



KNOX COUNTY

BOARD OF ZONING AND APPEALS

Curtis Brown, Sr
Jonathan Repass
Doug Lloyd
Garrett Holt
Cecil Anderson

1st District
2nd District
3rd District
4th District
5th District

Terri Kerr
Sherri Garrett
Rebecca Longmire
Paul Huff

6th District, Chairman
7th District
8th District, Co-Chairman
9th District

AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, September 27, 2023, AT 1:30 P.M. IN THE **MAIN ASSEMBLY ROOM** OF THE CITY-COUNTY BUILDING, 400 MAIN STREET. THE BOARD WILL MEET FOR AGENDA REVIEW AT NOON **IN ROOM 640, 6TH FLOOR PRIOR TO THE REGULAR SESSION.**

1. ROLL CALL:
2. PLEDGE ALLEGIANCE TO THE FLAG:
3. APPROVAL OF MINUTES FROM PREVIOUS MEETING:
4. REQUESTS:
5. DEFERRED:

REQUESTS:

- 4a. Request of **David Hensley Jr** for variance of the Knox County Board of Zoning Appeals to extend the current Commercial (CA) zone boundary 100 feet. The property is located at **6412 Maynardville Pike. CLT Map 048, Group EB, Parcel 018.** Property is zoned **CA/RB.** (Commission District 7)
- 4b. Request of **Daniel Neal** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .96 acre. The property is located at **2855 Grove Road. CLT Map 042, Parcel 150.** Property is zoned **AG.** (Commission District 8)
- 4c. Request of **Christina Boulter** for variance of the Knox County Board of Zoning Appeals for waiver to increase maximum accessory structure height from 18 feet to 23 feet. The property is located at **8559 Pedigo Road. CLT Map 027, Parcel 09006.** Property is zoned **RA.** (Commission District 7)

- 4d. Request of **Kelsy Henderson** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 15 feet to 10 feet. The property is located at **1723 Wood Song Lane. CLT Map 084, Group FB, Parcel 008**. Property is zoned **PR**.
(Commission District 8)
- 4e. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11037 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 012**. Property is zoned **PR/TO**.
(Commission District 6)
- 4f. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11041 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 013**. Property is zoned **PR/TO**.
(Commission District 6)
- 4g. Request of **Ryan Hickey/Ball Homes** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 15 feet. The property is located at **11045 Hunters Knoll Lane. CLT Map 103, Group FB, Parcel 014**. Property is zoned **PR/TO**.
(Commission District 6)
- 4h. Request of **Wesley and Taylor Hicks** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 35 feet to 14 feet. The property is located at **7506 Gibbs Road. CLT Map 012, Parcel 08703**. Property is zoned **AG**.
(Commission District 8)

DEFERRED:

- 5a. Request of **Kyle Ward** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 22 feet to 15 feet and waiver of left side yard setback from 5 feet to 2 feet. The property is located at **2014 Craggy Rock Way. CLT Map 104, Group IA, Parcel 01705**. Property is zoned **PR/TO**.
(Commission District 3) ***WITHDRAWN***



4a.

ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: 23-Z0035

Application Date: 8/30/2023

Meeting Date: Wednesday, September 27, 2023 1:30 PM

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: request for the current CA zone to be extended 100 feet.

Regulation: 3.11.05 Section:

Reason: I am respectfully asking the board for relief from current zoning code by allowing a 100 foot zone extension. The extension will allow for future development on the property to be on a more level section of the property.

Property Address: 6412 MAYNARDVILLE PIKE KNOXVILLE, TN 37918

Subdivision:

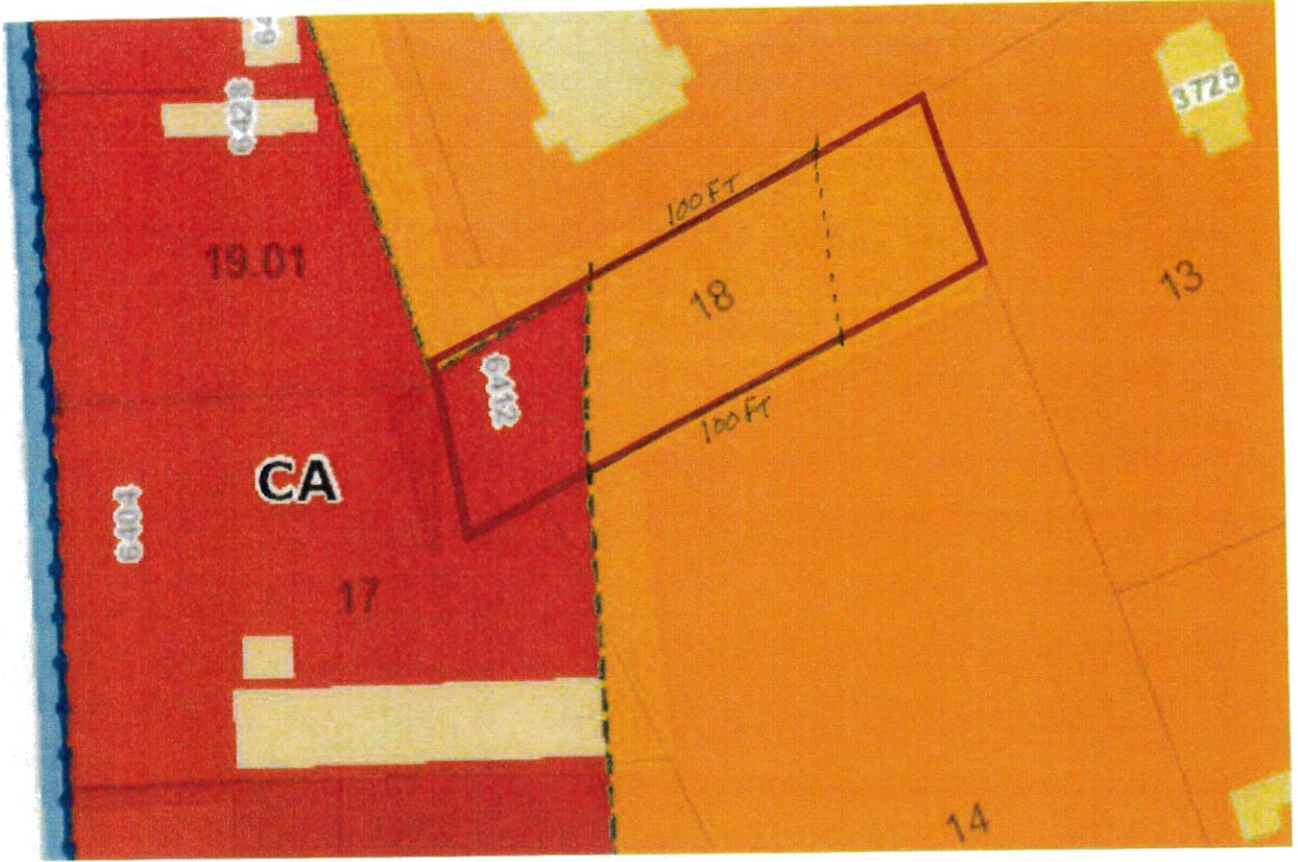
Zone:	CA/RB	Lot Size:	0.34 ac	Lot:
CLT Map:	48	Group:	EB	Parcel:

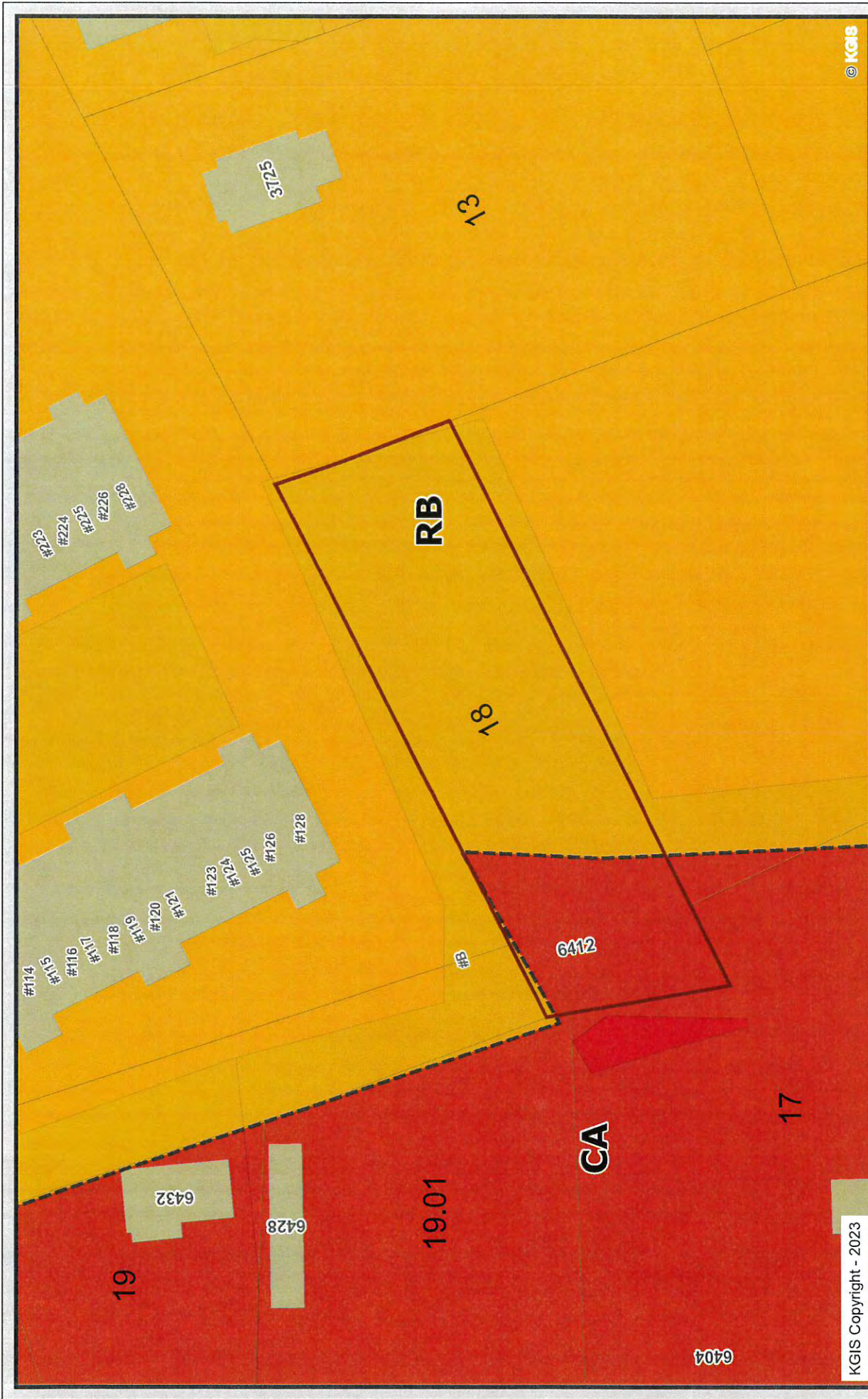
Applicant: DAVID HENSLEY JR
 Address: 6412 MAYNARDVILLE PIKE
 City, State, Zip: KNOXVILLE 37918
 Telephone: (865) 617-9525

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: DAVID HENSLEY JR	Signature:	Date: 9-18-2023
Codes: Kim Jarnagin	Signature:	Date: 8-30-2023

Ma

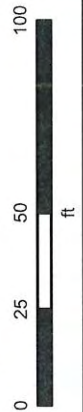




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6412 Maynardville Pk

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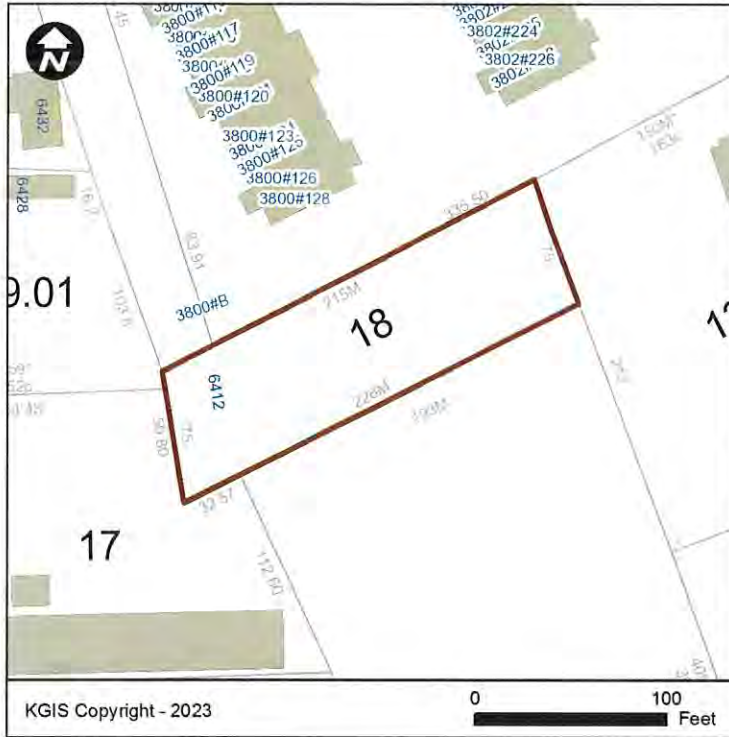


Knoxville - Knox County - KUB Geographic Information System

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Parcel 048EB018 - Property Map and Details Report



Property Information

Parcel ID:	048EB018
Location Address:	6412 MAYNARDVILLE PIKE
CLT Map:	48
Insert:	E
Group:	B
Condo Letter:	
Parcel:	18
Parcel Type:	NORMAL
District:	E6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20150617 - 0069457
Deed Type:	Deed:Deed
Deed Date:	6/17/2015

Address Information

Site Address: 6412 MAYNARDVILLE PIKE
KNOXVILLE - 37918

Address Type: BUSINESS

Site Name: HENAGAR REMODELING

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

HENSLEY DAVID A JR & LONG JUSTIN L
6428 MAYNARDVILLE PIKE
KNOXVILLE TN 37918

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

Other Information

Census Tract: 62.03

Planning Sector: North County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 61E

Voting Location: Halls High School
4321 E EMORY RD

TN State House: 16

TN State Senate: 6

County Commission: 7 Rhonda Lee
(at large seat 10) Larsen Jay
(at large seat 11) Kim Frazier

School Board: 7 Steve Triplett

School Zones

Elementary: ADRIAN BURNETT ELEMENTARY

Intermediate:

Middle: HALLS MIDDLE

High: HALLS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

08/30/2023

District	Map	Insert	Group	Parcel	Ward	Property Location				
E6	48	E	B	18		6412 MAYNARDVILLE PIKE				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
				-	-	-	75 X 226M X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
STOUT ELMER R				1/30/1947	1043	43		9041 OLD MAYNARDVILLE PIKE KNOXVILLE TN 37938		
				10/19/1949	1043	41				
STOUT KENNETH & DONNIE & PENNY				1/30/2004	20040401	0090627		2409 JEFFERSON AVE KNOXVILLE TN 37917		
				1/30/2004	20040401	0090628				
HENSLEY DAVID A JR & LONG JUSTIN L				6/12/2015	20150617	0069457	\$ 62,500	6428 MAYNARDVILLE PIKE KNOXVILLE TN 37918		

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

3.11.05 Boundaries.

The board may allow the extension of a zone where the boundary line thereof divides a lot in one (1) ownership at the time of passage of this resolution, but such extension shall not exceed one hundred (100) feet.



ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: **23-Z0036**
Application Date: **9/18/2023**
Meeting Date: **Wednesday, September 27, 2023 1:30 PM**

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: **Waiver of lot intensity from 1 acre to .96 acre and waiver of lot intensity from 1 acre to .74.**
Regulation: **5.22.04** Section: **E.1a.**
Reason: **The original 2 acre lot size was reduced by the road right-of-way. Subdividing parcel for existing single family dwellings at 2855 & 2901 Grove Road.**

Property Address: **2855 GROVE RD MASCOT, TN 37806**
Subdivision:
Zone: **AG** Lot Size: **2.00 ac** Lot:
CLT Map: **042** Group: Parcel: **150**

Applicant: **Daniel Neil**
Address: **2855 GROVE RD**
City, State, Zip: **KNOXVILLE 37806**
Telephone: **865-660-9640**

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: **Daniel Neal** Signature: *Dan C. Neal* Date: **9/18/23**
Codes: **Kim Jarnagin** Signature: *Kim Jarnagin* Date: **9/11/2023**

TS HARN (2010.00)
 State of Tennessee
 Date of Survey: 8/4/2023
 Publication: NAVD83 (TN HARN)
 Datum/Epoch: NAVD83 (TN HARN)
 GPS Elevation: 260.767
 LATE: 36.083016° N
 LONG: 83.736323° W
 Geoid Model: G018a7 (GEOID99)
 Vertical Datum: NAVD83 (TN HARN)
 Relative Positional Accuracy: $± 0.1$
 GPS Scale Factor: 1.00000000000000
 EPS Scale Factor: 1.00000000000000
 E: 0.07181888

ROBERSON, DAVID JR.
 DEED INSTR: 2020021040062281

NEAL DANIEL & LASHEA NEAL, SIZED
 DEED INSTR: 20160804-0008357
 PLAT MAP D-73-A

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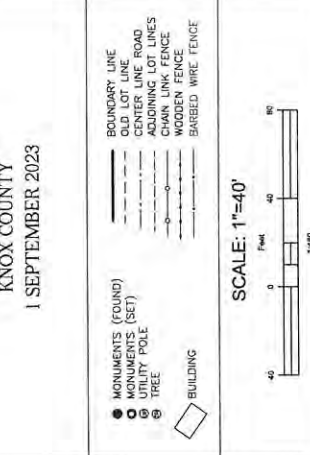
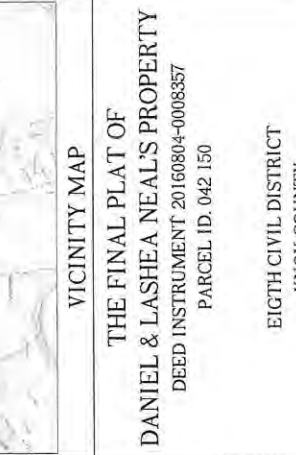
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 DEED INSTR: 20160804-0008357
 PLAT MAP D-73-A



VICINITY MAP
 THE FINAL PLAT OF
 DANIEL & LASHEA NEAL'S PROPERTY
 DEED INSTRUMENT 20160804-0008357
 PARCEL ID: 042 150
 EIGHTH CIVIL DISTRICT
 KNOX COUNTY
 1 SEPTEMBER 2023



NOTES:
 1. Property Address: 2901 Grove, Ed. Masco, TN 37806
 2. Zoned A - Agricultural
 3. Setback per required zoning
 4. These required utility and drainage easements shall be ten (10) feet in width, inside all exterior lot lines adjoining streets and private right-of-way, including previously approved Joint Permanent Easements (JPEs). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines east on the inside of all other exterior lot lines.
 5. Side lot lines shall be ten (10) feet in width on the inside of all other exterior lot lines.
 6. Signs for the property shall remain clear of the view of oncoming traffic.
 7. Zone "X" per REEMA Map 47993C0178F, effective date: 5/02/2007
 8. This survey was done in accordance to the State of Tennessee Minimum Standards of Practice.
 9. All set pins consist of 1/4 rebar.

County - Release of Easements
 County: Knox
 The following parties hereby consent to the release of easements shown on this plat, the release of easements shall be limited to the utility and drainage easements shown on the original lot lines contained by this plat.
 The following parties do not release any rights that may have accrued for their use and enjoyment of the property shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be the responsibility of the party that installed the facility.
 Signature: _____ Date: _____
 Title: _____
 Signature: _____ Date: _____
 Title: _____
 Signature: _____ Date: _____
 Title: _____
 Signature: _____ Date: _____
 Title: _____

Owner Certification on Release of Easement
 I, (we) the undersigned owner(s) of the property shown herein understand the easements shown on this plat and certify that the release of the above easements is voluntary and that there are no other claims or interests in the property shown on this plat being affected by this plat before signing or constructing any building or structure.
 Owner(s) Name: _____
 Signature(s): _____
 Date: _____

Certificate of Ownership and General Dedication
 I, (we), the undersigned owner(s) of the property shown herein, hereby adopt this as a final plat of subdivision and dedicate the interest in the public use of the property shown herein to the State of Tennessee as shown in the plat and hereby certify that I (we, us, we) the owner(s) in the name of the property shown herein (we, us, we) have an undivided right in fee simple in the property shown herein and that the property shown herein is not subject to any other claims or interests in the property shown herein.
 Daniel Neal Signature: _____ Date: _____
 Lashae Neal Signature: _____ Date: _____
 State of Tennessee County of _____ City of _____
 My Commission expires _____
 My Commission expires _____
 My Commission expires _____

Certificate of Approval of Subsurface Sewerage Disposal System
 This plat is to be used in conjunction with the Subsurface Sewerage Disposal System plat and this is to be used in conjunction with the Subsurface Sewerage Disposal System plat and this is to be used in conjunction with the Subsurface Sewerage Disposal System plat.
 State of Tennessee County of _____ City of _____
 My Commission expires _____

Certificate of Public Water System - Minor Subdivision
 This is to certify that the subdivision shown herein is approved, subject to the installation of a public water system, and that each installation shall be in accordance with the rules and regulations of the State of Tennessee and the rules and regulations of the State of Tennessee.
 State of Tennessee County of _____ City of _____
 My Commission expires _____

Authorized Signature for Utility
 I, the undersigned, hereby certify that I am the duly authorized representative of the utility shown herein and that I am responsible for the installation of the utility shown herein and that I am responsible for the installation of the utility shown herein.
 Signature: _____ Date: _____
 Title: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the rules of the Planning Commission, and the rules of the Planning Commission, and the rules of the Planning Commission, and the rules of the Planning Commission.
 Signature: _____ Date: _____
 Title: _____

This is to certify that all property areas and easements due on this property have been paid.
 City Tax Clerk: _____ Date: _____
 Signature: _____
 Knox County Treasurer: _____ Date: _____

zoning district in which the land being subdivided is located shall be shown on the zoning map of the Planning Commission at the time of this plat.
 Signature: _____ Date: _____
 Title: _____

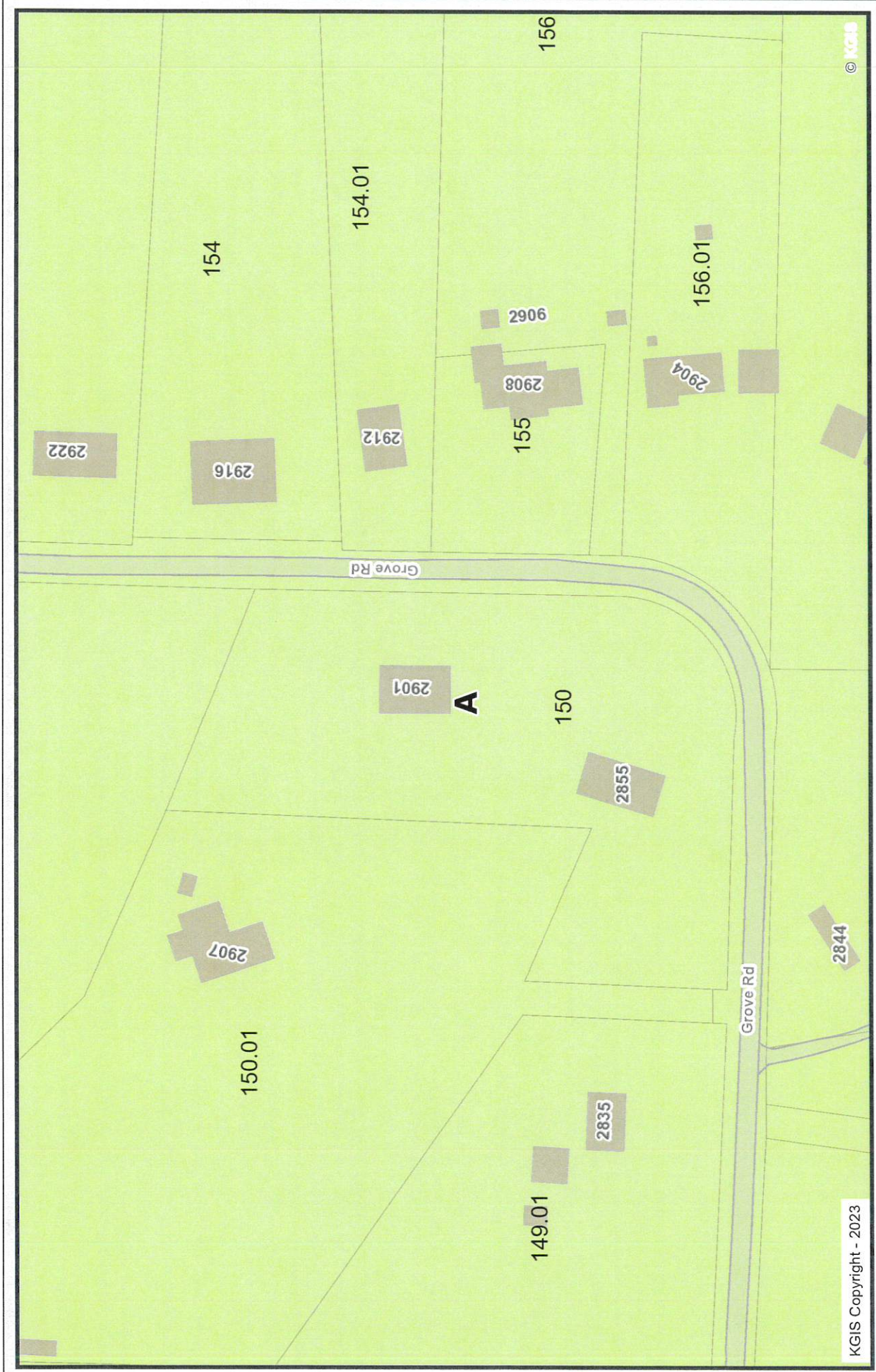
zoning shown on Official Map
 Signature: _____ Date: _____
 Title: _____

Planning Staff Certification of Approval for Recording, Final Plat
 This is to certify that the plat shown herein conforms to the rules and regulations of the Planning Commission and the rules of the Planning Commission, and the rules of the Planning Commission, and the rules of the Planning Commission.
 Signature: _____ Date: _____
 Title: _____

Certificate of Survey Accuracy
 I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown on this plat and that the boundaries shown on this plat were determined from a true and accurate survey of the property shown on this plat.
 Signature: _____ Date: _____
 Title: _____

Certification of Plat Map - All Indicated Markings, Measurements and Benchmarks.
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, measurements and calculations were made in accordance with the rules and regulations of the State of Tennessee and the rules of the State of Tennessee.
 Signature: _____ Date: _____
 Title: _____

FOR REVIEW ONLY
 JOHN SCOTT STANLEY
 LAND SURVEYOR
 2901 GROVE ROAD
 MASCO, TN 37806
 (865) 675-0175



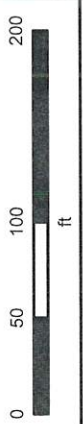
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2855 Grove Road

Knoxville - Knox County - KUB Geographic Information System

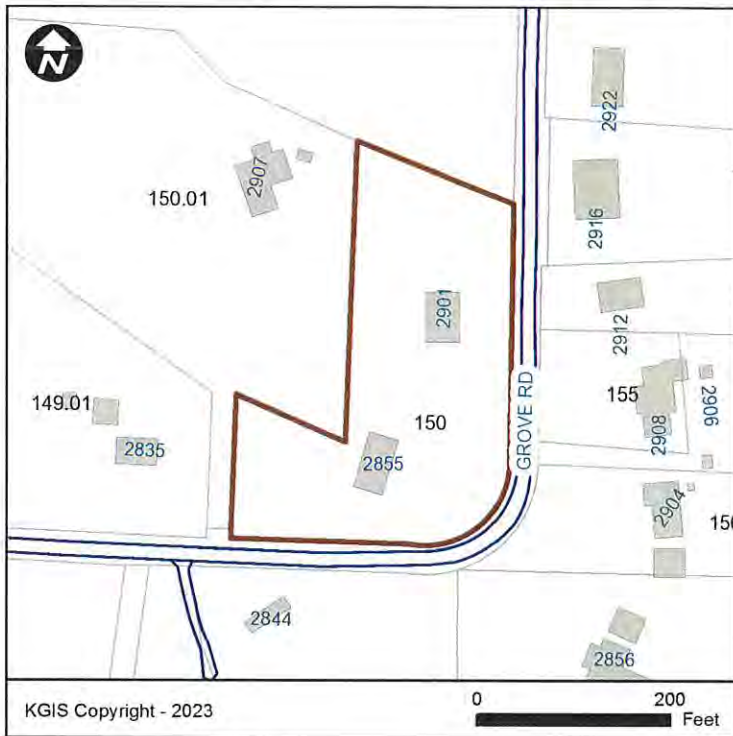


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Parcel 042 150 - Property Map and Details Report



Property Information

Parcel ID:	042 150
Location Address:	2901 GROVE RD
CLT Map:	42
Insert:	
Group:	
Condo Letter:	
Parcel:	150
Parcel Type:	NORMAL
District:	N8
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	2
Recorded Plat:	-
Recorded Deed:	20160804 - 0008357
Deed Type:	Deed:Deed
Deed Date:	8/4/2016

Address Information

Site Address: 2901 GROVE RD
MASCOT - 37806

Address Type: DWELLING, SINGLE-FAMILY

Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

NEAL DANIEL & NEAL LASHEA
2901 GROVE RD
MASCOT TN 37806

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Other Information

Census Tract: 65.02
Planning Sector: Northeast County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 85
Voting Location: East Knoxville Elementary School
9315 RUTLEDGE PIKE

TN State House: 19
TN State Senate: 6

County Commission: 8 Richie Beeler
(at large seat 10) Larsen Jay
(at large seat 11) Kim Frazier

School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: EAST KNOX COUNTY ELEMENTARY
Intermediate:
Middle: CARTER MIDDLE
High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/11/2023

District	Map	Insert	Group	Parcel	Ward	Property Location		
N8	42			150		2901 GROVE RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
				-	-	-		0.00 - A.C. Deeded
								2.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
COLLINS EARL E & THELMA M		12/20/1966	1340	964		3292 THOMPSON BRIDGE RD #258 GAINESVILLE GA 30506		
WALKER JOSHUA T		7/25/2013	20130729	0006991	\$ 70,000	1603 WASHINGTON AVE KNOXVILLE TN 37917		
SIMMONS JOHN & SIMMONS TRICIA		5/23/2014	20140527	0066755	\$ 142,000	2901 GROVE RD MASCOT TN 37806		
NEAL DANIEL & NEAL LASHEA		7/29/2016	20160804	0008357	\$ 158,000	2901 GROVE RD MASCOT TN 37806		

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

5.22.04 Area Regulations.

E. Intensity of use.

For residential development, there shall be a lot area of not less than one (1) acre per dwelling, as follows:

- a.** For each house or mobile home, and buildings accessory thereto, there shall be a minimum lot area of not less than one (1) acre.



4c.

ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: **23-Z0037**

Application Date: **9/11/2023**

Meeting Date: **Wednesday, September 27, 2023 1:30 PM**

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: **Waiver to increase maximum accessory structure height from 18 feet to 23 feet.**

Regulation: **5.22.05** Section:

Reason: **The structure height meets the code prescriptively at 18 feet, but measured from grade, there is a variation of about 5 feet where the grade slopes away at the rear of the structure. The topography is steep and varied throughout the site, such that there is no place to locate the structure where it will meet height requirements.**

Property Address: **8559 PEDIGO RD POWELL, TN 37849**

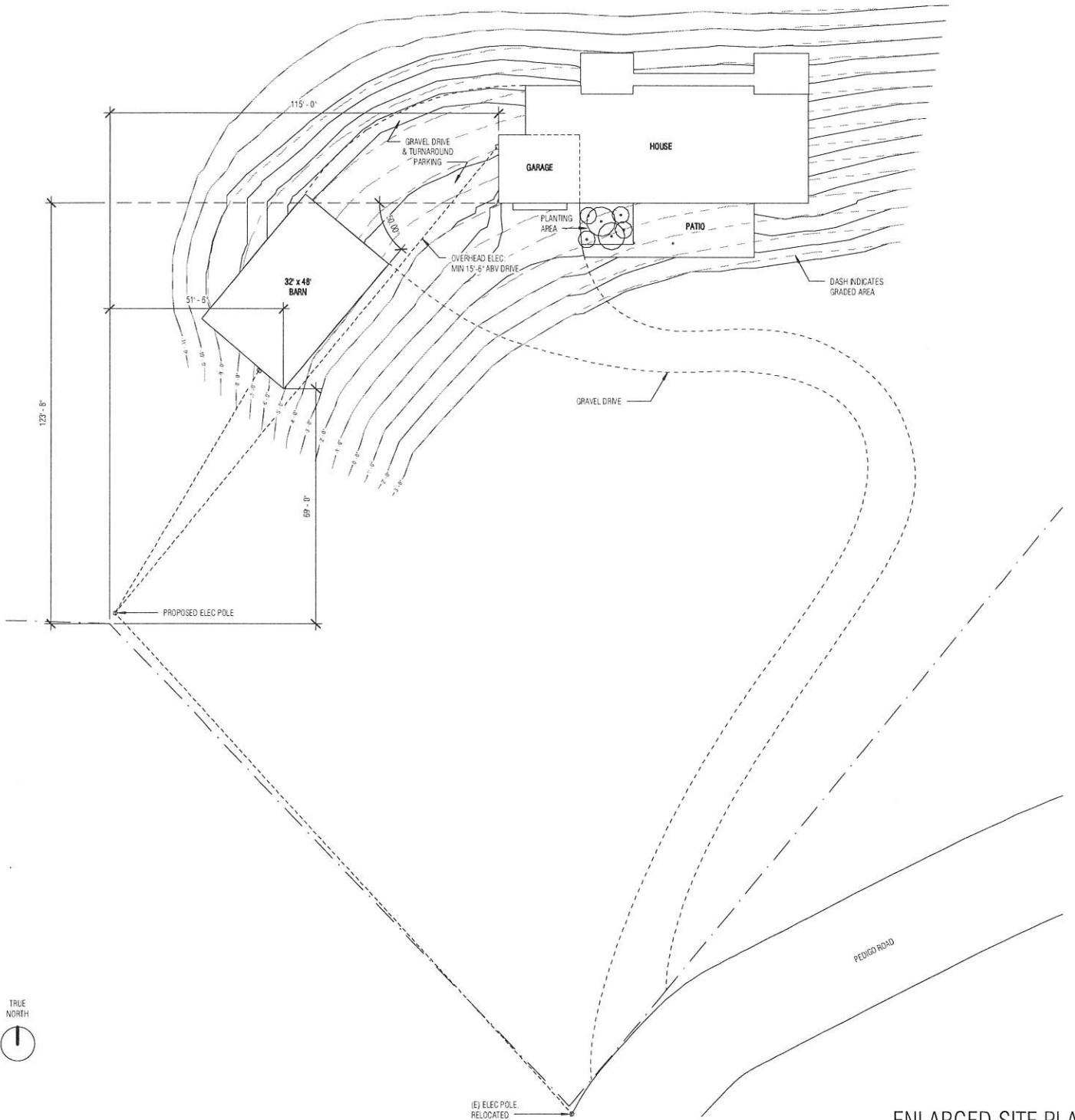
Subdivision:

Zone: **AG** Lot Size: **6.57 ac** Lot:
CLT Map: **27** Group: Parcel: **027 09006**

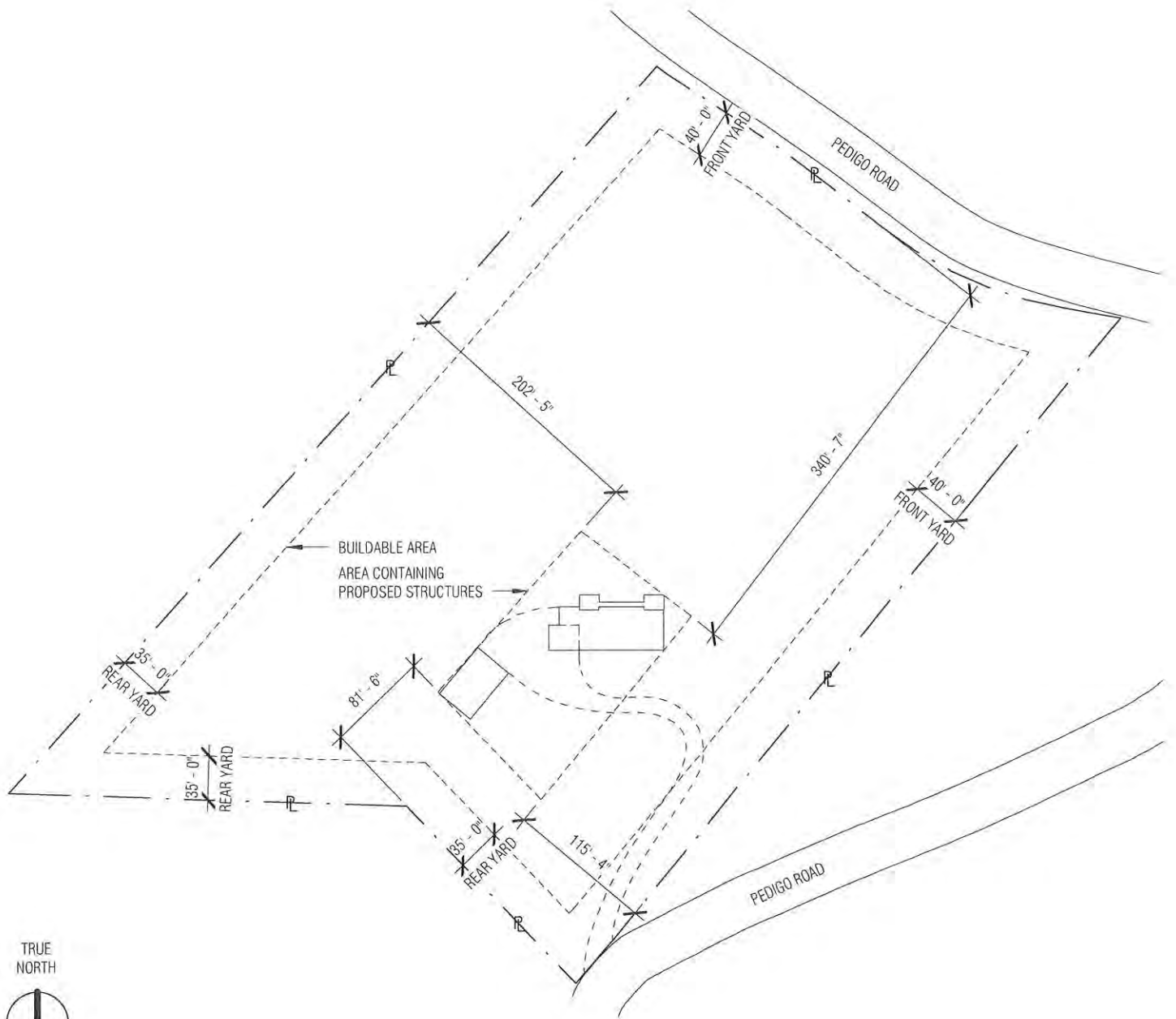
Applicant: **Christina Bouler**
Address: **8559 PEDIGO RD**
City, State, Zip: **KNOXVILLE 37849**
Telephone: **+1 (865) 686-2408**

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: CHRISTINA BOULER Signature: *Christina Bouler* Date: 9-13-2023
Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 9-11-2023

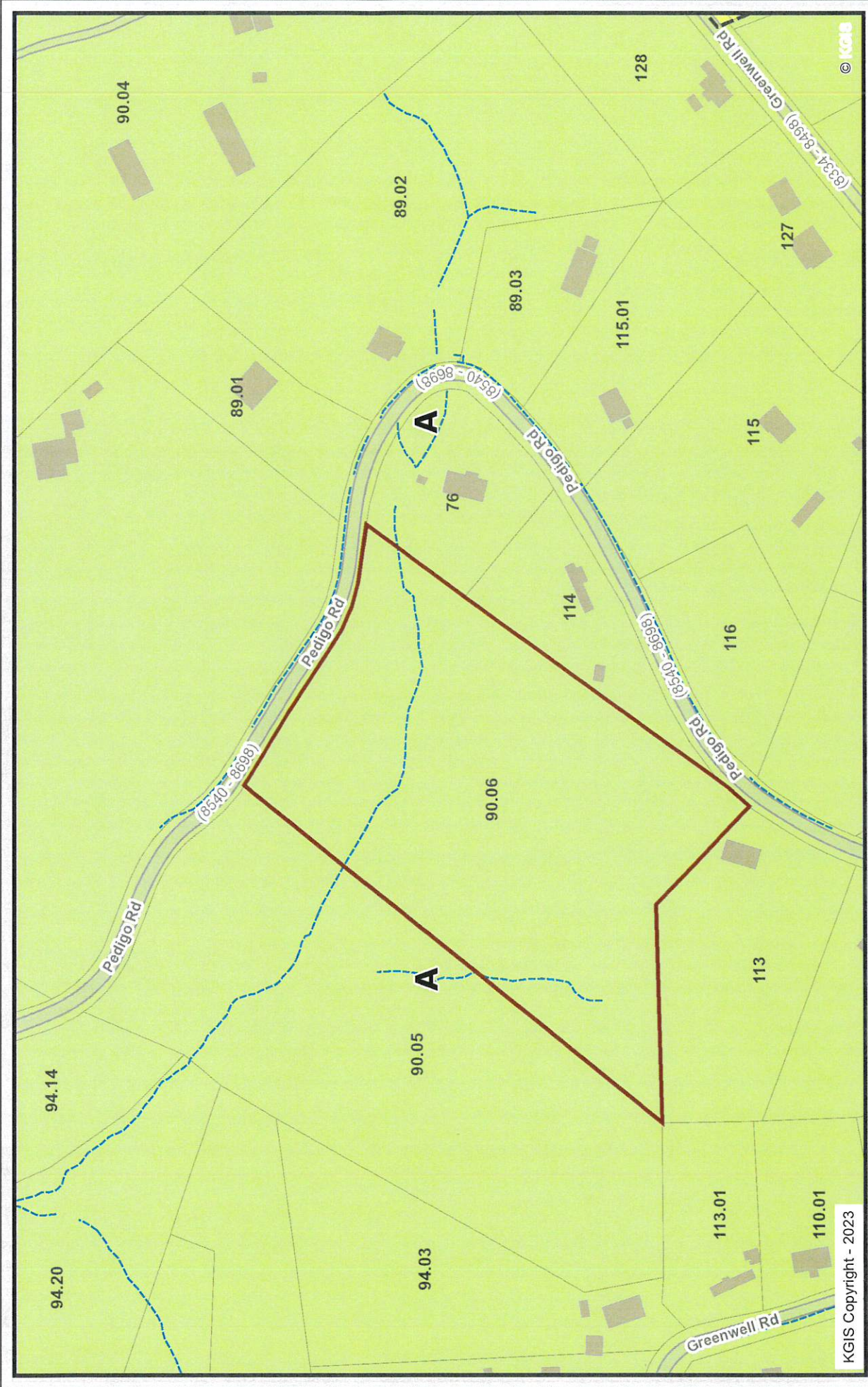


ENLARGED SITE PLAN



TRUE
NORTH



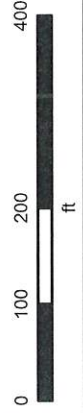


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8559 Pedigo Rd

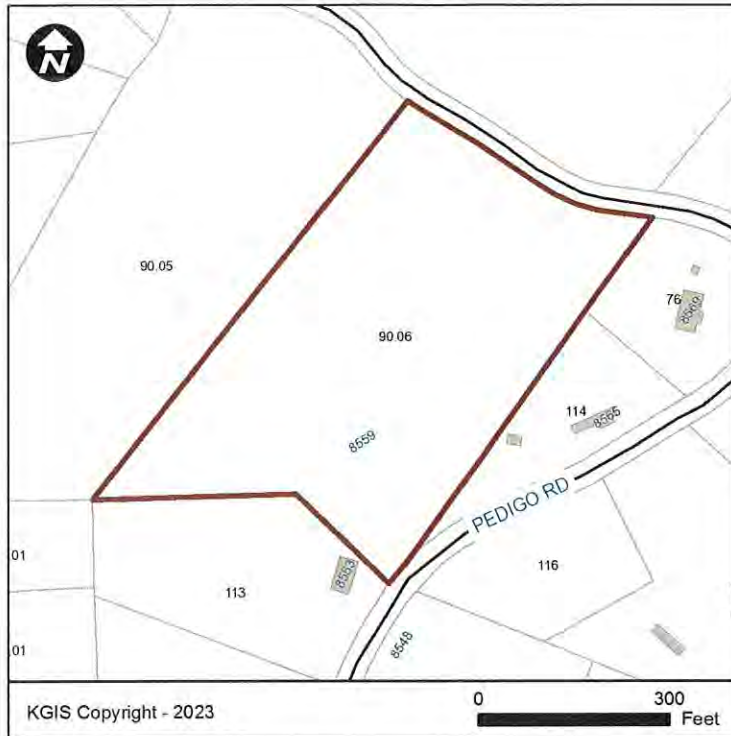
Printed: 9/11/2023 at 2:22:24 PM



Knoxville - Knox County - KUB Geographic Information System

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Parcel 027 09006 - Property Map and Details Report



Property Information

Parcel ID: 027 09006
Location Address: 8559 PEDIGO RD
CLT Map: 27
Insert:
Group:
Condo Letter:
Parcel: 90.06
Parcel Type: NORMAL
District: E6
Ward:
City Block:
Subdivision: RYAN PROPERTY
Rec. Acreage: 6.57
Calc. Acreage:
Recorded Plat: 20130605 - 0080210
Recorded Deed: 20220701 - 0000327
Deed Type: WD:Special Warr
Deed Date: 7/1/2022

Address Information

Site Address: 8559 PEDIGO RD
POWELL - 37849
Address Type: DWELLING, SINGLE-FAMILY
Site Name:

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Political Districts

Voting Precinct: 58
Voting Location: Copper Ridge Elementary School
2502 E BRUSHY VALLEY DR
TN State House: 19
TN State Senate: 7
County Commission: 7 Rhonda Lee
(at large seat 10) Larsen Jay
(at large seat 11) Kim Frazier
School Board: 7 Steve Triplett

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

WEAVER DAVID & LU ANNE
945 SHEPARD RD
GEORGETOWN, TX 78628

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Other Information

Census Tract: 62.05
Planning Sector: North County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: COPPER RIDGE ELEMENTARY
Intermediate:
Middle: HALLS MIDDLE
High: HALLS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/11/2023

District	Map	Insert	Group	Parcel	Ward	Property Location			
E6	27			90.06		8559 PEDIGO RD			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
RYAN PROPERTY				-	2-	<u>201306050080210</u>			6.57 - A.C. Deeded - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
RYAN DAVID J & JULIE C								2163 COUNCIL FIRE DR KNOXVILLE, TN 37918	
WEAVER DAVID & LU ANNE				6/27/2022	<u>20220701</u>	0000327	\$ 295,000	945 SHEPHARD RD GEORGETOWN, TX 78628	

Remarks

<i>Parent Parcel</i>	<i>Parent Instrument Number</i>
<i>Previous Parcel (Split From)</i>	<i>Next Parcel (Merged Into)</i>
027 09001	



4d.

ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: 23-Z0038
 Application Date: 9/13/2023
 Meeting Date: Wednesday, September 27, 2023 1:30 PM

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: Waiver of rear yard setback from 15 feet to 10 feet.

Regulation: 5.13.09 Section:

Reason: The condo was built 3 feet from setback which gives the homeowner no options of additional use of the back yard. The homeowners wish to install a sunroom behind the condo.

Property Address: 1723 WOOD SONG LN KNOXVILLE, TN 37914

Subdivision: Wood Song

Zone: PR Lot Size: 0.11 ac Lot: 11

CLT Map: 84 Group: Parcel: 084FB008

Applicant: Kelsy Henderson
 Address: 1723 WOOD SONG LN
 City, State, Zip: KNOXVILLE 37914
 Telephone: +1 (865) 919-4664

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: Kelsy Henderson

Signature: [Handwritten Signature]

Date: 9/15/23

Codes: Kim Jarnagin

Signature: Kim Jarnagin

Date: 9-12-2023

LN

11

1707

10

1715

9

1719

1723 WOOD SONG LN

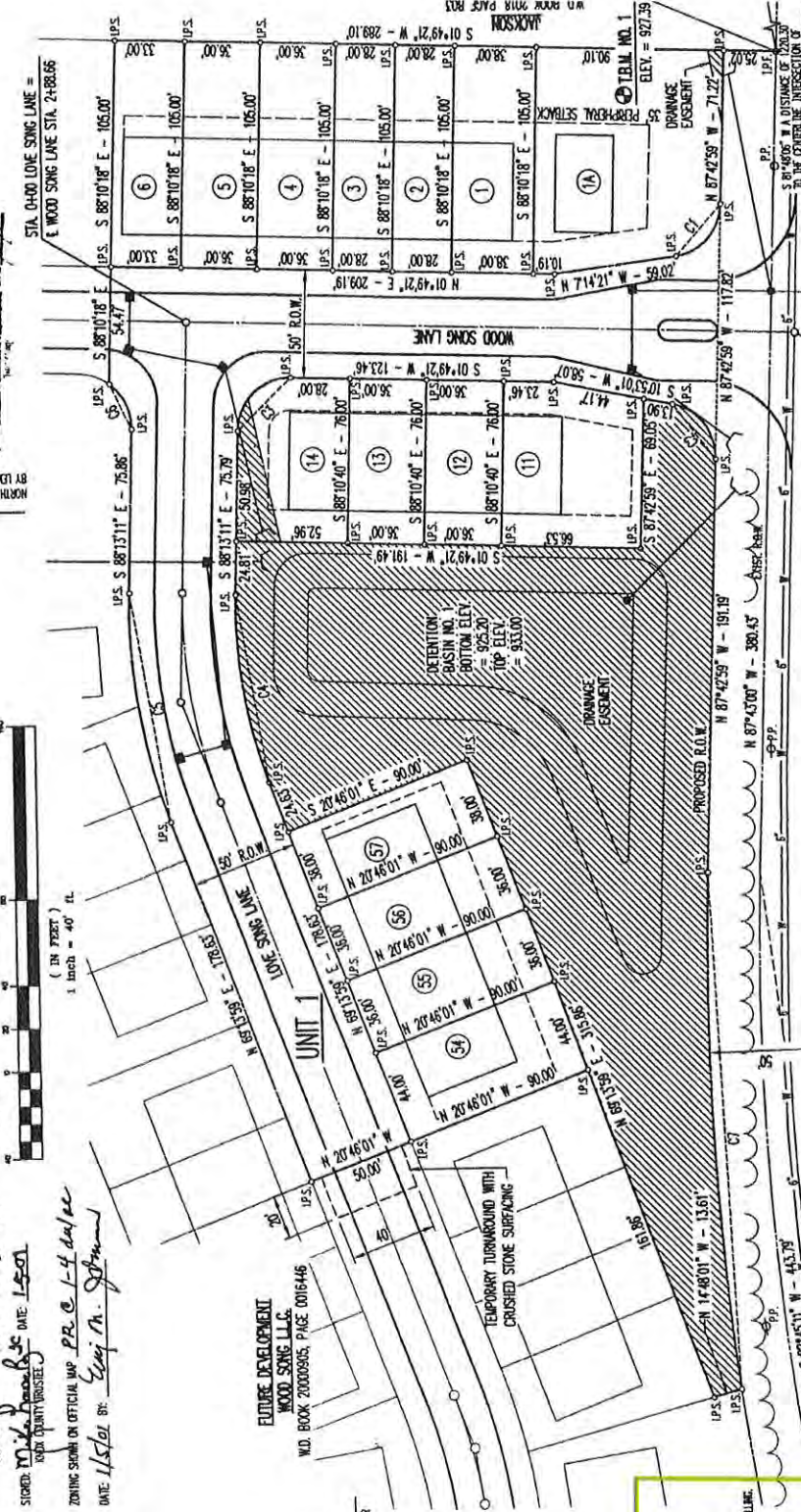
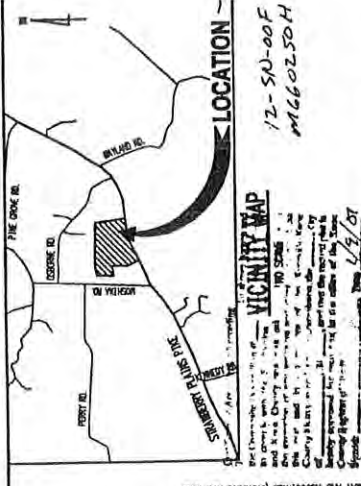
1723

8



40'

1719



CURVE	RADIUS	LENGTH	CHORD	BEARING	DESCRIPTION
1	25.00'	35.11'	32.30'	N 87°28'40" W	R.O.W. ALONG WOOD SONG LANE
2	25.00'	35.52'	32.60'	S 87°53'01" W	R.O.W. ALONG WOOD SONG LANE
3	25.00'	39.29'	36.37'	S 43°11'55" E	R.O.W. ALONG WOOD SONG LANE
4	25.00'	39.29'	36.37'	N 87°02'34" E	R.O.W. ALONG WOOD SONG LANE
5	25.00'	39.29'	36.37'	N 87°02'34" E	R.O.W. ALONG WOOD SONG LANE
6	25.00'	39.29'	36.37'	S 87°16'20" W	R.O.W. ALONG WOOD SONG LANE
7	25.00'	39.29'	36.37'	S 87°16'20" W	R.O.W. ALONG WOOD SONG LANE
8	25.00'	39.29'	36.37'	S 87°16'20" W	R.O.W. ALONG WOOD SONG LANE

LEGEND

• P.P. IRON PIN FOUND
 ○ P.P. IRON PIN SET
 --- EXIST. SANITARY SEWER MAINWOLE
 --- EXIST. POWER POLE
 --- EXIST. FENCE LINE
 --- SETBACK

IN THE CITY OF KNOXVILLE AND SHERED AREAS OF KNOX COUNTY

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE: 12-15-01
 BY: Mark E. Jones, R. (Professional Engineer No. 1612)

OWNER: WOOD SONG LLC
 2300 CLIPPER LAKE
 KNOXVILLE, TN 37920
 PH: (605) 325-4333

DEVELOPER: RON KILGORE DEVELOPMENT
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

REGISTERED SURVEYOR: W. JAMES GODDARD, JR.
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

CERTIFICATION OF FINAL PLAT-CONSTRUCTION INCORPORATE

I HEREBY CERTIFY THAT I, A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE, I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I FURTHER CERTIFY THAT I HAVE REVIEWED THE METROPOLITAN PLANNING COMMISSION RECORDS AND VARIANCES FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

SIGNED: *Mark E. Jones* REGISTERED SURVEYOR
 TENNESSEE CERTIFICATE NO. 1612
 DATE: 12-15-01

CERTIFICATION OF COMPLETION OF STREETS AND RELATED INFRASTRUCTURE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE PLAT BEING POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED INFRASTRUCTURE INCLUDING INDICATED TYPING, THE EXISTING INFRASTRUCTURE BENCHMARKS AND THEN THE STREETS AND SPECIFICATIONS WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: *D.E.* ENGINEER
 TITLE: D.E.
 CERTIFICATION OF CLASS AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE PLAT BEING POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED INFRASTRUCTURE INCLUDING INDICATED TYPING, THE EXISTING INFRASTRUCTURE BENCHMARKS AND THEN THE STREETS AND SPECIFICATIONS WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: *D.E.* ENGINEER
 TITLE: D.E.

QUARRANTEE OF COMPLETION OF DRAINAGE SYSTEMS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

SIGNED: *John A. Jones* DATE: 12/15/01
 TITLE: D.E.

OWNER: WOOD SONG LLC
 2300 CLIPPER LAKE
 KNOXVILLE, TN 37920
 PH: (605) 325-4333

DEVELOPER: RON KILGORE DEVELOPMENT
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

REGISTERED SURVEYOR: W. JAMES GODDARD, JR.
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

CITY TAX OFFICER: Mark E. Jones, R. (Professional Engineer No. 1612)
 DATE: 12-15-01

REGISTERED SURVEYOR: W. JAMES GODDARD, JR.
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

REGISTERED SURVEYOR: W. JAMES GODDARD, JR.
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

REGISTERED SURVEYOR: W. JAMES GODDARD, JR.
 3305 WALONEY ROAD
 KNOXVILLE, TN 37920
 PH: (605) 575-1672

WARRANTY AND DRAINAGE

1. THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

2. THE 14 LOTS WITHIN THIS SUBDIVISION CONTAIN APPROXIMATELY 3.12 ACRES OF LAND AND 14 LOTS WITHIN ONE SINGLE FAMILY ATTACHED DWELLING PER LOT, AND 1 LOT WITH ONE SINGLE FAMILY ATTACHED DWELLING PER LOT.

3. THERE IS A 7.5" SANITARY SEWER EASTWARD EACH SIDE OF SEWER LINE AS INSTALLED, WHERE APPLICABLE.

4. THIS PROPERTY IS ZONED "R-15".

5. SETBACKS ARE AS FOLLOWS:
 FRONT - 15'
 SIDE - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)
 REAR - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)

6. ALL LOTS WITHIN THE SUBDIVISION TO BE BUILT BARS.

7. ACCESS TO ALL LOTS SHALL BE BY SEWERAGE MAINS ONLY.

8. SITE DISTANCE OF 500 FEET FOR THE INTERSECTION OF WOOD SONG LAKE AND STRAWBERRY PLAINS PIKE HAS BEEN FIELD VERIFIED.

WARRANTY AND DRAINAGE

1. THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

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4. THIS PROPERTY IS ZONED "R-15".

5. SETBACKS ARE AS FOLLOWS:
 FRONT - 15'
 SIDE - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)
 REAR - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)

6. ALL LOTS WITHIN THE SUBDIVISION TO BE BUILT BARS.

7. ACCESS TO ALL LOTS SHALL BE BY SEWERAGE MAINS ONLY.

8. SITE DISTANCE OF 500 FEET FOR THE INTERSECTION OF WOOD SONG LAKE AND STRAWBERRY PLAINS PIKE HAS BEEN FIELD VERIFIED.

IN THE CITY OF KNOXVILLE AND SHERED AREAS OF KNOX COUNTY

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE: 12-15-01
 BY: Mark E. Jones, R. (Professional Engineer No. 1612)

CERTIFICATION OF COMPLETION OF STREETS AND RELATED INFRASTRUCTURE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE PLAT BEING POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED INFRASTRUCTURE INCLUDING INDICATED TYPING, THE EXISTING INFRASTRUCTURE BENCHMARKS AND THEN THE STREETS AND SPECIFICATIONS WITHIN A PERIOD OF 180 DAYS FROM THE DATE OF APPROVAL OF THE FINAL PLAT.

SIGNED: *D.E.* ENGINEER
 TITLE: D.E.

QUARRANTEE OF COMPLETION OF DRAINAGE SYSTEMS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

SIGNED: *John A. Jones* DATE: 12/15/01
 TITLE: D.E.

WARRANTY AND DRAINAGE

1. THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/METROPOLITAN PLANNING COMMISSION REGULATIONS EXCEPT AS HAVE BEEN TREATED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR A VARIANCE FOR WHICH APPLICATION HAS BEEN FILED. I HAVE ALSO BEEN BENCHMARKED UPON COMPLETION OF THE SUBDIVISION.

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3. THERE IS A 7.5" SANITARY SEWER EASTWARD EACH SIDE OF SEWER LINE AS INSTALLED, WHERE APPLICABLE.

4. THIS PROPERTY IS ZONED "R-15".

5. SETBACKS ARE AS FOLLOWS:
 FRONT - 15'
 SIDE - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)
 REAR - 0' (UNLESS CONTROLLED BY CITY ORDINANCES)

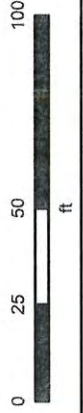
6. ALL LOTS WITHIN THE SUBDIVISION TO BE BUILT BARS.

7. ACCESS TO ALL LOTS SHALL BE BY SEWERAGE MAINS ONLY.

8. SITE DISTANCE OF 500 FEET FOR THE INTERSECTION OF WOOD SONG LAKE AND STRAWBERRY PLAINS PIKE HAS BEEN FIELD VERIFIED.



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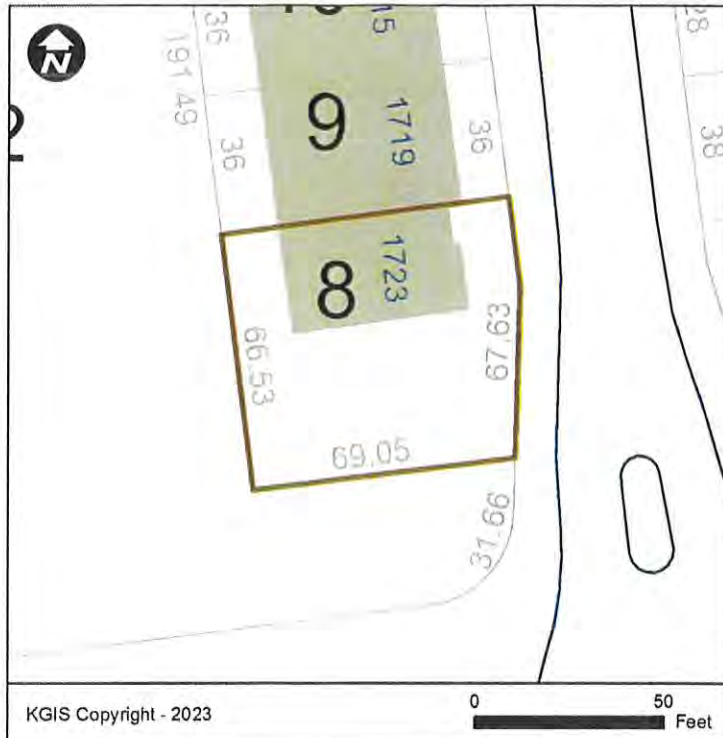
1723 Wood Song Lane

Knoxville - Knox County - KUB Geographic Information System

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1723 WOOD SONG LN - Property Map and Details Report



Property Information

Parcel ID: 084FB008
 Location Address: 1723 WOOD SONG LN
 CLT Map: 84
 Insert: F
 Group: B
 Condo Letter:
 Parcel: 8
 Parcel Type: NORMAL
 District: S8
 Ward:
 City Block:
 Subdivision: WOOD SONG S/D
 UNIT 1
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 20010109 - 0045420
 Recorded Deed: 20220824 - 0012573
 Deed Type: WD:Special Warr
 Deed Date: 8/24/2022

Address Information

Site Address: 1723 WOOD SONG LN
 KNOXVILLE - 37914
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name: WOOD SONG
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

GUZOWSKI SUSAN MARY & FRANK AMBROSE
 1723 WOOD SONG LN
 KNOXVILLE, TN 37914
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Other Information

Census Tract: 54.01
 Planning Sector: East County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 79
 Voting Location: Mt. Harmony Baptist Church
 6500 STRAWBERRY PLAINS
 PIKE
 TN State House: 19
 TN State Senate: 6
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 School Board: 8 Mike McMillan
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: SUNNYVIEW PRIMARY
 Intermediate: CHILHOWEE INTERMEDIATE
 Middle: CARTER MIDDLE
 High: CARTER HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/12/2023

District	Map	Insert	Group	Parcel	Ward	Property Location	
S8	84	F	B	8		1723 WOOD SONG LN	
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WOOD SONG S/D UNIT 1			-	11-	200101090045420	67.63 X 76 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner	Sale Date	Book	Page	Sale Price	Mailing Address		
WOOD SONG LLC	8/1/2000	20000905	0016446		2300 CLIPPER LN KNOXVILLE TN 37922		
OGLE DONNA S	10/24/2001	20011105	0035727	\$ 78,000	1723 WOOD SONG LN KNOXVILLE TN 37914		
FRAZIER TYLER M & JO A	7/9/2007	20070712	0003461	\$ 114,000	4778 FOREST LANDING WAY KNOXVILLE TN 37918		
WEBB BRANDON L	6/27/2018	20180628	0077447	\$ 117,500	1723 WOOD SONG LN KNOXVILLE TN 37914		
GUZOWSKI SUSAN MARY & FRANK AMBROSE	8/23/2022	20220824	0012573	\$ 235,000	1723 WOOD SONG LN KNOXVILLE, TN 37914		

Remarks

ADD

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

084 06403

5.13.09 Rear yard.

- A. As determined by the planning commission but not greater than fifteen (15) feet unless this setback is also the periphery boundary.



4e.

ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: 23-Z0039

Application Date: 9/13/2023

Meeting Date: Wednesday, September 27, 2023 1:30 PM

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: Waiver of front yard setback from 20 feet to 15 feet.

Regulation: 5.13.05 Section: A.

Reason: Topography, slope in the back.

Property Address: 11037 HUNTERS KNOLL LN KNOXVILLE, TN 37932

Subdivision: Hayden Hill 1B

Zone: PR/TO Lot Size: 0.61 ac Lot: 55

CLT Map: 103 Group: FB Parcel: 103FB012

Applicant: Ryan Hickey

Address: 11037 HUNTERS KNOLL LN

City, State, Zip: KNOXVILLE 37932

Telephone: 865 985 6705

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: RYAN HICKEY

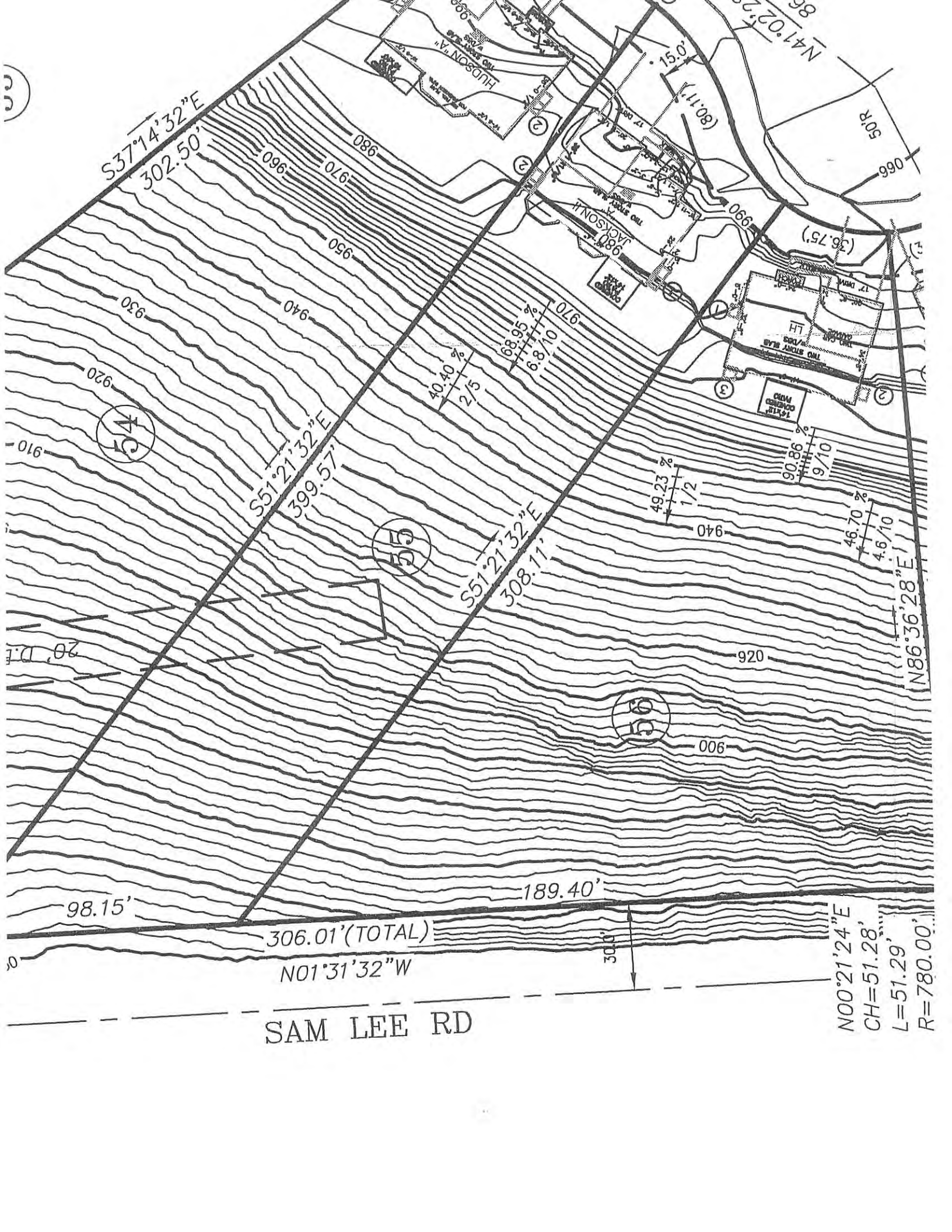
Signature: *RHickey*

Date: 9/13/23

Codes: Kim Jarnagin

Signature: *Kim Jarnagin*

Date: 9/13/2023



SAM LEE RD

N00°21'24"E
 CH=51.28'
 L=51.29'
 R=780.00'

NOTE: THIS TITLE REPORT WAS PREPARED TO THIS SURVEY. IT DOES NOT COVER OTHER SURVEYS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 82-18-126. THIS SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.



EXHIBIT "A" 09/12/2023

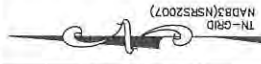
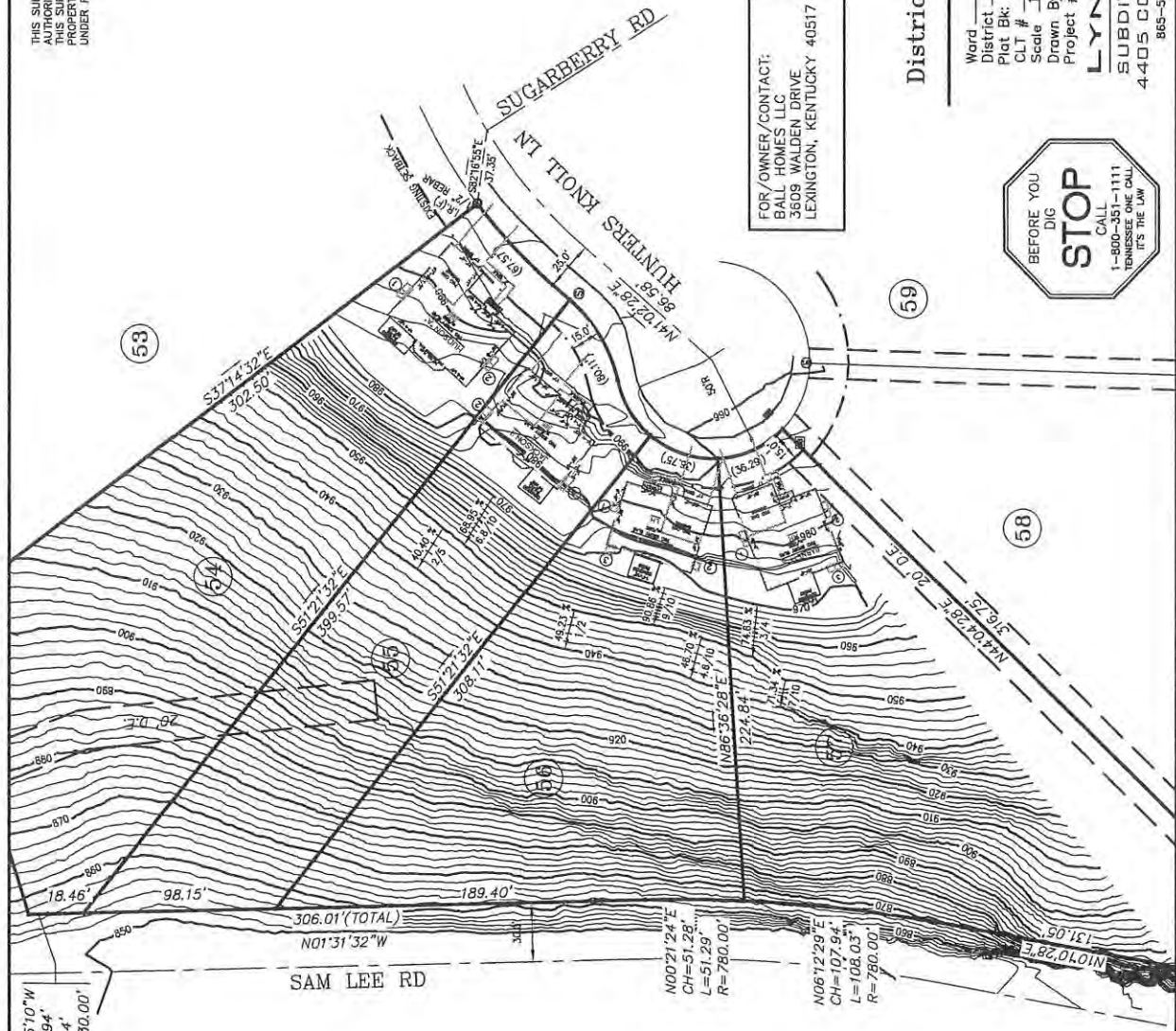
HAYDEN HILL S/D
PHASE 1B
LOTS 54-57

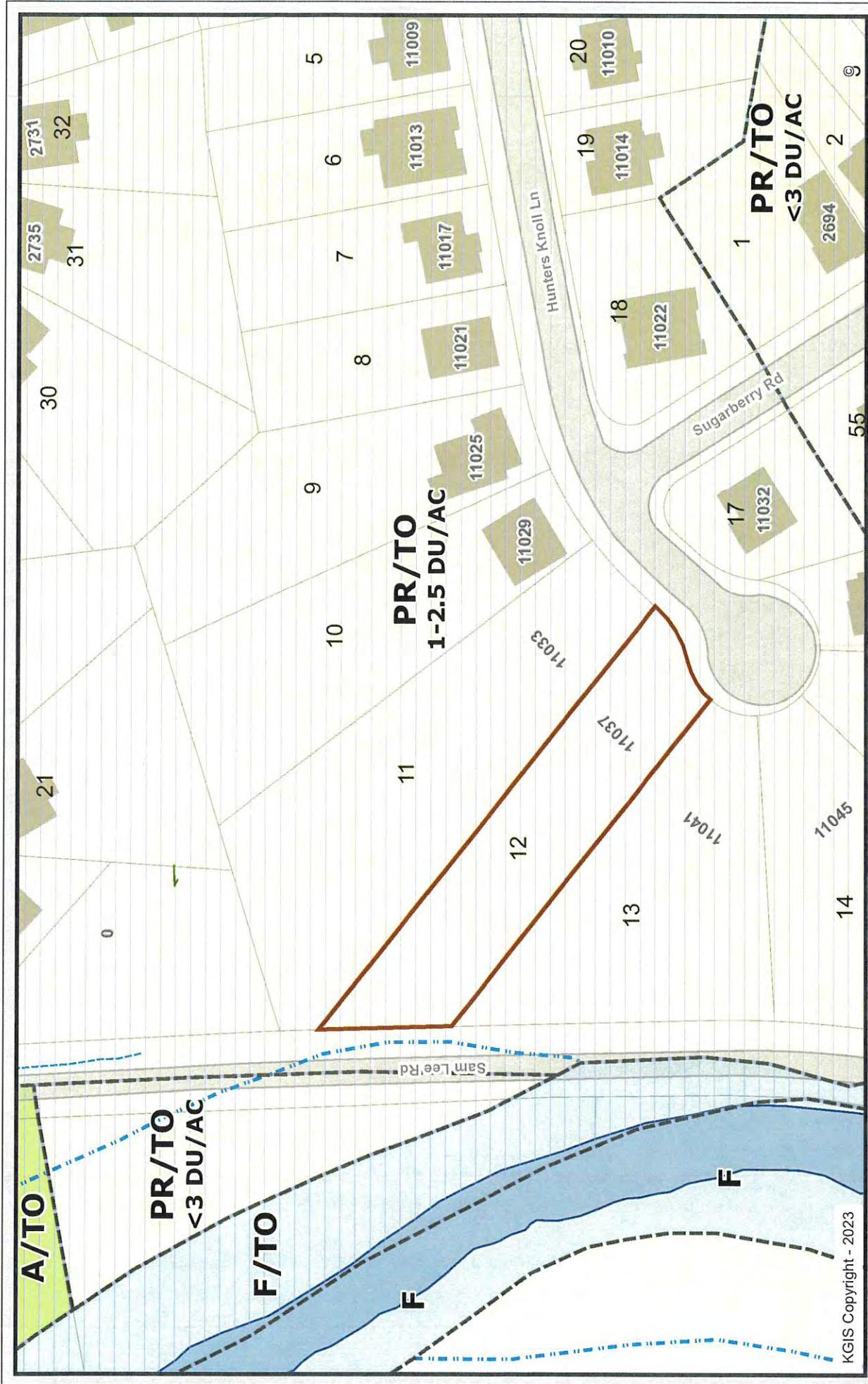
Knoxville, Tennessee
District 6, Knox County, Tennessee

Ward	6	City	KNOXVILLE
District	6	County	KNOX
Plot Bk.	201610080022803	Page	11, 12, 13, 14
CLT #	103F "B"	Parcel	09/12/2023
Scale	1"=60'	Date	09/12/2023
Drawn By	M. STRANGE	City Block	
Project #	4737	Revision	

LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILTS SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX 865-584-2801 WWW.LYNCHSURVEY.COM

FOR OWNER/CONTACT:
BALL HOMES LLC
3609 WALDEN DRIVE
LEXINGTON, KENTUCKY 40517





Printed: 9/13/2023 at 9:22:48 AM

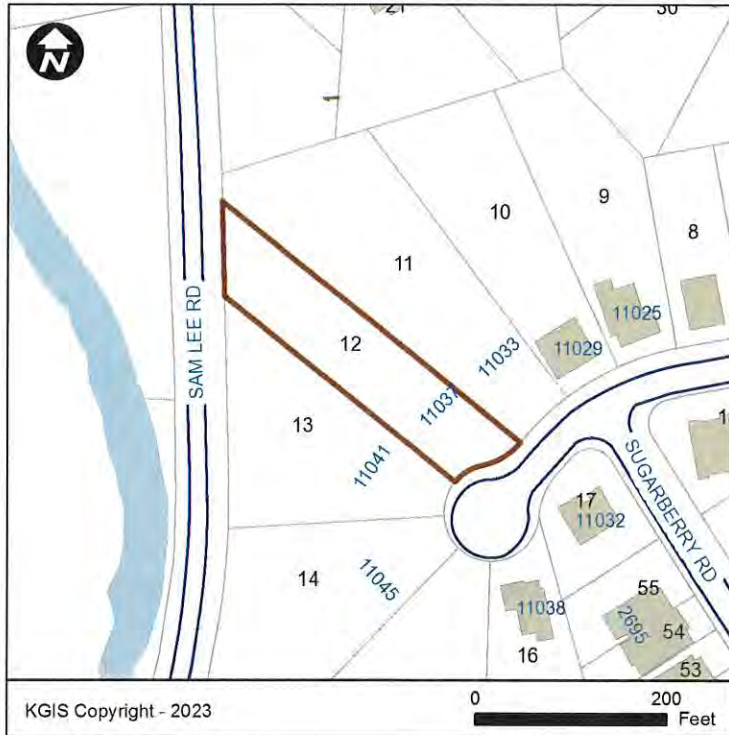
0 50 100 200 ft

11037 Hunters Knoll Lane

Knoxville - Knox County - KUB Geographic Information System

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Parcel 103FB012 - Property Map and Details Report



Property Information

Parcel ID: 103FB012
 Location Address: 11037 HUNTERS KNOLL LN
 CLT Map: 103
 Insert: F
 Group: B
 Condo Letter:
 Parcel: 12
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: HAYDEN HILL S/D PHASE IB
 Rec. Acreage: 0
 Calc. Acreage:
 Recorded Plat: -
 Recorded Deed: 20220616 - 0094280
 Deed Type: WD:Special Warr
 Deed Date: 6/16/2022

Address Information

Site Address: 11037 HUNTERS KNOLL LN
 KNOXVILLE - 37932
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name: HAYDEN HILL
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 64
 Voting Location: Solway Church of God
 3317 SOLWAY RD
 TN State House: 89
 TN State Senate: 5
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 School Board: 6 Betsy Henderson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

BALL HOMES LLC
 3609 WALDEN DR
 LEXINGTON, KY 40517
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Other Information

Census Tract: 59.07
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary:
 K - 2nd: MILL CREEK ELEMENTARY
 3rd - 5th: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY

Important:

For the 2023-2024 school year **Mill Creek Elementary** will be for grades **K-2 ONLY**. Starting with the 2024-2025 school year, it will become K-5.

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/13/2023

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	103	F	B	12		11037 HUNTERS KNOLL LN		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
HAYDEN HILL S/D PHASE IB				-	55-	-	81.55 X 308.11 X IRR	0.00 - A.C. Deeded
						201610060022603		- A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
HARDIN VALLEY FARM DEVELOPMENT INC						ATTN: J EDGAR CAMPBELL III 300 LETTERMAN RD KNOXVILLE TN 37919		
CLAYTON PROPERTIES GROUP INC		6/1/2017	20170609	0075435	\$ 2,332,000	5000 CLAYTON RD MARYVILLE TN 37804		
BALL HOMES LLC		6/15/2022	20220616	0094280	\$ 753,000	3609 WALDEN DR LEXINGTON,KY 40517		

Remarks

Parent Parcel		Parent Instrument Number	
Previous Parcel (Split From)		Next Parcel (Merged Into)	
103 07204			

5.13.05 Front yard.

A. Houses, twenty (20) feet.



ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: 23-Z0040
 Application Date: 9/13/2023
 Meeting Date: Wednesday, September 27, 2023 1:30 PM

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: Waiver of front yard setback from 20 feet to 15 feet.
 Regulation: 5.13.05 Section: A.

Reason: Topography, slope in back.

Property Address: 11041 HUNTERS KNOLL LN KNOXVILLE, TN 37932
 Subdivision: Hayden Hill 1B
 Zone: PR/TO Lot Size: 0.52 ac Lot: 56
 CLT Map: 103 Group: FB Parcel: 103FB013

Applicant: Ryan Hickey
 Address: 11041 HUNTERS KNOLL LN
 City, State, Zip: KNOXVILLE 37932
 Telephone: 865 985 6705

Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: *RYAN HICKEY* Signature: *Rhull* Date: *9/13/23*

Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 9-13-2023

SAM LEE RD

306.01' (TOTAL)
 N01°31'32"W

189.40'

N00°21'24"E
 CH=51.28'
 L=51.29'
 R=780.00'

N06°12'29"E
 CH=107.94'
 L=108.03'
 R=780.00'

N10°10'28"E
 131.05'

S51°21'32"E
 399.57'

S51°21'32"E
 308.11'

N86°36'28"E
 224.84'

N44°04'28"E
 316.75'

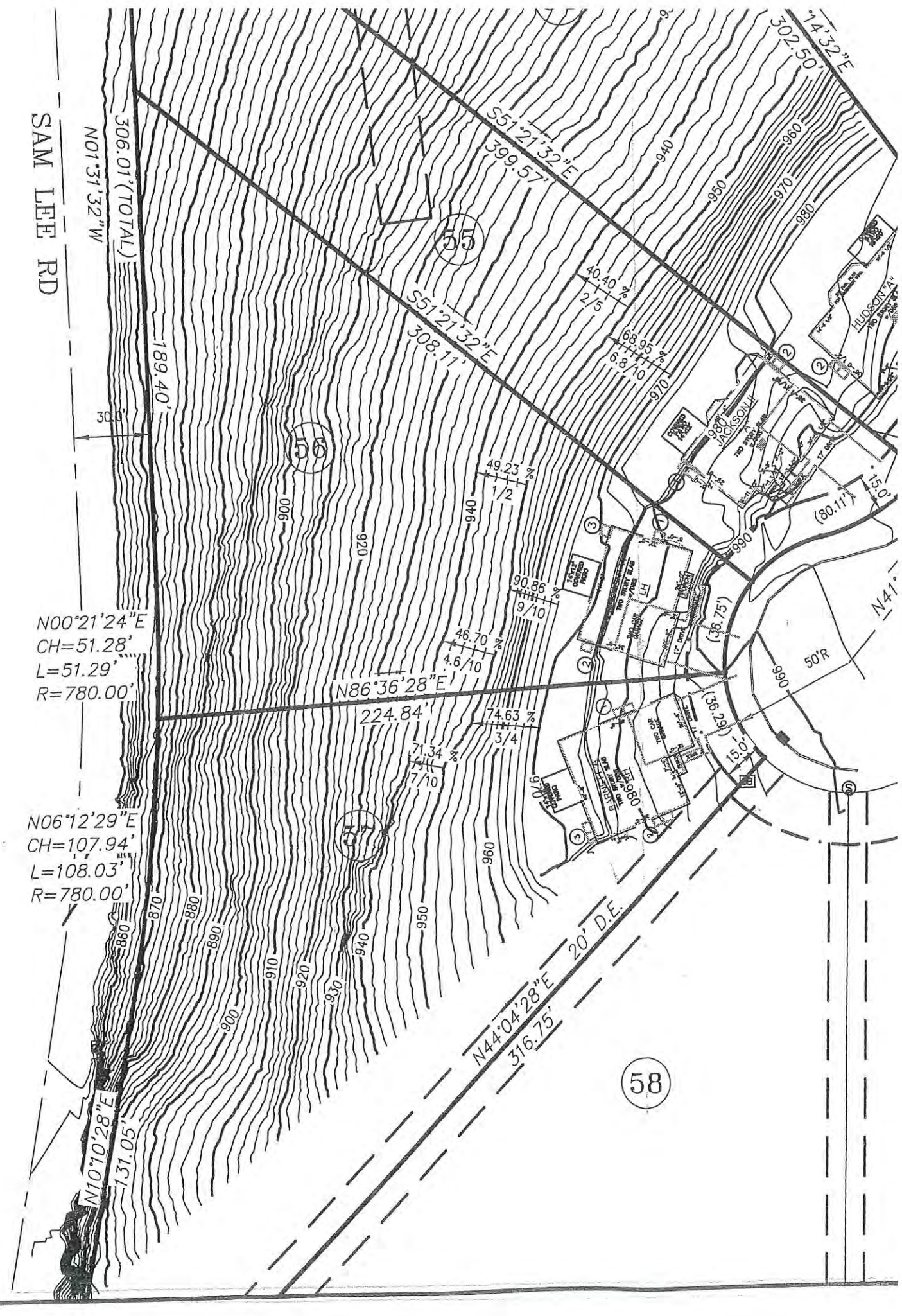
N14°32"E
 302.50'

55

56

57

58



40.40 %
 2/5

49.23 %
 1/2

90.86 %
 9/10

46.70 %
 4.8/10

74.63 %
 3/4

71.34 %
 7/10

0.6

0.6

0.6

0.6

0.6

0.6

0.6

0.6

0.6

0.6

68.95 %
 6.8/10

68.95 %
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 6.8/10

15.0'

15.0'

15.0'

15.0'

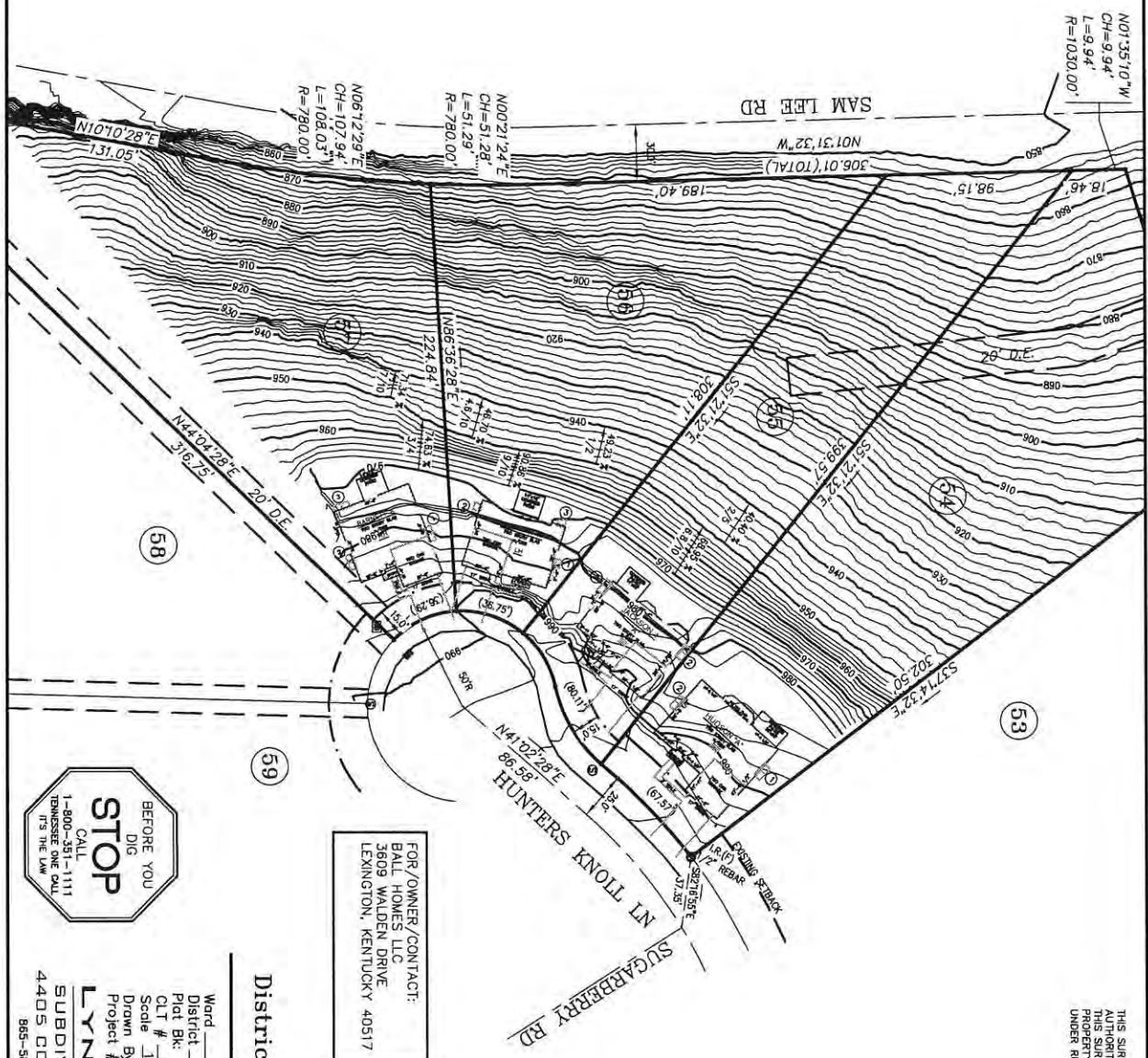
15.0'

N41°1'

50'R

50'R

50'R



N01°35'10"W
CH=9.94'
L=9.94'
R=1030.00'

N00°21'24"E
CH=51.28'
L=51.29'
R=750.00'

N06°12'29"E
CH=107.94'
L=108.03'
R=780.00'

N10°10'28"E
L=131.05'

SAM LEE RD

N01°31'32"W
306.01'(TOTAL)
189.40'

58

53

59

HUNTERS KNOLL LN
N41°02'28"E
88.58'

SUGARBERRY RD
S57°14'32"E
302.50'



FOR OWNER/CONTACT:
BALL HOMES LLC
3609 WALDEN DRIVE
LEXINGTON, KENTUCKY 40517

EXHIBIT "A"
HAYDEN HILL S/D
PHASE 1B
LOTS 54-57

09/12/2023

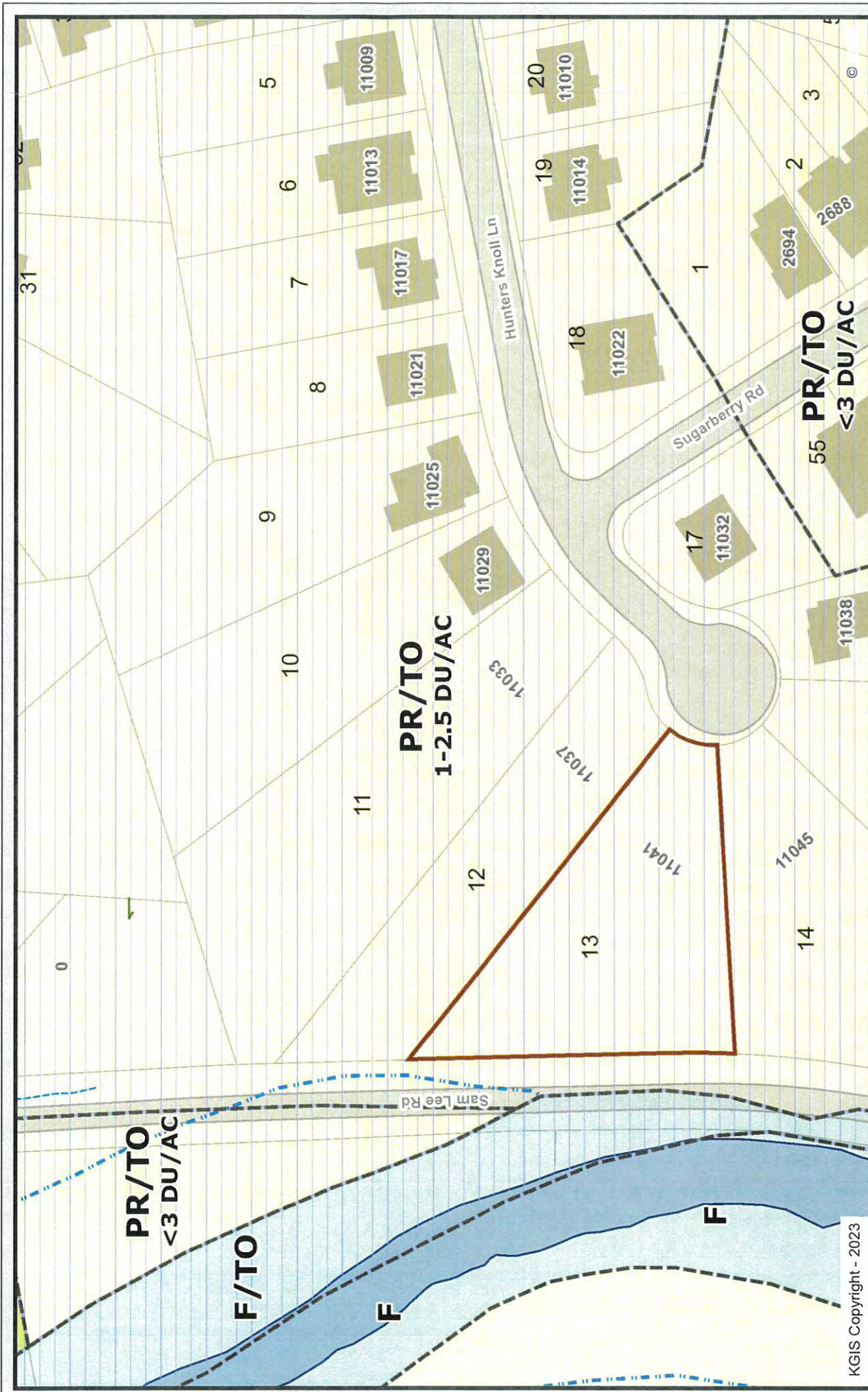


Knoxville, Tennessee
District 6, Knox County, Tennessee

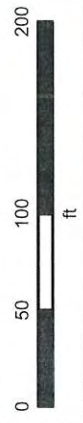
Ward: KNOXVILLE
District: 6
County: KNOX
Plot Bk: 201810050022803
Page: 11, 12, 13, 14
C/T #: 103F "B"
Parcel: 09/12/2023
Scale: 1"=60'
Date: 09/12/2023
Drawn By: M. STRANGE
City Block: 4737
Project #: 4737
Revision: _____
LYNCH SURVEYS LLC
SUBDIVISIONS AS-BUILT SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
855-584-2830 FAX 855-584-2801 WWW.LYNCHSURVEY.COM

THIS SURVEY WAS DONE UNDER AUTHORITY OF TCA 62-18-126. THIS SURVEY IS BEING SUBMITTED UNDER RULE 0820-3-07.

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER ESSENTIALS AND/OR EXPENSES NOT EXPENSED IN ANY FIELD REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



Printed: 9/13/2023 at 9:58:19 AM

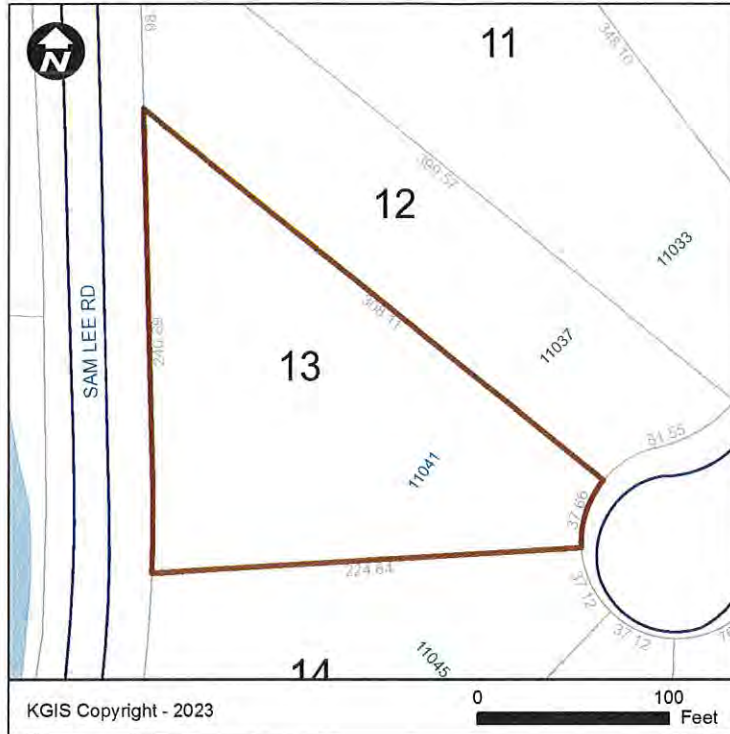


11041 Hunters Knoll Lane

Knoxville - Knox County - KUB Geographic Information System

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Parcel 103FB013 - Property Map and Details Report



Property Information

Parcel ID:	103FB013
Location Address:	11041 HUNTERS KNOLL LN
CLT Map:	103
Insert:	F
Group:	B
Condo Letter:	
Parcel:	13
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	HAYDEN HILL S/D PHASE IB
Rec. Acreage:	0
Calc. Acreage:	
Recorded Plat:	-
Recorded Deed:	20220616 - 0094280
Deed Type:	WD:Special Warr
Deed Date:	6/16/2022

Address Information

Site Address: 11041 HUNTERS KNOLL LN
KNOXVILLE - 37932

Address Type: DWELLING, SINGLE-FAMILY

Site Name: HAYDEN HILL

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

BALL HOMES LLC
3609 WALDEN DR
LEXINGTON, KY 40517

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

Other Information

Census Tract: 59.07

Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 64

Voting Location: Solway Church of God
3317 SOLWAY RD

TN State House: 89

TN State Senate: 5

County Commission: 6 Terry Hill
(at large seat 10) Larsen Jay
(at large seat 11) Kim Frazier

School Board: 6 Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary:

K - 2nd: MILL CREEK ELEMENTARY

3rd - 5th: HARDIN VALLEY ELEMENTARY

Intermediate:

Middle: HARDIN VALLEY MIDDLE

High: HARDIN VALLEY ACADEMY

Important:
For the 2023-2024 school year **Mill Creek Elementary** will be for grades **K-2 ONLY**. Starting with the 2024-2025 school year, it will become K-5.

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/13/2023

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	103	F	B	13		11041 HUNTERS KNOLL LN		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
HAYDEN HILL S/D PHASE IB				-	56-	=	37.66 X 224.84 X IRR	0.00 - A.C. Deeded
						201610060022603		- A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
HARDIN VALLEY FARM DEVELOPMENT INC						ATTN: J EDGAR CAMPBELL III 300 LETTERMAN RD KNOXVILLE TN 37919		
CLAYTON PROPERTIES GROUP INC		6/1/2017	20170609	0075435	\$ 2,332,000	5000 CLAYTON RD MARYVILLE TN 37804		
BALL HOMES LLC		6/15/2022	20220616	0094280	\$ 753,000	3609 WALDEN DR LEXINGTON,KY 40517		

Remarks

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)
103 07204	

5.13.05 Front yard.

A. Houses, twenty (20) feet.



4th.

ENGINEERING & PUBLIC WORKS

Knox County Board of Zoning Appeals Application

Reference Number: **23-Z0042**

Application Date: **9/14/2023**

Meeting Date: **Wednesday, September 27, 2023 1:30 PM**

The undersigned hereby petitions the Knox County Board of Zoning Appeals to grant the following request:

Request: **A variance from the mandatory setback requirements is respectfully requested, pursuant to §§.60.03 and .60.04 of the Knox County Zoning Ordinance.**

Regulation: **5.22.04** Section: **C.1.**

Reason: **The property has significant topography such that the only feasible location of the building is within the setbacks; Please see attached for more specific reference.**

Property Address: **7506 GIBBS RD CORRYTON, TN 37721**

Subdivision:

Zone: **AG** Lot Size: **1.00 ac** Lot:
CLT Map: **021** Group: Parcel: **012 08703**

Applicant: **WESLEY AND TAYLOR HICKS**

Address: **7506 GIBBS RD**

City, State, Zip: **KNOXVILLE 37721**

Telephone: **(865) 696-7346**

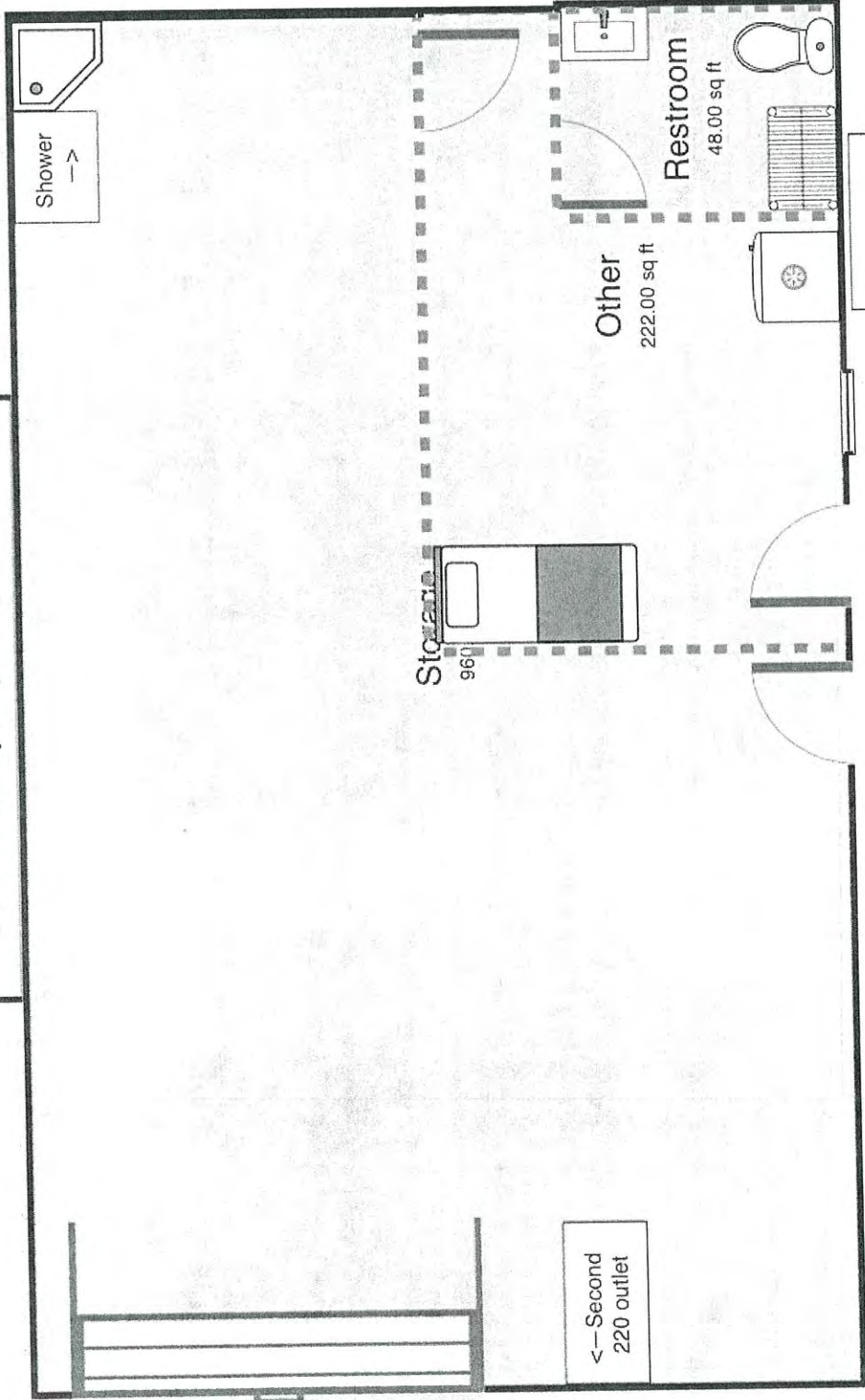
Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days from the date of the action causing such appeal. Appeals from BZA decisions must be filed in the appropriate court within sixty (60) days from the entry of BZA's order or judgment.

Applicant: **Wesley Hicks** Signature: Wesley Hicks Date: **9.18.2023**

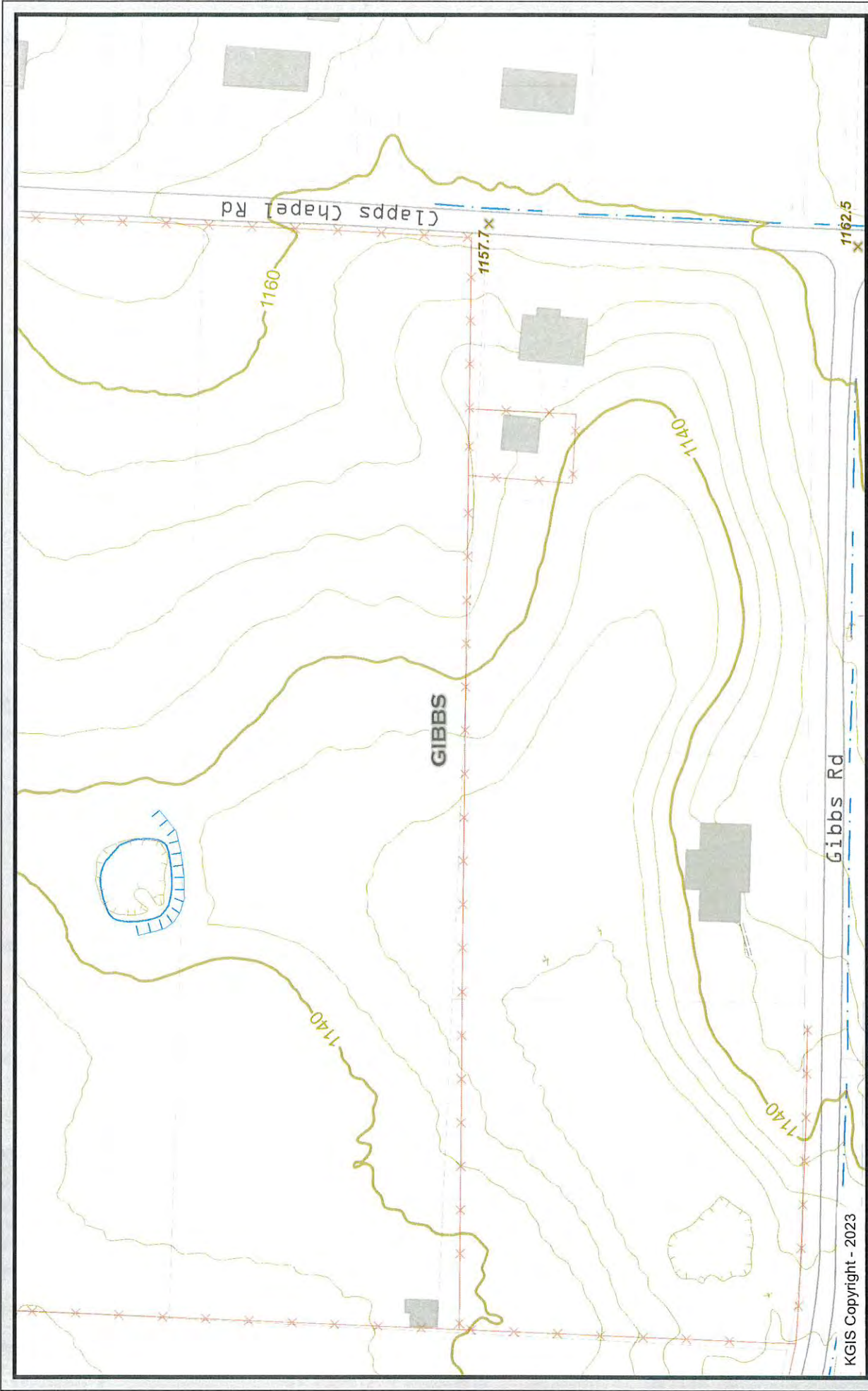
Codes: Kim Jarnagin Signature: Kim Jarnagin Date: 9/13/2023

35ft from property line

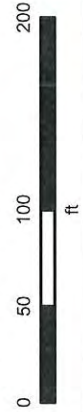
15ft from neighbor



← Second 220 outlet



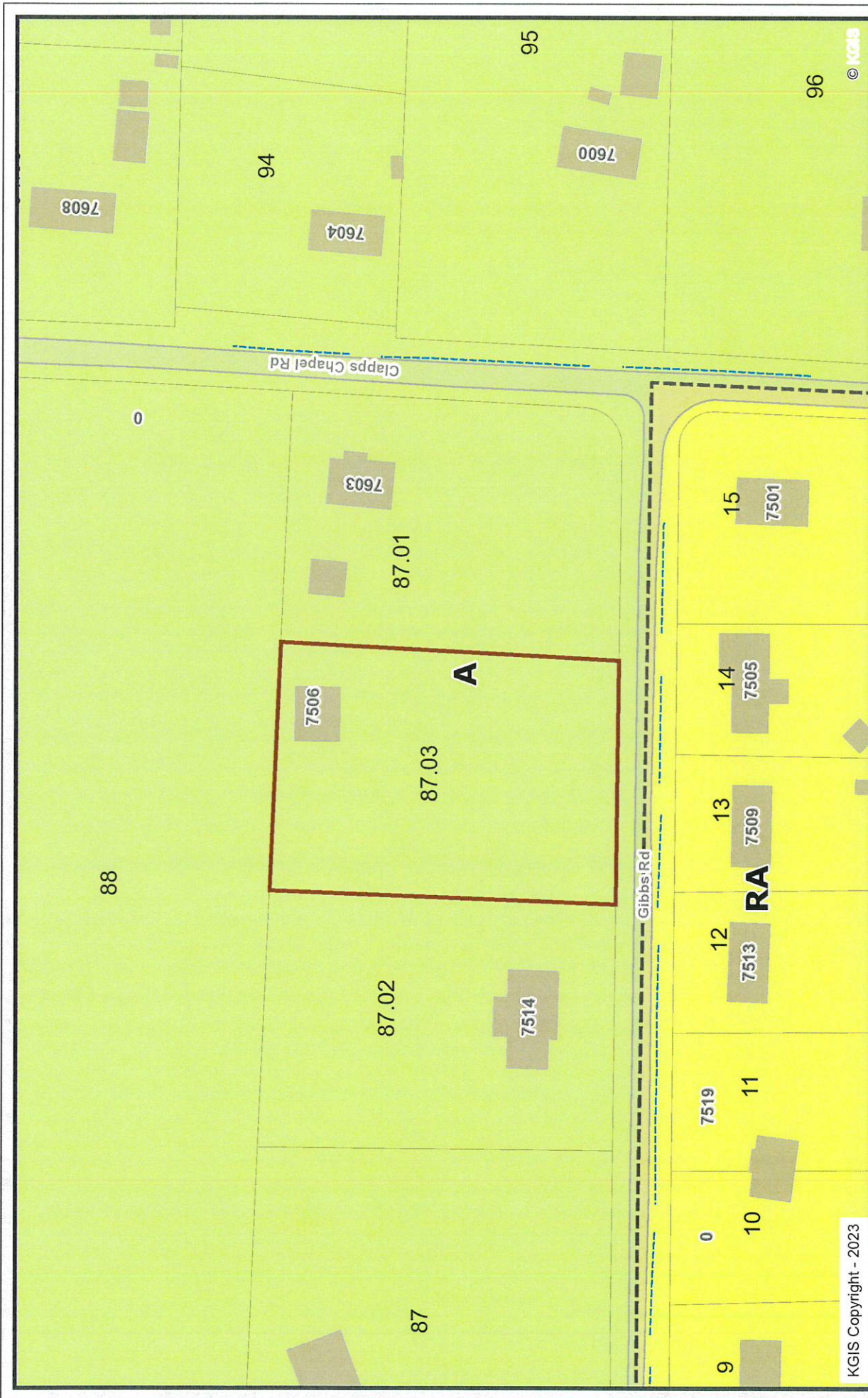
Printed: 9/18/2023 at 1:30:23 PM



7506 Gibbs Road

Knoxville - Knox County - KUB Geographic Information System

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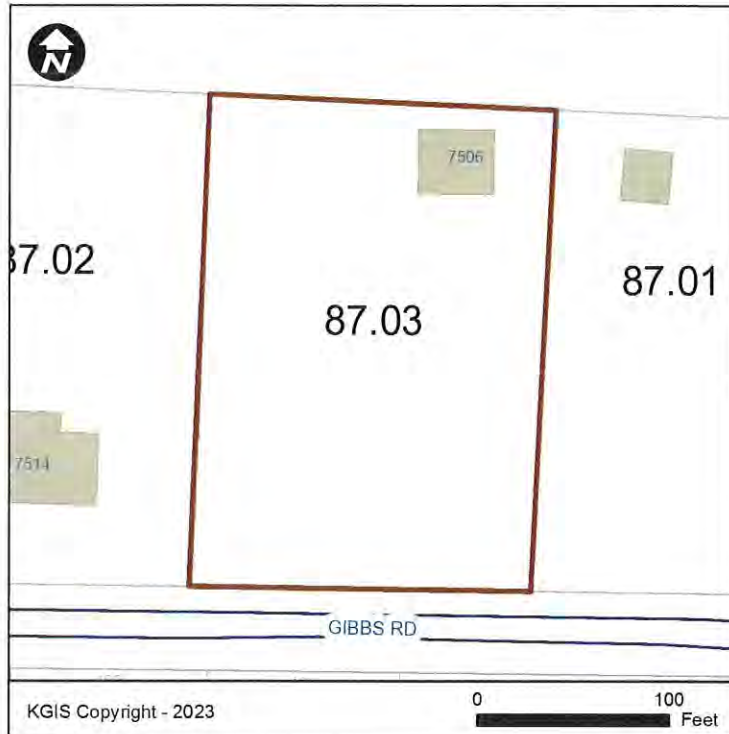


Printed: 9/14/2023 at 9:42:36 AM

7506 Gibbs Road

Knoxville - Knox County - KUB Geographic Information System

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Parcel 021 08703 - Property Map and Details Report**Property Information**

Parcel ID: 021 08703
 Location Address: 7506 GIBBS RD
 CLT Map: 21
 Insert:
 Group:
 Condo Letter:
 Parcel: 87.03
 Parcel Type: NORMAL
 District: N8
 Ward:
 City Block:
 Subdivision: WILKERSON
 ALUMINUM MATERIALS
 INC
 Rec. Acreage: 1
 Calc. Acreage: 0
 Recorded Plat: 63L - 21
 Recorded Deed: 20210329 - 0079277
 Deed Type: FU:Full Covenan
 Deed Date: 3/29/2021

Address Information

Site Address: 7506 GIBBS RD
 CORRYTON - 37721
 Address Type: BUSINESS
 Site Name: HICKS REMODELING &
 EXCAVATION

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 81
 Voting Location: Gibbs Elementary School
 7715 TAZEWELL PIKE
 TN State House: 19
 TN State Senate: 6
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

HICKS WESLEY DAVID & HICKS TAYLOR BROOKE
 2648 HONEY HILL RD
 KNOXVILLE, TN 37924

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Other Information

Census Tract: 64.02
 Planning Sector: Northeast County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: GIBBS ELEMENTARY
 Intermediate:
 Middle: GIBBS MIDDLE
 High: GIBBS HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

09/14/2023

District	Map	Insert	Group	Parcel	Ward	Property Location		
N8	21			87.03		7506 GIBBS RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WILKERSON ALUMINUM MATERIALS INC				0000-	0002-	63L-21		1.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
HILL WALTER LEE & FRANCES ANN		8/8/1973	1513	1027		7603 CLAPPS CHPL RD CORRYTON TN 37721		
SWEAT WILLIAM SCOTT		7/24/1993	2114	474		7603 CLAPPS CHAPEL RD CORRYTON TN 37721		
		2/14/1997	2240	800				
CUNNINGHAM JERRY L & CAROLYN S		2/23/1999	2318	39	\$ 10,000	7514 GIBBS RD CORRYTON TN 37721		
HICKS WESLEY DAVID & HICKS TAYLOR BROOKE		3/29/2021	20210329	0079277	\$ 22,000	2648 HONEY HILL RD KNOXVILLE, TN 37924		

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

5.22.04 Area Regulations.

C. Rear yard.

For main buildings, other than garage apartments, there shall be a rear yard of not less than thirty-five (35) feet.