knox County (as evidenced by the recent article shared by Commissioner Larsen Jay relating to Knoxville being the seventh fastest city in the United States as far as growth) and statistics indicating that 52% of residents with the City of Knoxville are renters and not single-family homeowners, support the ever-increasing market for apartment living within the City of Knoxville. Additionally, RN5 is a natural transitional area from single-family residences to more commercial, office, and institutional uses of Property. As there is Institutional, Office and Commercial properties in the area, coupled with the growing need for multifamily residential properties in a walkable area along public transit, then the extension of MDR/O is appropriate in this area. There is also an opportunity to potentially widen Merchants Road along the frontage of this property and further encourage walkability by requiring sidewalks along the front of this development.

Neighborhood Outreach:

From the outset, the Applicant has been as transparent as possible in this process. This matter was postponed from last month's agenda so that additional information could be gathered and more time to meet with neighborhood representatives could be scheduled. Throughout this process I personally have had multiple conversations with both representatives of the Norwood Homeowner's Association and the separate Norwood Community Association. In additional to multiple texts, phone calls and e-mails, there have been three formal Zoom meetings with the applicant, neighbors, and members of City Council, each of which lasted approximately 1.5 hours or more, with neighbors to listen and address their concerns. Many of those conversations have led to revised thinking on how to approach the development, including taking into account preserving as much of the natural vegetation, potentially allowing for expansion of Merchants Road, and the exploration of creating nature trails or a micro urban wilderness on the balance of the Property. While the applicant may not be able to alleviate all concerns that are associated with infill development in an existing community, we have demonstrated a willingness to engage in an open dialogue with community, and that dialogue will continue through the design and development stages of this property.

Throughout these conversations, there have been concerns about possible traffic issues and potential school impact. While these types concerns would be raised regardless of what development is proposed, and whether that development required a zoning/plan amendment or not, they will need to be considered for this development to be successful.

Regarding potential school impact, staff's report estimated an impact on the local schools of approximately 90 students, grades K-12, in the RN3 zone. Since the Applicant is seeking multi-family and the RN5 zone, the neighborhood wanted to consider the potential impact on the schools from similar multi-family development. One of the neighborhood residents, Ms. Jordan Frye (an employee of Knox County Schools) was able to identify the number of students who are part of the Norwood community, that reside in market-rate apartments[5]. See E-mails and

[5] The information also contained information related to students who reside in low-income or subsidized multi-family apartments. This data indicates that there is less of an impact on schools from market-rate apartments than from subsidized apartment developments.

Spreadsheet from Ms. Frye attached hereto as **Exhibit C.** Per this information, there are approximately 458 market-rate apartment units in the area and those apartments contribute a total of 101 students. Applying those numbers to the proposed 250 market-rate apartments proposed on the property, the estimated student yield could be as low as 57 students. The applicant would submit that there would be a greater impact on both the schools and traffic if this property were developed into single-family residences, duplexes, or townhomes.

Traffic would be a concern regardless of the development; however, the walkability and access to public transit make this Property attractive for developers wishing to construct multi-family. The increased growth and tax-base in the community, as well as the opportunity to partner with the City on improvements along the Property's frontage, make this development a unique opportunity to potentially address and alleviate some of the current issues Norwood has experienced.

Development and Engineering:

Everyone acknowledges that this property has some very unique challenges and opportunity for development. Historically, this property used to be a Tennessee Marble mining operation, and there are topographical and kart geological considerations to be taken into account for the development of this property. The Applicant has purchased[6] this property demonstrating a commitment to moving forward and developing this property in some form or fashion in the future, whether that be through the preferred multi-family development at issue in the application or other options that are available to it. They have also performed preliminary geotechnical testing and feel comfortable that they will be able to develop this property safely and successfully in a manner that complies with all existing stormwater engineering requirements for the City of Knoxville.

The Applicant respectfully requests that you grant its application per its original submission and recommend to Knoxville City Council a Sector Plan Amendment/One Year Plan Amendment to MDR/O and a rezoning to RN5. If you have any questions, please feel free to call me.

Sincerely,

Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl
Enc.
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[6] It is a-typical for a developer to perform engineering and purchase property prior to obtaining their desired zoning. This demonstrates the applicant's current investment in the Property and the community and its dedication on developing the Property in a manner that makes the most sense for it and the neighborhood.

Knoxville-Knox County Planning Commission

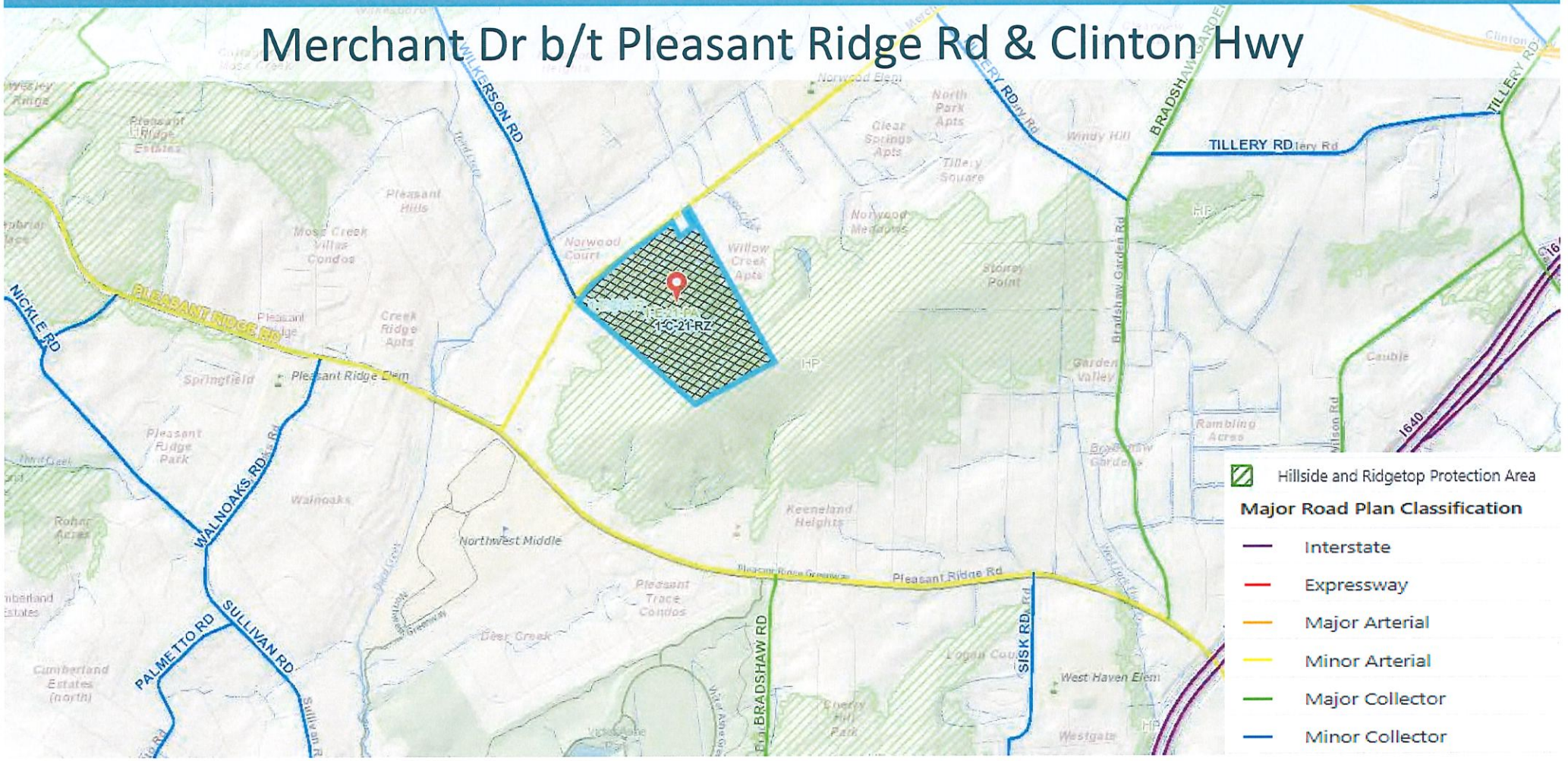
Agenda Review Meeting

1.11.2021

tabbies
EXHIBIT
A

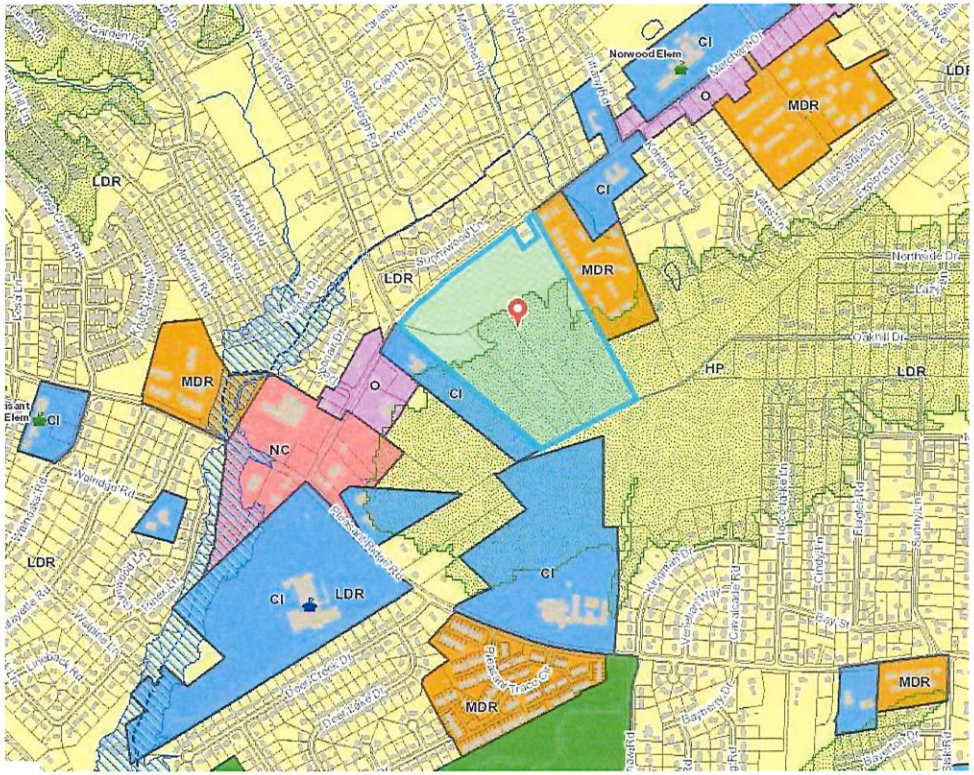
#15: 1-E-21-SP / 1-E-21-PA / 1-C-21-RZ

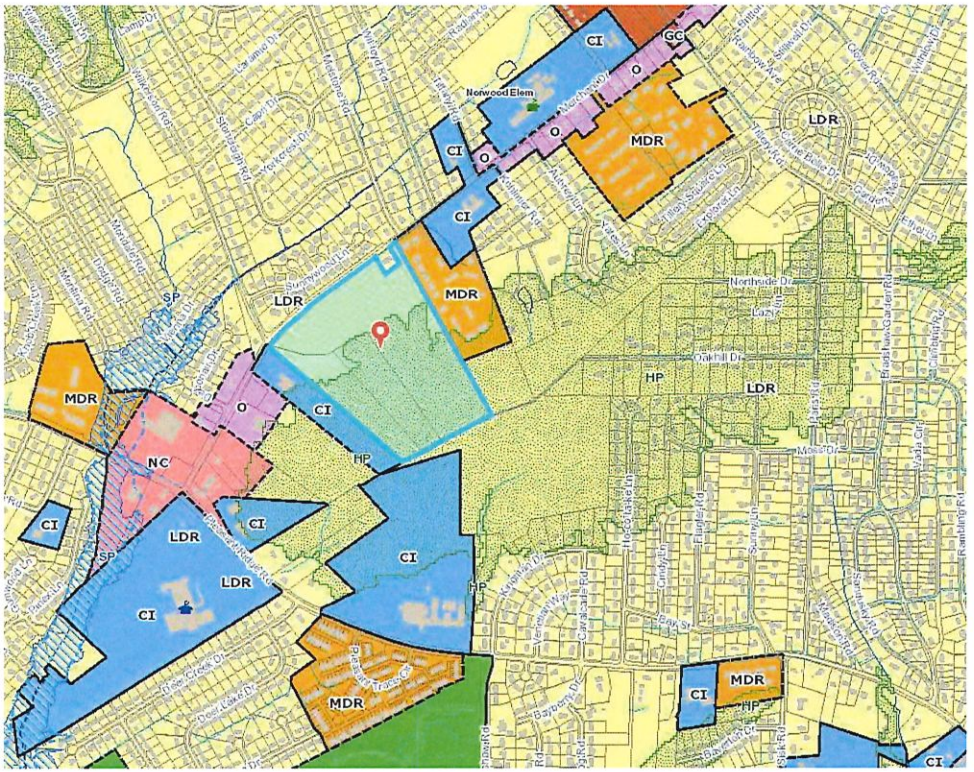
Merchant Dr b/t Pleasant Ridge Rd & Clinton Hwy



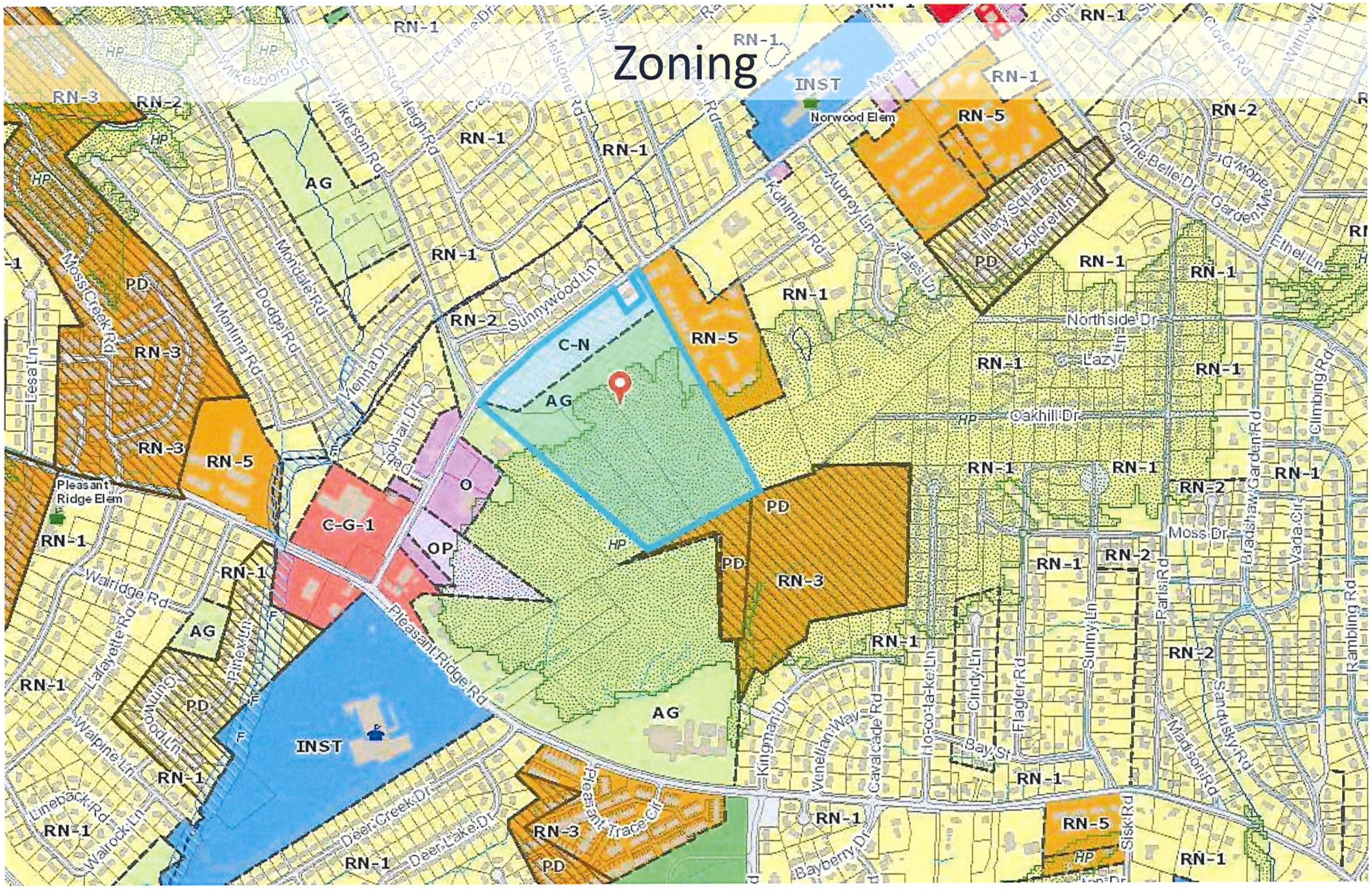
2020 Aerial with HP Overlay Zone

Sector Plan and One Year Plan Designation





Zoning


C-N
AG
RN-5
RN-1
RN-2
RN-3
PD
HP
O
OP
C-G-1
INST
Norwood Elem
Pleasant Ridge Elem
Pleasant Ridge Rd
Oakhill Dr
Northside Dr
Sunnywood Ln
Kohlmier Rd
Aubrey Ln
Yates Ln
Explorer Ln
Tillery Square Ln
Carrie Belle Dr
Merchant Dr
Wilkerson Rd
Stoneleigh Rd
Melstone Rd
Montdale Rd
Dodge Rd
Montina Rd
Moss Creek Rd
Vienna Dr
Walridge Rd
Lafayette Rd
Walpine Ln
Lineback Rd
Walrock Ln
Deer Creek Dr
Deer Lake Dr
Pleasant Trace Cir
Kingman Dr
Venetian Way
Cavalcade Rd
Bayberry Dr
Cindy Ln
Flagler Rd
Bay St
Sunny Ln
Paris Rd
Moss Dr
Madison Rd
Sandusky Rd
Bradshaw Garden Rd
Vada Cir
Climbing Rd
Rambling Rd
Sisk Rd
Ethel Ln
Clover Rd
Lesa Ln
Wilkesboro Ln

HP Overlay Zone: Slope Analysis

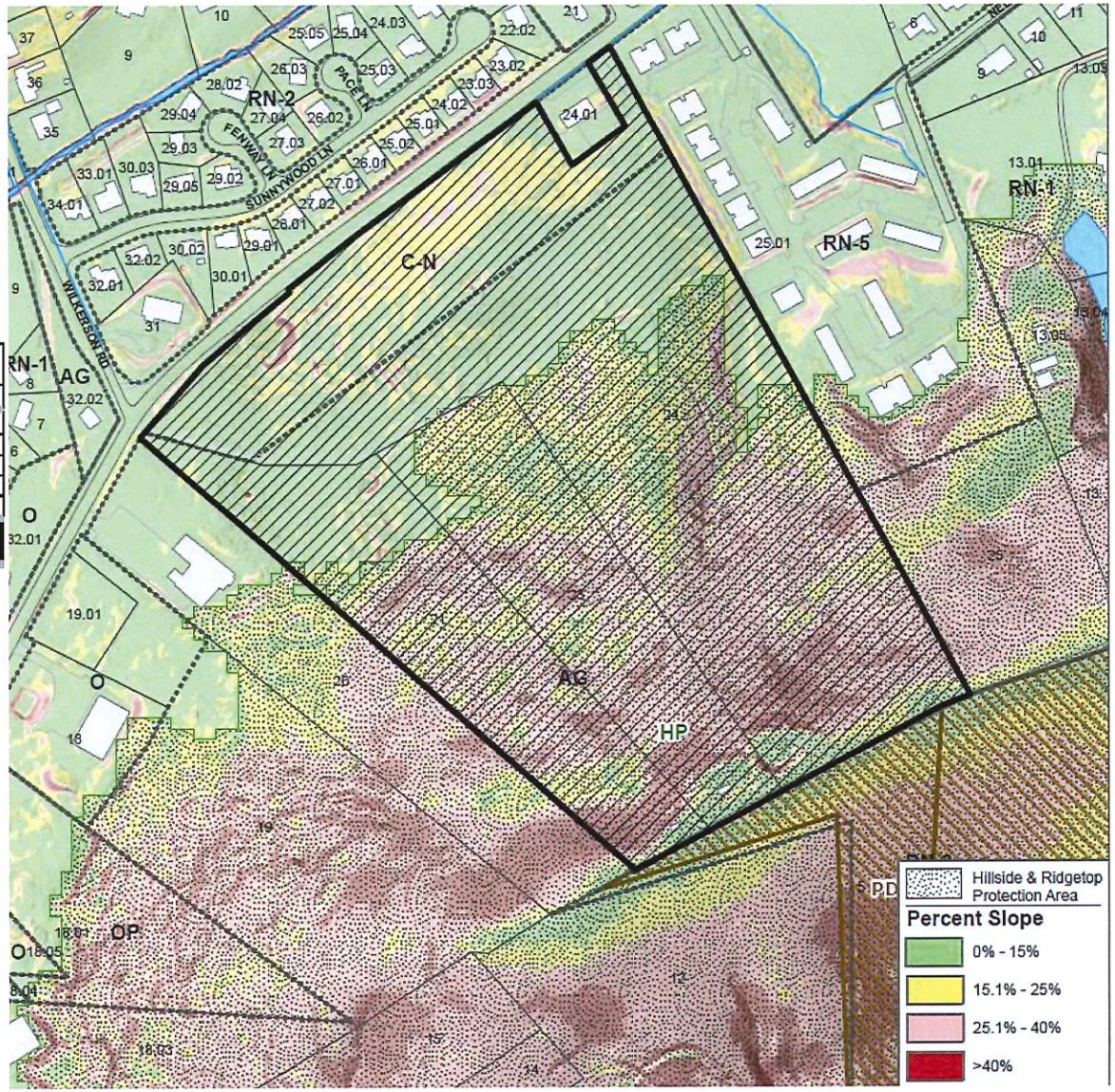
Slope Analysis

1-C-21-RZ / 1-E-21-PA / 1-E-21-SP

CATEGORY	ACRES	LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside (HP)	15.86	100%	15.86
0-15% Slope	3.08	100%	3.08
15-25% Slope	6.83	50%	3.41
25-40% Slope	11.31	20%	2.26
Greater than 40% Slope	2.90	10%	0.29
Subtotal: Sloped Land (Inside HP)	24.12		
Total	**39.98**		**24.907**

Site Total Area: 39.9 acres

Disturbance Maximum: 24.9 acres



Serviced by transit and sidewalks, within Parental Responsibility Zone for Northwest Middle and Norwood Elementary Schools

	APPLICANT REQUEST	STAFF RECOMMENDATION
ONE YEAR PLAN/SECTOR PLAN	MDR/O	MDR
REZONING	RN-5	RN-3
LAND DISTURBANCE MAXIMUM	24.9	24.9

Classification	Description	Location Criteria	Recommended Zoning By Growth Plan Area		One Year Plan Permitted Zones
			City	County	City
Medium Density Residential MDR	Such land uses are primarily residential at densities from 6 to 24 dwelling units per acre (city) and 5 to 12 dwelling units per acre (county). Attached houses, including townhouses and apartments are typical. Mobile home parks are another form of this land use.	• Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes • As transitional areas between commercial development and low density residential neighborhoods • Site with less than 15 percent slopes • Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks	RN-3, RN-4	Rural Area: N/A Planned Growth Boundary (PGB): PR 6 to 12 du/ac Urban Growth Boundary (UGB): PR 6 to 12 du/ac	RN- 3, RN-4
Medium Density Residential / Office MDR/O	Office and medium residential uses typically have similar development characteristics: scale of buildings, areas devoted to parking, yard spaces and location requirements (on arterials/ collectors). These uses 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.	• Near community activity centers, including uses such as schools and colleges, parks, and community commercial/office nodes • As transitional areas between commercial development and low density residential neighborhoods • Site with less than 15 percent slopes • Along or near corridors that are served by or proposed to be served by transit, with densities proposed to be above 12 dwelling units per acre and to be served by sidewalks	RN-3, RN-4, RN-5, RN-6, O	Rural Area: N/A Planned Growth Boundary (PGB): OB, PR 6 to 12 du/ac Urban Growth Boundary (UGB): OB, PR 6 to 12 du/ac	RN- 3, RN-4, RN-5, RN-6, O

	APPLICANT REQUEST	STAFF RECOMMENDATION
ONE YEAR PLAN/SECTOR PLAN	MDR/O	MDR
REZONING	**RN-5**	**RN-3**
LAND DISTURBANCE MAXIMUM	24.9	24.9

RN-5 General Residential Neighborhood Zoning District

The RN-5 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings. The RN-5 District may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods within the City, and more intensely developed residential or commercial areas. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

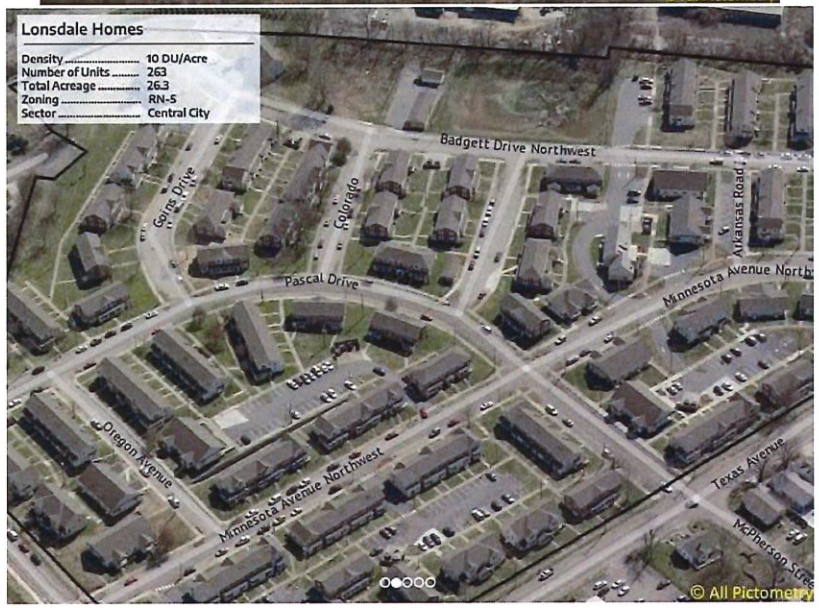
RN-3 General Residential Neighborhood Zoning District

The RN-3 General Residential Neighborhood Zoning District is intended to accommodate medium density residential neighborhoods in the City of Knoxville characterized by one and two-family homes. Townhouse dwellings may be allowed by special use approval to facilitate a more urban development form. Limited nonresidential uses that are compatible with the character of the district may also be permitted.

	APPLICANT REQUEST	STAFF RECOMMENDATION
ONE YEAR PLAN/SECTOR PLAN	MDR/O	MDR
REZONING	**RN-5**	**RN-3**
LAND DISTURBANCE MAXIMUM	24.9	24.9

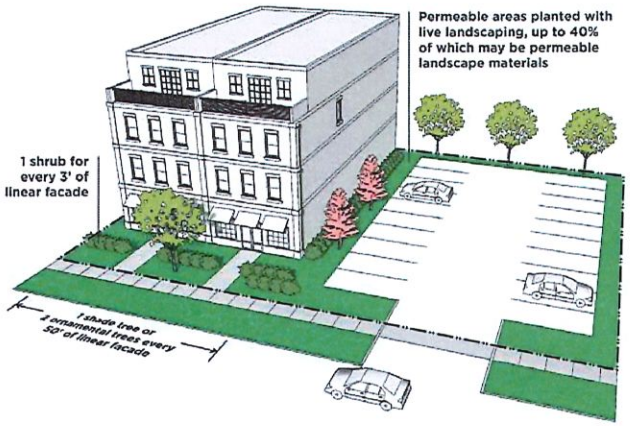
PRINCIPAL USE	EN	RN-1	RN-2	RN-3	RN-4	RN-5	RN-6	RN-7
Dwelling—Above the Ground Floor								
Dwelling—Manufactured Home	P	P	P	P	P	P	P	
Dwelling—Multi-Family					P,S	P	P	P
Dwelling—Townhouse				S	P,S	P	P	P
Dwelling—Single-Family	P	P	P	P	P	P	P	
Dwelling—Two-Family		S	S	P	P	P	P	

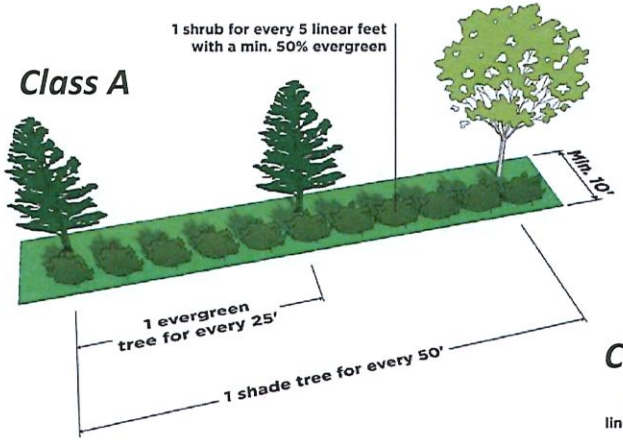
	RN-3	RN-5
Bulk		
Minimum Lot Area	SF: 5,000 sf 2F: 7,500 sf TH: 12,000 sf for 3 du, 3,000 sf each additional du Nonresidential: 10,000 sf	SF & 2F: 5,000 sf TH: 2,000 sf/du MF: 5,000 sf for 2 du + 1,450 sf per additional du Nonresidential: 10,000 sf
Maximum Lot Area	Not Specified	Not Specified
Minimum Lot Width	SF, 2F: 50' TH: 20'/du Nonresidential: 75'	SF & 2F: 50' TH: 20'/du MF: 60'
Maximum Building Height	35'	35'
Maximum Building Coverage	35% TH & Nonresidential: 50%	35% TH, MF, Nonresidential: 50%
Maximum Impervious Surface	45% TH & Nonresidential: 60%	45% TH, MF, Nonresidential: 60%
Setbacks		
Minimum Front Setback	10' or the average of blockface, whichever is less	25' or the average of blockface, whichever is less MF: 25'
Minimum Interior Side Setback	5' or 15% of lot width, whichever is less; in no case less than 15' combined Nonresidential: 20% of lot width	5' or 15% of lot width, whichever isless; in no case less than 15' combined MF & Nonresidential: 10'
Minimum Corner Side Setback	12' Nonresidential: 15'	12' MF & Nonresidential: 15'
Minimum Rear	25'	25'

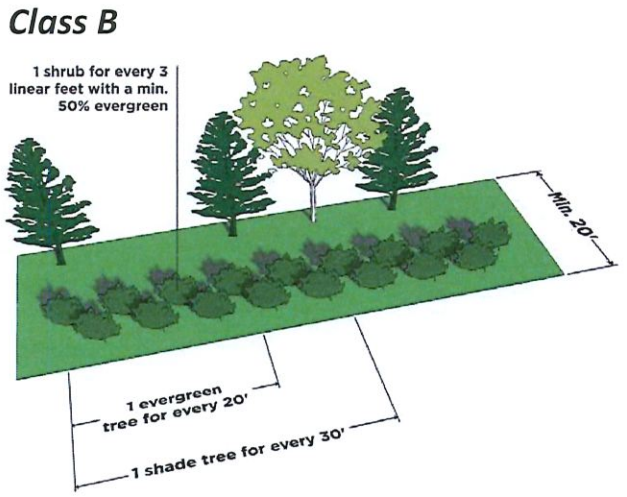


Other required standards

- Lighting Standards - Non-residential, Mixed Use, MF, and TH
- Landscape Design Standards - Non-residential, Mixed Use, MF, and TH
- Required Buffer Yards







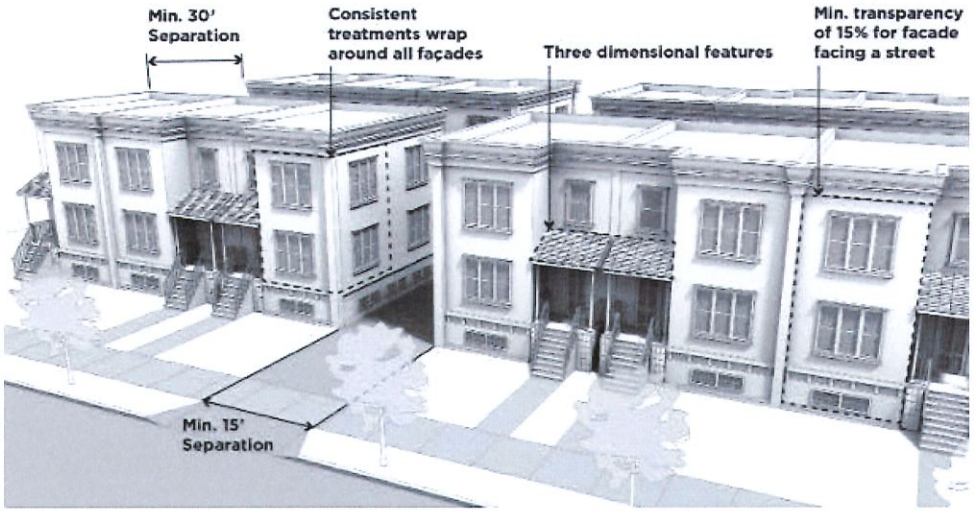
Development Type	Buffer Yard Class
Nonresidential use located within residential district	Class A Buffer
Nonresidential district abuts a residential district	Class B Buffer
Parking lot of a multi-family dwelling abutting a RN-3, RN-2, RN-1 or EN residential district	Class A Buffer
Per use standards (Article 9)	As determined in the standards of Article 9

Other required standards

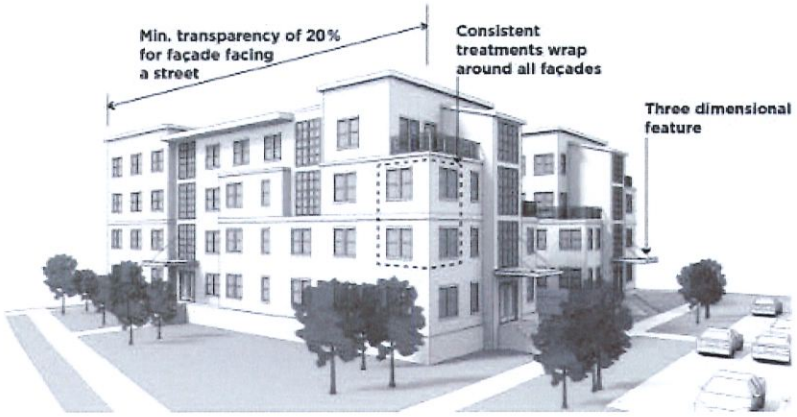
Principal Use Standards for Multi-family or Townhouses

- Façades
  - Materials and consistency
  - Articulation
  - Transparancy
  - Building seperations

DWELLING—TOWNHOUSE



DWELLING—MULTI-FAMILY



EXHIBIT

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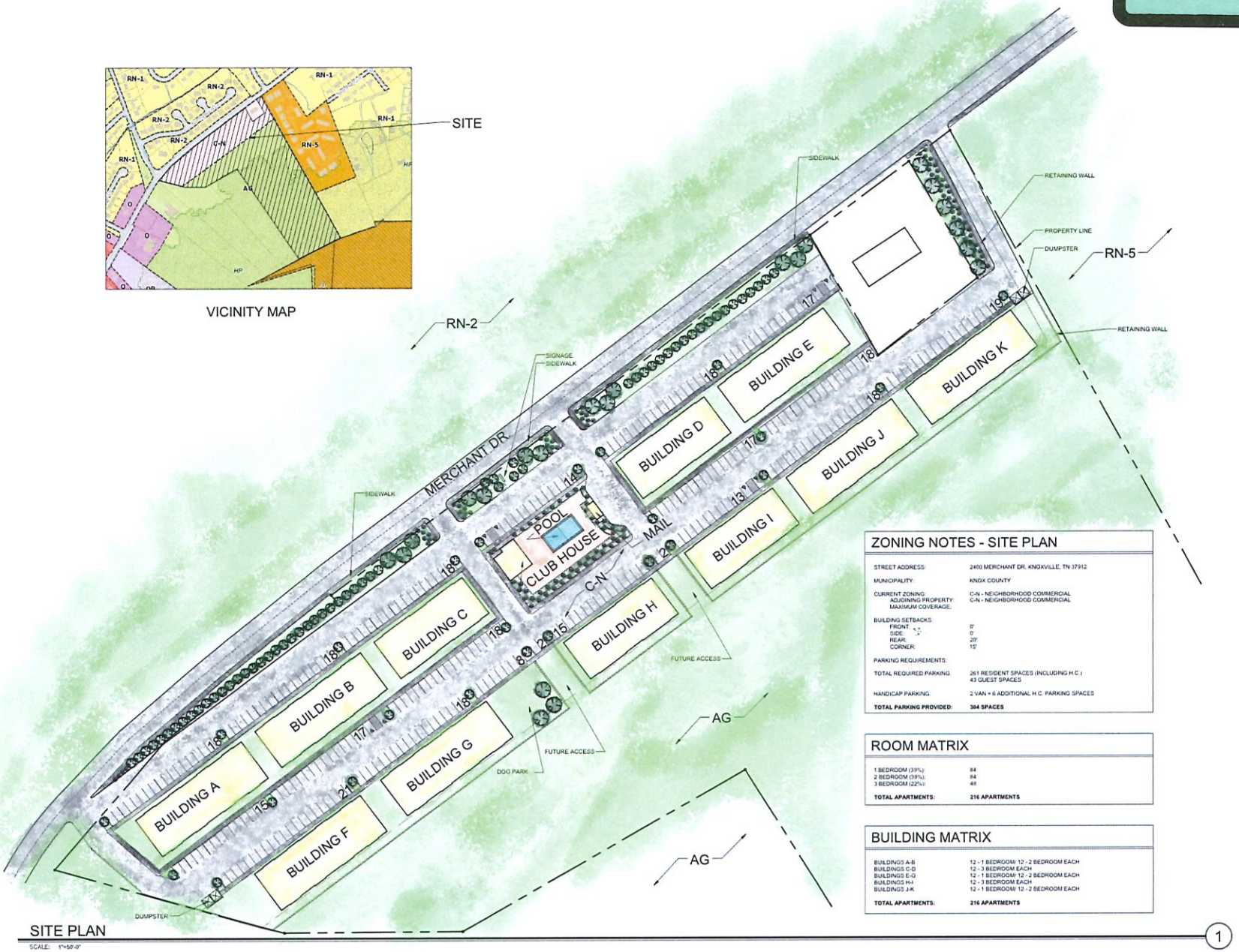
B

VICINITY MAP



SITE PLAN

SCALE: 1"=50'-0"

1

ZONING NOTES - SITE PLAN

STREET ADDRESS:	2400 MERCHANT DR, KNOXVILLE, TN 37912
MUNICIPALITY:	KNOX COUNTY
CURRENT ZONING:	C-N - NEIGHBORHOOD COMMERCIAL
ADJOINING PROPERTY:	C-N - NEIGHBORHOOD COMMERCIAL
MAXIMUM COVERAGE:	
BUILDING SETBACKS:	
FRONT:	0'
SIDE:	0'
REAR:	20'
CORNER:	15'
PARKING REQUIREMENTS:	
TOTAL REQUIRED PARKING:	261 RESIDENT SPACES (INCLUDING H.C.) 43 GUEST SPACES
HANDICAP PARKING:	2 VAN + 6 ADDITIONAL H.C. PARKING SPACES
TOTAL PARKING PROVIDED:	**304 SPACES**

ROOM MATRIX

1 BEDROOM (39%):	84
2 BEDROOM (39%):	84
3 BEDROOM (22%):	48
TOTAL APARTMENTS:	**216 APARTMENTS**

BUILDING MATRIX

BUILDINGS A-B	12 - 1 BEDROOM/ 12 - 2 BEDROOM EACH
BUILDINGS C-D	12 - 3 BEDROOM EACH
BUILDINGS E-G	12 - 1 BEDROOM/ 12 - 2 BEDROOM EACH
BUILDINGS H-I	12 - 3 BEDROOM EACH
BUILDINGS J-K	12 - 1 BEDROOM/ 12 - 2 BEDROOM EACH
TOTAL APARTMENTS:	**216 APARTMENTS**

randolph architecture
550 w main street
suite 725
knoxville, tn 37902
v: 865.357.3750
f: 865.357.3746

NOT FOR CONSTRUCTION

P2021_01

MULTI-FAMILY HOUSING PROPOSAL
2400 MERCHANT DR
KNOXVILLE, TENNESSEE 37912

Issue Date 01-22-2021

Drawn	Checked
HGB	RMR

Revisions

c1.01
site plan

Norwood/Northwest/Powell High Feeder Pattern
Students Living in Multi-family Housing

Market Rate Apartments	# Units
Knob Hill Apartments	80
North Park Apartments	120
Tanglewood Apartments	105
Willow Creek Apartments	133
TOTAL:	**438**

Subsidized Apartments	# Units
Cassell Ridge Apartments	140
Clear Springs Apartments	109
Elk Hill Apartments	72
Holston Ridge Apartments	72
Pine Ridge Apartments	125
TOTAL:	**518**

	Norwood Elementary	Northwest Middle School	Powell High School	TOTAL
# of students Market Rate	47	22	32	**101**
# of students Subsidized	134	48	52	**234**

Benjamin C. Mullins

From: Jordan Shields <jshields@knoxed.org>
Sent: Thursday, February 4, 2021 9:58 AM
To: Brad Hood; Debbie Phillips
Cc: Charity Elliott; cathomas@knoxvilletn.gov; Benjamin C. Mullins; Dan Lello; Seema Singh
Subject: Re: 2400 Merchants

All,

The capacity question for the schools is a tough one to answer. When I first started at Norwood, we have over 600 students enrolled. We now have about 480 students. Whenever the school population has risen, the district has installed more portables and increased our staffing. Norwood was built in the 1950s, and school just looks very different now in terms of students getting more specialized learning so the portables are still fully utilized at our current population. I know that Northwest's population has dropped over the last several years as well, but I can't answer the question of capacity. I have no idea about Powell High.

As far as Western Heights being a concern, there are currently 118 units vacant at Western Heights, and I think the plan is to move people into the vacant apartments as they do renovations. If they aren't able to move them to units within Western Heights, I know that they moved people to other KCDC properties when they did renovations at 5 Points. There are no KCDC properties in Norwood, and it would be highly unlikely for KCDC to move people into market rate housing because they just wouldn't be able to afford the rent.

I hope this is helpful information. Let me know if you have more questions.

Take care,

Jordan Frye Shields, LMSW
Site Coordinator
Norwood Community School
865-689-1460 ext. 8216 office
423-360-9191 mobile
jshields@KnoxEd.org
KnoxEd.org

COMMUNITY Schools
A Knox Education Foundation Initiative

From: Brad Hood <revbhood@gmail.com>
Date: Thursday, February 4, 2021 at 6:49 AM
To: Debbie Phillips <debphillips518@gmail.com>

Cc: Charity Elliott <outlook_EAB0852D6FF2B212@outlook.com>, "cathomas@knoxvilletn.gov" <cathomas@knoxvilletn.gov>, "Benjamin C. Mullins" <bmullins@fmsllp.com>, Dan Lello <dan@hilton-global.com>, Jordan Shields <jshields@knoxed.org>, Seema Singh <SSingh@knoxvilletn.gov>
Subject: Re: 2400 Merchants

Thank you Jordan for this information.
Debbie, Great questions. You are in a great position as a realtor to answer some of these concerns for our neighbors. How many families will be displaced at Western Heights? How many students go to Northwest from Western Heights? What is KCDC plan for these families? What was the impact on Norwood during Western Heights last renovation? I will be working to get some of these answers too today.
I want to make sure we move forward in these conversations with more facts and less fear. It is helpful for the community if we can give neighbors the right information so they can then participate in open discussion about issues in the community.
Brad.

On Wed, Feb 3, 2021 at 7:53 PM Debbie Phillips <debphillips518@gmail.com> wrote:

> Jordan,
> What is the capacity of Norwood, Northwest, and Powell?
> What is the current enrollment?
> Once Western Heights comes down and those people have to go somewhere, I assume some will go to the Merchants Rd development. Will that impact Norwood? I believe Western Heights is already zone for Northwest. I don't know what high school they are currently zoned for, but if they move to the Merchants Rd development, what will affect Powell High.
>
> Charity,
> As to subsidized housing, KCDC have lots of people and no housing. Then once Western Heights comes down to be rebuilt, those people are going to need subsidized housing. The apartments can not discriminate on the people that qualify for low income housing.
>
> On Wed, Feb 3, 2021 at 6:02 PM Charity Elliott <outlook_EAB0852D6FF2B212@outlook.com> wrote:
>
> > Thank you Jordan! It is somewhat reassuring, but it's still to be determined who management of the apartments will be and if section 8 vouchers will be accepted. I think those things might have an impact on that data. While the data shows that the numbers might not greatly impact our schools enrollment, it does not show the impact on the climate and culture of our schools and our community. This was the point I was trying to make at the meeting.
> >
> > According to some other information Jordan was able to share with me previously, 52% of students at Norwood Elementary School are economically disadvantaged. Students who live in poverty often struggle emotionally, mentally, socially, and behaviorally. Many also suffer from Trauma. It is hard to put into words and numbers the special circumstances we face each day. We already have challenges and hardships in our building and any slight disruption can drastically trigger some of our students, whether those disruptions are in the school or out in the community.
> >
> > Our children are vulnerable and our community is already struggling. I am afraid of what an apartment complex of this size (double any other complex in our area) will have on our families. I feel like it is a huge strain on an already fractured community.

I appreciate everyone's time and open communication through this process.

Sincerely,

Charity Elliott

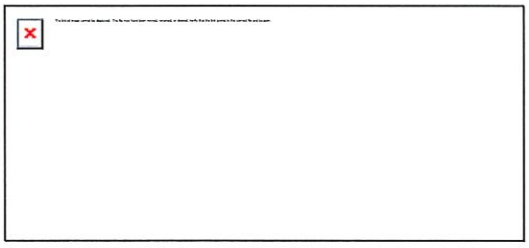
Sent from Mail for Windows 10

From: Benjamin C. Mullins
Sent: Wednesday, February 3, 2021 4:37 PM
To: Jordan Shields; charity_elliott@comcast.net
Cc: debphillips518@gmail.com; Brad Hood; Seema Singh; Dan Lello; Kevin Moeller
Subject: RE: 2400 Merchants

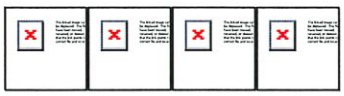
Jordan,

Thank-you for putting this information together. That is less than the 90 student-yield Planning Staff estimated on their initial rezoning report. I appreciate you looking at that and applying your background and knowledge to this issue.

Benjamin C. Mullins ***Attorney***



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902
phone: **865.546.9321** | ***fax:*** **865.637.5249** | ***email:*** **bmullins@fmsllp.com**



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From: Jordan Shields <jshields@knoxed.org>
Sent: Wednesday, February 3, 2021 4:27 PM
To: Benjamin C. Mullins <bmullins@fmsllp.com>; charity_elliott@comcast.net
Cc: debphillips518@gmail.com; Brad Hood <revbhood@gmail.com>; Seema Singh <SSingh@knoxvilletn.gov>
Subject: Re: 2400 Merchants

Hi all,

I hope you all are doing well. I wanted to follow-up with the data that I collected regarding the number of students enrolled at Norwood Elementary School, Northwest Middle School, and Powell High School that live in multi-family housing in the Norwood neighborhood. The spreadsheet that I attached includes the number of units of market rate apartment complexes and the number of subsidized rent apartment complexes. I categorized the complexes this way so that we could compare apples to apples. I also included the number of students we have enrolled at the three schools that would be impacted by the Merchant Drive development that live in market rate versus subsidized rent apartments.

Based on the information we have about students that are currently enrolled in these three schools, you could estimate that a 250 unit market rate apartment complex would generate 58 students across the elementary, middle, and high school.

I hope this is helpful. If you have any questions, please feel free to reach out to me via email or directly at 423-360-9191.

Take care,

Jordan Frye Shields, LMSW

Site Coordinator

Norwood Community School

865-689-1460 ext. 8216 office

423-360-9191 mobile

jshields@KnoxEd.org

KnoxEd.org

From: "Benjamin C. Mullins" <bmullins@fmsllp.com>
Date: Thursday, January 28, 2021 at 8:43 PM
To: "charity_elliott@comcast.net" <charity_elliott@comcast.net>, Jordan Shields <jshields@knoxed.org>
Cc: "debphillips518@gmail.com" <debphillips518@gmail.com>
Subject: 2400 Merchants

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Thank you for participating in the meeting. Great questions. If you could share some of the student information with me it will help me compare it to the information that I've seen referenced by planning staff in the past.

Have a good evening!

Benjamin C. Mullins ***Attorney***

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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

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