



# KNOX COUNTY BOARD OF ZONING AND APPEALS

1<sup>st</sup> District Curtis Brown Sr, Co-Chairman  
2<sup>nd</sup> District Jonathan Repass  
3<sup>rd</sup> District Doug Lloyd  
4<sup>th</sup> District Ashley Williams  
5<sup>th</sup> District Cecil Anderson

6<sup>th</sup> District John Elliott  
7<sup>th</sup> District Sherri Garrett  
8<sup>th</sup> District Rebecca Longmire  
9<sup>th</sup> District Paul Huff, Chairman

## AGENDA

THE KNOX COUNTY BOARD OF ZONING AND APPEALS SHALL MEET IN REGULAR SESSION ON WEDNESDAY, **JANUARY 22, 2025, AT 10:00A.M.** IN THE SMALL ASSEMBLY ROOM OF THE CITY-COUNTY BUILDING, 400 MAIN STREET. THE BOARD WILL MEET FOR AGENDA REVIEW AT 9:00AM IN THE SMALL ASSEMBLY ROOM PRIOR TO THE REGULAR SESSION.

1. ROLL CALL:
2. PLEDGE ALLEGIANCE TO THE FLAG:
3. APPROVAL OF MINUTES FROM PREVIOUS MEETING:
4. DEFERRED REQUESTS:
5. REQUESTS: (30-minute lunch break)

### DEFERRED REQUESTS:

- 4a. Request of **Nick Whitehead** for variance of the Knox County Board of Zoning Appeals for waiver to Extend the current CA zoning line one hundred additional feet to include back portion of the parcel. The property is located at **7117 Chapman Hwy. CLT Map 137, Parcel 179**. Property is zoned **CA/AG**.  
(Commission District 9)
- 4b. Request of **Nazar Markevych** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from 1 acre to .76 acres. The property is located at **5901 Roberts Road. CLT Map 022, Group JA, Parcel 013**. Property is zoned **AG**.  
(Commission District 8)

- 4c. Request of **Nazar Markevych** for variance of the Knox County Board of Zoning Appeals for waiver of lot intensity from .79 acre to .67 acres. The property is located at **5911 Roberts Road. CLT Map 022, Group JA, Parcel 012**. Property is zoned **AG**.  
(Commission District 8)

**REQUESTS:**

- 5a. Request of **Jason Davis** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 40 feet to 17 feet. The property is located at **8621 Conner Road. CLT Map 036, Parcel 130**. Property is zoned **AG**.  
(Commission District 7)
- 5b. Request of **Jonathan Kelly** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback from 20 feet to 5 feet. The property is located at **3909 Schaad Road. CLT Map 079, Group GA, Parcel 01601**. Property is zoned **CA**.  
(Commission District 6)
- 5c. Request of **Jonathan Kelly** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 16 feet to 5 feet. The property is located at **3907 Schaad Road. CLT Map 079, Group GA, Parcel 01601**. Property is zoned **CA**.  
(Commission District 6)
- 5d. Request of **Samuel Cody Carroll** for variance of the Knox County Board of Zoning Appeals for waiver to allow accessory structures on proposed lot 2 without a primary structure. Waiver of front yard setback from 35 feet to 14 feet, waiver of side yard setback from 25 feet to 9 feet and waiver of rear yard setback from 25 feet to 13 feet. The property is located at **646 E Beaver Creek Drive. CLT Map 047, Parcel 195**. Property is zoned **RA**.  
(Commission District Trail7)
- 5e. Request of **Mark Tucker** for variance of the Knox County Board of Zoning Appeals for waiver to extend the Agricultural zoning line up to 100 feet northeast so that Lot 2 is entirely zoned Agricultural. The property is located at **7555 Foster Road (Temporary address for variance). CLT Map 014, Parcel 083**. Property is zoned **AG/RB**.  
(Commission District 8)
- 5f. Request of **Kyler Lee** for variance of the Knox County Board of Zoning Appeals for waiver of rear yard setback from 15 feet to 5 feet. The property is located at **2641 Palace Green Road. CLT Map 051, Group BD, Parcel 009**. Property is zoned **PR**.  
(Commission District 8)
- 5g. Request of **Lloyd Cowan Parker** for variance of the Knox County Board of Zoning Appeals for waiver of Floodplain Requirements of minimum floor elevation from 853 to 851.5. The property is located at **7443 Huffaker Ferry Road. CLT Map 098, Parcels 13701**. Property is zoned **AG/F**.  
(Commission District 9)



- 5h.** Request of **Randall Loope** for variance of the Knox County Board of Zoning Appeals for waiver of side yard setback from 12 feet to 6 feet. The property is located at **7920 Whitcomb Road. CLT Map 056, Group IB, Parcel 016.** Property is zoned **RB.**  
**(Commission District 7)**
- 5i.** Request of **Benjiman Valdez** for variance of the Knox County Board of Zoning Appeals for waiver of front yard setback on Chisholm Trail from 35 feet to 28 feet. The property is located at **8301 Sante Fe Trail. CLT Map 133, Group AA, Parcel 002.** Property is zoned **RA.**  
**(Commission District 4)**
- 5j.** Request of **Jay Combs** for variance of the Knox County Board of Zoning Appeals for waiver to extend the floodway zoning line up to 100 feet to match current FEMA Floodway. The property is located at **3221 Solway Road. CLT Map 89, Parcel 118.** Property is zoned **PR/F.**  
**(Commission District 6)**
- 5k.** Request of **Heather Manning** for variance of the Knox County Board of Zoning Appeals to appeal Knox County's ruling that chickens are not allowed in the RA zone. The property is located at **113 Irwin Drive. CLT Map 057, Group IB, Parcel 005.** Property is zoned **RA.**  
**(Commission District 7)**
- 5l.** Request of **James Quick** for variance of the Knox County Board of Zoning Appeals to appeal Knoxville-Knox County Planning Commission's approval of development plan #11-A-24-DP. The property is located at **6701 Roberts Road. CLT Map 022, Parcel 00514.** Property is zoned **PR.**  
**(Commission District 8)**
- 5m.** Request of **David and Maureen Nanstad** for variance of the Knox County Board of Zoning Appeals to appeal Knoxville-Knox County Planning Commission's approval of development plan #12-C-24-DP. The property is located at **3324 Swafford Road. CLT Map 103, Parcel 073.** Property is zoned **PR.**  
**(Commission District 6)**
- 5n.** Request of **Nancy Holbert, POA Maggie Holbert** for variance of the Knox County Board of Zoning Appeals to appeal the judgement approving revisions to the midway Business Park Design Guidelines. The property is located at **0 Midway Park Lane. CLT Map 074, Parcels 097, 09703, 09704, 09707-09717 and 09725.** Property is zoned **EC(k).**  
**(Commission District 8)**
- 5o.** Request of **Victoria Kay** for variance of the Knox County Board of Zoning Appeals to appeal Knoxville-Knox County Planning Commission's approval of File #10-SB-24-C, #10-C-24-DP. The property is located at **2814 Tipton Station Road. CLT Map 148, Parcel 049.** Property is zoned **PR.**  
**(Commission District 9) 6.50.08 b. Developer opted out of BZA meeting.**



4a 1/22/25  
4a. Deferred 12/18/24

**ENGINEERING & PUBLIC WORKS**

**Knox County Board of Zoning Appeals Application**

Reference Number: 24-Z0061

Application Date: 11/21/2024

Meeting Date: Wednesday, December 18, 2024 1:30 PM

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

Request: Waiver to extend the current CA zoning line one hundred additional feet to include back portion of the parcel.

Regulation: 3.11.05 Section:

Reason: We are needing additional space for a garage to be built and currently can not construct on the lot as is- all lots in proximity to the 7117 Chapman Hwy are all zoned CA in their entirety.

Property Address: 7117 CHAPMAN HWY KNOXVILLE, TN 37920

Subdivision:

Zone: CA/AG Lot Size: 1.66 ac Lot:  
CLT Map: 137 Group: Parcel: 137 179

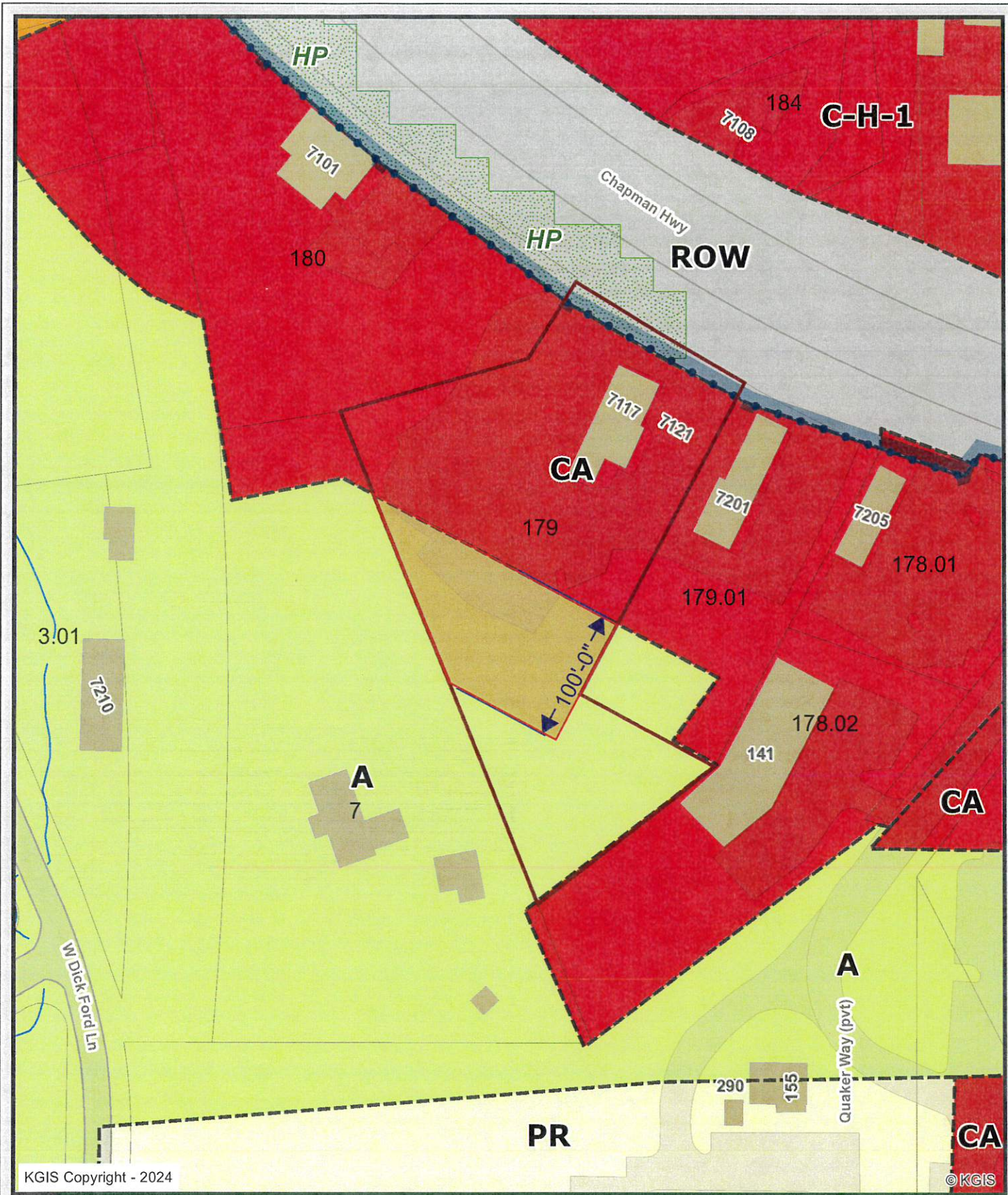
Applicant: Nick Whitehead  
Address: 2705 LOUISVILLE BOAT DOCK ROAD  
City, State, Zip: LOUISVILLE, TN 37777  
Telephone: 865-640-6425

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: NICK WHITEHEAD Signature: [Signature] Date: 12-3-24

Codes: Kim Jarnagin Signature: Kim Jarnagin Date: 12/3/2024





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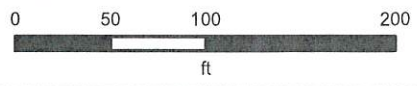
© KGIS

### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

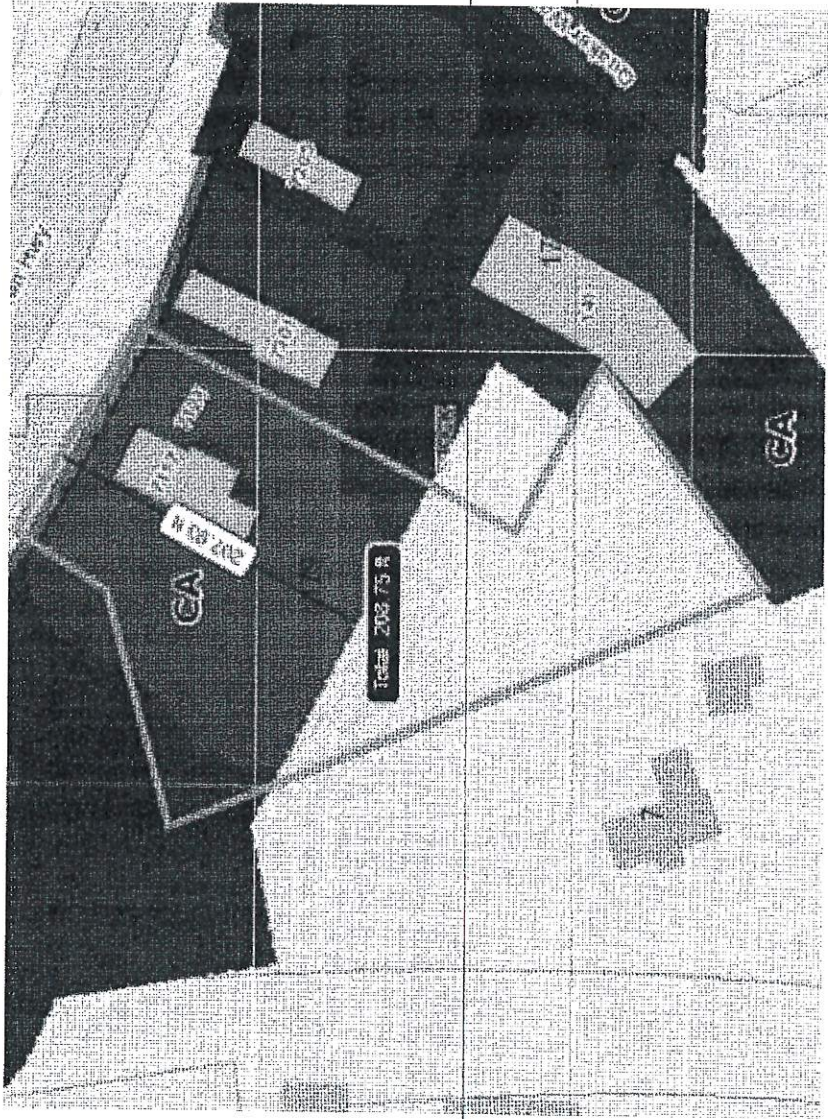


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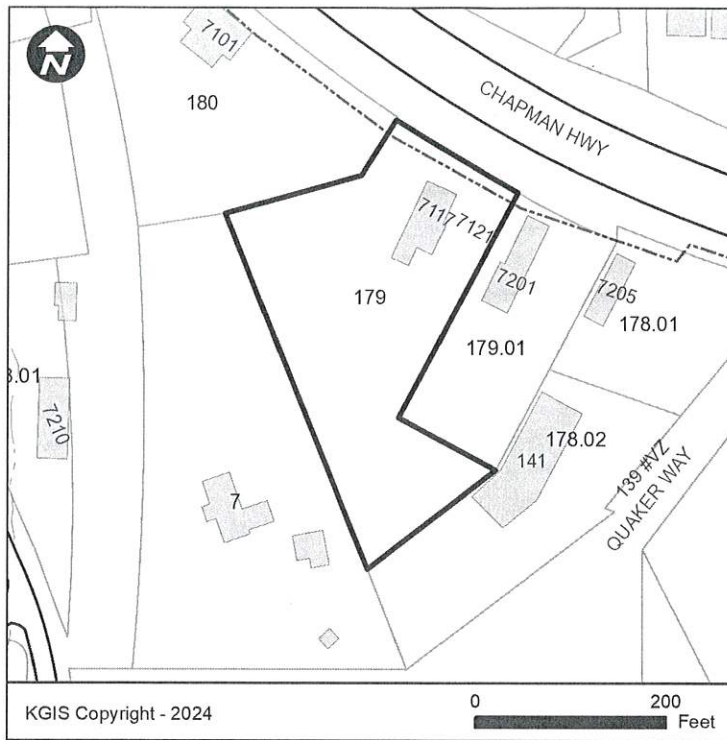


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# 7117 CHAPMAN HWY - Property Map and Details Report



## Property Information

Parcel ID: 137 179  
 Location Address: 7117 CHAPMAN HWY  
 CLT Map: 137  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 179  
 Parcel Type: NORMAL  
 District: D9  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 1.66  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 7117 CHAPMAN HWY  
 KNOXVILLE - 37920  
 Address Type: BUSINESS  
 Site Name: WHITEHEAD AUTO SALES  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

WHITEHEAD AUTOMOTIVE GROUP LLC  
 7117 CHAPMAN HY  
 KNOXVILLE, TN 37920  
 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:  
 Fire Response: SEYMOUR VOLUNTEER FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 56.03  
 Planning Sector: South County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 90  
 Voting Location: South Doyle High School  
 2020 TIPTON STATION RD  
 TN State House: 18  
 TN State Senate: 6  
 County Commission: 9 Andy Fox  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 9 Kristi Kristy  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

Elementary: NEW HOPEWELL  
 ELEMENTARY  
 Intermediate:  
 Middle: SOUTH-DOYLE  
 MIDDLE  
 High: SOUTH-DOYLE  
 HIGH

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

Source: KGIS

ACTIVE      NORMAL

12/03/2024

District	Map	Insert	Group	Parcel	Ward	Property Location		
D9	137			179		7117 CHAPMAN HWY		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
				-	-	-		1.66 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
RJ'S REAL PIT BAR-B-QUE % RONNIE JOYCE		10/1/1990	<u>2022</u>	614	\$ 200,000	9321 UNTREINER AV PENSACOLA FL 32534		
CANTILLO ANDREW V & CINDY W		4/27/1995	<u>2175</u>	221	\$ 332,400	7117 CHAPMAN HY KNOXVILLE TN 37920		
		1/30/1997	<u>2244</u>	313				
WHITEHEAD AUTOMOTIVE GROUP LLC		10/28/2022	<u>20221031</u>	0026218	\$ 900,000	7117 CHAPMAN HY KNOXVILLE, TN 37920		

**Remarks**

L/A

*Parent Parcel*

*Parent Instrument Number*

*Previous Parcel ( Split From )*

*Next Parcel ( Merged Into )*

### 3.11. Boundaries.

3.11.05- 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.



4b 1/22/25  
4c. Deferred 30 days 12/18

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: 24-Z0065

Application Date: 11/26/2024

Meeting Date: Wednesday, December 18, 2024 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 .76 acres.

Regulation: 5.22.04                      Section: E.2.

Reason: Currently in process of purchasing proposed lot 1R-1 from New Liberty Baptist Church which will result in a <1 acre lot size on the church property. Due to drainage/sewer easements and setbacks, leaving a full acre to the church would leave very little buildable space on new lot.

Property Address: 5901 ROBERTS RD CORRYTON, TN 37721

Subdivision:

Zone: AG                      Lot Size: 2.47 ac                      Lot: 1R-1  
CLT Map: 22                      Group: JA                      Parcel: 022JA013


Applicant: NAZAR MARKEVYCH


Address: 1619 LECONTE RD

City, State, Zip: KNOXVILLE 37914

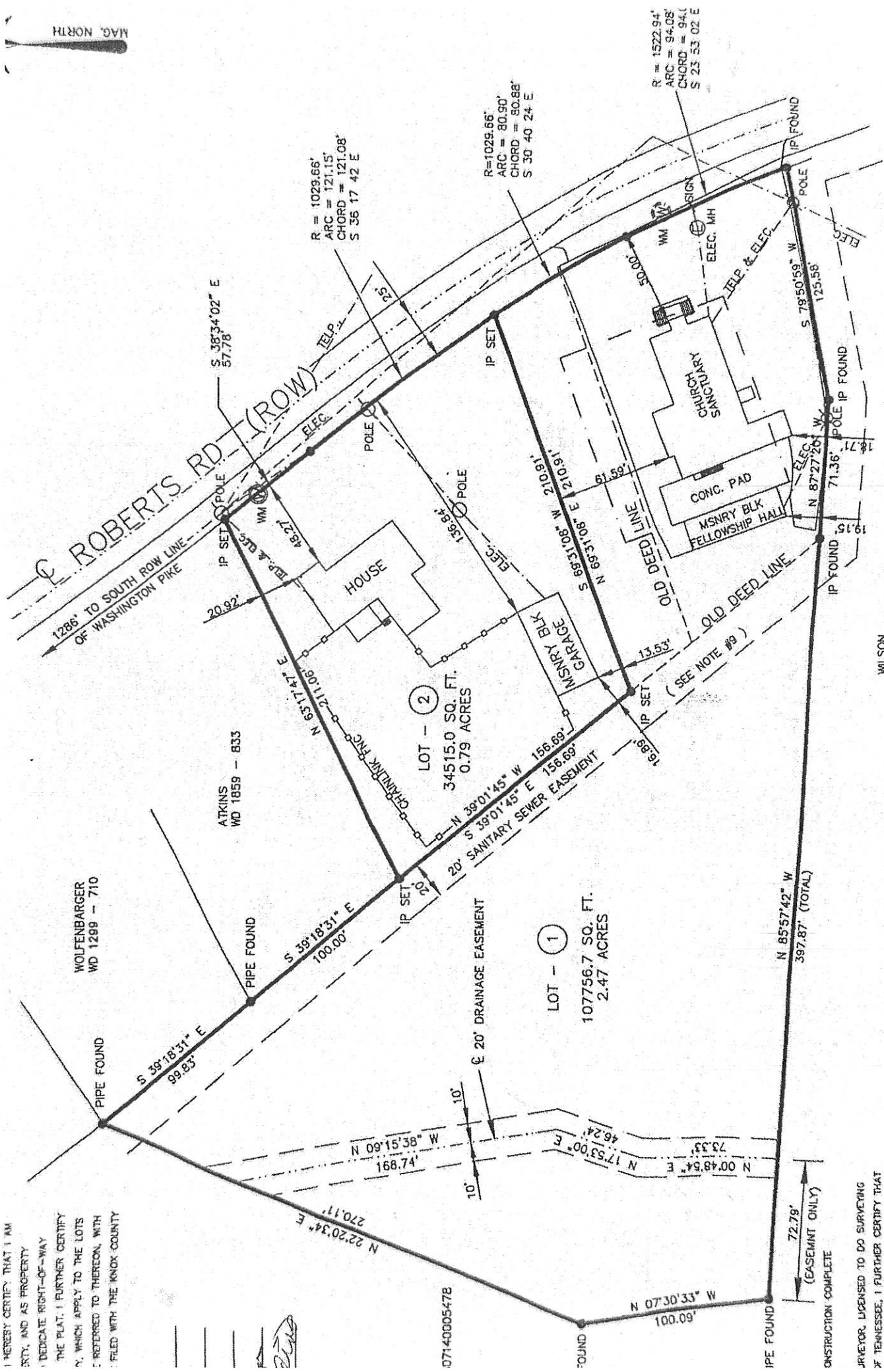
Telephone: 865-801-3556

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: NAZAR MARKEVYCH                      Signature:                       Date: 12-6-2024

Codes: Kim Jarnagin                      Signature:                       Date: 12-4-2024





I HEREBY CERTIFY THAT I AM  
 SURVEYOR, AND AS PROPERTY  
 I DEDICATE RIGHT-OF-WAY  
 TO THE PLAT. I FURTHER CERTIFY  
 THAT THE PLAT APPLIES TO THE LOTS  
 REFERRED TO THEREON, WITH  
 THIS PLAT FILED WITH THE KNOX COUNTY

CONSTRUCTION COMPLETE  
 (EASEMENT ONLY)  
 SURVEYOR LICENSED TO DO SURVEYING  
 IN TENNESSEE. I FURTHER CERTIFY THAT  
 THIS PLAT, DRAWINGS, DOCUMENTS, AND STATEMENTS  
 WERE MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

WILSON  
 WD INST. # 200307140005478

07140005478

# Markevych / New Liberty Baptist Church Resub

Nazar Markevych

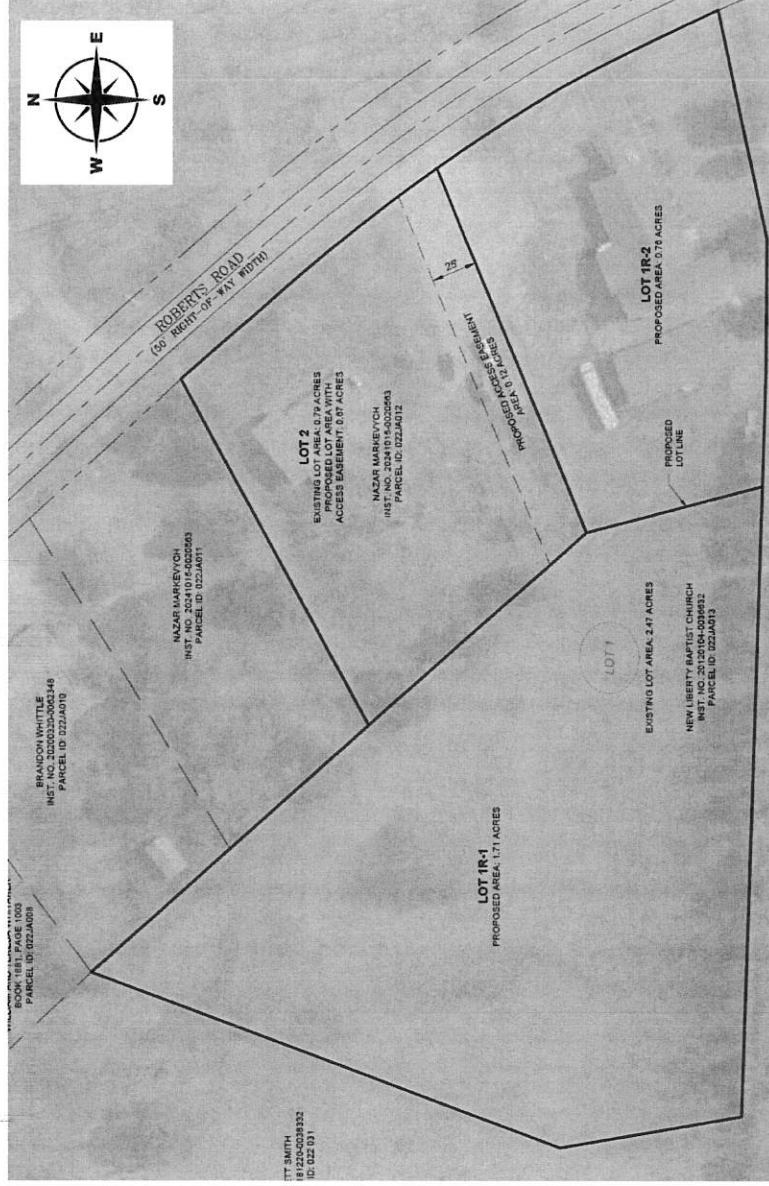
January 22, 2025

# Overview

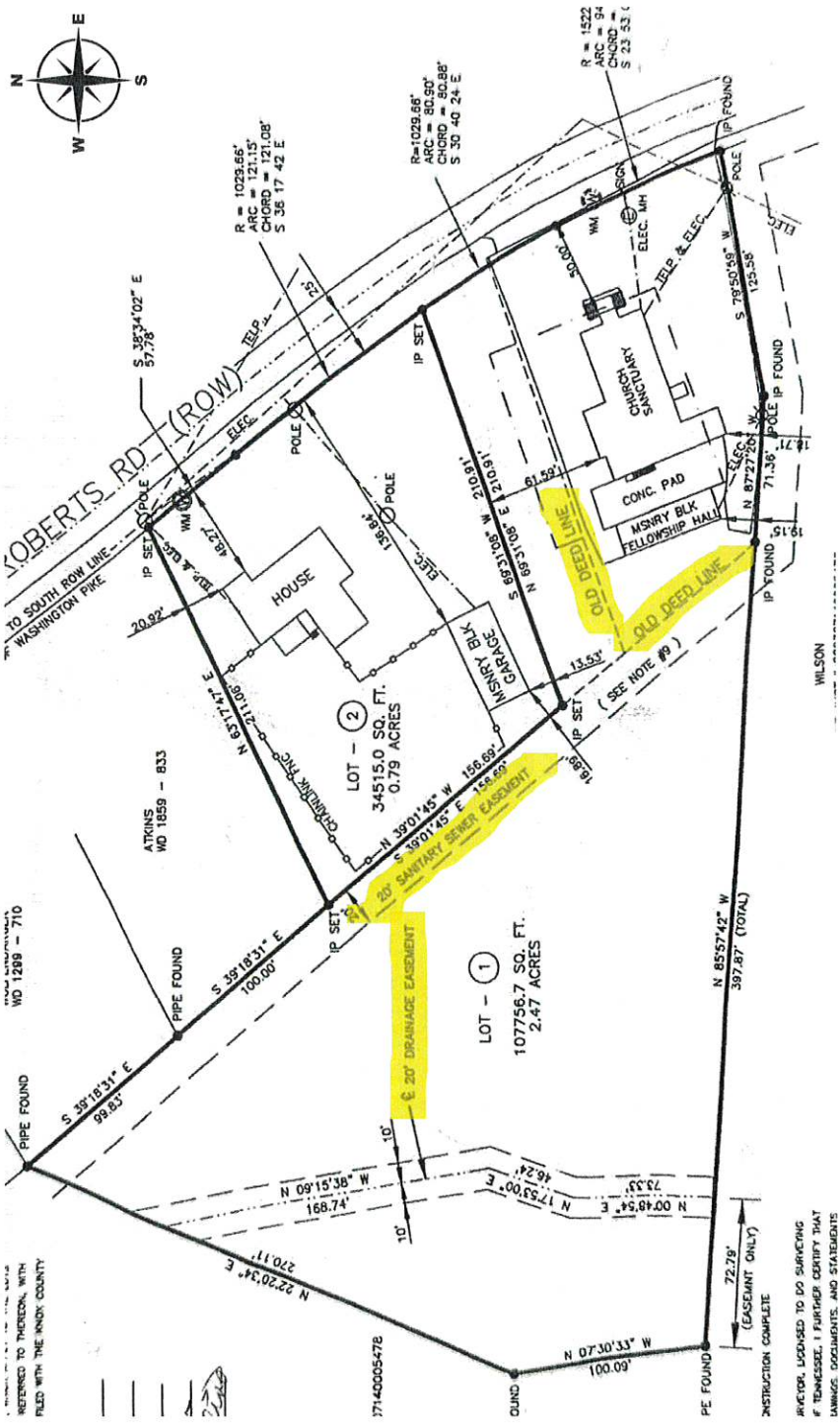
- Review of Variance Request
- Current Plot from 2008 Resub
- Topography
- Natural Water Drains
- Original Plan
- Alternate Plan
- Church Statements
- Markevych Statements

# Review of Variance Request

- Waiver of lot intensity from 1 acre to 0.76 acres for the parcel belonging to New Liberty Baptist Church



# Current Plot From 2008 Resub

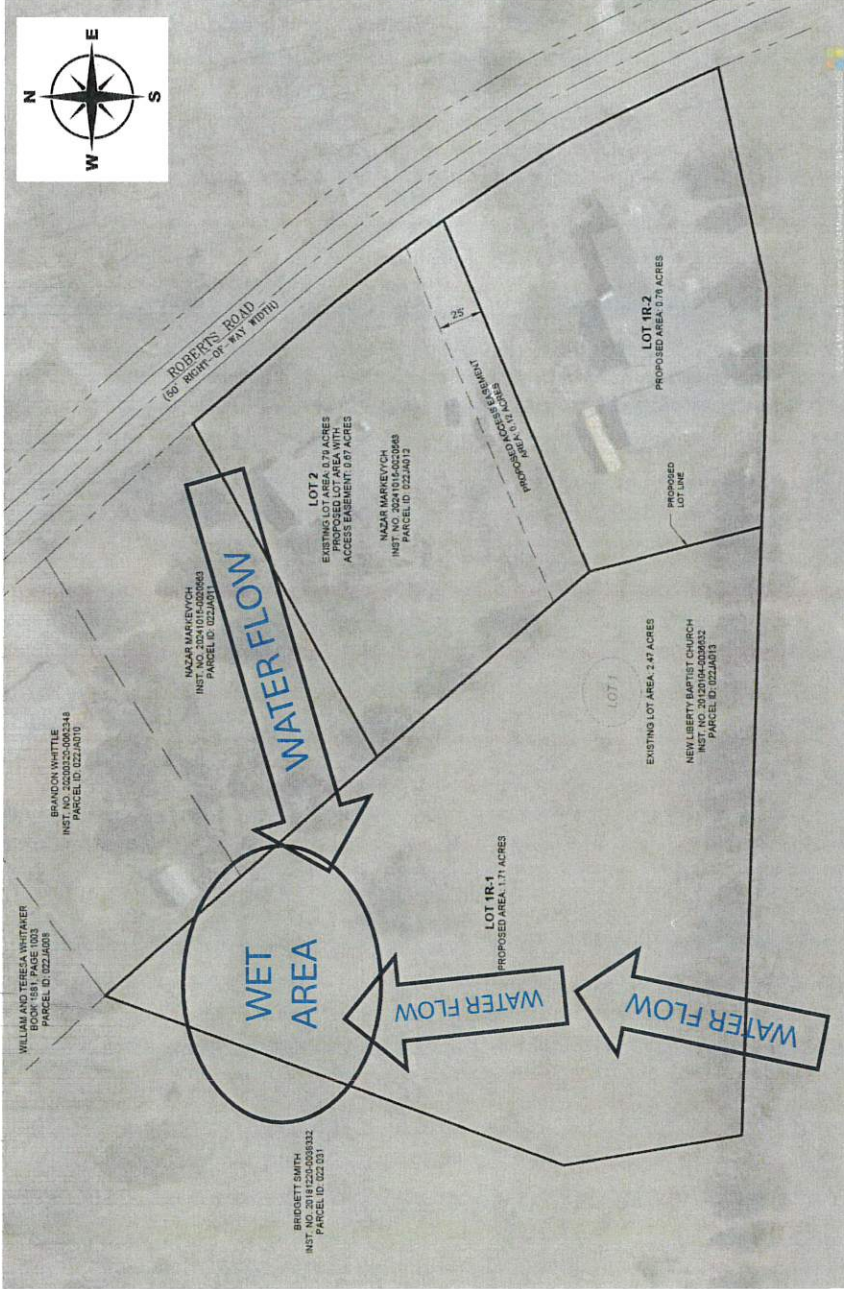




# Topography



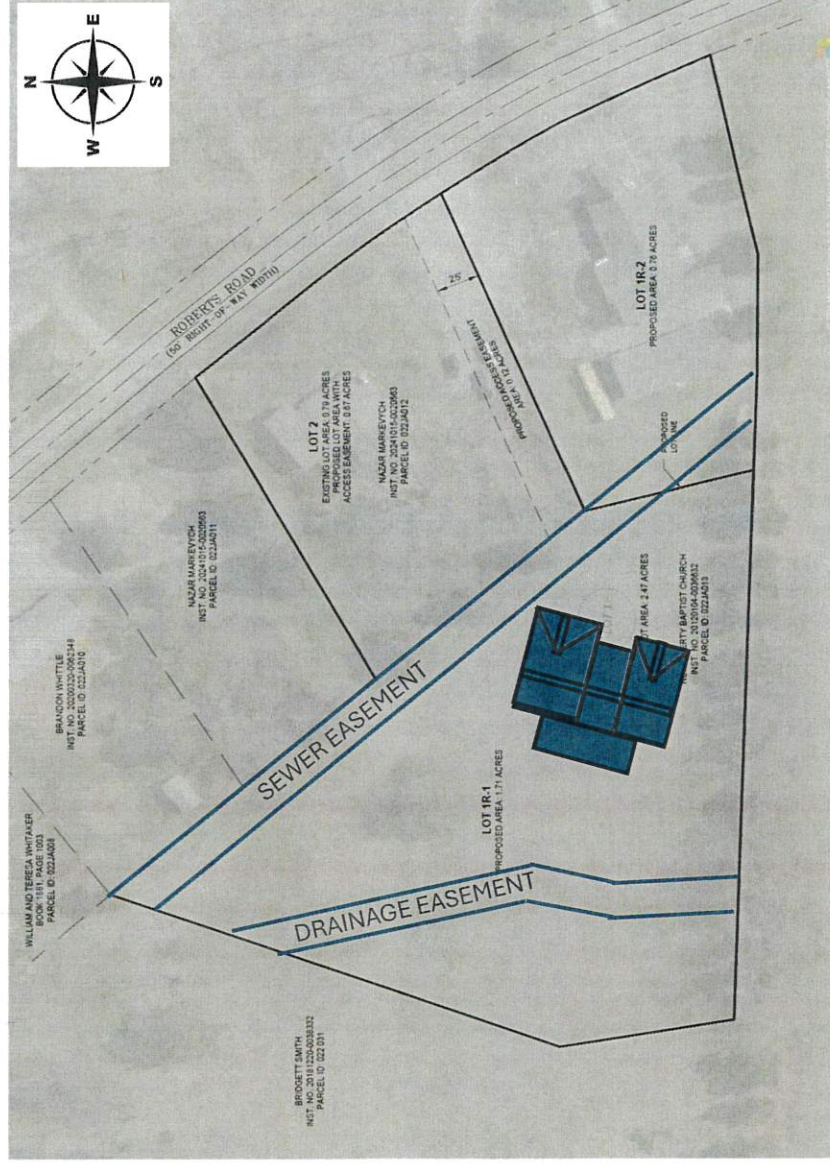
# Natural Water Drains





# Original Plan

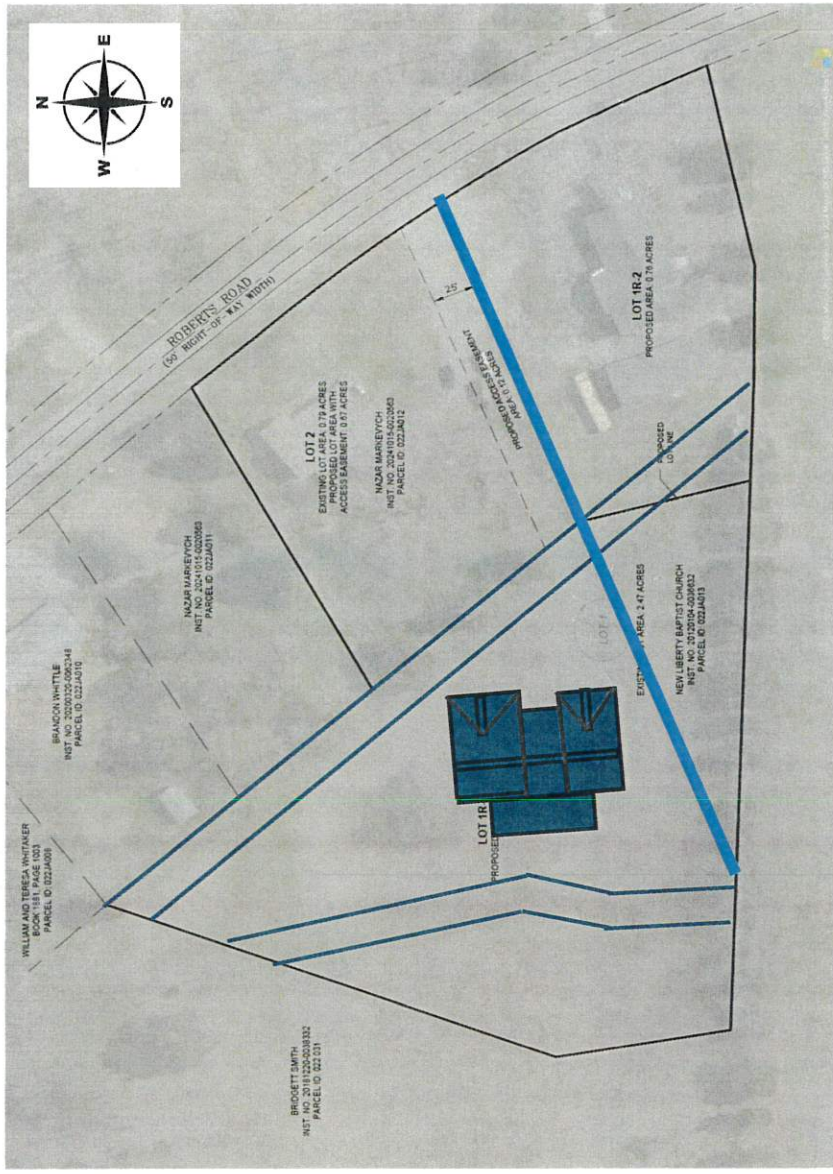
- House will run parallel with topographical lines
- Easement will go directly to garage with very little grade work
- Entire front section of house will have a relatively level elevation
- No where near any waterways or wet areas





# Alternate Plan

- Blue line indicates the required lot line to suffice a full acre to the church.
- This configuration will result in either a very steep downslope driveway or a large retaining wall.
- The only cluster of trees belonging to the property would have to be removed.
- The rear elevation would be very close to the drainage area



# View Obstruction Per Original Plan

- Original plan will result in minimum view obstruction for backyard view of 5911 Roberts Rd





# View Obstruction Per Alternate

- Alternate plan will result in nearly full obstruction of the backyard view.



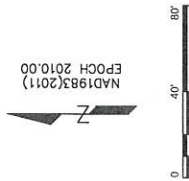
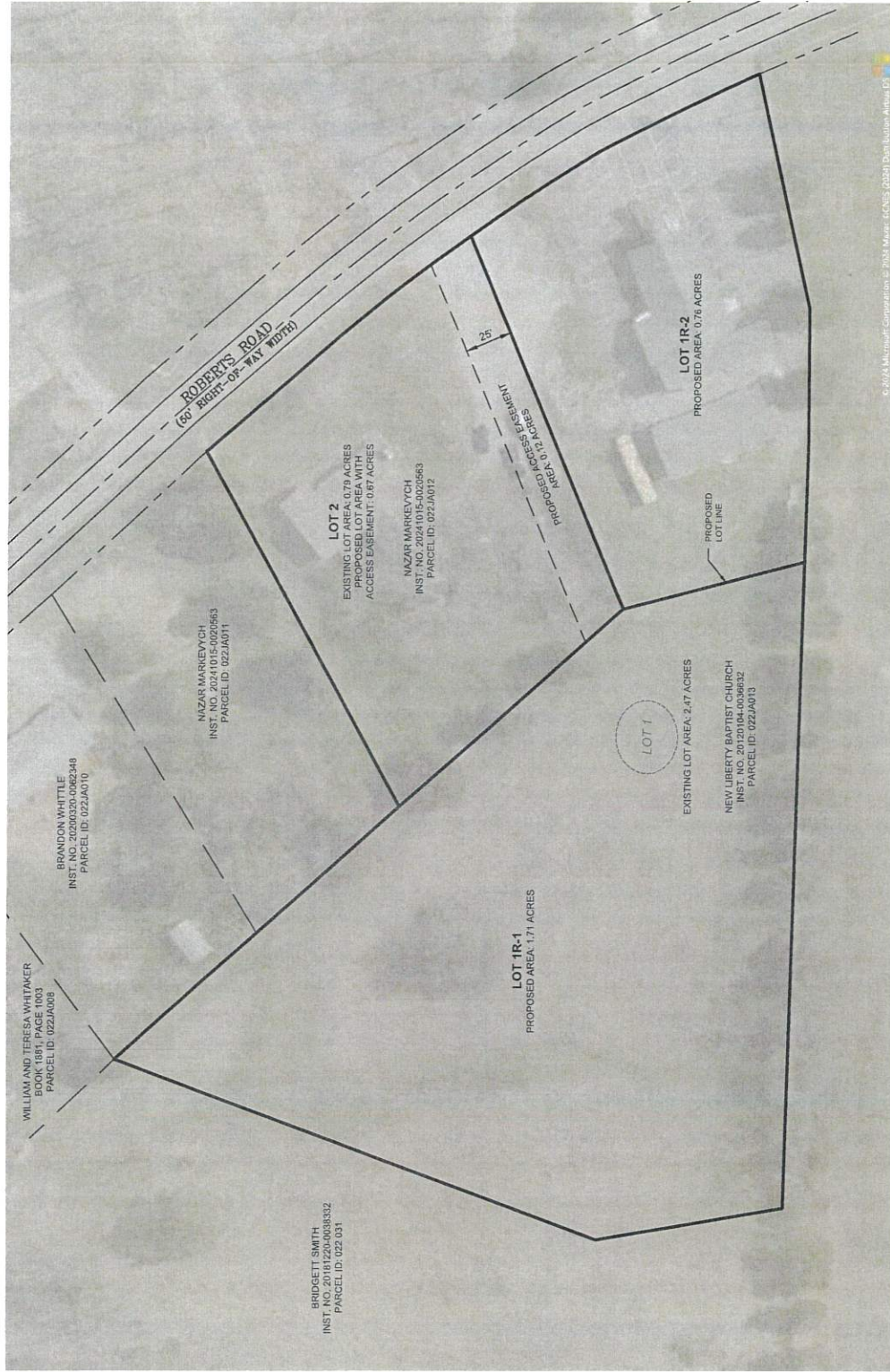
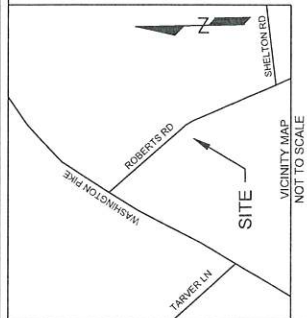
# Church Statements

- Initial intent of this land purchase was for extra parking and potentially another church building if needed
- The church has since got smaller and no longer needs the property
- The additional land will result in extra maintenance and cost to the church
  - Mowing alone will result in approx. a \$200 / month bill during season

## Markevych Statements

- Due to easements and setbacks on the proposed property, leaving a full acre to the church will take away the ideal building location.
- The steepness of the lot will result in a very tall and irregular foundation and steep driveway.
- Placing the house per the alternate plan will result in nearly full obstruction of the neighbor's backyard view





**LEGEND**

- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY
- RIGHT-OF-WAY
- CENTERLINE OF RIGHT-OF-WAY
- EASEMENT

Rev. No. 1



SOULE SURVEYING, LLC.  
1419 KENYON ST  
KNOXVILLE, TN 37917  
PHONE: 865-217-6719

PROJECT:	2024044
DATE:	11/22/24
SCALE:	1" = 40'
SHEET:	1 OF 1
DRAWN BY:	NS

THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND WAS  
CREATED USING ONLY RECORD DOCUMENTS. NO FIELDWORK  
WAS PERFORMED AS PART OF THE CREATION OF THIS  
EXHIBIT.

**SITE LOCATION:**  
5911 AND 5901 ROBERTS RD  
CORYTON, TN 37721

**PROPOSED SITE LAYOUT FOR THE  
RESUBDIVISION OF THE PROPERTY OF  
MARKEYVCH AND NEW LIBERTY BAPTIST CHURCH**

Date 11-26-24 age

I, Pastor Keith Buckner, on behalf of the members of New Liberty Baptist Church hereby gives permission to apply for a lot variance on parcel: 0221AD13. Pending approval of this variance, the size of the church's lot will be reduced to 0.76 acres and the remaining land will be sold to Nazar Markevych.

Rev. Keith Buckner

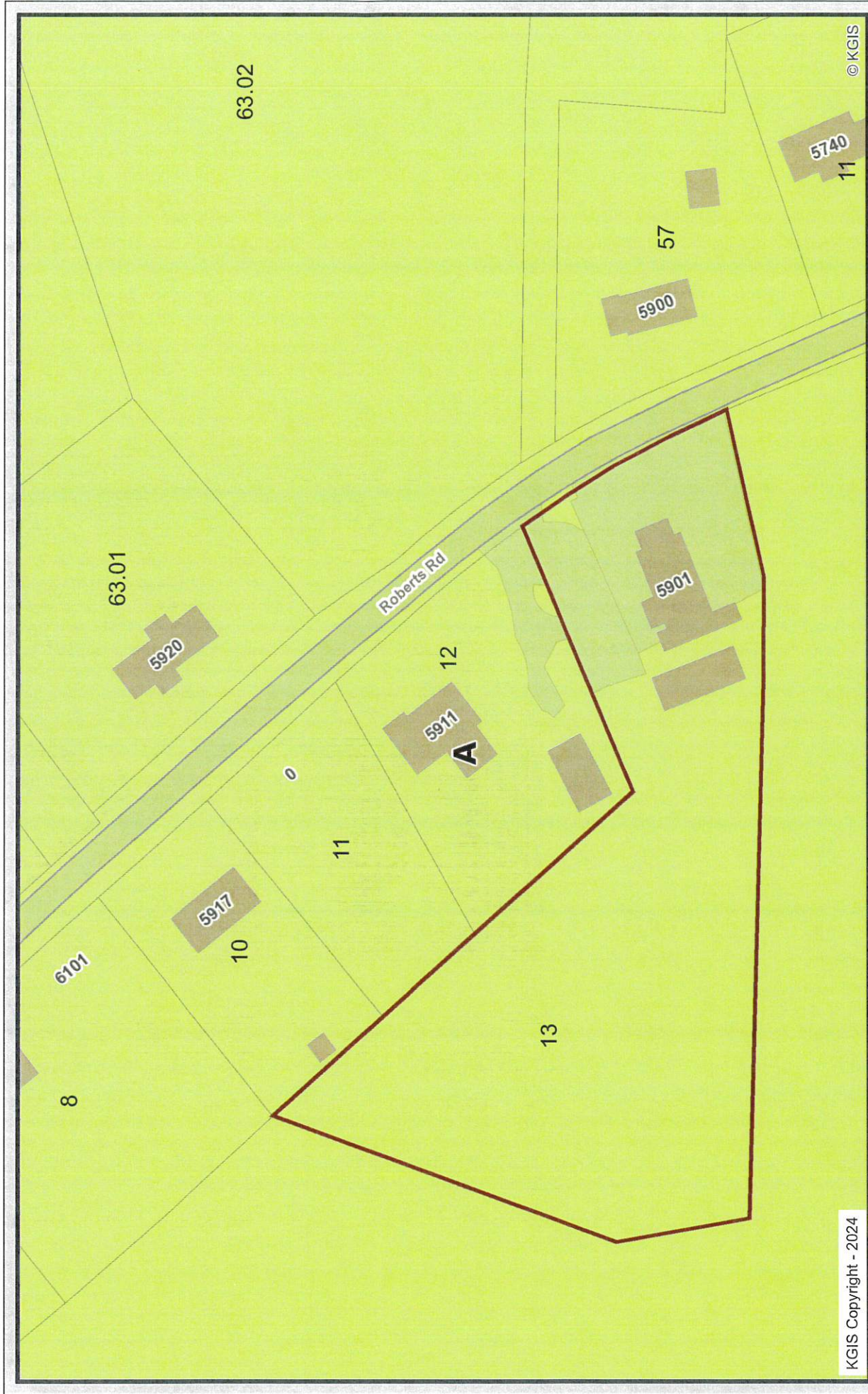
865-310-3445

New Liberty Baptist Church

5901 Roberts Rd

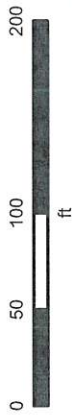
Coryton, TN 37721





5911 Roberts Rd

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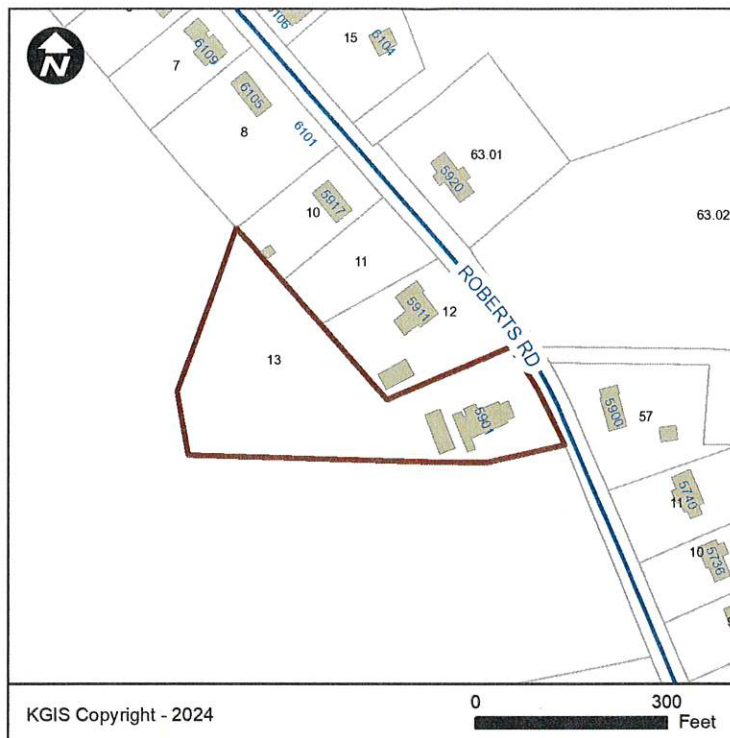


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# Parcel 022JA013 - Property Map and Details Report



## Property Information

Parcel ID: 022JA013  
 Location Address: 5901 ROBERTS RD  
 CLT Map: 22  
 Insert: J  
 Group: A  
 Condo Letter:  
 Parcel: 13  
 Parcel Type: NORMAL  
 District: N8  
 Ward:  
 City Block:  
 Subdivision: ATKINS WILSON & NEW LIBERTY BAPTIST CHURCH RESUB  
 Rec. Acreage: 2.47  
 Calc. Acreage: 0  
 Recorded Plat: 20081205 - 0035984  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 5901 ROBERTS RD  
 CORYTON - 37721  
 Address Type: PLACE OF WORSHIP  
 Site Name: NEW LIBERTY BAPTIST CHURCH  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

CHURCH NEW LIBERTY BAPTIST CHURCH  
 0 RT 2  
 CORYTON, TN 37721  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 52.04  
 Planning Sector: Northeast County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 84  
 Voting Location: Ritta Elementary School  
 6228 WASHINGTON PIKE  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 8 Adam Thompson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 8 Travis Wright  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

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

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## 5.22.04.- Area regulations.

### E. Intensity of use.

2. For uses other than residential development, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in section 3.50, "Off-street parking requirements," of these regulations; provided, however, that the lot area for a church shall not be less than one (1) acre.





4c. 1/22/25  
4f. Deferred 30 days 12/18

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: **24-Z0066**

Application Date: **11/26/2024**

Meeting Date: **Wednesday, December 18, 2024 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 current .79 to acre to .67 acres due to the addition of an access easement on south side of property (Lot 2, 022JA012).**

Regulation: **5.22.04** Section: **E.1.a.**

Reason: **Currently in process of purchasing proposed lot 1R-1 from New Liberty Baptist Church and access to the property.** <sup>need</sup>

Property Address: **5911 ROBERTS RD CORRYTON, TN 37721**

Subdivision:

Zone: **AG** Lot Size: **2.47 ac** Lot: **2**  
CLT Map: **22** Group: **JA** Parcel: **022JA012**

Applicant: **Nazar Markevych**

Address: **1619 LCONTE RD**

City, State, Zip: **KNOXVILLE, TN 37914**

Telephone: **865-801-3556**

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: NAZAR MARKEVYCH Signature:  Date: 12-6-2024

Codes: Kim Jarnagin Signature:  Date: 12-4-2024

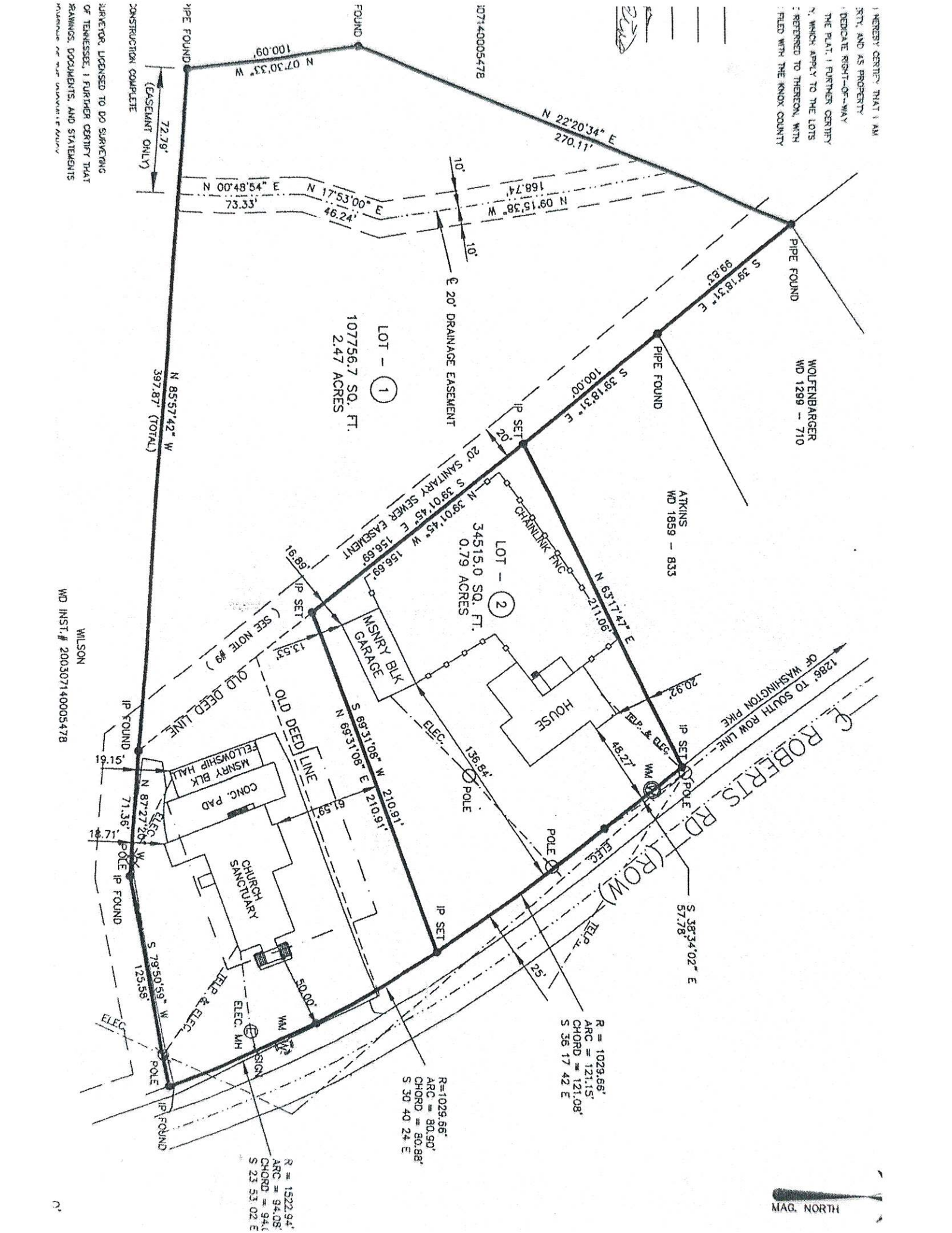
I HEREBY CERTIFY THAT I AM  
 SURV, AND AS PROPERTY  
 I DEDICATE RIGHT-OF-WAY  
 THE PLAT I FURTHER CERTIFY  
 WHICH APPLY TO THE LOTS  
 REFERRED TO THEREON, WITH  
 FILED WITH THE KNOX COUNTY

WOLFENBARGER  
 WD 1299 -- 710

ATKINS  
 WD 1859 - 833

LOT - 1  
 107756.7 SQ. FT.  
 2.47 ACRES

LOT - 2  
 34515.0 SQ. FT.  
 0.79 ACRES



CONSTRUCTION COMPLETE  
 (EASEMENT ONLY)  
 72.78'  
 N 07'30'33" W 100.09'  
 N 00'48'54" E 73.33'  
 N 17'53'00" E 46.24'  
 N 09'15'38" W 168.74'  
 N 22'20'34" E 270.11'  
 S 38'18'31" E 99.83'  
 S 38'18'31" E 100.00'  
 N 85'57'42" W 397.87' (TOTAL)  
 N 00'48'54" E 73.33'  
 N 17'53'00" E 46.24'  
 N 09'15'38" W 168.74'  
 N 22'20'34" E 270.11'  
 S 38'18'31" E 99.83'  
 S 38'18'31" E 100.00'  
 N 85'57'42" W 397.87' (TOTAL)

WILSON  
 WD INST. # 200307140005478

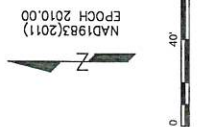
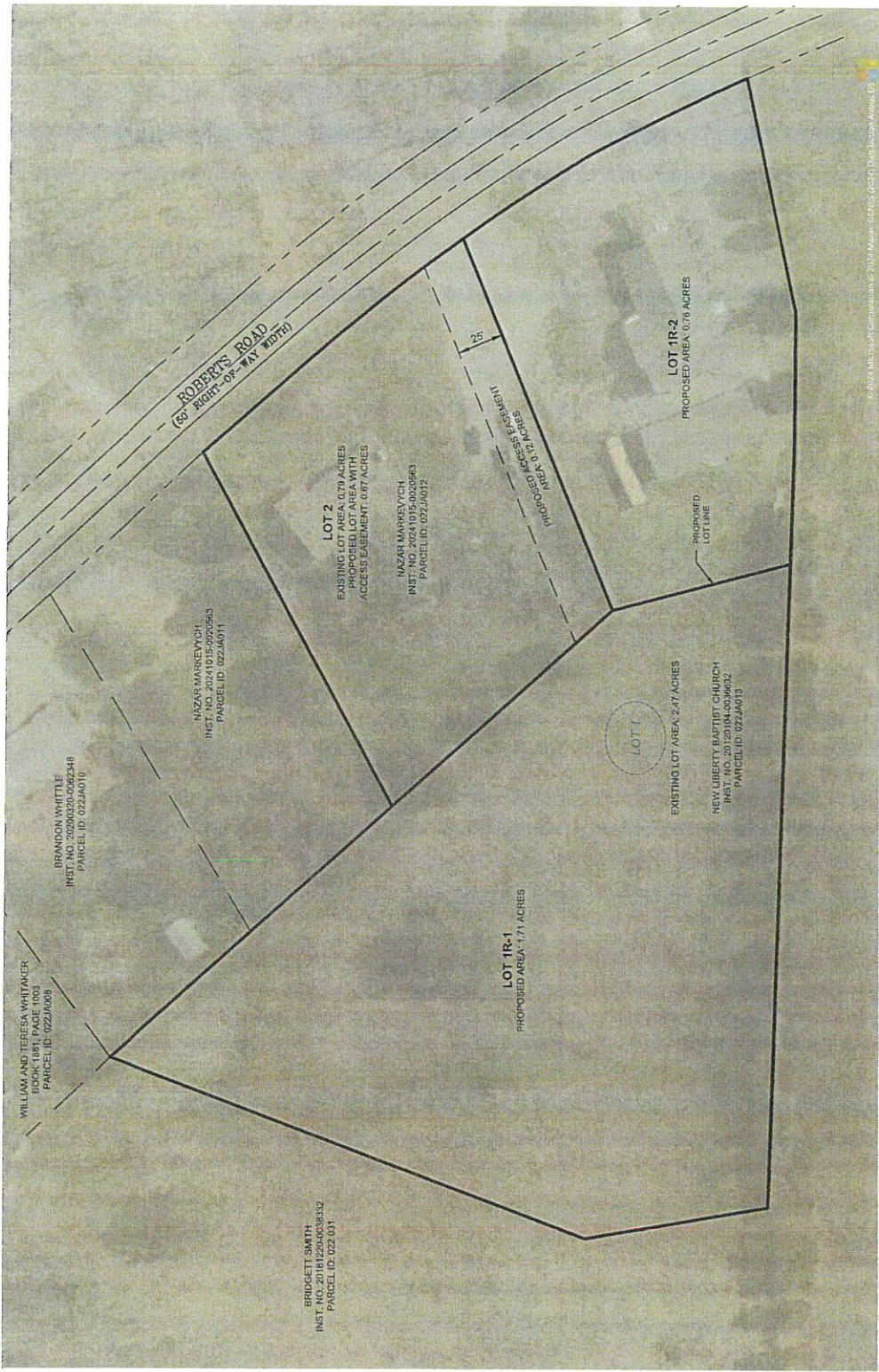
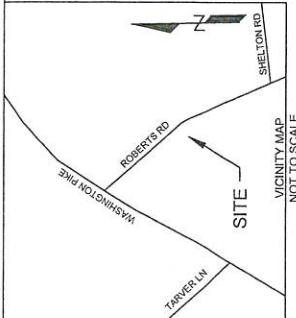
R = 1029.66'  
 ARC = 121.15'  
 CHORD = 121.08'  
 S 36 17 42 E

R = 1029.66'  
 ARC = 80.90'  
 CHORD = 80.88'  
 S 30 40 24 E

R = 1522.94'  
 ARC = 94.08'  
 CHORD = 94.00'  
 S 23 53 02 E







- LEGEND**
- SUBJECT PROPERTY BOUNDARY
  - ADJOINING PROPERTY
  - RIGHT-OF-WAY
  - CENTERLINE OF RIGHT-OF-WAY
  - EASEMENT

THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND WAS  
CREATED USING AERIAL PHOTOGRAPHS AND NETWORK  
DATA. THE BOUNDARY SURVEY WAS PERFORMED AS PART OF THIS  
EXHIBIT.

PROJECT:	2024044
DATE:	11/22/24
SCALE:	1" = 40'
SHEET:	1 OF 1
DRAWN BY:	NS

**SOULE SURVEYING**  
1419 KENYON ST  
KNOXVILLE, TN 37917  
PHONE: 865-217-6719

**PROPOSED SITE LAYOUT FOR THE  
RESUBDIVISION OF THE PROPERTY OF  
MARKEYVYCH AND NEW LIBERTY BAPTIST CHURCH**

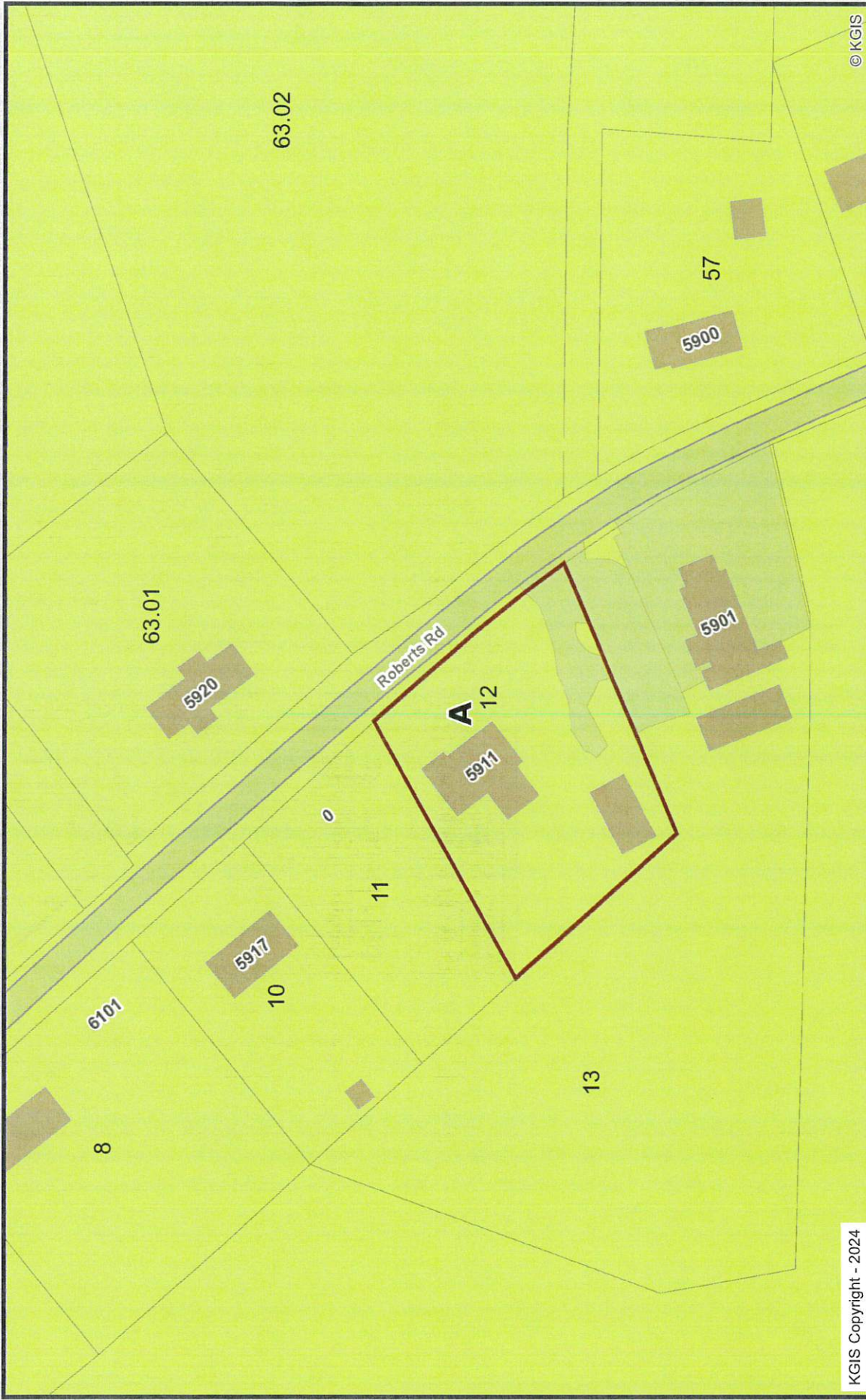
**SITE LOCATION:  
5911 AND 5901 ROBERTSON RD  
CORYTON, TN 37721**

Rev. No. 1



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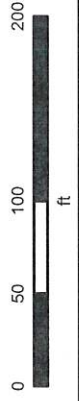
© KGIS



## 5911 Roberts Rd



Printed: 12/4/2024 at 12:40:10 PM

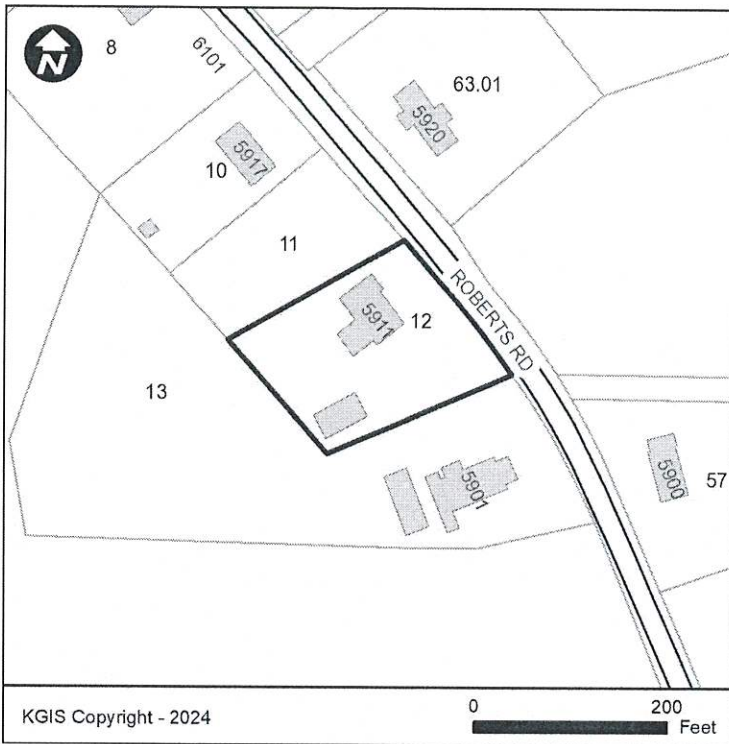


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# 5911 ROBERTS RD - Property Map and Details Report



## Property Information

Parcel ID: 022JA012  
 Location Address: 5911 ROBERTS RD  
 CLT Map: 22  
 Insert: J  
 Group: A  
 Condo Letter:  
 Parcel: 12  
 Parcel Type: NORMAL  
 District: N8  
 Ward:  
 City Block:  
 Subdivision: ATKINS WILSON & NEW LIBERTY BAPTIST CHURCH RESUB  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 20081205 - 0035984  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 5911 ROBERTS RD  
 CORYTON - 37721  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

MARKEYVCH NAZAR  
 1619 LECONTE RD  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 52.04  
 Planning Sector: Northeast County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 84  
 Voting Location: Ritta Elementary School  
 6228 WASHINGTON PIKE  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 8 Adam Thompson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 8 Travis Wright  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

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

**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

12/04/2024

District	Map	Insert	Group	Parcel	Ward	Property Location
N8	22	J	A	12		5911 ROBERTS RD

Subdivision	Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
ATKINS WILSON & NEW LIBERTY BAPTIST CHURCH RESUB	-	2-	<u>200812050035984</u>	178.93 X 211.06 X IRR	0.00 - A.C. Deeded
					0.00 - A.C. Calculated

Owner	Sale Date	Book	Page	Sale Price	Mailing Address
ATKINS DENVER O & MARGIE	6/19/1985	<u>1859</u>	836		332 RHODES RD NEW MARKET TN 37820
ATKINS DENVER O & SMITH REBECCA	9/25/2019	<u>20190926</u>	0021419	\$ 2,730	332 RHODES RD NEW MARKET TN 37820
MARKEYVYCH NAZAR	10/11/2024	<u>20241015</u>	0020563	\$ 255,000	1619 LECONTE RD KNOXVILLE, TN 37914

--

**Remarks**

L/A

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

## 5.22.04.- Area regulations.

### E. Intensity of use.

1. 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 lot area not less than one (1) acre.



5a

# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: **24-Z0070**

Application Date: **12/13/2024**

Meeting Date: **Wednesday, January 22, 2025 1:30 PM**

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

Request: **Waiver to reduce the front yard setback from 40' to 17'.**

Regulation: **5.22.04** Section: **A.1.**

Reason: **The way the land lays.**

Property Address: **8621 CONNER RD POWELL, TN 37849**

Subdivision:

Zone:	<b>A</b>	Lot Size:	<b>1.13 ac</b>	Lot:	<b>1</b>
CLT Map:	<b>036</b>	Group:		Parcel:	<b>036 130</b>

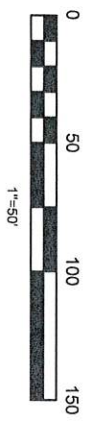
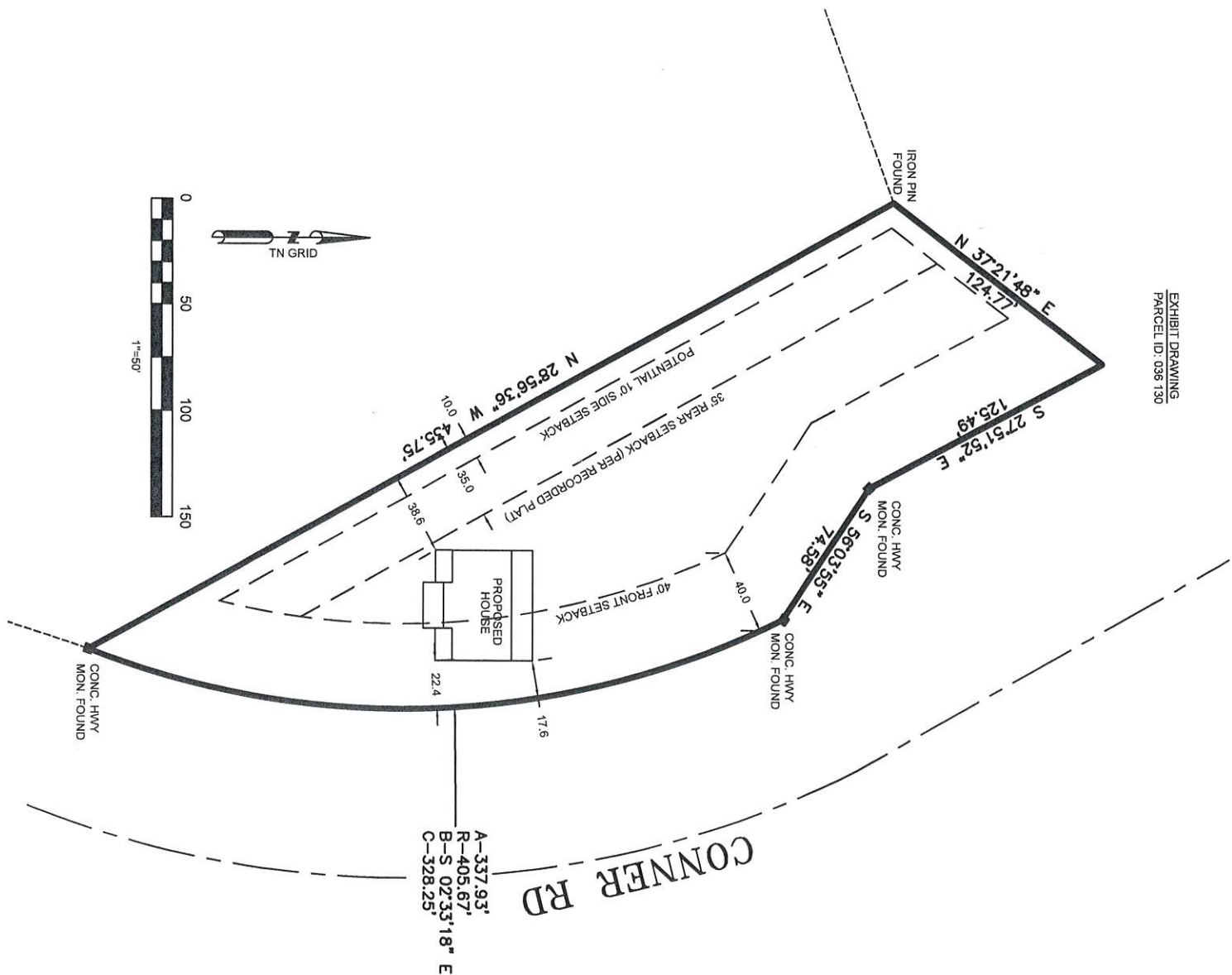
Applicant: **Jason Davis**  
 Address: **7518 CENTRAL AVE PIKE**  
 City, State, Zip: **KNOXVILLE 37849**  
 Telephone: **615-956-3295**

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: Jason Davis Signature: \_\_\_\_\_ Date: 01-06-2025

Codes: Kim Jarnagin Signature: \_\_\_\_\_ Date: 12/16/2024

EXHIBIT DRAWING  
PARCEL ID: 036 130



A-337.93'  
R-405.67'  
B-S 02°33'18" E  
C-328.25'

CONNER RD





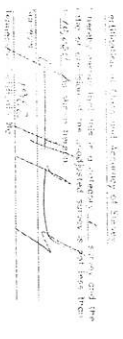
LOCATION MAP  
 SCALE: 1" = 50' HORIZONTAL MAP  
 DATE: 10/21/2009 BY: *[Signature]*  
 NOT TO SCALE

NOTE: It is granted that the subdivision shown herein is approved in whole or in part by the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors.

APPROVED BY: *[Signature]*  
 DATE: 10-20-08  
 Donna Miller

APPROVED BY: *[Signature]*  
 DATE: 10-20-09  
 Paid Sise RH  
 Paid Hwa '08 Tax

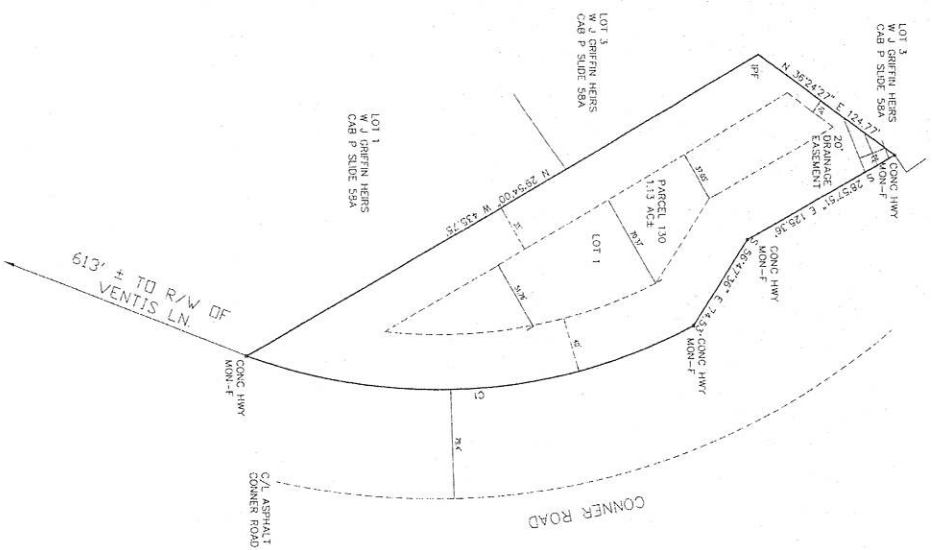
CERTIFICATE OF APPROVAL AND SPECIAL EXCEPTION  
 I, THE CLERK OF THE BOARD OF SUPERVISORS, DO HEREBY CERTIFY that the subdivision shown herein is approved in whole or in part by the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors.



APPROVAL OF PLAN AND LEGAL DESCRIPTION  
 I, THE CLERK OF THE BOARD OF SUPERVISORS, DO HEREBY CERTIFY that the subdivision shown herein is approved in whole or in part by the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors and that the subdivision shown herein is subject to the approval of the Board of Supervisors.



APPROVED BY: *[Signature]*  
 DATE: OCT 20 2009  
 Phil Ballard  
 KNOX COUNTY REGISTER/ASSESSOR



REGISTER OF DEEDS  
 KNOX COUNTY

- NOTES:
1. C11 MAP G26, PARCEL 139
  2. NO. OF LOTS = 1 (113 AC±/±)
  3. AREA SURVEYED = 113 ACRES (±)
  4. R.O.M. PINS AT ALL CORNERS. 1" INDICATES FOUND, "S" INDICATES SET.
  5. UTILITY & URNAGE EASEMENT OF 10' BROAD FRONTAGE AND SUBDIVISION FRONTIER FOR LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  6. THIS PROPERTY IS ZONED A.
  7. 7.5' UTILITY EASEMENT EACH SIDE OF SANITARY SEWER LINE AS CONSIDERED.
  8. THIS PROPERTY HAS PASSED TO JUDY FROST BY WILL FOR REFERENCE: SET. REC. BK. 291 PG. 792.
  9. DEED REFERENCE: BOOK 135 PG. 415.
  10. THIS MAP IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE REGISTER OF DEEDS.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	337.98	405.67	N03°30'32"E	328.209

MPC FILE# 9-0-09

Certificate of Approval for Recording-Administrative Plot  
 This is to certify that the subdivision plot shown herein has been found to comply with the State's Requirements of Knoxville and Knox County, and with the official plans and the record plot is hereby approved for recording in the Office of the Knox County Register of Deeds.  
 Signed: *[Signature]*  
 Date: 10/20/2009



JUDY FROST PROPERTY  
 DISTRICT 6 - KNOX CO., TENN.  
 SCALE: 1" = 60'  
 OCT 4, 2009

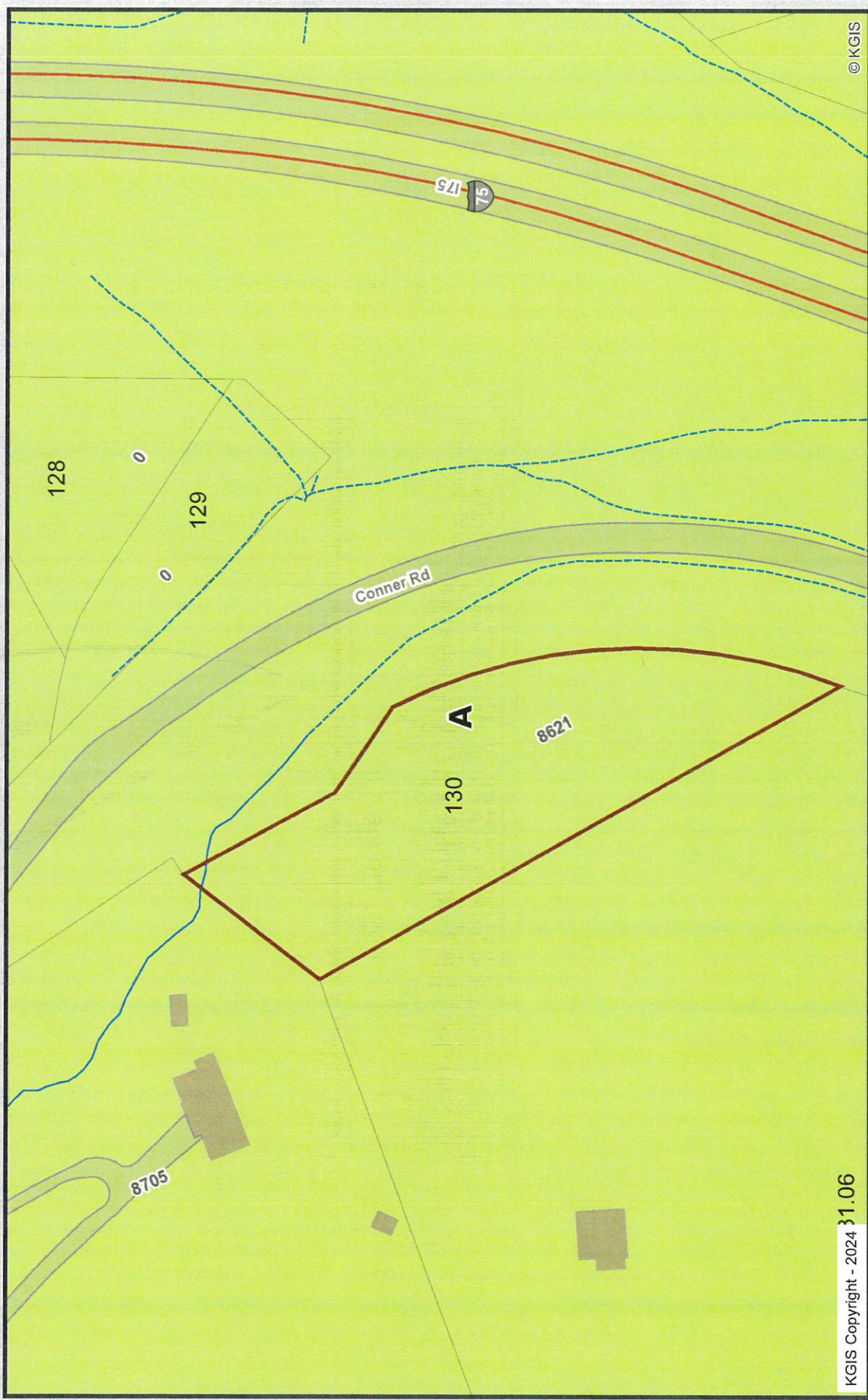
SURVEYOR:  
 CENTURY SURVEYING  
 144 Jesse Lane  
 Laird City, TN 37772  
 PH: 985-1982

OWNER:  
 Judy Frost  
 735 Blvd Dr  
 Knoxville, TN 37919  
 PH: 525-9367



200910200027960

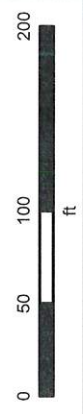




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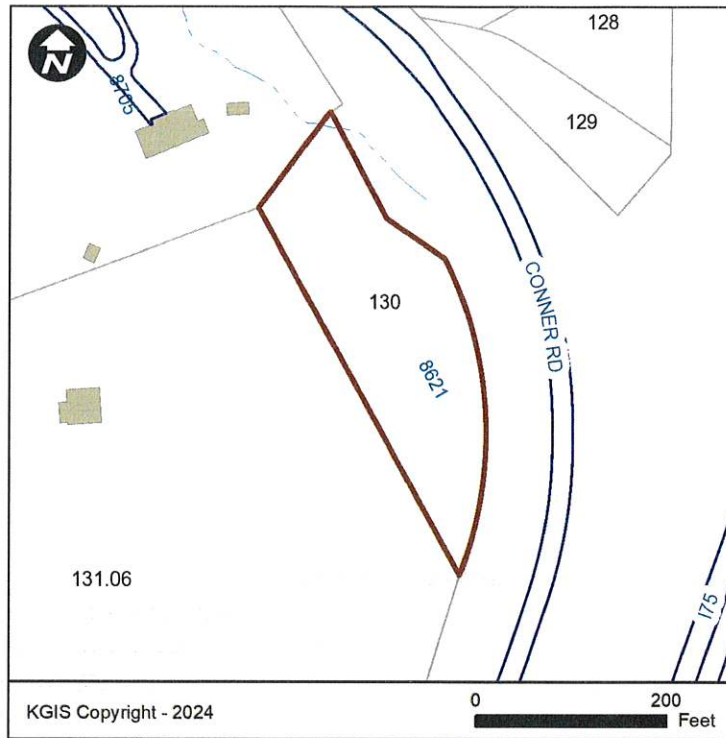
8621 Conner Rd

### Knoxville - Knox County - KUB Geographic Information System

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# Parcel 036 130 - Property Map and Details Report



## Property Information

Parcel ID: 036 130  
 Location Address: 8621 CONNER RD  
 CLT Map: 36  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 130  
 Parcel Type: NORMAL  
 District: E6  
 Ward:  
 City Block:  
 Subdivision: JUDY FROST PROPERTY  
 Rec. Acreage: 1.13  
 Calc. Acreage: 0  
 Recorded Plat: 20091020 - 0027960  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 8621 CONNER RD  
 POWELL - 37849  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

DAVIS JASON E & FOX SHEILA  
 7518 CENTRAL AVE PIKE  
 POWELL, TN 37849  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 61.02  
 Planning Sector: North County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 56  
 Voting Location: Copper Ridge Elementary School  
 2502 E BRUSHY VALLEY DR  
 TN State House: 16  
 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.

## School Zones

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

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

Source: KGIS

ACTIVE      NORMAL

12/16/2024

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	36			130		8621 CONNER RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
JUDY FROST PROPERTY				-	1-	<a href="#">200910200027960</a>		1.13 - A.C. Deeded
								0.00 - A.C. Calculated

Owner	Sale Date	Book	Page	Sale Price	Mailing Address
FROST ROBERT B & RALPH W	10/25/1965	<a href="#">1305</a>	415		735 BLUFF DR KNOXVILLE TN 37919
BROWN ROCKY D JR	11/30/2009	<a href="#">20091203</a>	0038479	\$ 20,000	3809 UNDERHILL LN KNOXVILLE TN 37921
LANZON SCOTT A	4/28/2020	<a href="#">20200430</a>	0072013		985 CLIFF TOP RD BLAINE TN 37709
METRAKOS ASHLEY	7/15/2020	<a href="#">20200716</a>	0004372	\$ 16,000	119 FELIX RD KNOXVILLE TN 37918
ANGULO SARANGELYS CRUZ & ANGEL MARTINEZ MELENDEZ	10/13/2021	<a href="#">20211018</a>	0031937	\$ 30,000	2323 WILSON RD APT L57 KNOXVILLE, TN 37912
TERRAIN BROTHERS LLC & FOX SHEILA	1/8/2024	<a href="#">20240112</a>	0034232	\$ 35,000	7518 CENTRAL AVE PIKE POWELL, TN 37849
DAVIS JASON E & FOX SHEILA	1/26/2024	<a href="#">20240130</a>	0036409	\$ 48,000	7518 CENTRAL AVE PIKE POWELL, TN 37849

--

**Remarks**

L/A

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



## 5.22.04 Area regulations.

### A. Front yard.

1. For dwellings the minimum depth of the front yard shall be forty (40) feet and in no case shall an accessory building, other than accessory farm buildings, be located between the principal structure and the street.



5b.

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: 24-Z0072

Application Date: 12/16/2024

Meeting Date: Wednesday, January 22, 2025 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 5 feet.

Regulation: 5.31.07 Section:

Reason: Wanting to subdivide to sell 3907 to current renter{commercial}.

Property Address: 3909 SCHAAD RD KNOXVILLE, TN 37921

Subdivision:

Zone:	CA	Lot Size:	0.33 ac	Lot:
CLT Map:	79	Group:	GA	Parcel: 079GA01601

Applicant: JONATHAN KELLY  
 Address: 3215 HAZELWOOD RD  
 City, State, Zip: KNOXVILLE 37921  
 Telephone: 865-805-0971

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: Jonathan E. Kelly Signature: *Jonathan Kelly* Date: 1-6-25

Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 12/16/2024





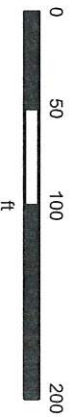
KGIS Copyright - 2024

3909 Schaad Rd

Knoxville - Knox County - KUB Geographic Information System



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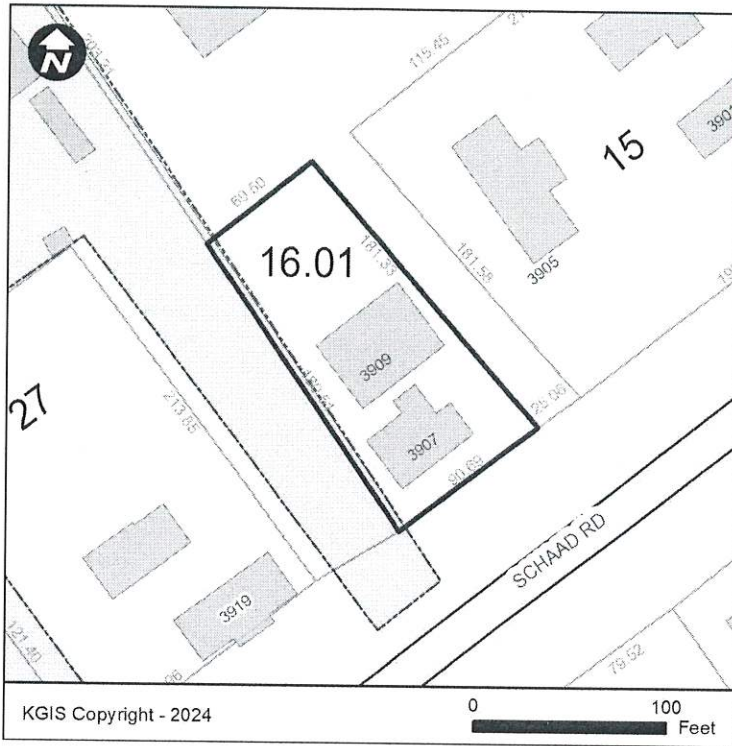


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# Parcel 079GA01601 - Property Map and Details Report



## Property Information

Parcel ID: 079GA01601  
 Location Address: 3909 SCHAAD RD  
 CLT Map: 79  
 Insert: G  
 Group: A  
 Condo Letter:  
 Parcel: 16.01  
 Parcel Type: NORMAL  
 District: E6  
 Ward:  
 City Block:  
 Subdivision: JEFFREY W KING ET AL RESUB  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 20010112 - 0045931  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 3909 SCHAAD RD  
 KNOXVILLE - 37921  
 Address Type: BUSINESS  
 Site Name: FAMOUS LONDON RECORDING STUDIO

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

## Owner Information

KELLY JONATHAN E  
 3909 SCHAAD RD  
 KNOXVILLE, TN 37921

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:  
 Fire Response: KARNS FIRE DEPARTMENT

Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 60.02  
 Planning Sector: Northwest County

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

## Political Districts

Voting Precinct: 63  
 Voting Location: Karns Elementary School  
 8108 BEAVER RIDGE RD  
 TN State House: 89  
 TN State Senate: 7  
 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: KARNS  
 ELEMENTARY  
 Intermediate:  
 Middle: KARNS MIDDLE  
 High: KARNS HIGH

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

Source: KGIS

ACTIVE      NORMAL

12/16/2024

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	79	G	A	16.01		3909 SCHAAD RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
JEFFREY W KING ET AL RESUB				-	PT2-	<u>200101120045931</u>	90.69 X 181.33 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
COOPER DRYWALL & PAINTING INC		11/10/2000	<u>20001113</u>	0032943		PO BOX 12538 KNOXVILLE TN 37912		
JONES LARRY & CLAUDE COOPER		9/16/2003	<u>20030925</u>	0036654		3913 SCHOOL RD KNOXVILLE TN 37912		
HOSTETLER DAN % LARRY E JONES		7/14/2004	<u>20040726</u>	0007567	\$ 175,000	PO BOX 12217 KNOXVILLE TN 37912-217		
JACE INVESTMENTS LLC		8/1/2006	<u>20060802</u>	0010031		PO BOX 896 HARROGATE TN 37752		
		8/2/2006	<u>20060802</u>	0010033		531 CALLAHAN DR STE 103 KNOXVILLE TN 37912		
KELLY JONATHAN E		7/28/2021	<u>20210729</u>	0007747	\$ 270,000	3909 SCHAAD RD KNOXVILLE TN 37921		
		5/16/2024	<u>20240517</u>	0057329	\$ 45,000	3909 SCHAAD RD KNOXVILLE, TN 37921		

**Remarks**

L/A (2025)

Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )
079GA016	

## 5.31.07 Setback.

No building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line.



5c.

**ENGINEERING & PUBLIC WORKS**

**Knox County Board of Zoning Appeals Application**

Reference Number: **24-Z0073**

Application Date: **12/16/2024**

Meeting Date: **Wednesday, January 22, 2025 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 16 feet to 5 feet.**

Regulation: **5.31.07** Section:

Reason: **Wanting to subdivide to sell 3907 to current renter (commercial).**

Property Address: **3907 SCHAAD RD KNOXVILLE, TN 37921**

Subdivision:

Zone:	<b>CA</b>	Lot Size:	<b>0.33 ac</b>	Lot:	
CLT Map:	<b>79</b>	Group:	<b>GA</b>	Parcel:	<b>079GA01601</b>

Applicant: **JONATHAN KELLY**  
 Address: **3215 HAZELWOOD ROAD**  
 City, State, Zip: **KNOXVILLE, TN 37921**  
 Telephone: **865-805-0971**

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: Jonathan E. Kelly Signature: *Jonathan Kelly* Date: 1-6-25

Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 12/16/2024





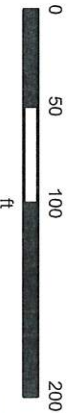
KGIS Copyright - 2024

© KGIS

3909 Schaad Rd

Knoxville - Knox County - KUB Geographic Information System

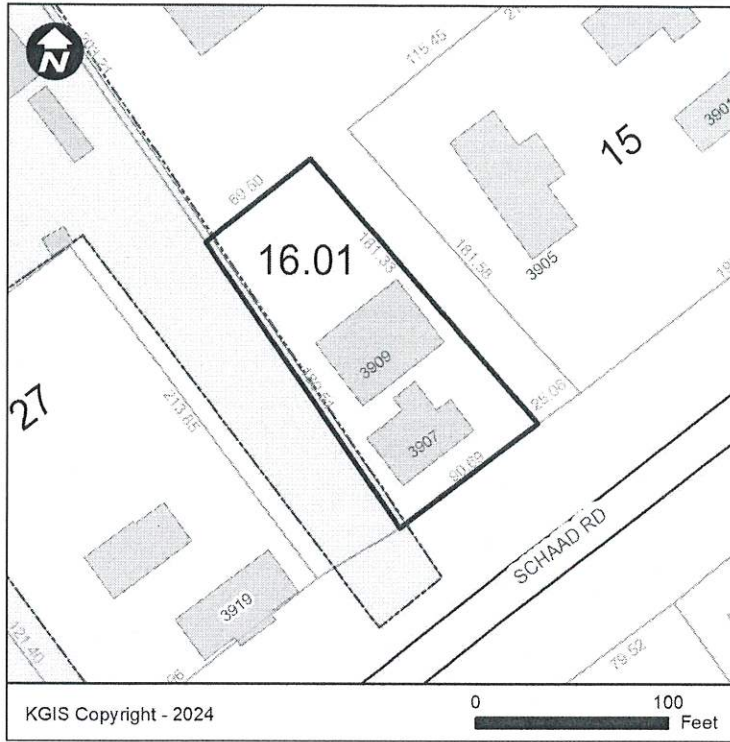
Printed: 12/16/2024 at 11:25:38 AM



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# 3907 SCHAAD RD - Property Map and Details Report



## Property Information

Parcel ID: 079GA01601  
Location Address: 3909 SCHAAD RD  
CLT Map: 79  
Insert: G  
Group: A  
Condo Letter:  
Parcel: 16.01  
Parcel Type: NORMAL  
District: E6  
Ward:  
City Block:  
Subdivision: JEFFREY W KING ET AL RESUB  
Rec. Acreage: 0  
Calc. Acreage: 0  
Recorded Plat: 20010112 - 0045931  
Recorded Deed: -  
Deed Type:  
Deed Date:

## Address Information

Site Address: 3907 SCHAAD RD  
KNOXVILLE - 37921  
Address Type: BUSINESS  
Site Name:  
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

KELLY JONATHAN E  
3909 SCHAAD RD  
KNOXVILLE, TN 37921  
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:  
Fire Response: KARNS FIRE DEPARTMENT  
Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 60.02  
Planning Sector: Northwest County  
Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 63  
Voting Location: Karns Elementary School  
8108 BEAVER RIDGE RD  
TN State House: 89  
TN State Senate: 7  
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: KARNS  
ELEMENTARY  
Intermediate:  
Middle: KARNS MIDDLE  
High: KARNS HIGH

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

Source: KGIS

ACTIVE      NORMAL

12/16/2024

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	79	G	A	16.01		3909 SCHAAD RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
JEFFREY W KING ET AL RESUB				-	PT2-	<u>200101120045931</u>	90.69 X 181.33 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
COOPER DRYWALL & PAINTING INC		11/10/2000	<u>20001113</u>	0032943		PO BOX 12538 KNOXVILLE TN 37912		
JONES LARRY & CLAUDE COOPER		9/16/2003	<u>20030925</u>	0036654		3913 SCHOOL RD KNOXVILLE TN 37912		
HOSTETLER DAN % LARRY E JONES		7/14/2004	<u>20040726</u>	0007567	\$ 175,000	PO BOX 12217 KNOXVILLE TN 37912-217		
JACE INVESTMENTS LLC		8/1/2006	<u>20060802</u>	0010031		PO BOX 896 HARROGATE TN 37752		
		8/2/2006	<u>20060802</u>	0010033		531 CALLAHAN DR STE 103 KNOXVILLE TN 37912		
KELLY JONATHAN E		7/28/2021	<u>20210729</u>	0007747	\$ 270,000	3909 SCHAAD RD KNOXVILLE TN 37921		
		5/16/2024	<u>20240517</u>	0057329	\$ 45,000	3909 SCHAAD RD KNOXVILLE, TN 37921		

**Remarks**

L/A (2025)

**Parent Parcel**

**Parent Instrument Number**

**Previous Parcel ( Split From )**

**Next Parcel ( Merged Into )**

079GA016

### 5.31.07 Setback.

No building shall be located closer than twenty (20) feet to the road line; no building or portion of a building used as a dwelling shall be located closer than twenty-five (25) feet to the road line; and no hotel or tourist court shall be located closer than fifty (50) feet to the road line.





# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: 25-Z0002

Application Date: 12/31/2024

Meeting Date: Wednesday, January 22, 2025 10:00 AM

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

- Request:
1. Waiver to allow accessory structures on proposed lot 2 without a primary structure.
  2. Waiver of front yard setback from 35 feet to 14 feet, waiver of side yard setback from 25 feet to 9 feet and waiver of rear yard setback from 25 feet to 13 feet. (Accessory structures without primary structures are main buildings).

Regulation and Section: 2.20 Specific Terms Accessory Building, 5.11.05 B., 5.11.06 D., 5.11.07 A.

Reason: Splitting existing lot. One lot now contains a 1700 square foot home, while the other contains two accessory structures.

Property Address: 646 E BEAVER CREEK DR KNOXVILLE, TN 37918

Subdivision:

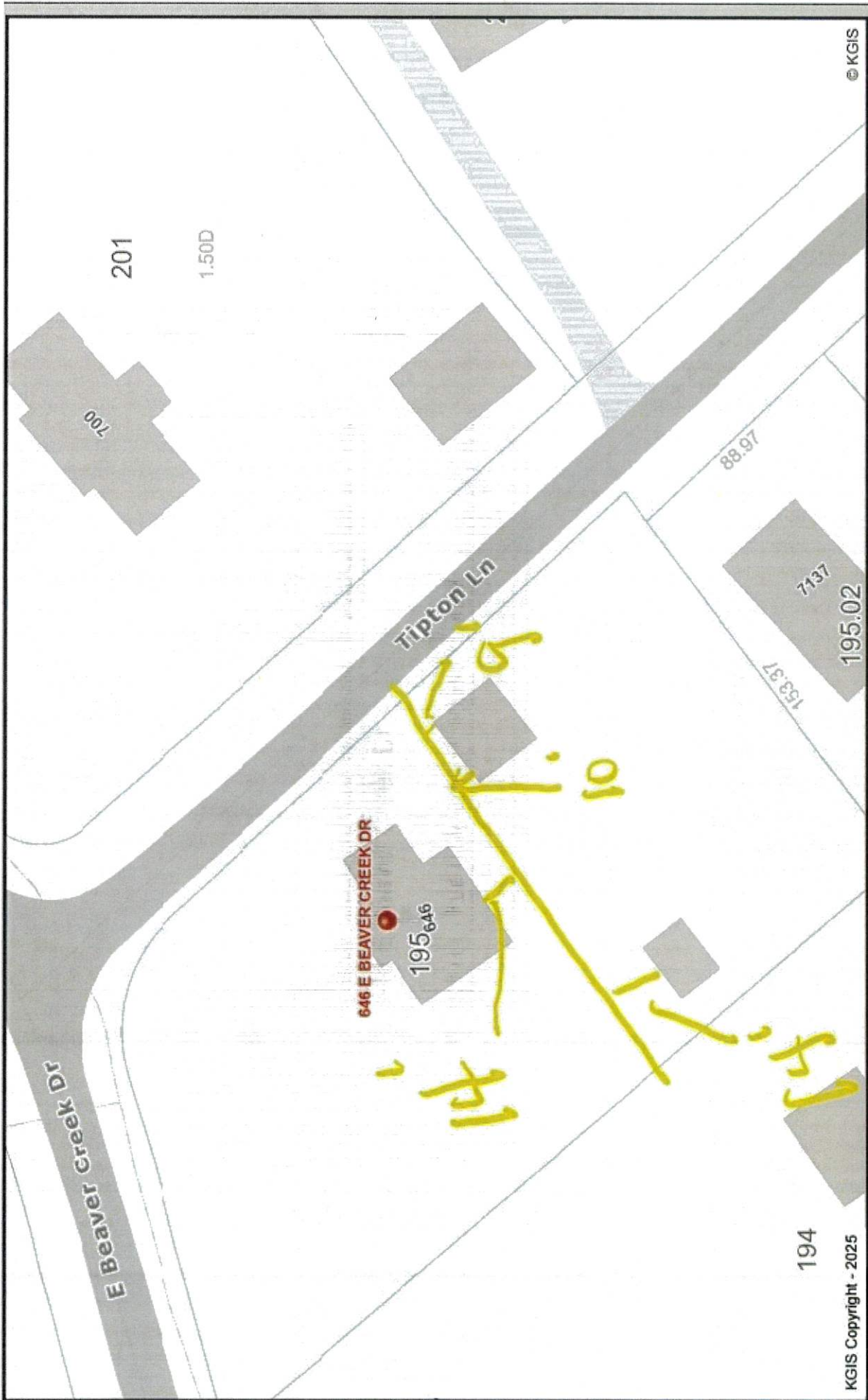
Zone:	RA	Lot Size:	1.16 ac	Lot:
CLT Map:	47	Group:		Parcel: 047 195

Applicant: SAMUEL CODY CARROLL  
 Address: 7137 TIPTON LANE  
 City, State, Zip: KNOXVILLE, TN 37918  
 Telephone: 865-803-6036

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: CODY CARROLL Signature:  Date: 1/8/2025

Codes: Kim Jarnagin Signature:  Date: 1/7/2025



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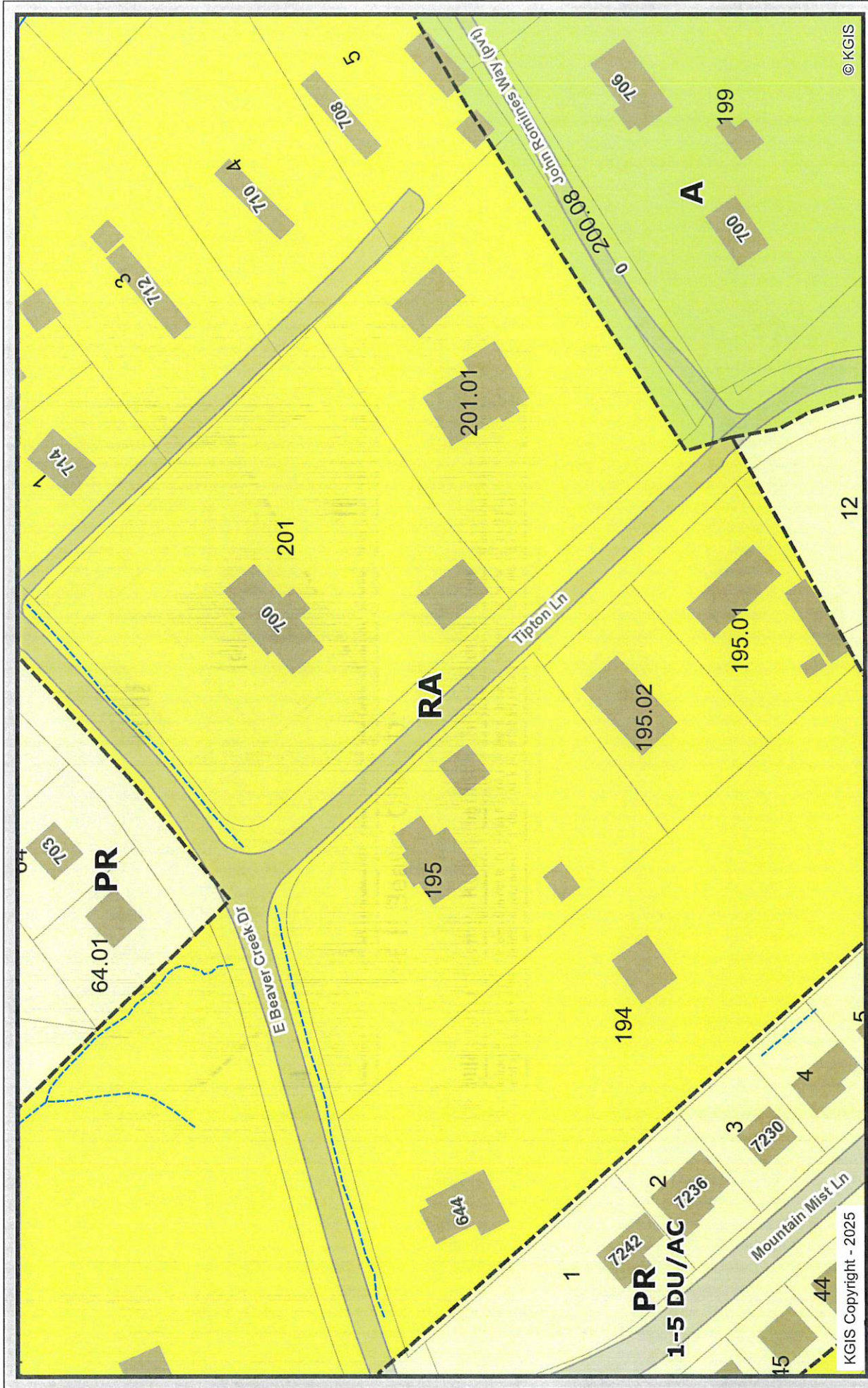
Printed: 1/7/2025 at 10:25:15 AM

**646 E Beaver Creek Dr**

**Knoxville - Knox County - KUB Geographic Information System**

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646 E Beaver Creek Dr

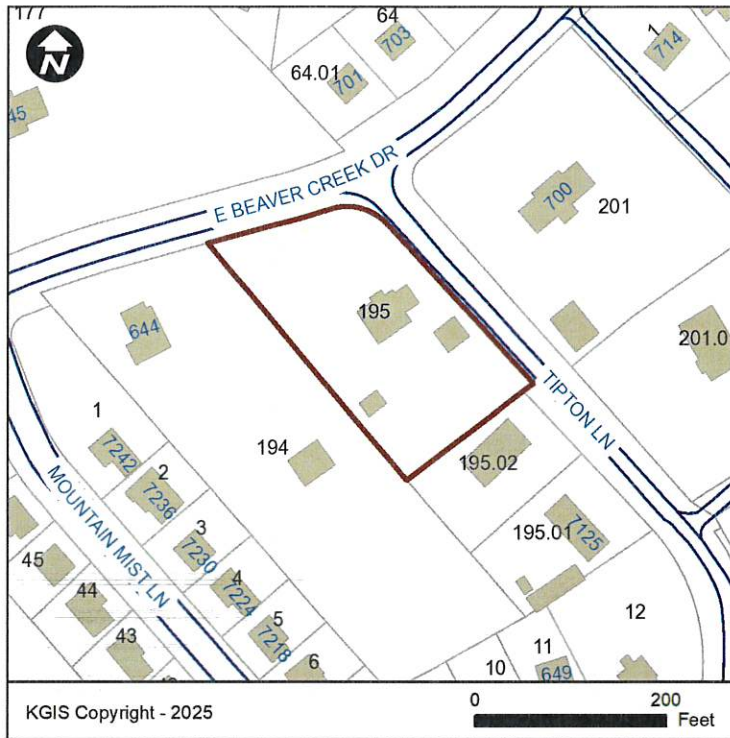
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# Parcel 047 195 - Property Map and Details Report



## Property Information

Parcel ID: 047 195  
 Location Address: 646 E BEAVER CREEK DR  
 CLT Map: 47  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 195  
 Parcel Type: NORMAL  
 District: E6  
 Ward:  
 City Block:  
 Subdivision:  
 Rec. Acreage: 1.16  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 646 E BEAVER CREEK DR  
 KNOXVILLE - 37918  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

KNOX TENN HOME LLC  
 7137 TIPTON LN  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 62.07  
 Planning Sector: North County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 72E  
 Voting Location: Crown College  
 2307 W BEAVER CREEK DR  
 TN State House: 16  
 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.

## School Zones

Elementary: BRICKEY  
 MCCLOUD  
 ELEMENTARY  
 Intermediate:  
 Middle: POWELL MIDDLE  
 High: CENTRAL HIGH

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

Source: KGIS

ACTIVE      NORMAL

01/08/2025

District	Map	Insert	Group	Parcel	Ward	Property Location				
E6	47			195		646 E BEAVER CREEK DR				
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage	
				-	-	=			1.16 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
GROSS DIANE O				5/24/1990	<a href="#">2010</a>	338	\$ 45,000	646 E BEAVER CREEK DR KNOXVILLE TN 37918		
				5/31/1990	<a href="#">2010</a>	337				
				11/19/1996	<a href="#">2232</a>	409				
KNOX TENN HOME LLC				5/31/2024	<a href="#">20240603</a>	0060605	\$ 150,000	7137 TIPTON LN KNOXVILLE, TN 37918		

**Remarks**

L/A

*Parent Parcel*

*Parent Instrument Number*

*Previous Parcel ( Split From )*

*Next Parcel ( Merged Into )*

## 2.20.- Specific terms.

*Accessory building:* A subordinate building customarily incidental to and located on the same lot with the main building.

### 5.11.05 Front yard.

B. Churches and other main and accessory buildings, other than dwellings, shall have a front yard set back of thirty-five (35) feet.

### 5.11.06 Side yard.

D. Churches and other main and accessory buildings, other than dwellings, and buildings accessory to dwellings, shall set back from all side lot lines a distance of not less than twenty-five (25) feet.

### 5.11.07 Rear yard.

A. For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty-five (25) feet.





5e.

# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0004**

Application Date: **1/2/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

Request: **Waiver to extend the Agricultural zoning line up to 100 feet northeast so that Lot 2 is entirely zoned Agricultural.**

Regulation: **3.11.05** Section:

Reason: **The proposed Lot 2 is currently in a RB and A zoning, creating a nonconformity.**

Property Address: **0 FOSTER RD CORRYTON, TN 37721 (1555 Foster Rd - Temporary Address)**

Subdivision:

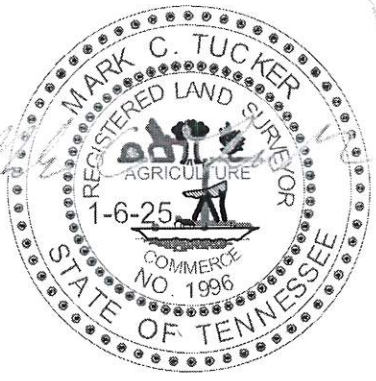
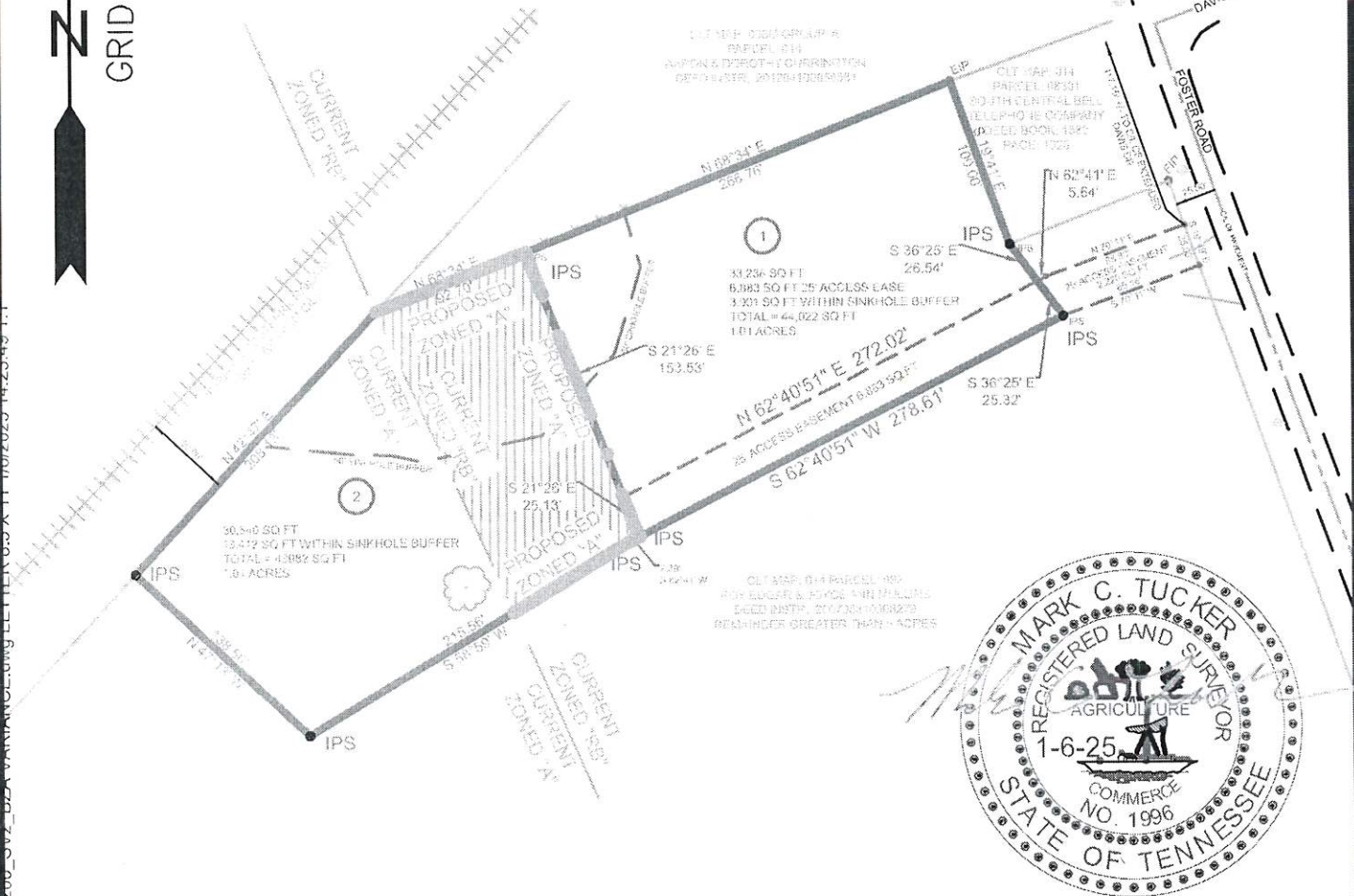
Zone: **AG/RB** Lot Size: **1.01 ac** Lot:  
CLT Map: **14** Group: Parcel: **014 083**

Applicant: **Mark C Tucker**  
Address: **7523 TAGGART LANE**  
City, State, Zip: **CORRYTON, TN 37721**  
Telephone: **865-947-5996**

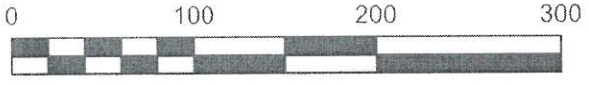
Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days 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: Mark C Tucker Signature:  Date: 1/8/2025

Codes: Kim Jarnagin Signature:  Date: 1/2/2025



ADDRESS: FOSTER ROAD  
 C.L.T. MAP: 014 PARCEL: PART OF 083

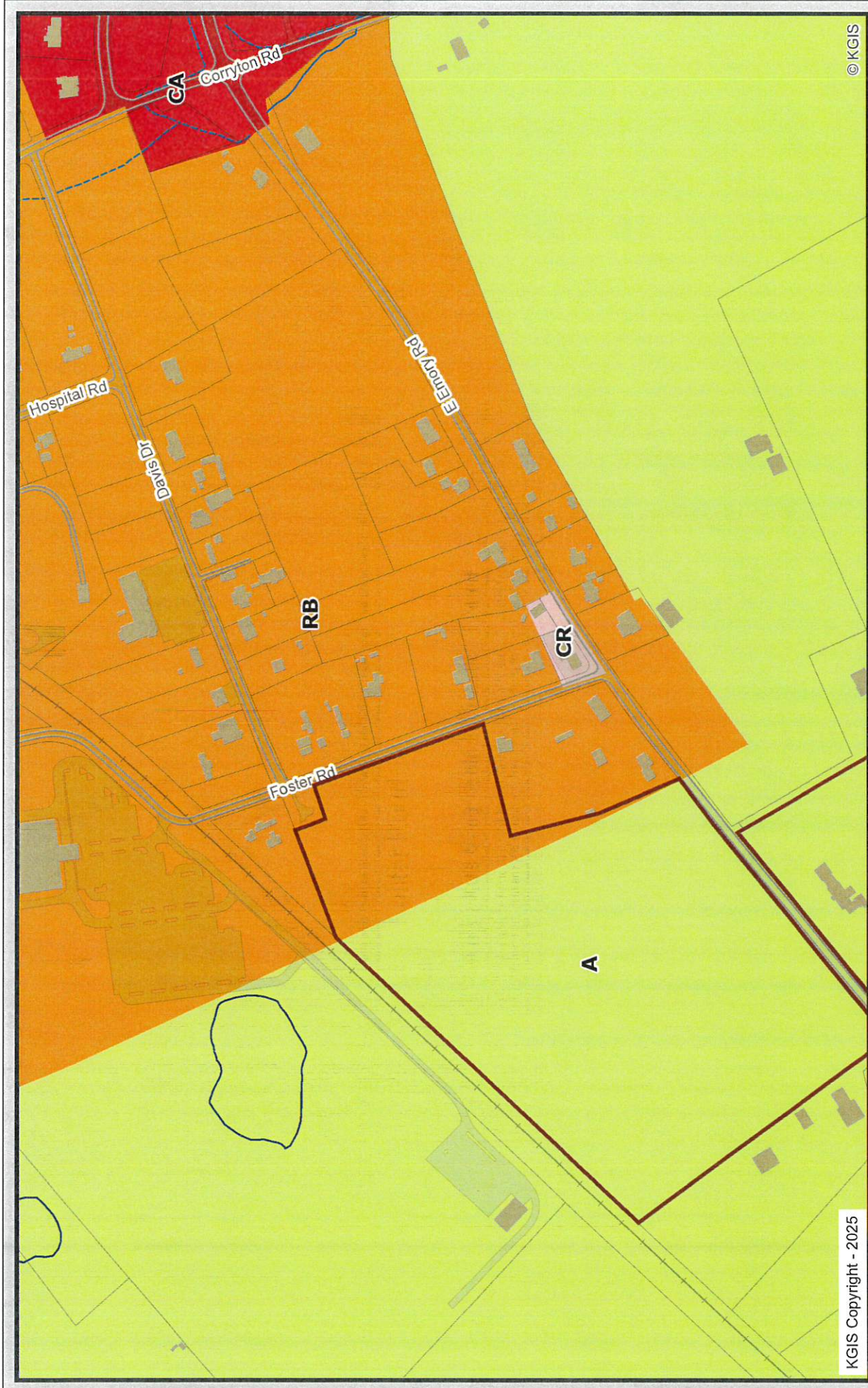


- NOTES:
1. IRON PINS AT ALL CORNERS.
  2. A 10' DRAINAGE AND/OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES ON INTERIOR LOT LINES EASEMENT WILL BE 5' EACH SIDE OF THE LOT LINES.
  3. A 10' UTILITY EASEMENT EXISTS 5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY IS ZONED R-2
  5. EXISTING IRON PINS (EIP) ARE SHOWN ON THIS MAP. ALL OTHERS SET BY RGC.

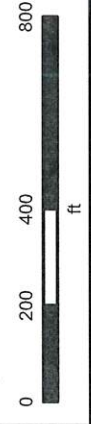
THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126 AND IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07

<b>BZA EXHIBIT OF</b>	
<b>PROPOSED ZONING VARIANCE</b>	
<b>PROPERTY OF</b>	
<b>ROY EDGAR &amp; JOYCE ANN MULLINS</b>	
<b>DIST. NO. 8</b>	<b>SCALE:</b>
<b>KNOX CO., TN</b>	<b>1"=100'</b>
<b>SURVEYED BY</b>	
<b>ROBERT G. CAMPBELL &amp; ASSOC., LP</b>	
<b>DATE</b>	<b>PROJ. NO.</b>
<b>01/06/2025</b>	<b>23200</b>





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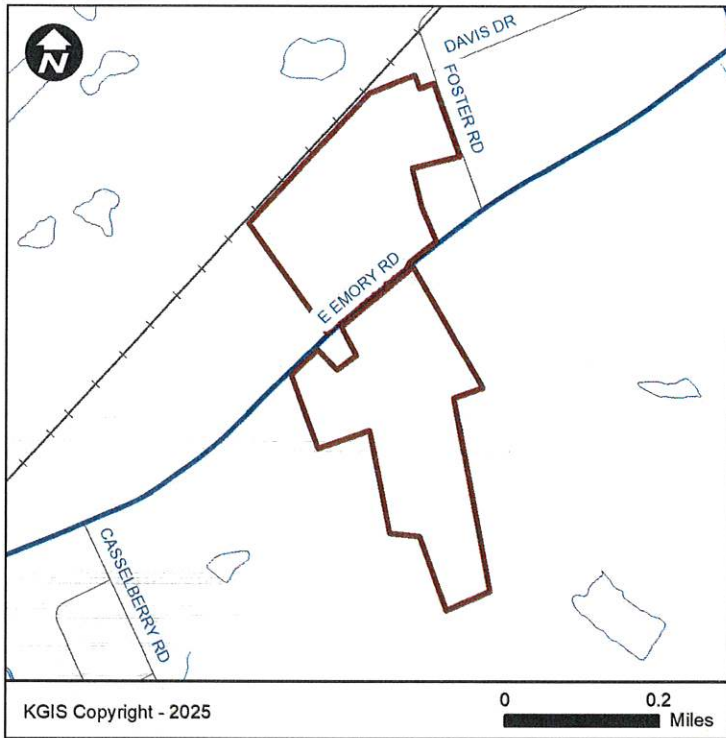
## Foster Road

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# Parcel 014 083 - Property Map and Details Report



## Property Information

Parcel ID: 014 083  
 Location Address: 9220 E EMORY RD  
 CLT Map: 14  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 83  
 Parcel Type: NORMAL DISJ  
 District: N8  
 Ward:  
 City Block:  
 Subdivision: GREENBELT APP #A-1086  
 Rec. Acreage: 0  
 Calc. Acreage: 71.01  
 Recorded Plat: -  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 9220 E EMORY RD  
 CORRYTON - 37721  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

MULLINS ROY EDGAR & JOYCE ANN  
 9220 EMORY RD  
 CORRYTON TN 37721  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 65.01  
 Planning Sector: Northeast County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 80  
 Voting Location: Corryton Community Center  
 9331 DAVIS DR  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 8 Adam Thompson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 8 Travis Wright  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

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

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

Source: KGIS

ACTIVE      NORMAL DISJ

01/07/2025

District	Map	Insert	Group	Parcel	Ward	Property Location				
N8	14			83		9220 E EMORY RD				
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage	
GREENBELT APP #A-1086				-	-	=			0.00 - A.C. Deeded	
									71.01 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
MULLINS ROY EDGAR & JOYCE ANN				4/5/1943	<u>710</u>	307		9220 EMORY RD CORRYTON TN 37721		
				12/10/1943	<u>710</u>	306				
				3/2/1983	<u>1811</u>	245				
				10/26/2006	<u>20061031</u>	0037423				
				5/10/2007	<u>20070531</u>	0098279				

**Remarks**

ATTRIBUTES FROM NCR LOADER

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

# TEMPORARY ADDRESS



400 Main Street, Suite 403  
Knoxville, TN 37902  
KnoxPlanning.org | 865.215.2507

## APPLICANT INFORMATION

Applicant: **Kim Jarnagin** Primary Phone: **865.215.2337**  
Company: **Knox County Codes** Secondary Phone:  
Email: **kim.jarnagin@knoxcounty.org** Fax:

## PROPERTY INFORMATION

Owner: **MULLINS ROY EDGAR & JOYCE ANN**  
Subdivision: **ROY EDGAR & JOYCE ANN MULLINS**  
Unit: Phase: Lot: Block: Tax ID: **014 083**  
Site Name: Jurisdiction: **Knox County**  
Address Use Type: **UNUSED LAND** Site Plan:

## TEMPORARY ADDRESS

**7555 FOSTER RD**

**Subaddress:**

**Comments:**

For BZA application

Temporary address is subject to change and should not be used for legal documents, mail delivery, or utility connections.

Contact addressing staff for the official address assignment once the site plan is approved by the Planning Commission, City of Knoxville, or Knox County. An official address is required for a building permit or certificate of occupancy.

An address assignment or certification does not establish a use or legalize a structure; this is determined by issuance of a certificate of occupancy by the governing jurisdiction.



Certificate Date: 1/8/2025 1:08:13 PM  
Certificate Number: 87191  
Certified By: David Hobbs  
Phone: (865) 215-3872  
Email: david.hobbs@knoxplanning.org



### 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.



5f.

# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0006**

Application Date: **1/6/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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 5 feet.**

Regulation: **5.13.09** Section:

Reason: **My back yard is not very big and there is a setback of 15 feet which would put my shed in the middle of my yard. I would like to have the shed 5 feet off the fence/property line.**

Property Address: **2641 PALACE GREEN RD KNOXVILLE, TN 37924**

Subdivision: **Ely Park**

Zone:	<b>PR</b>	Lot Size:	<b>0.18 ac</b>	Lot:	
CLT Map:	<b>51</b>	Group:	<b>BD</b>	Parcel:	<b>051BD009</b>

Applicant: **Kyler Lee**

Address: **2641 PALACE GREEN RD**

City, State, Zip: **KNOXVILLE 37924**

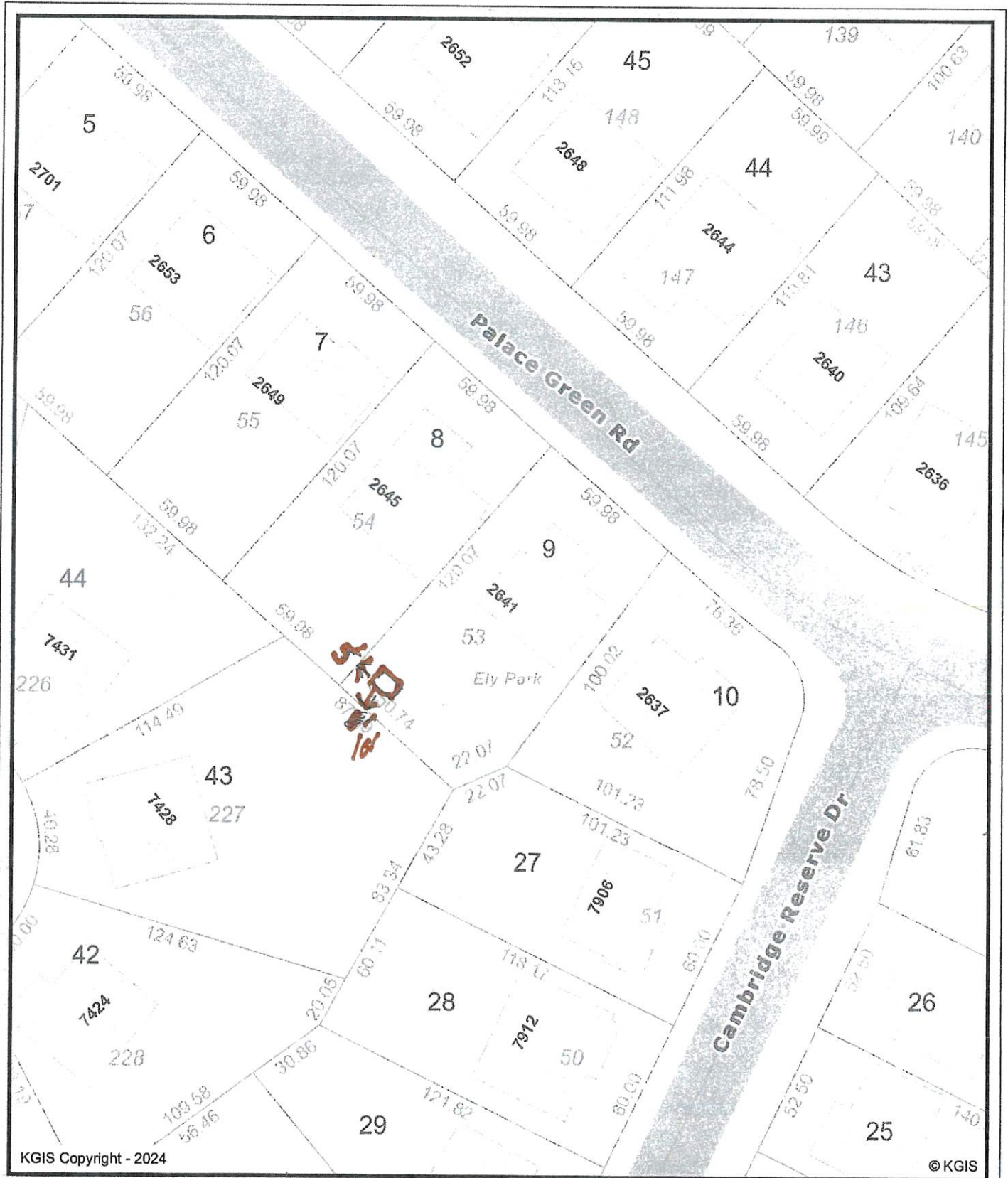
Telephone: **865-256-0283**

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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

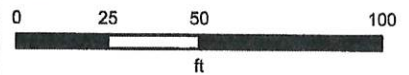
Codes: Kim Jarnagin Signature: Kim Jarnagin Date: 1/7/2025





Letter Portrait

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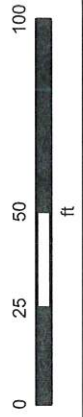
Knoxville - Knox County - KUB Geographic Information System

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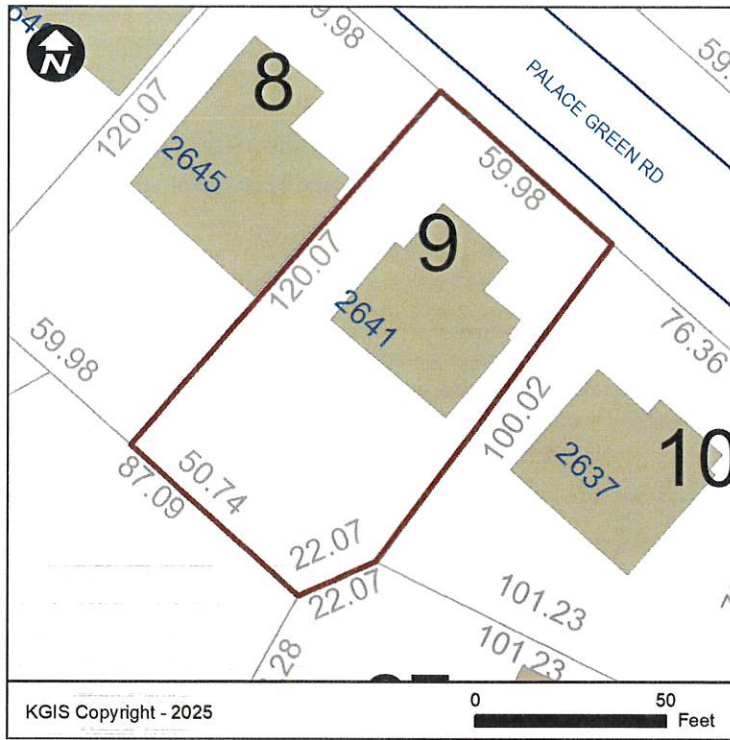
2641 Palace Green Rd

**Knoxville - Knox County - KUB Geographic Information System**

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# Parcel 051BD009 - Property Map and Details Report



## Property Information

Parcel ID: 051BD009  
 Location Address: 2641 PALACE GREEN RD  
 CLT Map: 51  
 Insert: B  
 Group: D  
 Condo Letter:  
 Parcel: 9  
 Parcel Type: NORMAL  
 District: N8  
 Ward:  
 City Block:  
 Subdivision: ELY PARK SUBDIVISION PHASE II UNIT-3  
 Rec. Acreage: 0  
 Calc. Acreage:  
 Recorded Plat: -  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 2641 PALACE GREEN RD  
 KNOXVILLE - 37924  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: ELY PARK  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

LEE KYLER A  
 2641 PALACE GREEN 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.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 52.02  
 Planning Sector: Northeast County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 82  
 Voting Location: Arminda Community Center  
 2501 ELLISTOWN RD  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 8 Adam Thompson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 8 Travis Wright  
 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

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

Source: KGIS

ACTIVE

NORMAL

01/07/2025

District	Map	Insert	Group	Parcel	Ward	Property Location		
N8	51	B	D	9		2641 PALACE GREEN RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
ELY PARK SUBDIVISION PHASE II UNIT-3				-	53-	-	59.98 X 120.07 X IRR	0.00 - A.C. Deeded
						<a href="#">201907120002855</a>		- A.C. Calculated

Owner	Sale Date	Book	Page	Sale Price	Mailing Address
PRIMOS LAND COMPANY LLC					4909 BALL RD KNOXVILLE TN 37931
SMITHBILT LLC	9/2/2020	<a href="#">20201026</a>	0034174		4909 BALL RD KNOXVILLE TN 37931
LEE KYLER A	1/8/2021	<a href="#">20210111</a>	0055743	\$ 200,250	2641 PALACE GREEN RD KNOXVILLE TN 37924

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**Remarks**

<b>Parent Parcel</b>	<b>Parent Instrument Number</b>
<b>Previous Parcel ( Split From )</b>	<b>Next Parcel ( Merged Into )</b>
051 12701	



### 5.13.09. Default minimum setbacks.

For situations when there are no building setbacks specified on approved development plans and when not controlled by a periphery boundary setback, the minimum setbacks for main structures will be as follows:

Front: Not less than twenty (20) feet.

Side: Not less than five (5) feet.

Rear: Not less than fifteen (15) feet.



5g.

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0001**

Application Date: **1/6/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

Request: **Waiver of Floodplain Requirements of minimum floor elevation from 853 to 851.5. The state minimum is 844.5.**

Regulation: \_\_\_\_\_ Section: \_\_\_\_\_

Reason: **Please see 2nd page attached.**

Property Address: **7443 HUFFAKER FERRY RD KNOXVILLE, TN 37920**

Subdivision: \_\_\_\_\_

Zone:	<b>AG/F</b>	Lot Size:	<b>16.20 ac</b>	Lot:	_____
CLT Map:	<b>98</b>	Group:	_____	Parcel:	<b>098 13701</b>

Applicant: **Lloyd Cowan Parker**  
 Address: **7443 HUFFAKER FERRY RD**  
 City, State, Zip: **KNOXVILLE 37920**  
 Telephone: **865-310-6105**

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: LLOYD C. PARKER Signature: *Lloyd C. Parker* Date: 1/7/2025

Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 12/30/24



Lloyd Cowan Parker  
Application for Variance from Floodplain Damage Ordinance

7443 Huffaker Ferry Road  
Knoxville, TN 37920

To the Board of Zoning Appeals:

At the time of construction in 1983 a flood plain development permit was obtained certifying finished floor level "at or above" 500 year level of 851.5 feet. Since then, 500 year flood level has been determined to be 852 feet, or half a foot higher and, in addition, it has been determined that finished floor level should be one foot above that level resulting in a recommended increase in floor elevation of one and a half feet.

The intention of the owner is to build an addition with main level master bedroom and bathroom that would provide handicap access to the kitchen and dining areas of the existing home. The existing home's sleeping area is on the upper level and the sole bathroom is on the main level. The owner is 74 years old with two knee replacements. Failure to grant the variance would therefore result in exceptional hardship to the applicant. Approval of the variance would not result in any additional threats to public safety or victimize the public in any way. Having occupied and observed this river front property for 47+ years it is the considered opinion of the resident that a one and a half foot increase in elevation of the addition would be highly unlikely to significantly reduce the threat of flood damage or risk to human life. The recent spillage from Douglas Dam in response to Hurricane Helene flood waters resulted in water levels at the property approximately twelve feet below existing finished floor level. A May 1985 spillage resulted in water levels approximately 2-2 ½ feet higher than Helene. That flood was due to an unplanned release following significant rain after Douglas reservoir had reached full summer level. With much improved technology TVA is unlikely to mismanage river levels in the future and managed Helene very well. Occupants of this property would evacuate with water levels only a couple of feet above Helene due to driveway access being lower than finished floor by about ten feet. Also, electrical power would have to be disconnected by KUB at the road at about 4-5 feet higher than Helene due to submersion of KUB power transformer near the house. It is the resident's conviction that increasing the elevation of the addition by one and a half feet would be insignificant to the threat of flood damage to the residence as a whole. Further, as advised by my surveyor and by my structural engineer, it appears unlikely that FEMA flood insurance would be approved for this residence given that the existing home is below the newer elevation as set by FEMA. There are no existing mortgages on the property and the proposed addition will be completed without reliance on a mortgage.

Thank you for your consideration,

Lloyd Parker (homeowner)



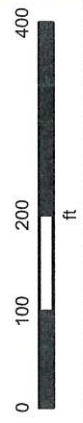
KGIS Copyright - 2025

## 7443 Huffaker Ferry Rd

### Knoxville - Knox County - KUB Geographic Information System



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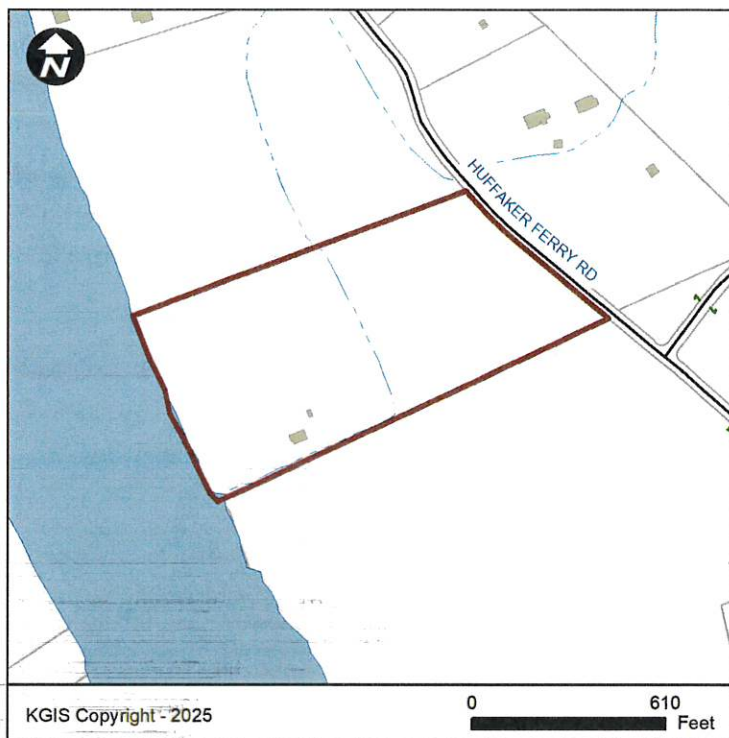


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# Parcel 098 13701 - Property Map and Details Report



## Property Information

Parcel ID: 098 13701  
 Location Address: 7443 HUFFAKER FERRY RD  
 CLT Map: 98  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 137.01  
 Parcel Type: NORMAL  
 District: D9  
 Ward:  
 City Block:  
 Subdivision: LLOYD PARKER PROP GREENBELT APP #A-3071  
 Rec. Acreage: 0  
 Calc. Acreage: 16.2  
 Recorded Plat: 59S - 22  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 7443 HUFFAKER FERRY RD  
 KNOXVILLE - 37920  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: JOHNSON HEIRS SOUTH  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: SEYMOUR VOLUNTEER FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Political Districts

Voting Precinct: 92  
 Voting Location: Gap Creek School  
 1920 KIMBERLIN HEIGHTS RD  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 9 Andy Fox  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 9 Kristi Kristy  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## Owner Information

LLOYD COWAN PARKER LIVING TRUST  
 7443 HUFFAKER FERRY RD  
 KNOXVILLE, TN 37920  
 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: 55.02  
 Planning Sector: South County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## School Zones

Elementary: GAP CREEK ELEMENTARY  
 Intermediate:  
 Middle: SOUTH-DOYLE MIDDLE  
 High: SOUTH-DOYLE HIGH

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

Source: KGIS

ACTIVE      NORMAL

01/08/2025

District	Map	Insert	Group	Parcel	Ward	Property Location		
D9	98			137.01		7443 HUFFAKER FERRY RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
LLOYD PARKER PROP GREENBELT APP #A-3071				-	1-3	<u>59S-22</u>		0.00 - A.C. Deeded
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
PARKER LLOYD COWAN				1/8/1987	<u>1905</u>	1060	\$ 35,000	7459 HUFFAKER FERRY RD KNOXVILLE TN 37920
				1/31/1989	<u>1968</u>	1165		
				5/19/1989	<u>1978</u>	298		
				8/4/1990	<u>2017</u>	1053		2203 RIVERVIEW DR DANDRIDGE TN 37725
LLOYD COWAN PARKER LIVING TRUST				6/12/2024	<u>20240620</u>	0064079		7443 HUFFAKER FERRY RD KNOXVILLE, TN 37920

**Remarks**

L/A

*Parent Parcel*

*Parent Instrument Number*

*Previous Parcel ( Split From )*

*Next Parcel ( Merged Into )*



**Certification of Elevation Received**  
 KNOX COUNTY FLOOD PLAIN DEVELOPMENT PERMIT

**Building Permit #**  
17714-83

Date: 2-7-83 Permit No. 275

Location of Property: Huttaker on Perry Rd.

Applicant: Hugh Parker (Lloyd Parker, agent)

Type of Development: \_\_\_\_\_  
 Other structures: \_\_\_\_\_  
 Excavation: \_\_\_\_\_  
 Fills: \_\_\_\_\_  
 Other alterations (specify): \_\_\_\_\_  
 Grading: \_\_\_\_\_  
 Single Family Buildings with garage

Size of Development: 8,29 A

Location in Flood Plain: (of Parcel)  
 a. \_\_\_\_\_ Inside regulatory floodway limits.  
 b. \_\_\_\_\_ Outside floodway limits.  
 c.  Inside flood plain --- regulatory floodway established.

Development Standards Data (Ref: Knox County Zoning Resolution & Flood Damage Prevention Regulation)

1. If a. or c. above is checked, attach engineering certification and supporting data as required.
2. Required floor elevation \_\_\_\_\_ MSL (MGVD).
3. Actual (as built) floor elevation 851.5 MSL (MGVD). Attach surveyed certification as required.
4. Flood Proofing Information (if applicable):  
 a. Required flood proofed elevation \_\_\_\_\_ MSL (MGVD).  
 b. Actual (as built) flood proofed elevation \_\_\_\_\_ MSL (MGVD). Attach engineering certification and supporting data as required.

Comments: SEE HYDROLOGIST REPORT

Applicant acknowledgement: I understand that the issuance of this permit is contingent upon the above information being correct and that the plans and supporting data have been or shall be provided as required. I agree to comply with all applicable provisions of Knox County Zoning Resolution and the Flood Damage Prevention Resolution and all other laws or ordinances (local, state, and federal) affecting the proposed development.

[Signature] Applicant (Signature) 2/1/83 (Date)

Date of Issuance FEB 6, 1983 By Robert H. Huttaker, P.E.

Department Use Only: Inspection # \_\_\_\_\_ by \_\_\_\_\_  
 Inspection # \_\_\_\_\_ by \_\_\_\_\_  
 Inspection # \_\_\_\_\_ by \_\_\_\_\_  
 Inspection # \_\_\_\_\_ by \_\_\_\_\_ (Date)

Approved for compliance: \_\_\_\_\_ (Signature)  
 \_\_\_\_\_ (Title)

Region IV-FIA

Original FDP & Surveyor's certification for original Building Permit.

APPLICATION FOR EXCAVATING, FILLING, DREDGING

NAME OF FIRM \_\_\_\_\_  
 OWNER OF PROPERTY Hugh Parker (Hugh Parker agent)  
 ADDRESS P.O. Box 13-147, Knoxville, 37920 (Hugh Parker)  
 PHONE 984-9058 (Maryville) - Hugh Parker  
 LOCATION Shuffner's Ferry Rd CLT MAP NO. 98  
 PARCEL NO. 137 ZONE Agricultural  
 FOR WHAT PURPOSE: single family residence

IF IN FLOOD ZONE OR FLOODWAY French Broad River At-11.7611.8  
NP11-48

1. Topographic Map (attached for file) Yes \_\_\_\_\_ No \_\_\_\_\_
- A. 2 Ft. contours (existing and proposed)
  - B. Area of tract being graded
  - C. Scale of 1" = 100' or more
  - D. Bench Mark
  - E. P.E. Seal and Endorsement

NOTE: No encroachment by buildings or fill materials are permitted in any established Floodway. Filling can only be in the Fringe area, but floor elevations must be at or above the Revised Regional Flood Elevation.

DATE 2/5/83 Hugh Parker (Hugh Parker)  
 OWNER OR CONTRACTOR

Robert H. Bruttner, P.E.  
 APPROVED



The following certification is REQUIRED for determining actual elevations. It is suggested that the certification be made prior to framing of structure.

CERTIFICATION OF ELEVATION

DATE: February 3, 1983

BUILDING PERMIT NO: \_\_\_\_\_

OWNER OF PROPERTY: Lloyd Parker

ADDRESS OF PROPERTY: Huffaker Ferry Road

CLT IDENTIFICATION: Parcel 137 CLT 98

The undersigned hereby certifies that the lowest floor of the above referenced structure has been constructed at 851.951. #1 #1 Bench mark set prior to construction and will be verified after finished floor is established.

T.J. Hatmaker Surveyor

T.J. Hatmaker

STATE OF Tennessee

REGISTRATION NO. 167

Return To:

Floodplain Development  
Knox County Department of Code Administration  
City-County Building, Room Number 552  
400 West Main Avenue  
Knoxville, Tennessee 37902

HYDROLOGIST REPORT

OWNER: HUGA PARKER

DATE: 2/8/03

PERMIT NO: 225

ADDRESS: HUFFAKER'S FEKAY RD.

CONTRACTOR:

LOCATION - STREET:

LOT NO:

SUBDIVISION:

CLT MAP NO: 98

PARCEL NO: 137

SITE PLANS DATED 1/24/03 BY T.J. HATMAKER (R.E.S.)

SPECIFIED CONDITIONS TO BE MET:

CARE SHALL TAKEN TO NOT CAUSE EXCESSIVE SOIL EROSION DURING CONSTRUCTION.

SEED AND STRAW WITHIN 30 DAYS AFTER PLACING FILL AROUND FOUNDATION.

Robert H. Brithton, P.E.  
APPROVED

IMPORTANT-PLEASE NOTE:

YOUR BUILDING PERMIT IS SUBJECT TO BEING REVOKED UNLESS THE CONDITIONS STIPULATED ABOVE AND HAVE BEEN APPROVED IN WRITING BY THE COUNTY HYDROLOGIST WITHIN 30 DAYS OF ITS ISSUANCE.

YOU ARE ADVISED TO CONTACT THE COUNTY HYDROLOGIST (523-2746) IMMEDIATELY AFTER FULFILLING THE CONDITIONS LISTED ABOVE.



## DIVISION 3. - FLOODPLAIN REQUIREMENTS

### Sec. 26-191. - General requirements.

- (a) Uses permitted within the flood fringe shall be in accordance with article 3.70 county zoning ordinance. Uses permitted within the floodway shall be in accordance with article 5.70 floodway zone of the county zoning ordinance. The regulations and controls set forth in this section shall be applied to all areas within the 500-year floodplain as designated on the adopted FEMA flood insurance rate maps (FIRM) in the jurisdiction of the county.
- (b) No structure or land shall hereafter be located, extended, converted, or structurally altered without full compliance with the terms of this section and other applicable regulations including the county zoning ordinance.
- (c) This section is not intended to repeal, abrogate, or impair any existing easements, covenants, deed restrictions, or existing ordinances and regulations. However, where the provisions of this section and another regulation conflict or overlap, that provision which is more restrictive or imposes higher standards or requirements shall prevail. It is required that the director be advised of any such regulatory conflicts upon submittal of the stormwater management plan.

(Ord. No. O-07-12-101, § 2(§ 5.1), 1-28-08)

### Sec. 26-192. - Administration.

The director is responsible for administering and implementing the provisions in this section. The director shall maintain a copy of the latest flood insurance study (FIS) and flood insurance rate maps (FIRM) and make these documents available for inspection.

(Ord. No. O-07-12-101, § 2(§ 5.2), 1-28-08)

### Sec. 26-193. - Floodplain development requirements.

#### (a) *General requirements.*

- (1) A floodplain development permit is required for any development or alteration to the natural drainage system within the 500-year floodplain in the county. The director shall approve said permit based on the requirements herein and the required engineering calculations stipulated by the director. All activities that take place within the 500-year floodplain must conform to the regulations set forth in the county flood damage prevention ordinance.
- (2) Persons responsible for property developments that are determined to be in the 500-year floodplain of the county shall prepare and submit a floodplain development permit application. A stormwater management plan, as provided for in division 2, may also be required. As-built elevations of all

structures in the floodplain shall be certified on a FEMA elevation certificate. A registered land surveyor or professional engineer in the state shall certify the as-built elevations of all structures in the floodplain.

- (3) The applicant is responsible for all state and federal permits that may be applicable to the site including state permits for the NPDES and ARAP, US Army Corps of Engineers section 404 permits, and TVA section 26A permits. Proof of permit coverage (if applicable) is a requirement for permit coverage by the county.

(b) *Flood fringe fill requirements.*

- (1) Construction fill that alters the conveyance and storage capacity of the natural floodplain is prohibited in the flood fringe one-half the linear distance between the floodway line and the 100-year floodplain line.
- (2) The director will authorize individual exceptions to subsection (1) only where:
  - a. A drainage study prepared by a registered professional engineer in the state shows a rise of less than 0.1 feet in flood elevations as a result of the fill within 0.5 miles (upstream and downstream) of the proposed development; or
  - b. A grading plan prepared for the site shows that alteration in the storage capacity of the natural floodplain is mitigated by removal of an equal, or greater, volume of soil elsewhere in the floodplain located on the site. If this option is used, a drainage study by a registered professional engineer in the state is required to determine if the cut and fill activities will cause a rise in flood elevations greater than 0.1 feet within 0.5 miles (upstream and downstream) of the proposed development.
- (3) The director has the authority to require which option shall be utilized to obtain a waiver of flood fringe fill requirements.

(c) *Structure requirements.* Any new or substantially improved structure proposed to be constructed in the floodplain shall meet the following special conditions:

- (1) The flood protection elevation shall be established as the existing 500-year flood elevation or the future 100-year flood elevation (if available) whichever is higher.
- (2) The minimum finished floor elevation (FFE) intended for human occupancy shall be equal to or higher than one foot above the flood protection elevation. Those portions of such structures not intended for human occupancy shall be either equal to or higher than the flood protection elevation. All other related facilities thereto such as electrical equipment, water service and sanitary sewer connections shall be either equal to or higher than the flood protection elevation or shall be flood proofed to the flood protection elevation.
- (3) The director will authorize individual exceptions to subsection (2) only where it can be shown that flood proofing is acceptable from an engineering standpoint.

(d) *Post construction requirements.* The applicant must provide as-built certification for all new or substantially improved structures constructed in the 500-year floodplain. As-built certification will include, at a minimum, the lowest finished floor elevation, the lowest adjacent grade elevation, and the



elevation of any electrical equipment. The Director may request more as-built information as needed. The applicant must also provide finished floor elevation certificates for all habitable structures constructed in the floodplain. A registered land surveyor or professional engineer in the state must certify these elevation certificates.

(Ord. No. O-07-12-101, § 2(§ 5.3), 1-28-08)

Sec. 26-194. - Flood proofing measures.

(a) *General flood proofing requirements.* Flood proofing measures such as the following shall be designed consistent with the 500-year flood elevation for the particular area, and flood velocities, forces and other factors associated with the 500-year flood elevation. The director shall require that the applicant submit a plan or document certified by a registered professional engineer or architect in the state that the flood proofing measures are consistent with the flood protection elevation for the particular area. Flood proofing measures include:

- (1) Anchorage to resist flotation and lateral movement.
- (2) Installation of watertight doors, bulkheads and shutters.
- (3) Reinforcement of walls to resist water pressures.
- (4) Use of paints, membranes or mortars to reduce seepage of water through walls.
- (5) Addition of mass or weight to structures to resist flotation.
- (6) Installation of pumps to lower water levels in structures.
- (7) Construction of water supply and waste treatment systems to prevent the entrance of floodwaters.
- (8) Pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures.
- (9) Construction to resist rupture or collapse, caused by water pressure or flotation debris.
- (10) Cutoff valves on sewer lines or the elimination of gravity flow basement drains.

(b) *Residential flood proofing.* Flood proofing of new residential structures in the county shall be prohibited.

(Ord. No. O-07-12-101, § 2(§ 5.4), 1-28-08)

Sec. 26-195. - Developments within floodways.

Encroachments within the floodways (floodway encroachments) shall be prohibited except where it can be shown by a registered professional engineer in the state that the proposed development will have "no rise" on the existing base flood elevations and floodway elevations. Floodway boundaries can be modified, with approval of the director, through the letter of map revision (LOMR) process outlined in 44 CFR Part 65.

(Ord. No. O-07-12-101, § 2(§ 5.5), 1-28-08)

Sec. 26-196. - Developments in SFHAs without base flood elevations.

- (a) *Areas requiring flood studies.* Persons responsible for property developments that are determined to be in the SFHAs of the county, but where no base flood data has been provided or where no floodways have been provided (unnumbered A zones), must prepare and submit a floodplain development permit as outlined in section 26-193. If the project is greater than 40 lots or ten acres, the applicant shall provide base flood elevation and floodway data in accordance with FEMA contractor standards.
- (b) *Floodway data not available.* If floodway data are not prepared, no encroachments, including fill material or structures shall be located within a distance of the stream-bank equal to five times the width of the stream at the top of bank or twenty feet on each side from top of bank, whichever is greater, unless certification by a registered professional engineer in the state is provided demonstrating that such encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (c) *Base flood elevations not available.* If base flood elevations are not prepared, the director shall provide guidance on minimum FFE requirements.

(Ord. No. O-07-12-101, § 2(§ 5.6), 1-28-08)

#### Sec. 26-197. - Developments in unstudied areas.

Persons responsible for property developments greater than the lesser of 40 lots or ten acres that are outside the SFHA, but adjacent to stream channels that have a contributing drainage area of one square mile or greater, shall provide base flood elevation and floodway data according to FEMA contractor standards. For areas with a drainage area less than one square mile or smaller developments, the provisions in subsections 26-196(b) and (c) shall apply.

(Ord. No. O-07-12-101, § 2(§ 5.7), 1-28-08)

#### Sec. 26-198. - Requirements for developments that drain to sinkholes.

- (a) Copies of the appropriate permits from TDEC shall be required prior to approval of a stormwater management plan for developments and redevelopments on property that includes a sinkhole. After review of these permits, the director may require additional information related to structural integrity and flood protection. If the proposed development does not require TDEC approval, a letter from TDEC stating that a TDEC permit is not required shall be submitted prior to the approval of a stormwater management plan.
- (b) For site development or redevelopment projects that must satisfy the flood protection criteria provisions in subsection 26-175(d) that have sinkholes located entirely within the development boundaries, calculations shall be provided showing that 100-year frequency, 24-hour design storm will not flood any structures assuming plugged conditions (0 cfs outflow) for the sinkhole. If the contributing watershed is less than 50 acres and there is documented evidence that resurgence is not a contributing factor to flood elevations, calculations shall be provided showing that there will not be a rise in the sinkhole floodplain elevation or a decrease in the sinkhole floodplain storage volume between the pre-



and post-developed conditions for the 100-year frequency, four-day duration storm (7.8 inches, over a four-day period), assuming plugged conditions (0 cfs outflow) for the sinkhole. These calculations must include the entire contributing watershed for the sinkhole. An easement is required around the sinkhole to include an area that is a minimum of five feet horizontally outside the highest closed contour.

- (c) For site development or redevelopment projects that must satisfy the flood protection criteria provisions in subsection 26-175(d) that have sinkholes located partially on site, calculations shall be provided showing that there will not be a rise in the sinkhole floodplain elevation or a decrease in the sinkhole floodplain storage volume between the pre- and post-developed conditions for the 100-year frequency, 24-hour duration storm, assuming plugged conditions (0 cfs outflow) for the sinkhole. If the contributing watershed is less than 50 acres and there is documented evidence that resurgence is not a contributing factor to flood elevations, calculations shall be provided showing that there will not be a rise in the sinkhole floodplain elevation or a decrease in the sinkhole floodplain storage volume between the pre-and post-developed conditions for the 100-year frequency, four-day duration storm (7.8 inches, over a four-day period), assuming, plugged conditions (0 cfs outflow) for the sinkhole. These calculations must include the entire contributing watershed for the sinkhole. An easement is required at a minimum of five feet horizontally outside the highest closed contour on the section of the sinkhole located on the developed property. A rise in the 100-year water surface elevation is allowable when no structures will be flooded and all parties with ownership of the sinkhole agree in writing to allow the rise. In this case, an easement is required around the sinkhole to include an area that is a minimum of five feet horizontally outside the highest closed contour.
- (d) Retention of stormwater runoff or satisfaction of the provisions stated in subsection (c) is required for developments and redevelopments that require approval of a stormwater management plan and are located in one of the following watersheds:
  - (1) Ten Mile Creek;
  - (2) Sinking Creek;
  - (3) Harrell Hills watershed (near Cranberry Dr., Clairmont Dr., and Gaines Rd.);
  - (4) The Dead Horse Lake/Dutchtown Road sinkhole area;
  - (5) Any watershed area which will drains exclusively to a sinkhole;
  - (6) Any area of known flooding where deemed necessary by the director.
- (e) Retention facilities shall be designed so that the overflow in the one-year, two-year, five-year, ten-year, 25-year and 100-year design storms meet the pre-developed discharges in addition to retaining the difference in the pre-developed and post-developed 100-year design storm. In basins or sub-basins where there is a documented historical draw down time for the sinkhole or region being drained to, it may be acceptable for a detention pond to be used instead of retention. For detention to be approvable, the draw down time of the detention pond shall be a minimum of one and a half times the draw down time for the region.
- (f)

The director has authority to condition the approval of a permit upon the compliance with additional requirements, including but not limited to measures to avoid and/or protect the sinkhole throat, detention, conveyance facilities, or other stormwater management solutions required to reduce the adverse impact of the proposed development on other properties or on the subject development.

(Ord. No. O-07-12-101, § 2(§ 5.8), 1-28-08)

Sec. 26-199. - Degree of flood protection.

The degree of flood protection intended to be provided by this article is considered reasonable for regulatory purposes, and is based on engineering and scientific methods of study. Larger floods may occur on occasions, or the flood height may be increased by man-made or natural causes, such as bridge openings restricted by debris. This article does not imply that areas outside the 500-year floodplain or land uses permitted within such areas will always be totally free from flooding or flood damages. Nor shall this article create a liability on the part of, or a cause of action against the county or any officer or employee thereof for any flood damages that may result from implementation of this article.

(Ord. No. O-07-12-101, § 2(§ 5.9), 1-28-08)

Secs. 26-200—26-220. - Reserved.





5h.

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0008**

Application Date: **1/8/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

Request: **Waiver of side yard setback from 12 feet to 6 feet.**

Regulation: **5.12.06** Section: **B.**

Reason: **To overcome side setback limitation preventing a 2nd story addition that will increase habitable square footage and will have the same footprint as the existing garage.**

Property Address: **7920 WHITCOMB RD POWELL, TN 37849**

Subdivision: **Broadacres Unit 9**

Zone: **RB** Lot Size: **0.43 ac** Lot: **6**  
CLT Map: **56** Group: **IB** Parcel: **056IB016**

Applicant: **Randall Loope**

Address: **7920 WHITCOMB RD**

City, State, Zip: **KNOXVILLE 37849**

Telephone: **865-776-4721**

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: Randy Loope Signature: *Randy Loope* Date: 1/8/25

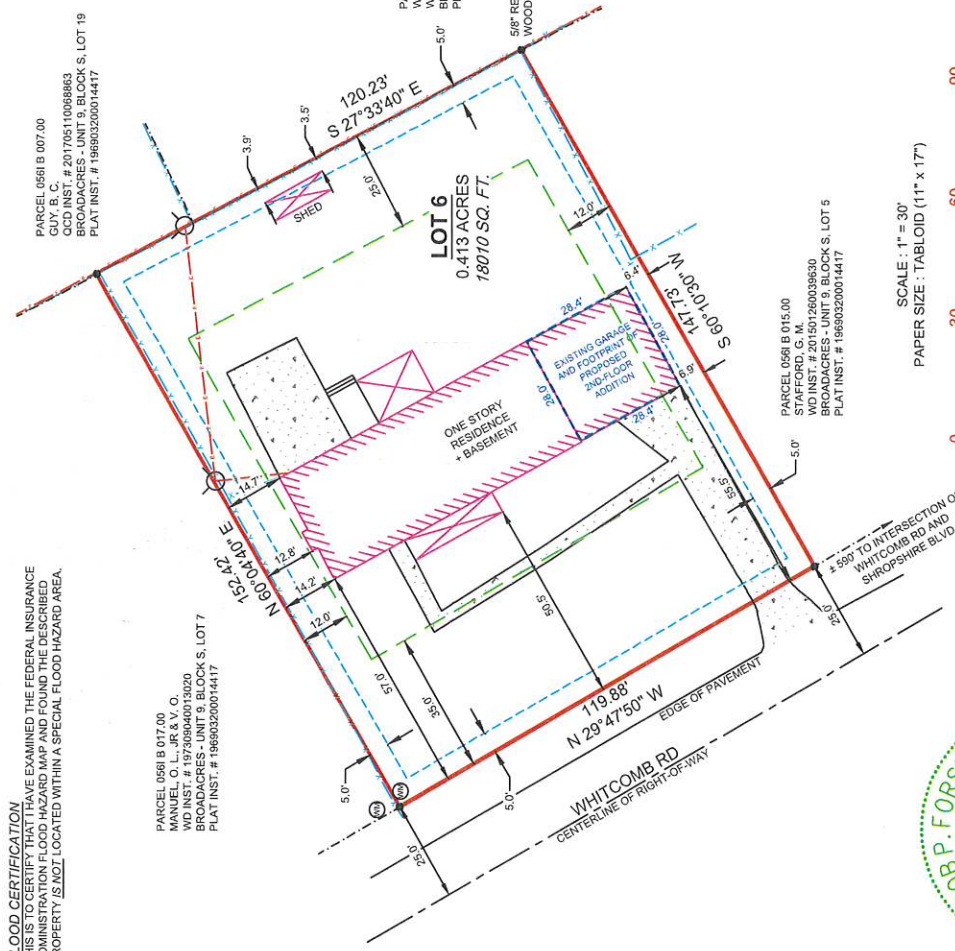
Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 1/8/2025

**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

1) GNSS RECEIVER: CARLSON BR7 BASE/ROVER REFERENCED TO NAD83  
 2) GNSS METHOD: REAL TIME KINEMATIC (RTK) GNSS OBSERVATIONS USED  
 3) REAL TIME KINEMATIC GNSS OBSERVATIONS USED  
 4) MINIMUM POSITIONAL ACCURACY = 0.07 (95% CONFIDENCE / 2σ)  
 5) HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG:32136)  
 6) VERTICAL DATUM = NAVD83  
 7) DATUM ADJUSTMENT METHOD = 3D LEAST SQUARES  
 8) COMBINED SCALE FACTOR = 1.00000000  
 9) REFERENCE STATION = LOCAL BR7 BASE LOCALIZED USING TDOT CORS MODELED CORRECTIONS  
 10) OBSERVATIONS MADE ON 12/16/2024  
 11) TOTAL STATION: SOKKIA DX-250AC  
 12) ALL DISTANCES & ANGLES SHOWN ARE GRID MEASUREMENTS

- = 1/2" REBAR FOUND (UNLESS SPECIFIED OTHERWISE)
- ◆ = 1/2" x 24" REBAR SET
- = CALCULATED POINT
- ⊙ = SANITARY SEWER MANHOLE
- ⊕ = SANITARY SEWER (OR SEPTIC) CLEANOUT
- ⊞ = TELECOM BOX
- ⊚ = ELECTRICAL TRANSFORMER OR BOX
- ⊛ = UTILITY POLE
- ⊜ = WATER METER
- = BOUNDARY LINE
- = NON-SURVEYED PROPERTY LINE
- = CENTERLINE OF ROAD
- = FENCING
- = SANITARY SEWER CENTERLINE
- = UTILITY AND DRAINAGE EASEMENTS
- = BUILDING SETBACKS



- = 5/8" REBAR UNDERNEATH WOOD FENCE
- = CONCRETE

PARCEL 0561 B 007.00  
 COY, R. C., JR.  
 BROADACRES - UNIT 9, BLOCK S, LOT 19  
 PLAT INST. # 196903200014417

PARCEL 0561 B 008.00  
 WELLS, M. M. & S. E.  
 WD INST. # 2009059110018830  
 BROADACRES - UNIT 9, BLOCK S, LOT 20  
 PLAT INST. # 196903200014417

PARCEL 0561 B 015.00  
 STAFFORD, G. M.  
 WD INST. # 201501260038530  
 BROADACRES - UNIT 9, BLOCK S, LOT 5  
 PLAT INST. # 196903200014417

NOTES:

- 1) ZONED 'R1' (GENERAL RESIDENTIAL)  
 FRONT = 35'  
 SIDES = 12' (FOR TWO-STORY BUILDINGS, 8' FOR ONE STORY)  
 REAR = 25'
- 2) PER PLAT NOTE #4 - 5' EASEMENT EACH SIDE OF SANITARY SEWER, PLUS SERVICE LATERALS AS REQUIRED.
- 3) COORDINATES SHOWN ON THIS MAP ARE FOR THE CONVENIENCE OF FUTURE SURVEYORS AND SHOULD NOT BE CONSIDERED AS PRIMARY EVIDENCE FOR REMONUMENTATION PURPOSES.
- 4) THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES, UNLESS SPECIFICALLY SHOWN ON THIS MAP, AND SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF PROPERTY OR THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.
- 5) THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO ITS FINDINGS, RECOMMENDATIONS, OPINIONS, OR MEASUREMENTS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PERFORMANCE PRACTICE IN EFFECT AT THE TIME OF PERFORMANCE.
- 6) THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY ETN SURVEYING LLC.

SCALE: 1" = 30'  
 PAPER SIZE: TABLOID (11" x 17")



7920 WHITCOMB RD (PARCEL 0561 B 016.00)  
 DISTRICT 6, KNOX COUNTY, STATE OF TENNESSEE  
 CD INST. # 20140207046747  
 BROADACRES SUBDIVISION - UNIT 9, BLOCK S, LOT 6  
 PLAT INST. # 196903200014417

REVIEWED BY: JPF  
 12/31/2024

DRAWN: CAY  
 12/31/2024

ALL RIGHTS RESERVED

A BOUNDARY SURVEY AND SITE PLAN FOR  
**RANDY LOOPE**  
 BY ETN SURVEYING LLC  
 865-235-1878 INFO@ETNSURVEYING.COM



**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS 1:10,000 FOR TOTAL STATION MEASUREMENTS. GNSS MEASUREMENT PRECISION IS A MINIMUM OF 0.07 AT THE 95% RELATIVE POSITIONAL ACCURACY CONFIDENCE INTERVAL.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Jacob Forster*  
 JACOB FORSTER, TN RLS 3500  
 12/31/2024

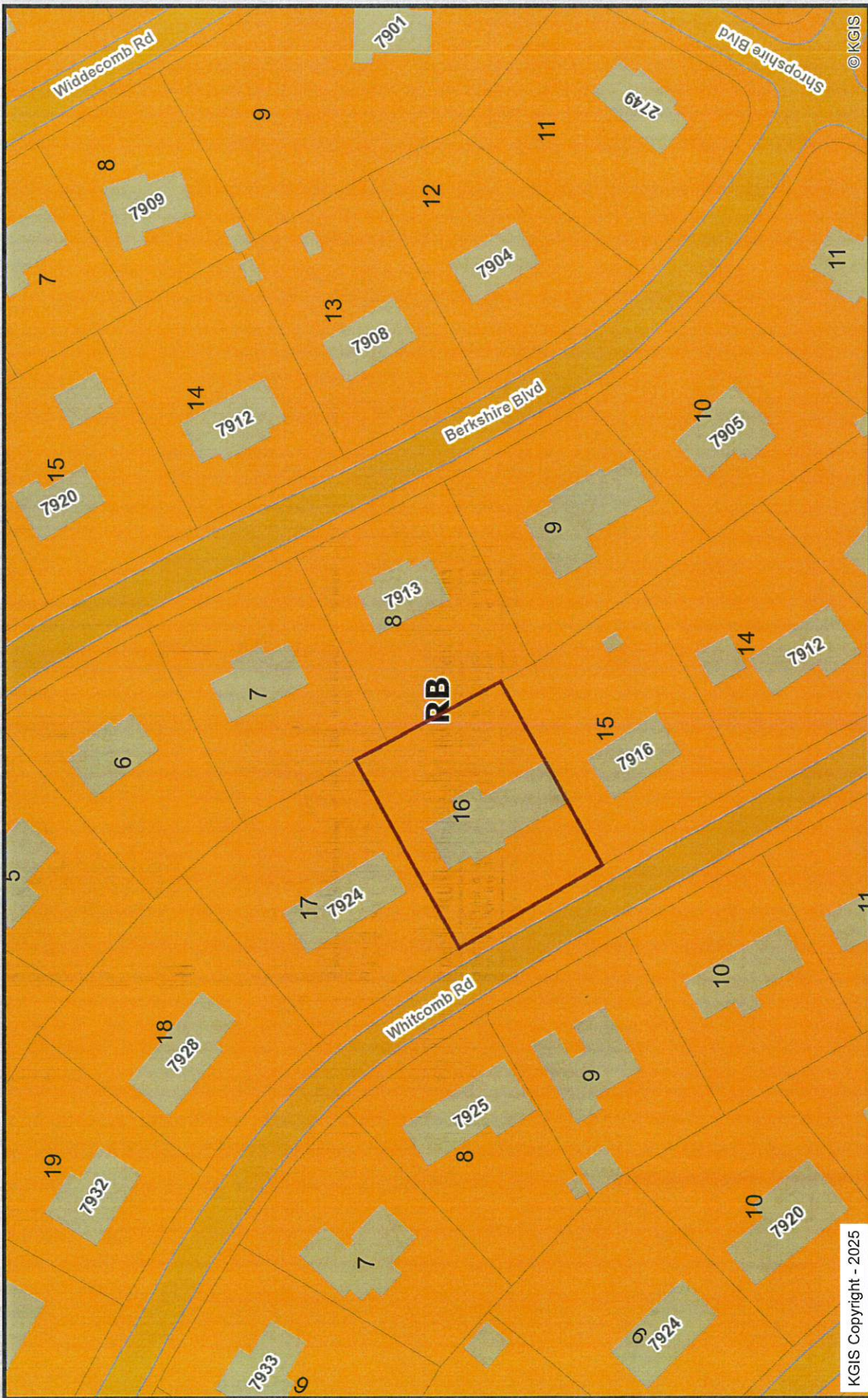


**From:** Glen STAFFORD glen@staffordfamilycare.com  
**Subject:** Renovations  
**Date:** January 8, 2025 at 7:05 AM  
**To:** rlllope@gmail.com



---

I, Glen Stafford, of 7916 Whitcomb Road in Powell TN. have reviewed the proposed plans and have discussed the intended construction with Randy Loope and I approve his renovations.



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Printed: 1/8/2025 at 10:20:03 AM



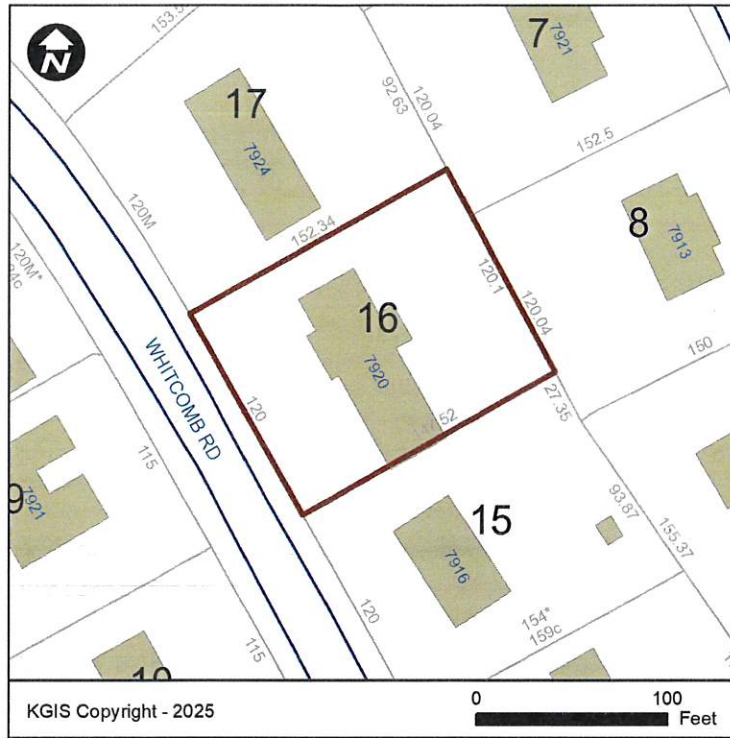
## 7920 Whitcomb Road

### Knoxville - Knox County - KUB Geographic Information System

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# Parcel 056IB016 - Property Map and Details Report



## Property Information

Parcel ID: 056IB016  
 Location Address: 7920 WHITCOMB RD  
 CLT Map: 56  
 Insert: I  
 Group: B  
 Condo Letter:  
 Parcel: 16  
 Parcel Type: NORMAL  
 District: E6  
 Ward:  
 City Block:  
 Subdivision: BROADACRES UNIT 9  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 47S - 80  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 7920 WHITCOMB RD  
 POWELL - 37849  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: BROADACRES  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Political Districts

Voting Precinct: 73W  
 Voting Location: Powell High School (Clark Duncan Complex)  
 7523 BRICKYARD RD  
 TN State House: 16  
 TN State Senate: 5  
 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

LOOPE RANDALL LLOYD & LOOPE LINDSEY COURTNEY  
 7920 WHITCOMB RD  
 POWELL TN 37849  
 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: 61.03  
 Planning Sector: North County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## School Zones

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

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

Source: KGIS

ACTIVE      NORMAL

01/08/2025

District	Map	Insert	Group	Parcel	Ward	Property Location	
E6	56	I	B	16		7920 WHITCOMB RD	
Subdivision			Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
BROADACRES UNIT 9			S-	6-	<u>47S-80</u>	120 X 152.34 X IRR	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
WARWICK C V & PAULINE		4/19/1989	<u>1975</u>	949	\$ 83,000	7920 WHITCOMB RD POWELL TN 37849	
STEELE MARION HENRY JR & SHEILA ODELIA		2/26/1993	<u>2098</u>	529	\$ 91,000	7920 WHITCOMB RD POWELL TN 37849	
ANDREWS CLAYTON P & TONYA		4/21/2006	<u>20060426</u>	0089557	\$ 185,000	7920 WHITCOMB ROAD POWELL TN 37849	
ANDREWS CLAYTON P		3/17/2009	<u>20090610</u>	0081251		7920 WHITCOMB RD POWELL TN 37849	
SECRETARY OF HOUSING AND URBAN DEVELOPMENT		9/18/2013	<u>20131118</u>	0031755	\$ 117,000	4400 WILL ROGERS PKWY STE 300 OKLAHOMA CITY OK 73108	
LOOPE RANDALL LLOYD & LOOPE LINDSEY COURTNEY		2/5/2014	<u>20140207</u>	0046747	\$ 125,000	7920 WHITCOMB RD POWELL TN 37849	

**Remarks**

ATTRIBUTES FROM NCR LOADER

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



## 5.12.06 Side yard.

B. For two- and three-story dwellings there shall be side yards of not less than twelve (12) feet each.



5:

# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0009**

Application Date: **1/8/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

**Request: Waiver of front yard setback off of Chisholm Trail from 35 feet to 28 feet.**

**Regulation: 5.11.05 Section: A.**

**Reason: 8301 is a corner lot, there are two front setbacks of 35' off the property lines adjacent to Santa Fe Trl and Chisholm Trl. The site plan shows the addition will be only 28' from the property line adjacent to Chisholm Trl. Two front yards and a power line easement constitute a hardship.**

**Property Address: 8301 SANTA FE TRL KNOXVILLE, TN 37919**

**Subdivision: Trails West**

**Zone: RA Lot Size: 0.61 ac RR Lot: 5**

**CLT Map: 133 Group: AA Parcel: 133AA002**

**Applicant: Benjamin Valdez**

**Address: 8301 SANTA FE TRL**

**City, State, Zip: KNOXVILLE 37919**

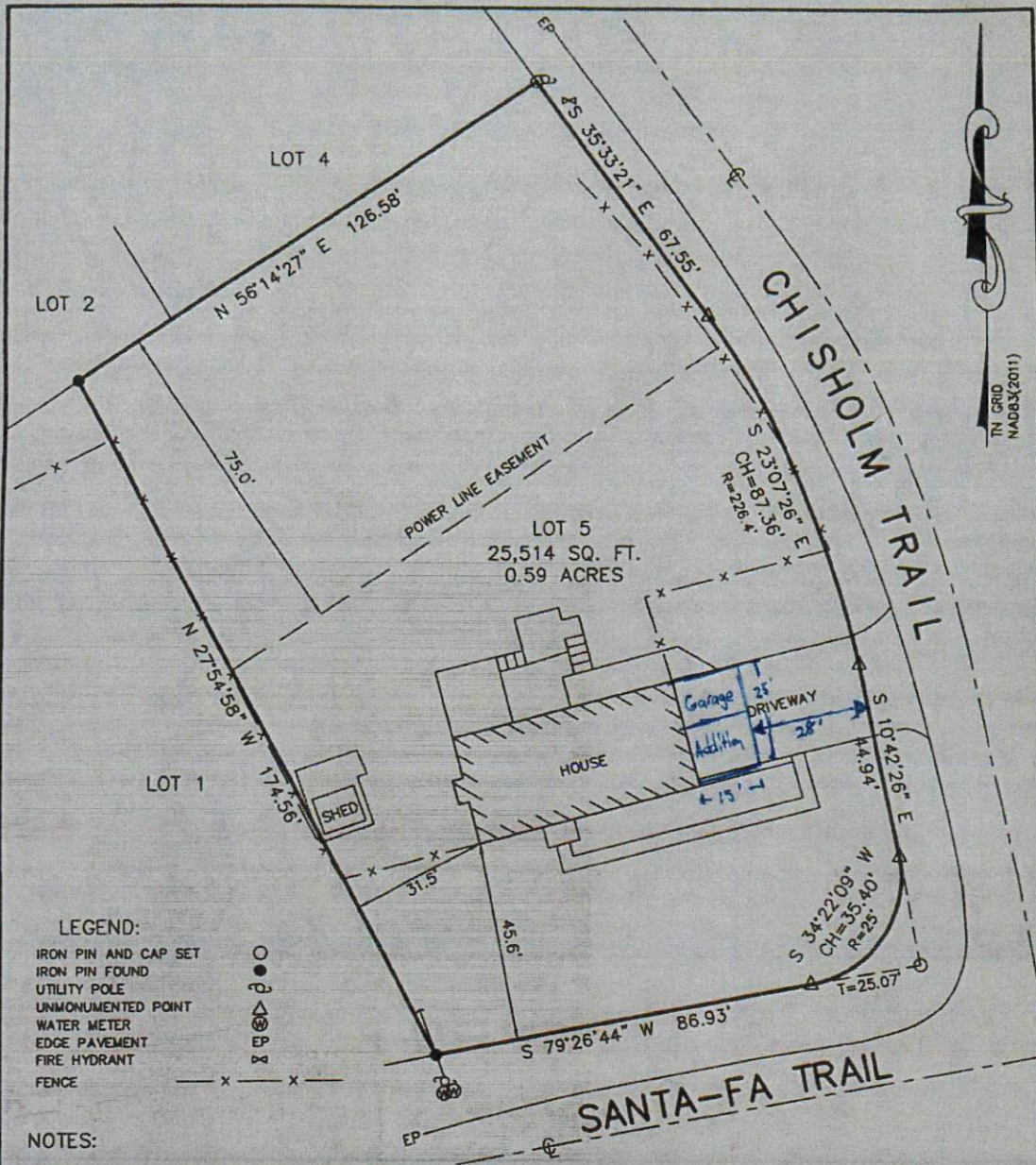
**Telephone: 865-441-0217**

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: Benjamin Valdez Signature: Benjamin Valdez Date: 8Jan2025

Codes: Kim Jarnagin Signature: Kim Jarnagin Date: 1/8/2025





NOTES:

1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126. AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

MORTGAGE LOAN SURVEY

OWNER: BENJAMIN VALDEZ

ADDRESS: 8301 SANTA FE TRAIL

LOCATION: TAX I.D. # 133AA002  
6TH CIVIL DISTRICT  
KNOX COUNTY, TENNESSEE

DEED REF: INST# 202006150083506

SUBDIVISION: LOT 5, BLOCK F  
TRAILS WEST, UNIT 3

PLAT: INST# 196803120000003

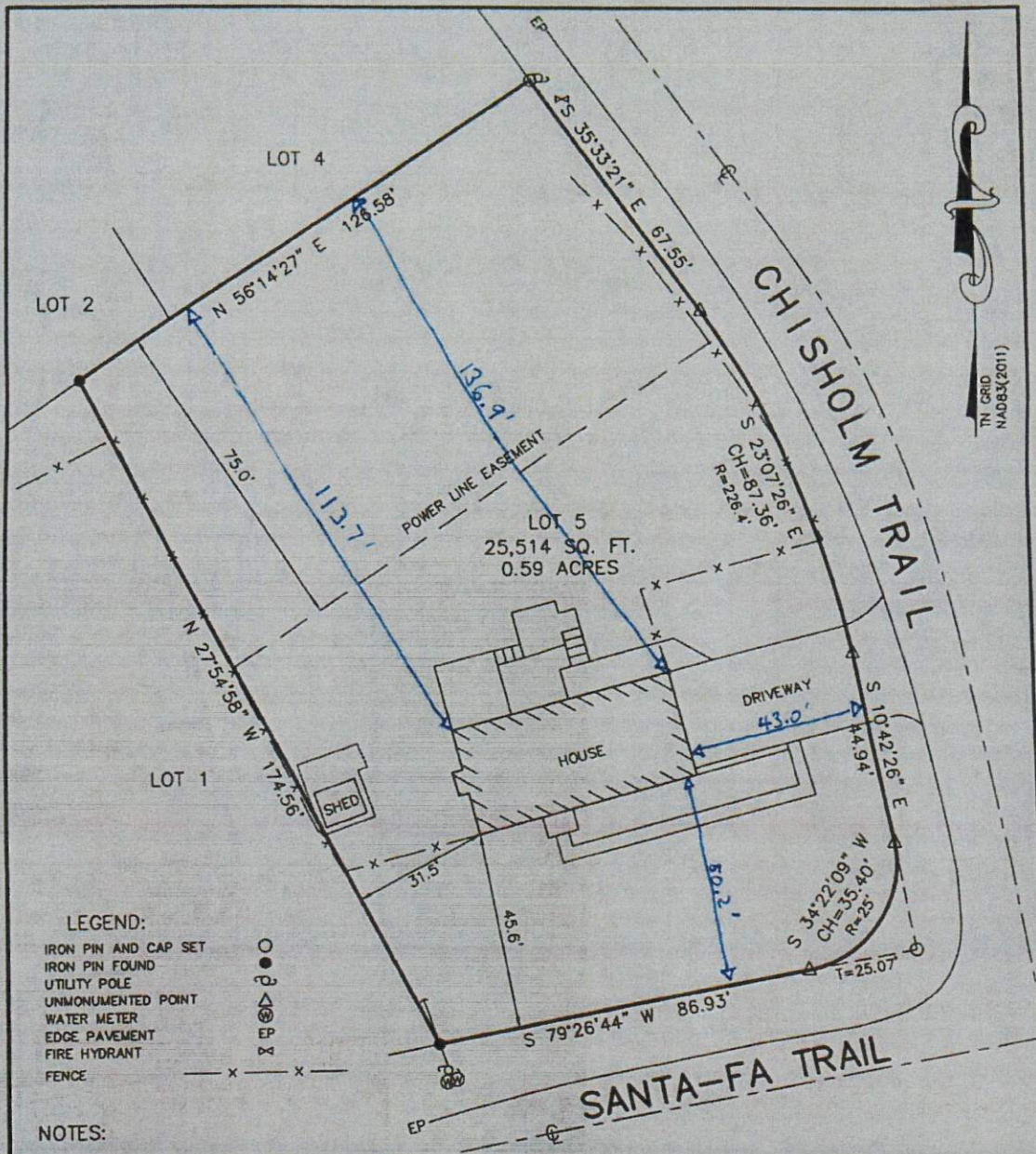
DATE: 6/27/24 SCALE 1"=30'

SCOTT W. UMSTEAD  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
COMMERCE  
TENNESSEE NO. 1861

REGISTERED LAND SURVEYOR TN No. 1861

ACRE by ACRE SURVEYING  
P.O. BOX 18435  
KNOXVILLE, TN. 37928-2435  
PHONE (865) 686-0696 DRAWING # 24104





1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. NEW CONSTRUCTION MUST CONFORM TO ALL LOCAL ZONING REGULATIONS.
4. 10' UTILITY & DRAINAGE EASEMENT INSIDE PERIMETER AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.

THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE. THIS IS TO CERTIFY THAT ON THE DATE SHOWN, I MADE AN ACCURATE SURVEY OF THE PREMISES SHOWN HEREON USING THE LATEST RECORDED DEED AND OTHER INFORMATION FURNISHED TO ME, THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR PROJECTIONS EVIDENT OTHER THAN THOSE SHOWN. THE SURVEY WAS DONE UNDER THE AUTHORITY OF TCA 62-18-126; AND THE SURVEY IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07.

MORTGAGE LOAN SURVEY	
OWNER:	BENJAMIN VALDEZ
ADDRESS:	8301 SANTA FE TRAIL
LOCATION:	TAX I.D. # 133AA002 6TH CIVIL DISTRICT KNOX COUNTY, TENNESSEE
DEED REF:	INST# 202006150083506
SUBDIVISION:	LOT 5, BLOCK F TRAILS WEST, UNIT 3
PLAT:	INST# 196803120000003
DATE:	6/27/24
SCALE:	1"=30'

SCOTT W. UMSTEAD  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
COMMERCE  
TENNESSEE NO. 1861

REGISTERED LAND SURVEYOR

TN No. 1861

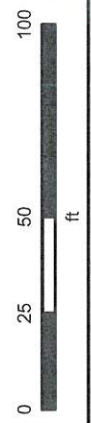
**ACRE by ACRE SURVEYING**  
P.O. BOX 18435  
KNOXVILLE, TN. 37928-2435  
PHONE (865) 686-0696

DRAWING # 24104





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## 8301 Santa Fe Trl

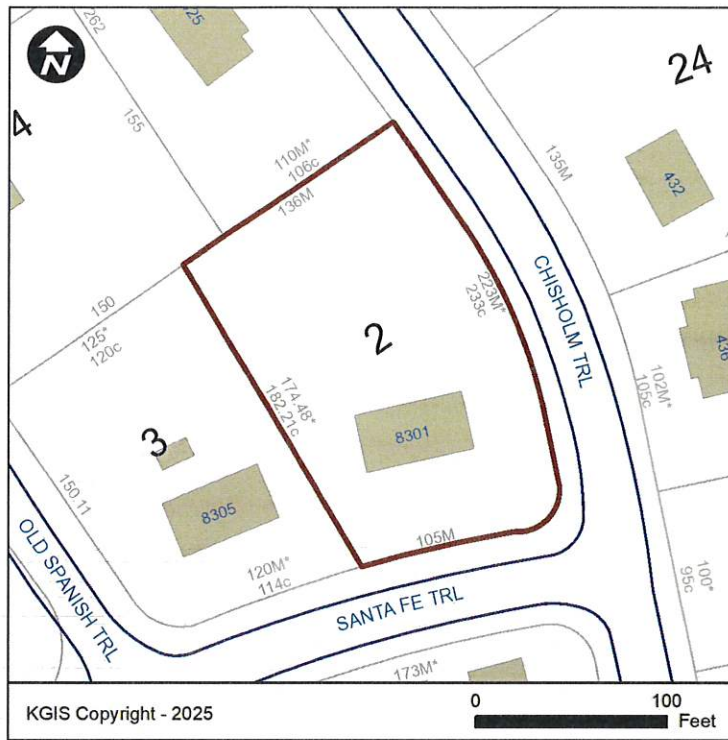
### Knoxville - Knox County - KUB Geographic Information System

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# Parcel 133AA002 - Property Map and Details Report



## Property Information

Parcel ID: 133AA002  
 Location Address: 8301 SANTA FE TRL  
 CLT Map: 133  
 Insert: A  
 Group: A  
 Condo Letter:  
 Parcel: 2  
 Parcel Type: NORMAL  
 District: W6  
 Ward:  
 City Block:  
 Subdivision: TRAILS W UNIT 3  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 46S - 35  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 8301 SANTA FE TRL  
 KNOXVILLE - 37919  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: TRAILS WEST  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

VALDEZ BENJAMIN  
 8301 SANTA FE TRL  
 KNOXVILLE TN 37919  
 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 Property Assessor's office at (865) 215-2365.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Other Information

Census Tract: 44.03  
 Planning Sector: West City  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Political Districts

Voting Precinct: 47S  
 Voting Location: Bearden High School  
 8352 KINGSTON PIKE  
 TN State House: 18  
 TN State Senate: 6  
 County Commission: 4 Shane Jackson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 4 Katherine Bike  
 Please contact Knoxville-Knox County Election Commission at (865) 215-2480 if you have questions.

## School Zones

Elementary: WEST HILLS  
 ELEMENTARY  
 Intermediate:  
 Middle: BEARDEN MIDDLE  
 High: BEARDEN HIGH

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

Source: KGIS

ACTIVE      NORMAL

01/08/2025

District	Map	Insert	Group	Parcel	Ward	Property Location
W6	133	A	A	2		8301 SANTA FE TRL

Subdivision	Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
TRAILS W UNIT 3	F-	5-	<u>46S-35</u>	223M X 136M X IRR	0.00 - A.C. Deeded
					0.00 - A.C. Calculated

Owner	Sale Date	Book	Page	Sale Price	Mailing Address
MARTIN JACK D & CHARLINE	11/3/1972	<u>1493</u>	511		8301 SANTA FE TR KNOXVILLE TN 37919
TYRELL DANIEL C	2/28/1997	<u>2241</u>	946	\$ 71,000	932 SHADE TREE LN KNOXVILLE TN 37922
BROWN GREGORY R & BEVERLY J	7/18/1997	<u>2256</u>	1067	\$ 87,900	8301 SANTA FE TR KNOXVILLE TN 37919
BUTLER ROCHELLE A & MICHAEL R	2/1/2002	<u>20020204</u>	0063859	\$ 93,000	8301 SANTA FE TRL KNOXVILLE TN 37919
HSBC MORTGAGE SERVICES INC	3/17/2008	<u>20080411</u>	0076242		636 GRAND REGENCY BLVD BRANDON FL 33509
TWEED PEGGY G	10/30/2008	<u>20081124</u>	0034018	\$ 137,000	8301 SANTE FE TRAIL KNOXVILLE TN 37919
VALDEZ BENJAMIN	6/6/2020	<u>20200615</u>	0083506	\$ 230,000	8301 SANTA FE TRL KNOXVILLE TN 37919

--

**Remarks**

ATTRIBUTES FROM NCR LOADER

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

## 5.11.05. Front yard.

A. For dwellings the minimum depth of the front yard shall be thirty-five (35) feet and in no case shall an accessory building be located to extend into the front yard.





5j

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0010**

Application Date: **1/8/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

Request: **Waiver to extend floodway zoning line up to 100 feet to match current FEMA Floodway.**

Regulation: **3.11.05** Section:

Reason: **To allow for more of the subject property to be utilized as PR zoning.**

Property Address: **3221 SOLWAY RD KNOXVILLE, TN 37931**

Subdivision:

Zone:	<b>PR/F</b>	Lot Size:	<b>3.50 ac</b>	Lot:	<b>7</b>
CLT Map:	<b>89</b>	Group:		Parcel:	<b>089 118</b>

Applicant: **Jay Combs**

Address: **3311 GUINN RD**

City, State, Zip: **KNOXVILLE 37931**

Telephone: **+1 (865) 320-3496**

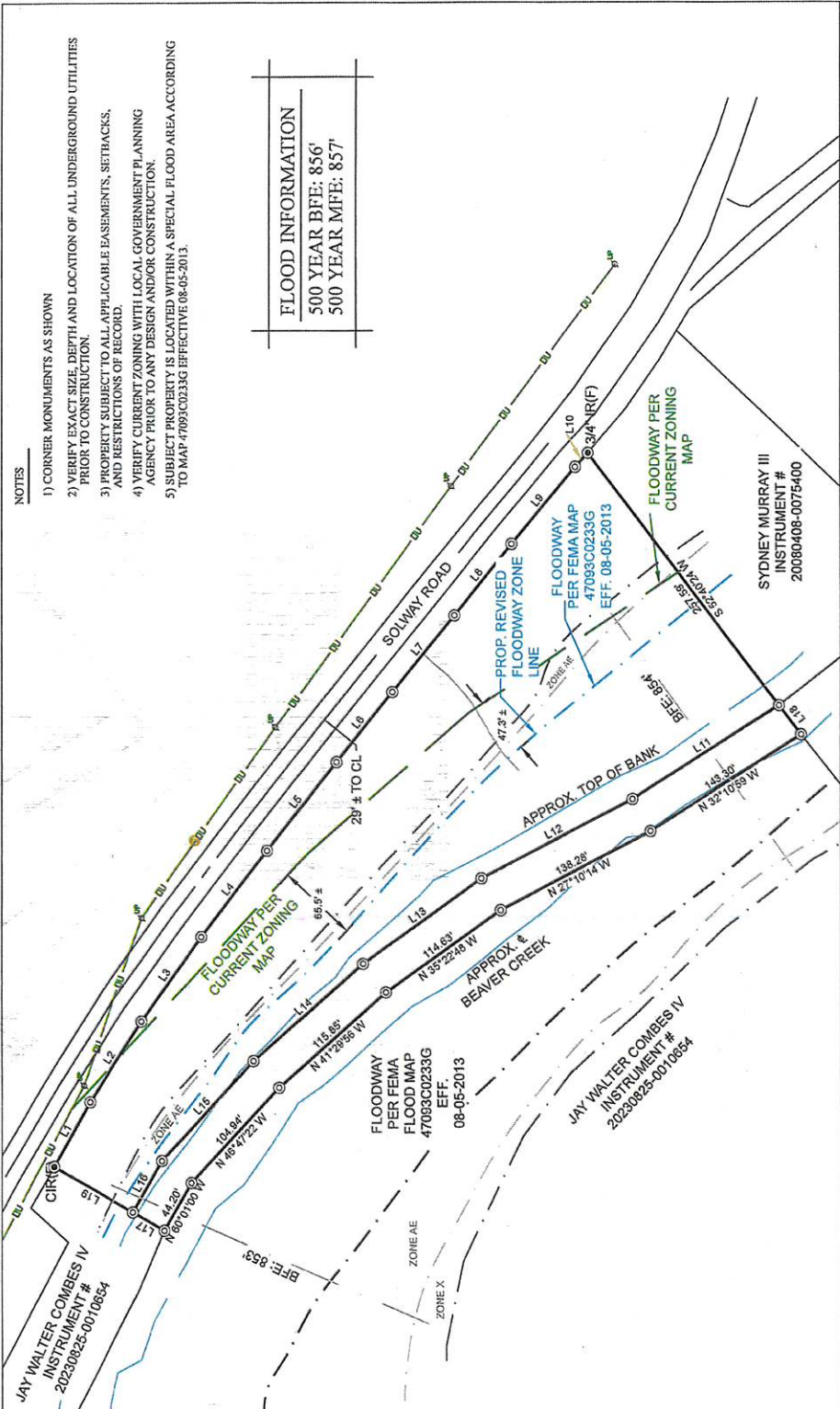
Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days 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:                     Jay Combes                     Signature:                                          Date:                     1/8/25                    

Codes:                     Kim Jarnagin                     Signature:                                          Date:                     1/8/2025

- NOTES**
- 1) CORNER MONUMENTS AS SHOWN
  - 2) VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - 3) PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD.
  - 4) VERIFY CURRENT ZONING WITH LOCAL GOVERNMENT PLANNING AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
  - 5) SUBJECT PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD AREA ACCORDING TO MAP 47093C0233G EFFECTIVE 08-05-2013.

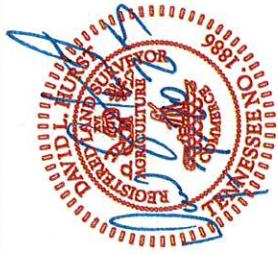
**FLOOD INFORMATION**  
 500 YEAR BFE: 856'  
 500 YEAR MFE: 857'



LINE	BEARING	DISTANCE
L1	S 60°43'23" E	59.57'
L2	S 56°56'04" E	77.44'
L3	S 54°15'07" E	84.32'
L4	S 52°02'45" E	87.75'
L5	S 51°44'04" E	90.73'
L6	S 51°17'02" E	73.02'
L7	S 50°49'54" E	80.11'
L8	S 50°56'06" E	73.86'
L9	S 49°53'14" E	81.25'
L10	S 46°42'10" E	15.38'
L11	N 32°10'59" W	141.98'
L12	N 27°10'14" W	139.31'
L13	N 26°22'43" W	118.37'
L14	N 21°29'53" W	118.83'
L15	N 46°41'23" W	109.78'
L16	N 60°41'00" W	47.66'
L17	S 29°58'00" W	29.88'
L18	S 52°40'24" W	30.00'
L19	S 29°58'00" W	74.20'



**ROBERT G. CAMPBELL & ASSOCIATES, L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, PIGEON FORGE & SEVIERVILLE, TENNESSEE  
 1129 Fox Meadows Boulevard, Suite 2  
 Sevierville, Tennessee 37862  
 Phone: (865) 429-4683 FAX: (865) 429-4684



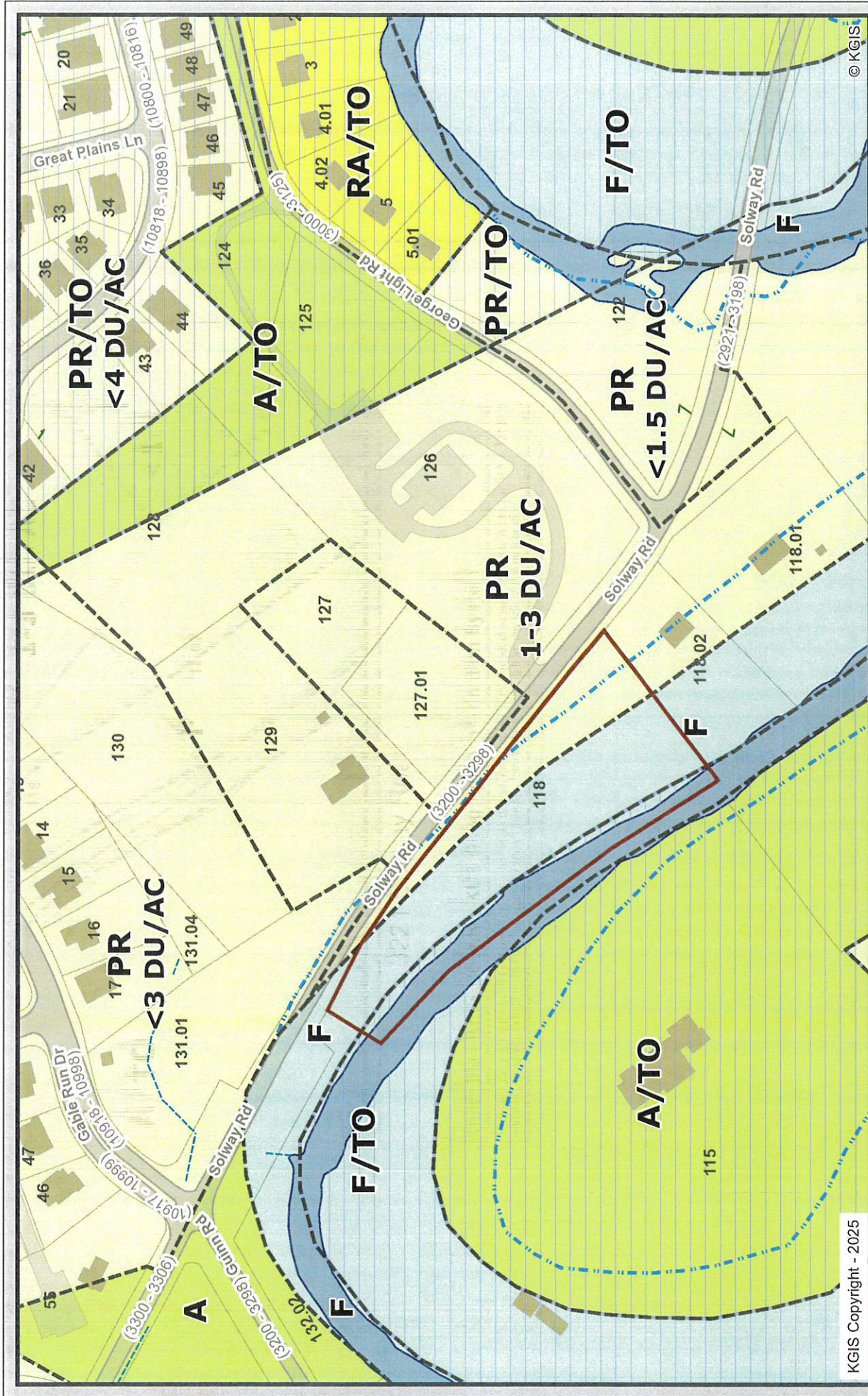
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON. A TITLE OPINION WAS NOT FURNISHED TO THIS SURVEY AND EASEMENTS SHOWN AND OK NOT APPEARING IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

DAVID L. HURST  
 SURVEYOR  
 TENNESSEE REGISTRATION NUMBER 1886

**PROPOSED RE-ZONING**  
 PROPERTY OF  
**JAY COMBES**  
 ADDRESS: SOLWAY RD  
 TAX MAP: 89 PARCEL: 148  
 DEED REFERENCES: INST# 20230825-0010654  
 PLAT REFERENCES: PB A-331A  
 SCALE: 1" = 90' DATE: 01-08-2025

PROJ. NO: 24174

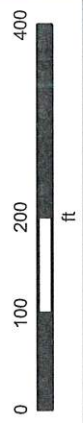




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3221 Solway Road

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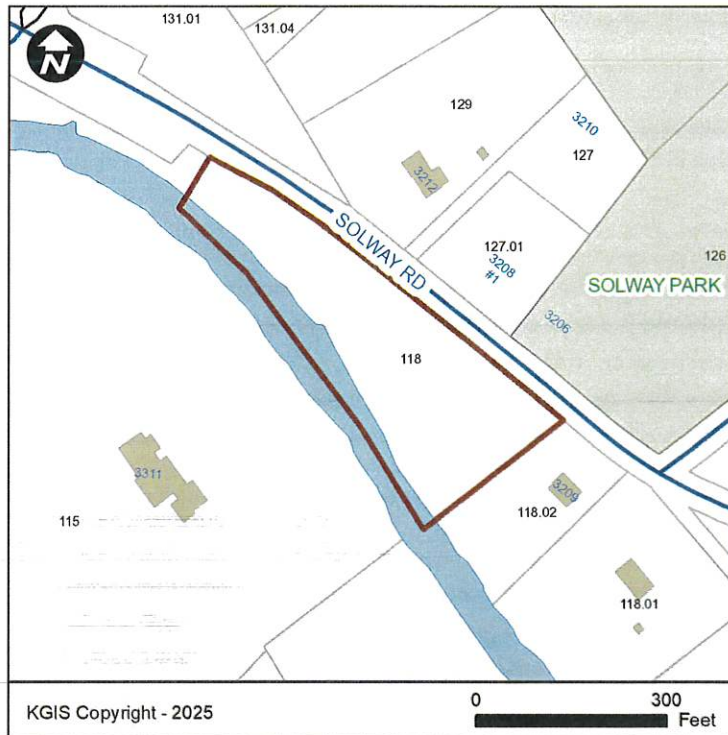


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## Parcel 089 118 - Property Map and Details Report



### Property Information

Parcel ID: 089 118  
 Location Address: 3221 SOLWAY RD  
 CLT Map: 89  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 118  
 Parcel Type: NORMAL  
 District: W6  
 Ward:  
 City Block:  
 Subdivision: A B MCKAMEY FARM  
 Rec. Acreage: 0  
 Calc. Acreage: 3.5  
 Recorded Plat: A - 331-A  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

### Address Information

Site Address: 3221 SOLWAY RD  
 KNOXVILLE - 37931  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

### Owner Information

COMBES WALTER JAY IV  
 3311 GUINN RD  
 KNOXVILLE, TN 37931  
 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:  
 Fire Response: KARN'S FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

### 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: Pellissippi State Community College  
 10915 HARDIN VALLEY 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: MILL CREEK  
 ELEMENTARY  
 Intermediate:  
 Middle: HARDIN VALLEY  
 MIDDLE  
 High: HARDIN VALLEY  
 ACADEMY

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

Source: KGIS

ACTIVE      NORMAL

01/09/2025

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	89			118		3221 SOLWAY RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
A B MCKAMEY FARM				-	7-	<u>A-331A</u>		0.00 - A.C. Deeded
								3.50 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
GOSS J M & EMILEY % ELEANOR HILL		10/1/1929	<u>498</u>	127		816 HOUSTON ST KNOXVILLE TN 37914		
		1/10/1965	<u>WB42</u>	142				
		12/14/1977	<u>1629</u>	1057				
		4/21/1990	<u>91</u>	413				
GOSS CLEOTHUS		9/16/1997	<u>2270</u>	865		816 HOUSTON KNOXVILLE TN 37914		
GOSS MARTIN L		2/25/2011	<u>20110301</u>	0051913		2746 LINDEN AVE KNOXVILLE TN 37914		
		2/25/2011	<u>20110301</u>	0051914				
BREMFOUR GROUP LLC		2/25/2011	<u>20110301</u>	0051915	\$ 12,000	9724 KINGSTON PIKE SUITE 406 KNOXVILLE TN 37922		
DEVNRJA ROBERT & DEVNRJA EDITH		12/30/2014	<u>20141231</u>	0035546	\$ 4,673	3109 TOOLS BEND RD KNOXVILLE TN 37922		
COMBES WALTER JAY IV & ERICA MINTU		4/20/2022	<u>20220427</u>	0081920		215 CENTER PARK DR STE 400 KNOXVILLE, TN 37922		
COMBES WALTER JAY IV		8/24/2023	<u>20230825</u>	0010654		3311 GUINN RD KNOXVILLE, TN 37931		

**Remarks**

ATTRIBUTES FROM NCR LOADER

*Parent Parcel*

*Parent Instrument Number*

*Previous Parcel ( Split From )*

*Next Parcel ( Merged Into )*

### 3.11. Boundaries.

3.11.05- 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.





5k

# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: 25-Z0005

Application Date: 1/6/2025

Meeting Date: Wednesday, January 22, 2025 10:00 AM

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

Request: To appeal Knox County's ruling that chickens are not allowed in a RA zone.

Regulation: 6.60.03 Section: a.

Reason: I would like to keep hens to produce eggs for my family. Also, they bring joy and happiness to not only my family but neighbors who enjoy seeing them. As disabled veterans my husband and I find joy in raising these animals.

Property Address: 113 IRWIN DR POWELL, TN 37849

Subdivision:

Zone:	RA	Lot Size:	1.07 ac	Lot:	
CLT Map:	57	Group:	IB	Parcel:	057IB005

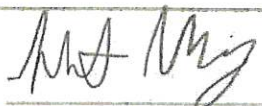
Applicant: Heather Manning

Address: 113 IRWIN DR

City, State, Zip: KNOXVILLE 37849

Telephone: 334-498-1347

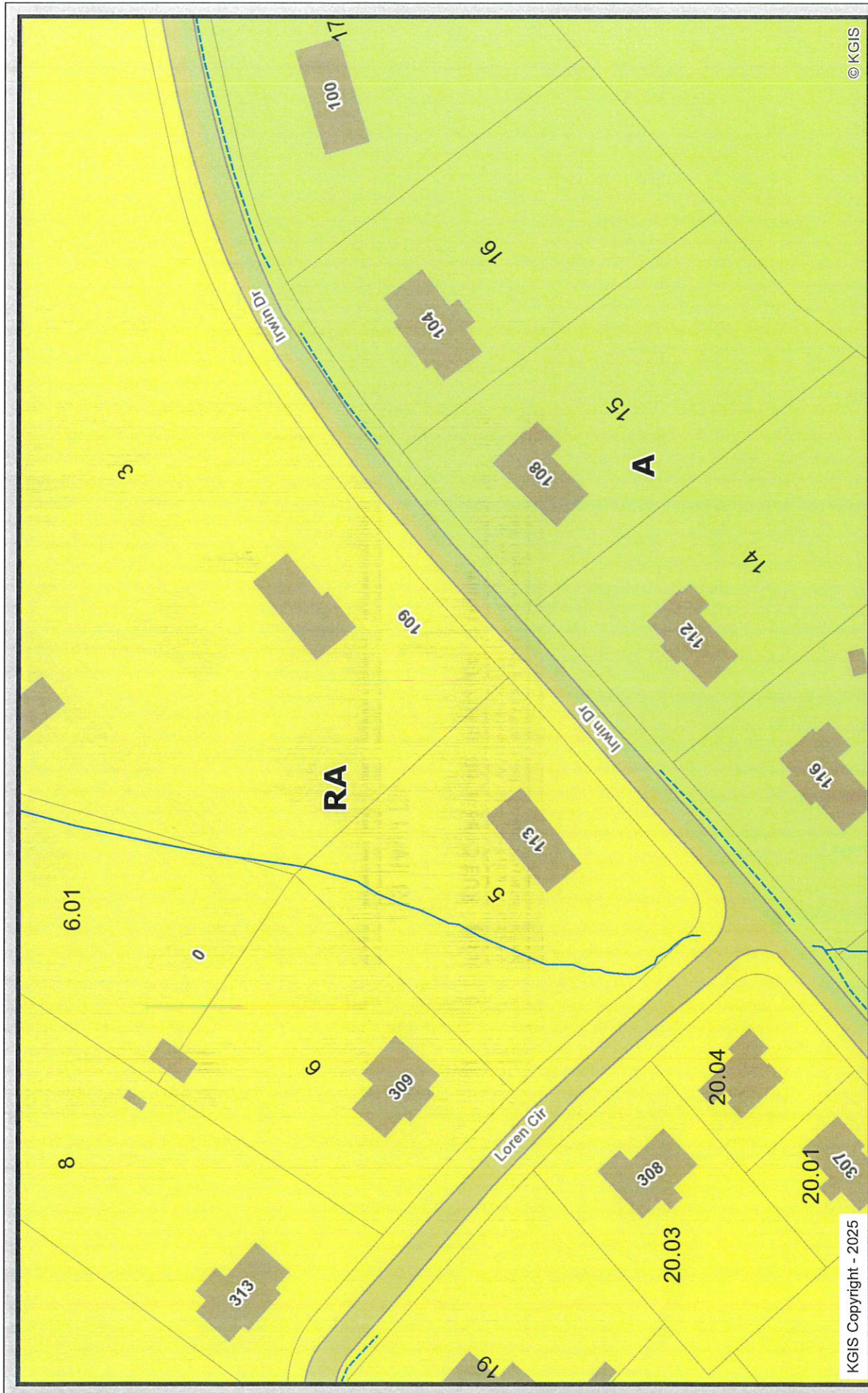
Notice: You or your representative must appear at the Board of Zoning Appeals ("BZA") on the hearing date before your request will be considered. Failure to appear may result in your request being denied. Appeals to the BZA must be filed with the office of Codes Administration within thirty (30) days 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: Heather Manning Signature:  Date: 1/8/25

Codes: Kim Jarnagin Signature:  Date: 1/7/2025





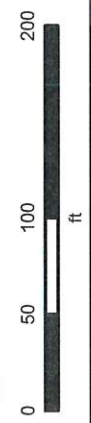


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## 113 Irwin Dr

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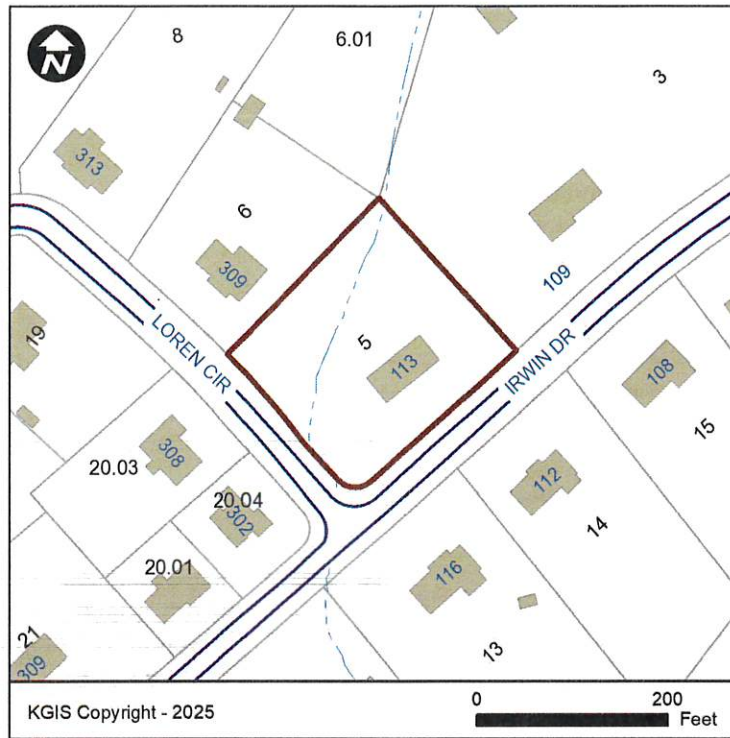


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# Parcel 057IB005 - Property Map and Details Report



## Property Information

Parcel ID: 057IB005  
 Location Address: 113 IRWIN DR  
 CLT Map: 57  
 Insert: I  
 Group: B  
 Condo Letter:  
 Parcel: 5  
 Parcel Type: NORMAL  
 District: E6  
 Ward:  
 City Block:  
 Subdivision: HORACE IRWIN REV UNIT 3  
 Rec. Acreage: 0  
 Calc. Acreage: 0  
 Recorded Plat: 36S - 60  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 113 IRWIN DR  
 POWELL - 37849  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name: Horace Irwin Unt 3 Block A Lot 3R  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Political Districts

Voting Precinct: 72W  
 Voting Location: Crown College  
 2307 W BEAVER CREEK DR  
 TN State House: 16  
 TN State Senate: 5  
 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

MANNING CHRISTOPHER & MANNING HEATHER  
 113 IRWIN DR  
 KNOXVILLE, TN 37939  
 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: 61.04  
 Planning Sector: North County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## School Zones

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

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

Source: KGIS

ACTIVE      NORMAL

01/07/2025

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	57	I	B	5		113 IRWIN DR		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
HORACE IRWIN REV UNIT 3				-	3R-	<a href="#">36S-60</a>	230 X 199.6	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address		
OCONNOR THOMAS A & ESTHER M		1/14/1964	<a href="#">1243</a>	877		113 IRWIN RD RT4 POWELL TN 37849		
OCONNOR DANIEL R		8/16/2023	<a href="#">20230816</a>	0008615		1217 PARK GLEN RD KNOXVILLE, TN 37919		
GREER THOMAS A		11/2/2023	<a href="#">20231108</a>	0024102	\$ 160,000	1217 PARK GLEN RD KNOXVILLE, TN 37919		
MANNING CHRISTOPHER & MANNING HEATHER		10/29/2024	<a href="#">20241104</a>	0024468	\$ 425,000	113 IRWIN DR KNOXVILLE, TN 37939		

**Remarks**

ATTRIBUTES FROM NCR LOADER

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



### 6.60.03. Powers of the board of zoning appeals.

- A. The board shall have the power to hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official.



51.

**ENGINEERING & PUBLIC WORKS**

Knox County Board of Zoning Appeals Application

Reference Number: 24-Z0069

Application Date: 12/13/2024

Meeting Date: Wednesday, January 22, 2024 1:30 PM

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

Request: To appeal Knoxville-Knox Planning Commission's approval of development plan 11-A-24-DP.

Regulation: 6.50.08 Section: a.

Reason: The appellants are aggrieved by the decision of the Planning Commission.

Property Address: 6701 ROBERTS RD CORRYTON, TN 37721

Subdivision:

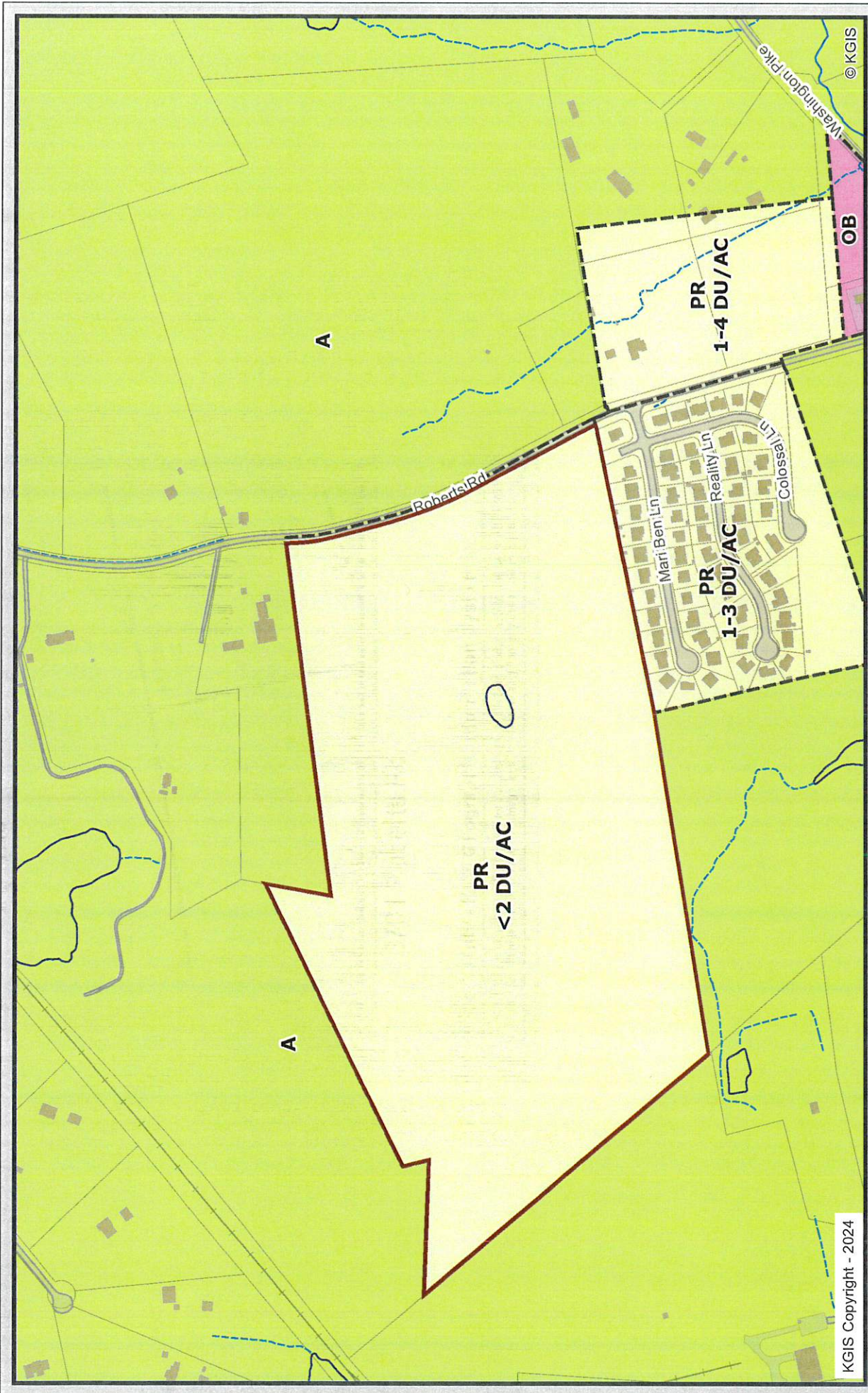
Zone: PR Lot Size: 74.73 ac Lot:  
CLT Map: 22 Group: Parcel: 022 00514

Applicant: James Quick  
Address: 6531 COLOSSALLN  
City, State, Zip: KNOXVILLE 37721  
Telephone: 865-964-3495

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: *James Quick* Signature: *[Signature]* Date: 01/06/25  
Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 12/13/2024

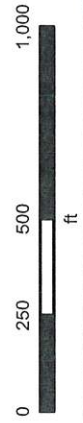




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6701 Roberts Rd

Printed: 12/13/2024 at 9:18:24 AM

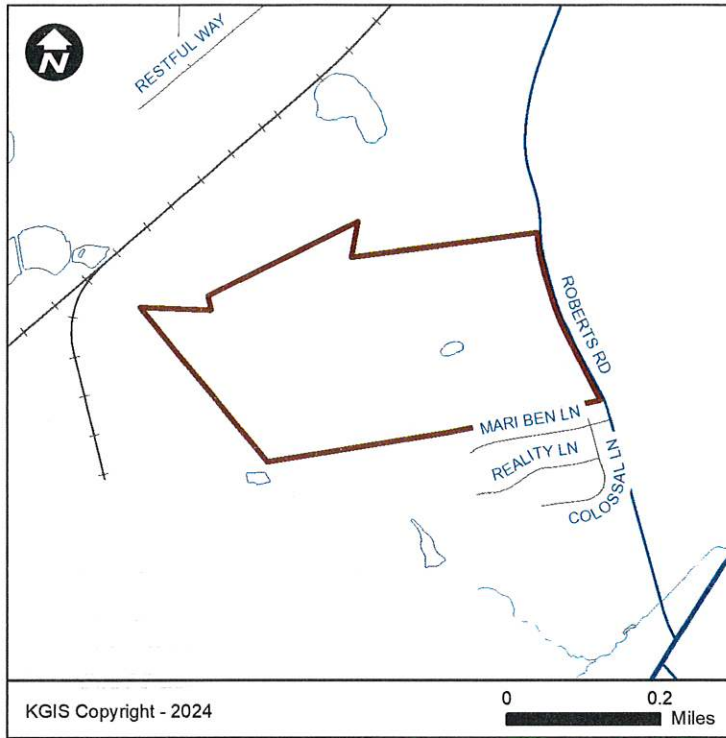


**Knoxville - Knox County - KUB Geographic Information System**

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# 6701 ROBERTS RD - Property Map and Details Report



## Property Information

Parcel ID: 022 00514  
 Location Address: 6701 ROBERTS RD  
 CLT Map: 22  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 5.14  
 Parcel Type: NORMAL  
 District: N8  
 Ward:  
 City Block:  
 Subdivision: GREENBELT APP #A-4318  
 Rec. Acreage: 74.73  
 Calc. Acreage:  
 Recorded Plat: 14 - 229  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 6701 ROBERTS RD  
 CORYTON - 37721  
 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:  
 Fire Response: RURAL METRO FIRE DEPARTMENT  
 Please contact the Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## Political Districts

Voting Precinct: 84  
 Voting Location: Ritta Elementary School  
 6228 WASHINGTON PIKE  
 TN State House: 19  
 TN State Senate: 6  
 County Commission: 8 Adam Thompson  
 (at large seat 10) Larsen Jay  
 (at large seat 11) Kim Frazier  
 School Board: 8 Travis Wright  
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

## Owner Information

PRIMOS LAND COMPANY LLC  
 4909 BALL RD  
 KNOXVILLE, TN 37931  
 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: 64.03  
 Planning Sector: Northeast County  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## School Zones

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

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

Source: KGIS

ACTIVE      NORMAL

12/13/2024

District	Map	Insert	Group	Parcel	Ward	Property Location	
N8	22			5.14		6701 ROBERTS RD	
Subdivision			Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
GREENBELT APP #A-4318			-	-	<u>14-229</u>		74.73 - A.C. Deeded
							- A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
SIMMONS ALVIS DAVID JR		8/3/2023	<u>20230807</u>	0006880		4909 BALL RD KNOXVILLE, TN 37931	
PRIMOS LAND COMPANY LLC		11/10/2023	<u>20231113</u>	0024737	\$ 234,977	4909 BALL RD KNOXVILLE, TN 37931	
SIMMONS ALVIS DAVID JR		11/10/2023	<u>20231113</u>	0024781		4909 BALL RD KNOXVILLE, TN 37931	
PRIMOS LAND COMPANY LLC		11/10/2023	<u>20231113</u>	0024782	\$ 1,000,000	4909 BALL RD KNOXVILLE, TN 37931	

**Remarks**

ADD (2024)

*Parent Parcel*

*Parent Instrument Number*

**Previous Parcel ( Split From )**

**Next Parcel ( Merged Into )**

022 005

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-A-24-DP                      Related File Number: 11-SA-24-C  
Application Filed: 9/17/2024                      Date of Revision:  
Applicant: JOSH SANDERSON

## PROPERTY INFORMATION

General Location: West side of Roberts Rd, north of Washington Pike  
Other Parcel Info.:  
Tax ID Number: 22 00514                      Jurisdiction: County  
Size of Tract: 74.73 acres  
Accessibility: Access is via Roberts Road, a major collector street with a pavement width of 20 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision                      Density: 1.9 du/ac  
Planning Sector: Northeast County                      Plan Designation: RL (Rural Living)  
Growth Policy Plan: Rural Area  
Neighborhood Context: The area is primarily characterized by farmlands and rural residential uses. There is a single-family subdivision south of the property and a TVA power station to the west. The property is approximately 0.35 miles north of a minor commercial node at the intersection of Roberts Road and Washington Pike.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 6701 ROBERTS RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 2 du/ac  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: In 2024, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac (3 du/ac was requested), along with an accompanying Sector Plan Amendment from Agricultural to Rural Residential (low density residential was requested) (2-J-24-RZ, 2-E-24-SP).

## PLAN INFORMATION (where applicable)



Current Plan Category: N/A

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Simmons' Farm  
No. of Lots Proposed: 141      No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds  
Staff Recomm. (Abbr.): Approve the development plan for up to 141 detached residential lots, subject to 2 conditions.  
Staff Recomm. (Full):  
1) Meeting all other applicable requirements of the Knox County Zoning Ordinance.  
2) A new development plan application must be approved by the Planning Commission before certification of a final plat or building permit(s) can be issued for the undeveloped portion of the subject property (parcel 022 00514) labeled as "future development" on the concept plan.  
  
With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**Comments:**

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE  
PR (Planned Residential) up to 2 du/ac:  
A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).  
B. The proposed density is 1.88 du/ac.  
C. The property has two closed contours that must be studied during the design plan phase to determine if they are sinkholes. If they are determined to be sinkholes, the proposed lots that do not have buildable areas outside of the top of the sinkhole must be eliminated or combined with adjacent lots.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES  
A. Approximately 48 acres of the site will remain undeveloped, outside the 26 acres for the house lots. This is consistent with Policy 7, to encourage development practices that conserve and connect natural features and habitat. The property does have the potential for 8 additional house lots. A new development plan application is required before any additional lots can be created or building permits used on the undeveloped area labeled "future development" on the plan.  
B. The County will leverage the funds provided by the developer for improvements at the Washington Pike intersection and implement a larger project to align the northern and southern Roberts Road intersections. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

3) FUTURE LAND USE MAP  
A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.  
B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.  
C. The proposal conforms to the form attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). The proposed development has a density of 1.88 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18ft pavement.—The proposed density is 1.88 du/ac, will be serviced by sanitary sewer, and is located on a collector road with a minimum pavement width of 18 ft.

**Action:** Approved with Conditions **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 141 detached residential lots, subject to 2 conditions.

**Date of Approval:** 11/14/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### LEGISLATIVE ACTION AND DISPOSITION

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**



## *6.50.08 Appeal of development plans.*

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In any Zone in which a "development plan" or "plan for development" must be approved by the planning commission prior to the construction or alteration of any building or development, any person, firm or corporation aggrieved by the decision of the planning commission regarding such development shall follow the following procedure for appeals:

- (a) The aggrieved person or entity may file an appeal either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed.
- (b) The Applicant for the development plan being challenged may opt out of the BZA appeal by sending, by certified mail, a notice of demand to have the matter heard by a court of competent jurisdiction to the Knox County Law Director's Office, with a copy of said notice sent by certified mail to the address of the aggrieved appellant(s), within fifteen (15) days of the filing of the BZA appeal.
- (c) In the event that such notice is filed with the Law Director's Office, the appellant shall file the appeal with a court of competent jurisdiction within thirty (30) days of the notice having been mailed.



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# ENGINEERING & PUBLIC WORKS

## Knox County Board of Zoning Appeals Application

Reference Number: **25-Z0007**

Application Date: **1/8/2025**

Meeting Date: **Wednesday, January 22, 2025 10:00 AM**

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

Request: **Appeal Knoxville-Knox Planning Commission's approval of development plan #12-C-24-DP.**

Regulation: **6.50.08** Section: **a.**

Reason: **We are aggrieved by the decision of the planning commission.**

Property Address: **3324 SWAFFORD RD KNOXVILLE, TN 37931**

Subdivision:

Zone: **PR** Lot Size: **248.99 ac** Lot:  
CLT Map: **103** Group: Parcel: **103 073**

Applicant: **David and Maureen Nanstad**

Address: **2838 SWAFFORD RD**

City, State, Zip: **KNOXVILLE 37932**

Telephone: **415-297-5008**

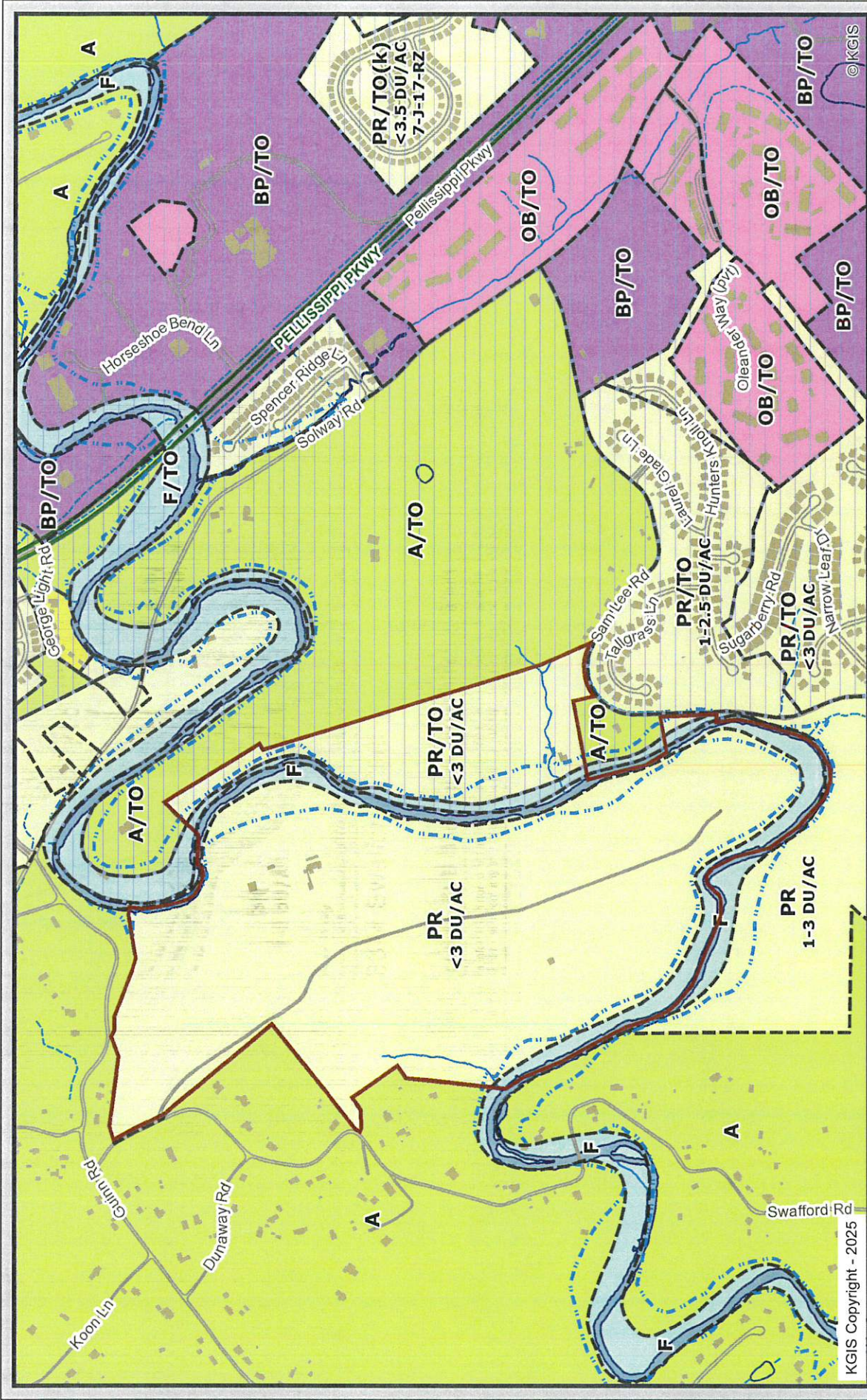
Text

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: Maureen Nanstad Signature: *Maureen Nanstad* Date: 1/8/2025

Codes: Kim Jarnagin Signature: *Kim Jarnagin* Date: 1/8/2025

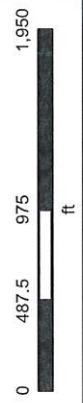




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### 3324 Swafford Road

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

Source: KGIS

ACTIVE      NORMAL

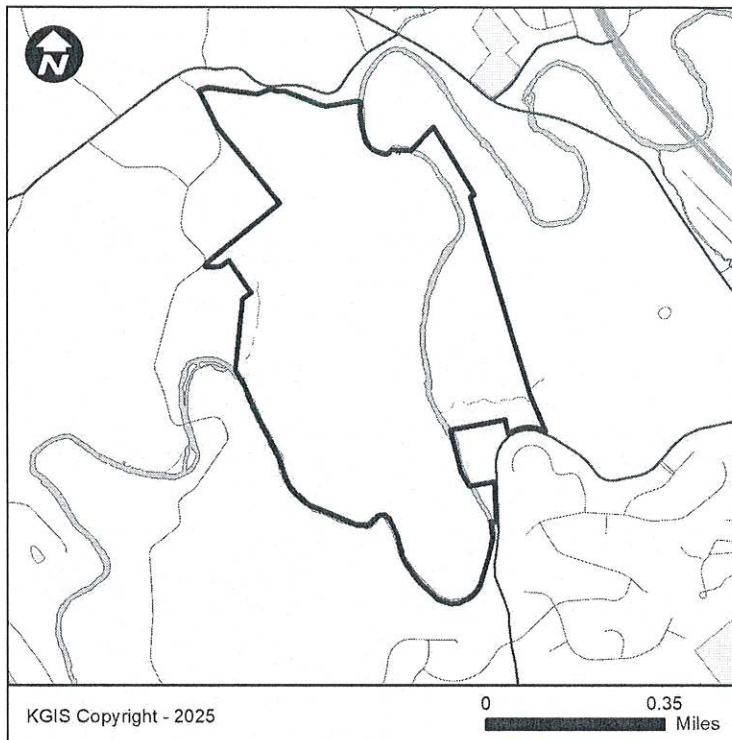
01/08/2025

District	Map	Insert	Group	Parcel	Ward	Property Location	
W6	103			73		3324 SWAFFORD RD	
Subdivision			Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
GREENBELT APP #A-4167			-	-	=		248.99 - A.C. Deeded
							0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address	
ROWLAND MICHAEL Y & ELIZABETH ANN		5/15/1989	<u>1977</u>	777	\$ 422,000	3324 SWAFFORD RD KNOXVILLE TN 37931	
		7/26/1989	<u>1984</u>	4			
ROWLAND ELIZABETH ANN		4/17/2017	<u>20170421</u>	0064440		3324 SWAFFORD RD KNOXVILLE TN 37931	
PRIMOS LAND COMPANY LLC		12/30/2021	<u>20211230</u>	0051702	\$ 10,000,000	4909 BALL RD KNOXVILLE, TN 37931	

Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )



# Parcel 103 073 - Property Map and Details Report



## Property Information

Parcel ID: 103 073  
 Location Address: 3324 SWAFFORD RD  
 CLT Map: 103  
 Insert:  
 Group:  
 Condo Letter:  
 Parcel: 73  
 Parcel Type: NORMAL  
 District: W6  
 Ward:  
 City Block:  
 Subdivision: GREENBELT APP #A-4167  
 Rec. Acreage: 248.99  
 Calc. Acreage: 0  
 Recorded Plat: -  
 Recorded Deed: -  
 Deed Type:  
 Deed Date:

## Address Information

Site Address: 3324 SWAFFORD RD  
 KNOXVILLE - 37931  
 Address Type: DWELLING, SINGLE-FAMILY  
 Site Name:  
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

## Owner Information

PRIMOS LAND COMPANY LLC  
 4909 BALL RD  
 KNOXVILLE, TN 37931  
 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 County Property Assessor's office at (865) 215-2365.

## Jurisdiction Information

County: KNOX COUNTY  
 City / Township:  
 Fire Response: KARN'S FIRE DEPARTMENT  
 Please contact the Knoxville-Knox County Fire Prevention Bureau at (865) 215-4640 if you have questions.

## 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: Pellissippi State Community College  
 10915 HARDIN VALLEY 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 Knoxville County Election Commission at (865) 215-2480 if you have questions.

## School Zones

Elementary: MILL CREEK  
 ELEMENTARY  
 Intermediate:  
 Middle: HARDIN VALLEY  
 MIDDLE  
 High: HARDIN VALLEY  
 ACADEMY

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# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 12-C-24-DP      Related File Number: 12-SB-24-C  
Application Filed: 10/24/2024      Date of Revision:  
Applicant: JOSH SANDERSON

## PROPERTY INFORMATION

General Location: East side of Swafford Rd, northwest side of Sam Lee Rd, south of Guinn Rd  
Other Parcel Info.:  
Tax ID Number: 103 073      Jurisdiction: County  
Size of Tract: 50.54 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water  
Surrounding Land Use:  
Proposed Use: Detached residential subdivision      Density:  
Planning Sector: Northwest County      Plan Designation: RL (Rural Living), SP (Stream Protection), HP (Hillside Ridg  
Growth Policy Plan: Rural Area  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3324 SWAFFORD RD  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) < 3 du/ac, F (Floodway)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:



## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Rowland Manor  
No. of Lots Proposed: 70      No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds  
Staff Recomm. (Abbr.): Approve the development plan for up to 70 detached residential lots, subject to 1 condition.  
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

### **Comments:**

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

#### **1) ZONING ORDINANCE**

PR (Planned Residential) up to 3 du/ac

A. The PR zone allows single-family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned from A (Agricultural) to PR up to 3 du/ac in June 2020 (5-J-20-RZ). The proposed subdivision has a density of 1.5 du/ac based on the acreage of Phase 1, zoned PR (Planned Residential) up to 3 du/ac.

#### **2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Encourage development practices that conserve and connect natural features and habitat (Policy 7).

– The northern 25.8 acres of the site are within the HP (Hillside Protection) area, with the steepest slopes along the banks of Beaver Creek and the tributary on the northeast boundary of the site. Sixty-four (64) percent (16.5 acres) of the HP area has slopes between 0-15 percent, which accounts for most of the 19 acres of HP area that was previously pasture. The slope analysis recommends a disturbance budget of 19.8 acres within the HP area. A disturbance limitation was not provided; however, large lots and a significant stream buffer line the site's exterior, and approximately 110 acres of HP area on the overall parcel remain.

#### **3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP**

A. The property is classified as the RL (Rural Living) place type on the Future Land Use Map. Rural Living areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that supports agriculture and civic uses.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes is consistent with the RL place type.

C. The proposal conforms to the Form Attributes of the RL place type, which recommends building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

D. The RL place type allows consideration of PR (Planned Residential) up to 2 du/ac as a partially related zone per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan). Phase 1 of the subdivision has a density of 1.5 du/ac.

#### **4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a

collector road with a minimum pavement width of 18 ft. – The proposed density is 1.5 du/ac, will be serviced by sanitary sewer, and will be located on a road with a minimum pavement width of 18 ft going to the north to Guinn Rd, which is a minor collector. Since the property was zoned PR up to 3 du/ac before the Growth Policy Plan was amended in 2024, the requirement that the property be located on a collector road is not applicable. However, a pavement width of 18 ft is typically considered the minimum acceptable.

**Action:** Approved with Conditions **Meeting Date:** 12/12/2024

**Details of Action:**

**Summary of Action:** Approve the development plan for up to 70 detached residential lots, subject to 1 condition.

**Date of Approval:** 12/12/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**



## *6.50.08 Appeal of development plans.*

In any Zone in which a "development plan" or "plan for development" must be approved by the planning commission prior to the construction or alteration of any building or development, any person, firm or corporation aggrieved by the decision of the planning commission regarding such development shall follow the following procedure for appeals:

- (a) The aggrieved person or entity may file an appeal either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed.
- (b) The Applicant for the development plan being challenged may opt out of the BZA appeal by sending, by certified mail, a notice of demand to have the matter heard by a court of competent jurisdiction to the Knox County Law Director's Office, with a copy of said notice sent by certified mail to the address of the aggrieved appellant(s), within fifteen (15) days of the filing of the BZA appeal.
- (c) In the event that such notice is filed with the Law Director's Office, the appellant shall file the appeal with a court of competent jurisdiction within thirty (30) days of the notice having been mailed.



Sn.

## ENGINEERING & PUBLIC WORKS

### Knox County Board of Zoning Appeals Application

Reference Number: **24-20071**

Application Date: **12/13/2024**

Meeting Date: **Wednesday, January 22, 2025 1:30 PM**

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

Request: **Shackleford Estates property owners intend to challenge the judgement approving revisions to the Midway Business Park Design Guidelines.**

Regulation: **6.60.05** Section: **A.1.**

Reason: **Please see reason attached.**

Property Address: **0 MIDWAY PARK LN KNOXVILLE, TN 37914**

Subdivision:

Zone: **EC (k)** Lot Size: **66.46 ac** Lot:  
CLT Map: **74** Group: Parcel: **see map attached.**

Applicant: **Nancy Holbert, POA Maggie Holbert**

Address: **635 MANNELA DRIVE**

City, State, Zip: **STRAWBERRY PLAINS, TN 37914**

Telephone: **865-765-7616**

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: *Maggie Holbert*  
*Nancy Holbert*

Signature: *Maggie Holbert*

Date: 12/16/2024

Codes: **Kim Jarnagin**

Signature: *Kim Jarnagin*

Date: 12/13/2024

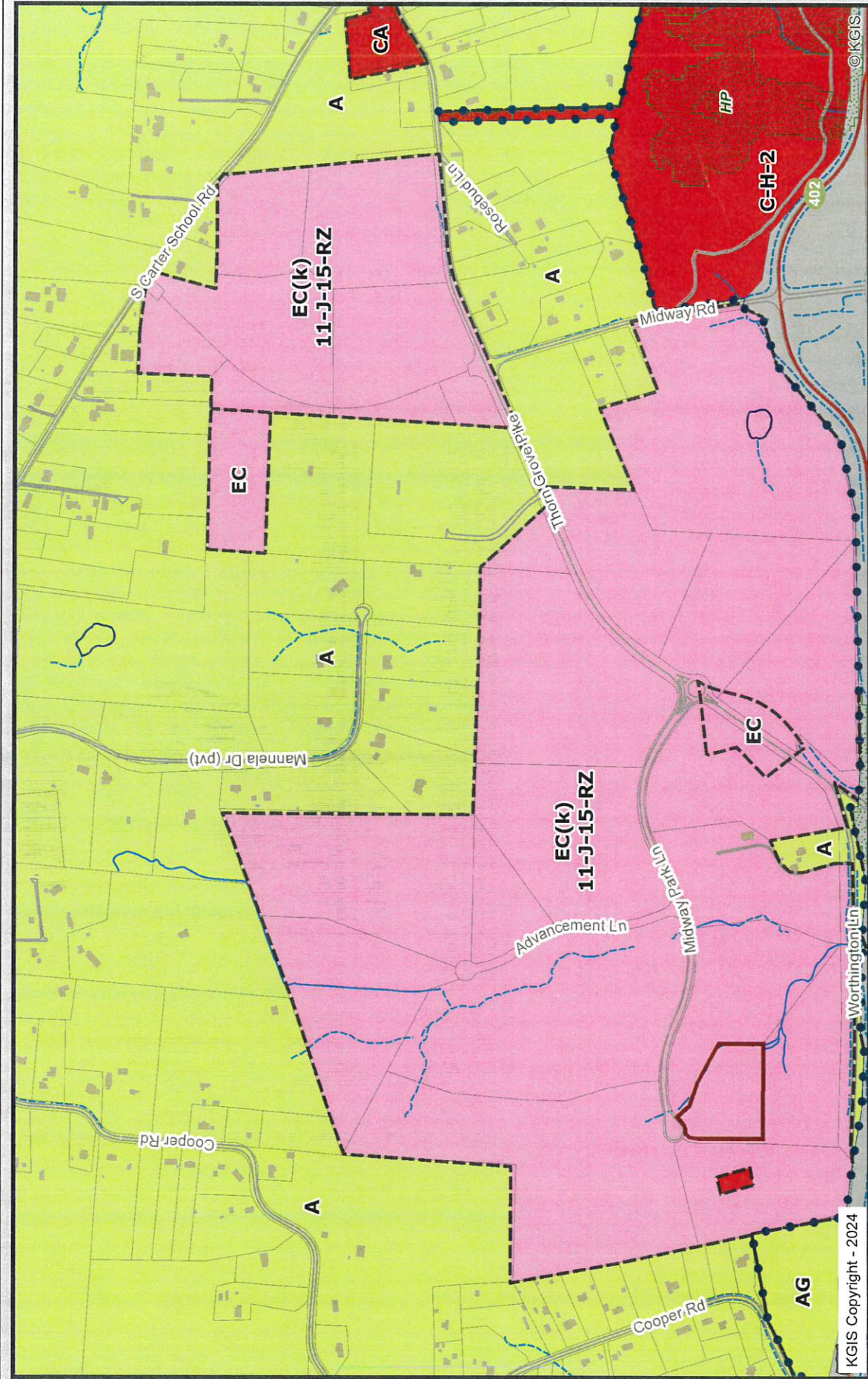


Item 4b. Midway Park Ln

Reason:

We believe the suggested revisions to increase building height limits would negatively impact bordering properties land value and enjoyment of our property. Similarly, the suggested buffer requirement of 100 feet is simply too close and should be a minimum of 250 feet. Many of the properties bordering the MBP have horses and farm animals residing at close proximity to the boundary lines. The suggested revisions go beyond the original scope of the project and will have negative impacts to neighbors, their animals, and property values. We have also inquired about the location of the site plan that should have been submitted by the applicant have yet to locate one.





Printed: 12/16/2024 at 9:29:33 AM



### Midway Park Ln

### Knoxville - Knox County - KUB Geographic Information System

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## 6.60.05. Cases before the board.

A. Every appeal or application shall be made to the board on a form which may be secured at the office of code administration. The procedure for appeals shall be as follows:

1. A written appeal shall be filed with the board through the office of code administration by the party aggrieved by any order or decision of the building inspector or planning commission. Said appeal shall be accompanied by accurate plans and specifications of the proposed work showing also the plot of land to be built upon, together with the placement of proposed building(s) and all other existing or proposed structures.

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-I-24-DP                      Related File Number:  
Application Filed: 10/1/2024              Date of Revision:  
Applicant: INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF KNOX

## PROPERTY INFORMATION

General Location: Corner of Midway Park Lane and Thorngrove Pike  
Other Parcel Info.:  
Tax ID Number: 74 MULTIPLE PARCELS,SEE LIST                      Jurisdiction: County  
Size of Tract: 66.46 acres  
Accessibility: Access is via Thorn Grove Pike, a minor arterial street with 20' of pavement width within 50' of right-of-way. Access is also via Midway Road, a minor arterial street with 21' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Undeveloped land planned for a business park  
Surrounding Land Use:  
Proposed Use: Revisions to the Midway Business Park guidelines                      Density:  
Planning Sector: East County                      Plan Designation: RC (Rural Conservation), BP (Business Park)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context: This site is located in the northwest quadrant of the I-40/Midway Road interchange and spans east towards S Carter School Road. This area has a rural character and is comprised mostly of large, undeveloped parcels and detached single family houses on large lots.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 MIDWAY PARK LN  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: EC(k) (Employment Center), CA (General Business)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning: A plan amendment to Heavy Industrial and rezoning request to I (Industrial) zoning were denied in 2006 (7-S-06-RZ). A rezoning from A (Agricultural) and CA (General Business) to EC (Employment Center) was approved in 2015 (11-J-15-RZ).



## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:                      No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:                      Mike Reynolds

Staff Recomm. (Abbr.):                      Approve the revisions to the Midway Business Park Development Plan – Design Guidelines.

Staff Recomm. (Full):

Comments:

### BACKGROUND

The Design Guidelines and Restrictive Covenants for Midway Business Park were originally designed for the sale of individual sites to different tenants, which is how business parks have historically been developed for economic development in Knox County. With the recent announcement of Greenheck Group's intent to occupy the entirety of the Midway Business Park to build a manufacturing and corporate campus, the Industrial Development Board (IDB) requested modifications to the Guidelines to allow for the development of a campus-style development for a single end user. These revisions include minor amendments to the Design Guidelines for landscaping, screening, lighting, pedestrian facilities, signage, and the Preserved Natural Area. The IDB approved the changes subject to Knoxville-Knox County Planning Commission approval at their October 15, 2024 board meeting.

### DESIGN GUIDELINE REVISIONS

The Design Guideline amendments are as follows:

1. All: Replace "Midway Design Guidelines" with "Greenheck Group-Tennessee Campus Design Guidelines".
2. Pg 13, Outdoor screening: Replace "fully screened on all sides by an opaque, ornamental, or vegetative screen" to "screened from the adjacent exterior properties and right of ways to the extent practical".
3. All: Replace all references of the "The Development Corporation" with "the Industrial Development Board of the County of Knox" and "TDC" to "IDB".
4. Pg 14, At the start of section B: Add "The below guidelines shall be used as a roadmap for approval of potential development within the limits of the Greenheck Knoxville Campus. The IDB has the right to exempt the campus developer from any portion or all of the below process at their discretion, with formal approval by the IDB."
5. Pg 23, after bullet 3, add new bullet 4: Where topographic constraints limit the effectiveness or practicality of screening exterior or rooftop elements, including mechanical units and loading docks, the campus developer shall make reasonable efforts to coordinate landscaping screening with adjacent property owners as an alternate to rooftop screening of mechanical equipment.
6. Pg 26, Section C: Replace text with the following: The Preserved Natural Areas (PNA) are areas of significant ecological value and/or desirable to remain preserved and/or protected to the extent practical. These areas include steep slopes, riparian zones, rock outcrops, depression and other topographic characteristics. The project design will work to identify these areas within the limits of the campus for use as platted buffer areas, view shed corridors and natural areas as part of the campus character and amenities. Site grading will be developed to minimize impacts to these identified areas to the extent possible. (replace bullets: --- Grading will be designed to reduce impacts to the natural areasNatural areas identified and where grading impacts are unavoidable due to site topographic and boundary constraints will be revegetated with natural species. The campus developer will work with adjacent property owners on increased buffer zone vegetation where encroachments occur. Natural areas may be included in the lot coverage and impervious ratio calculations.)
7. Pg 25, 28-Building height: Remove maximum building height requirements and replace with "Building height shall be in accordance with height limitations for the applicable zone".
8. Pg 29, add new bullet: Treatments for breaking up building mass and facade may include landscaping elements, in addition to building elements.



9. Pg 31, Roof: Add bullet 4 (see 5. Above)
10. Pg 32: Revise the end of the intent statement to, "shall be located/screened so they are safe and not visible from adjacent properties/rights of way".
11. Pg 32, Accessory structures: Remove bullet 6 in entirety.
12. Pg 33, Pedestrian facilities, add bullet: Public pedestrian facilities will be located along public rights of way and located in a manner to provide the public and the developer with safe, secure and accessible pedestrian facilities. Pedestrian facilities shall be constructed as part of the overall development concept and should not be finalized until safety, security and accessibility can be adequately addressed by the developer and the IDB. Approximately 8000 linear feet of public pedestrian facilities are envisioned. Actual numbers will be determined by topographic, functionality and accessibility during design.
13. Pg 34, Vehicle Circulation, Bullet 1: Add "Permanent..." to the start of the bullet. Add the following sentence after the bullet: "Driveways, roads, walks and parking shall be paved with concrete, asphalt or pavers upon completion of construction. Temporary facilities may utilize crushed stone base, maintained and graded to eliminate tracking of mud or soil on adjacent paved areas."
14. Pg 35, add to the start of the last bullet: "For parking located at the front of building..."
15. Pg 35, add to the end of the last bullet: Parking at the sides or rear of a building will be design to maximize flow and flexibility of both passenger vehicles and logistics equipment."
16. Pg 36, add to start of bullet: "For parking located at the front of buildings..."
17. Pg 46, Signage, add bullet: Signage shall follow as noted, however, wayfinding, directional and informational signage functionality shall not be limited by the restrictions outlined.
18. Pg 48, Lighting, Last bullet: Replace with "For Wall Pack units, Full cutoff fixtures shall be utilized".
19. All: Replace all references to the Knoxville Chamber and Chamber Board with "The Industrial Development Board of the County of Knox".
20. All: Replace all references to Knoxville Chamber staff with "operational staff".

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
 In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

The proposed revisions to the Design Guidelines are not in conflict with the requirements of the EC zone.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

The proposed revisions align with Comprehensive Plan's Implementation Policy 17 to support opportunities for innovation and growth of our local economy.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

The property is classified as (BP) Business Park place type. Business Parks are areas appropriate for employment intensive uses that may include corporate offices, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups.

4) KNOXVILLE-FARRAGUT-KNOX COUNTY GROWTH POLICY PLAN

The purposes of the Planned Growth Area designation include encouraging a reasonably compact pattern of development, promoting the expansion of the Knox County economy, and coordinating the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed revisions to the Design Guidelines meet the relevant standards of the Growth Policy Plan.

**Action:** Approved **Meeting Date:** 11/14/2024  
**Details of Action:**  
**Summary of Action:** Approve the revisions to the Midway Business Park Development Plan – Design Guidelines.  
**Date of Approval:** 11/14/2024 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**  
**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**  
**Ordinance Number:** **Other Ordinance Number References:**  
**Disposition of Case:** **Disposition of Case, Second Reading:**



If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance:



