

▶ **FILE #:** 8-J-12-RZ (REVISED) **AGENDA ITEM #:** 20
 POSTPONEMENT(S): 8/9/12-11/8/12 **AGENDA DATE:** 12/13/2012

▶ **APPLICANT:** KINGSTON PIKE, LLC
 OWNER(S): Kingston Pike, LLC

TAX ID NUMBER: 132 PT OF 02709 MAP ON FILE AT MPC
 JURISDICTION: City Council District 2

▶ **LOCATION:** South side Kingston Pike, west of Moss Grove Blvd.
 ▶ **APPX. SIZE OF TRACT:** 1.51 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Kingston Pike, a major arterial street with 4 lanes and a center turn lane within 95' of right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Sinking Creek and Ten Mile Creek

▶ **PRESENT ZONING:** PC-1 (Retail and Office Park) / H-1 (Historic Overlay) with conditions
 ▶ **ZONING REQUESTED:** PC-1 (Retail and Office Park) with modified conditions
 ▶ **EXISTING LAND USE:** Vacant residential structure
 ▶ **PROPOSED USE:** Conversion of historic Sherrill house to office use.
 EXTENSION OF ZONE: Yes, extension of PC-1 from the east
 HISTORY OF ZONING: H-1 overlay area was previously reduced in 2011 (2-E-11-RZ).
 SURROUNDING LAND USE AND ZONING: North: Kingston Pike - Retail businesses / SC-3 (Regional Shopping Center)
 South: Vacant land under development / PC-1 (Retail & Office Park) with conditions
 East: Vacant land under development / PC-1 (Retail & Office Park) with conditions
 West: Historic residence / PC-1 (Retail & Office Park) / H-1 (Historical Overlay)
 NEIGHBORHOOD CONTEXT: This site is within the 100 acre plus Sherrill property, which is currently being developed under conditioned PC-1, O-1 and RP-1 zoning. To the north is regional commercial development including Home Depot, zoned SC-3. To the west is residential development.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE the reduction of the H-1 (Historical Overlay) on the subject property, subject to 2 conditions;**
 1. The property shall be developed in accordance with the attached conceptual plan. No direct access to Kingston Pike shall be permitted from this site. Further details will be addressed by MPC as part of the required use on review development plan consideration.
 2. The PC-1 condition requiring a 50 foot undisturbed area adjacent to residential uses shall be modified to allow parking spaces in that area, as per the attached development plan. This modification only applies within

the subject parcel 27.09.

As long as the property is developed in accordance with the attached plan, staff is comfortable with the proposed reduction in the H-1 overlay. The Historic Zoning Commission approved the reduction in the H-1 overlay at their meeting on 11/15/12, noting that the proposed plans meet the 2 conditions they placed on the property. They are as follows: 1. Provide sufficient buffer for landscaping around the house and 2. Maintain an unobstructed view of the front of the house. A proposed site plan is attached, showing the current and proposed lot lines and H-1 boundary, the detention basin location, and the location of the proposed commercial structures to the east. The previously approved PC-1 zoning for the overall site included a condition that an H-1 overlay must be placed over the historic structure.

COMMENTS:

This request is proposed to align the zoning line with the proposed new lot line between the historic structure and future commercial development to the east. It would remove the H-1 overlay from the proposed sliver of land to the north and east of the historic structure. An administrative plat (6-E-12) has been filed with MPC to reduce the lot size for parcel 027.09, on which the historic structure is located. As of the date of this report, this plat has been reviewed but has not yet been recorded. The H-1 overlay area was previously reduced in 2011 (2-E-11-RZ). The historic house is currently unoccupied and has not been adequately maintained by the current owner. A new owner has been proposed to redevelop the house for office use. The attached plans were submitted by the new owner and are acceptable to staff in concept. However, the development plan will have to be approved by MPC as a use on review before improvements and office use may proceed.

NEW INFORMATION SINCE THE OCTOBER 11 MEETING

This rezoning proposal includes a request to revise the current conditions that are attached to the PC-1 zoning. This need has been identified because there is a proposal to locate some parking spaces within the undisturbed 50-foot buffer along the west side of the property. There is a proposal for a local developer to purchase and take control of the parcel with the historic Sherill house and convert it into an office use. MPC staff has met with the developer numerous times, and a conceptual site plan (attached) has been submitted, based on our discussions. In previous meetings to date, staff has generally been satisfied with the developer's proposed plans for the property and fully supports restoration and reuse of the historic Sherill house. Based on the plan submitted and the HZC decision on 11/15/12, staff is now comfortable changing the previous denial recommendation to approval. The attached site plan, as submitted, is acceptable to address the staff's previous concerns with the proposal. Staff is now recommending approval of the reduction of the H-1 overlay, as well as the modification of the condition requiring a 50-foot undisturbed buffer, as requested.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. As proposed on the attached site plan, the further reduction of the protective H-1 overlay is acceptable to allow for the house to be restored and converted for office use.
2. Approval of this request will allow the rear, utility side of commercial buildings to be located in very close proximity to the historic house, but the impact is less with an office use of the house than it would be with residential use. A proposed shared-access driveway will provide some buffer from the adjacent commercial development.
3. A large portion of the area between the house and Kingston Pike is now in use as a detention basin for the adjacent commercial development. However, the applicant has provided a plan demonstrating that sufficient parking and access drives can be provided without impacting the detention basin.
4. This request is proposed to align the zoning boundary and the proposed parcel boundary between the residential use and future commercial development to the east. It would remove the H-1 overlay from this sliver of land. Staff recommends approval of the reduction and revision of the PC-1 conditions that were approved in 2007 (8-F-07-RZ). The revision is to allow parking spaces within the required 50-foot undisturbed buffer area. The original MPC approval conditions for the overall development were as follows:

The PC-1 is subject to: 1) a transitional office area a minimum of 100' wide, including 20' of undisturbed area, adjacent to the residentially zoned project boundary, as depicted on the attached Land Conservation and Development Diagram; 2) providing at least 2 points of access to Kingston Pike; 3) preserving the Sherrill House under an H-1 (Historic Overlay) District; and 4) providing a pedestrian and bicycle access to surrounding development, and vehicle access to the adjacent SC zone.

City Council revised the conditions to require 75 feet building setbacks and 50 feet undisturbed areas along periphery, an RP-1 density of up to 9 du/ac, and no two story buildings within 100 feet from boundary in O-1.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE

APPLICABLE ZONING ORDINANCE:

1. The PC-1 (Retail & Office Park) zoning district is established to provide for the unified development of uses ranging from retail stores and services such as are found in neighborhood shopping centers and community shopping centers to businesses and professional offices. In the interest of promoting orderly design and development, the district regulations emphasize rational placement of activities, traffic and pedestrian circulation, access and parking, loading, landscaping and the mitigation of adverse off-site impacts.
2. Based on the above general intent, this area is appropriate for PC-1 zoning with the reduced H-1 overlay.
3. The H-1 (Historical Overlay) is intended to preserve and protect historic structures and areas which serve as visual reminders of the history and cultural heritage of the City of Knoxville, State of Tennessee and the United States of America. This district is also intended to assist in stabilizing and improving property values in historic areas by encouraging rehabilitation or new construction harmonious with the historic area. Through this district, historic structures and areas of sufficient historical or architectural significance are designated for public protection. It is the intent of this district to regulate the construction, repair, alteration, rehabilitation, relocation or demolition of any building or other structure which is located or proposed to be located in an H-1 overlay district, This district is not intended, however, to regulate the use of land, buildings or structures.
4. The H-1 overlay must include an adequate yard to provide the proper context for the historic structure and to allow adequate buffering from adjacent uses, especially non-residential ones. Staff is of the opinion that, as proposed on the attached plan, an adequate yard is provided with minimal visual obstruction from Kingston Pike to the front of the house.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal will have no impact on schools. The impact on the street system will depend on the type of development proposed, but the site has frontage on and indirect access to a major arterial street.
2. The PC-1 zone requires MPC review of a site plan prior to development. This will be required if the commercial development is proposed to be extended to the west toward the house beyond what has been previously approved. The site plan will need to show all aspects of the proposal that have not been approved or are not consistent with previously approved plans. As part of this review, staff will expect that some buffering/screening will be provided along the western property line of parcel 27.10. This will minimize the impact on any possible future users of the still H-1 protected Sherrill house.
3. Water and sewer utilities are in place to serve this site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The Southwest County Sector Plan designates the area containing this site as a mixed use special district, eligible for PC-1 zoning.
2. The City of Knoxville One Year Plan designates the site for general commercial uses, consistent with the request.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not calculated.

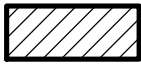
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 1/8/2013 and 1/22/2013. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**8-J-12-RZ
REZONING**

Petitioner: Kingston Pike, LLC



From: PC-1 (Retail and Office Park)(k) / H-1 (Historic Overlay) with Conditions
To: PC-1 (Retail and Office Park)(k) / H-1 (Historic Overlay) with Revised Conditions



From: PC-1 (Retail and Office Park)(k) / H-1 (Historic Overlay)
To: PC-1 (Retail and Office Park)(k)

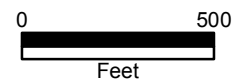
Original Print Date: 10/31/2012

Revised:

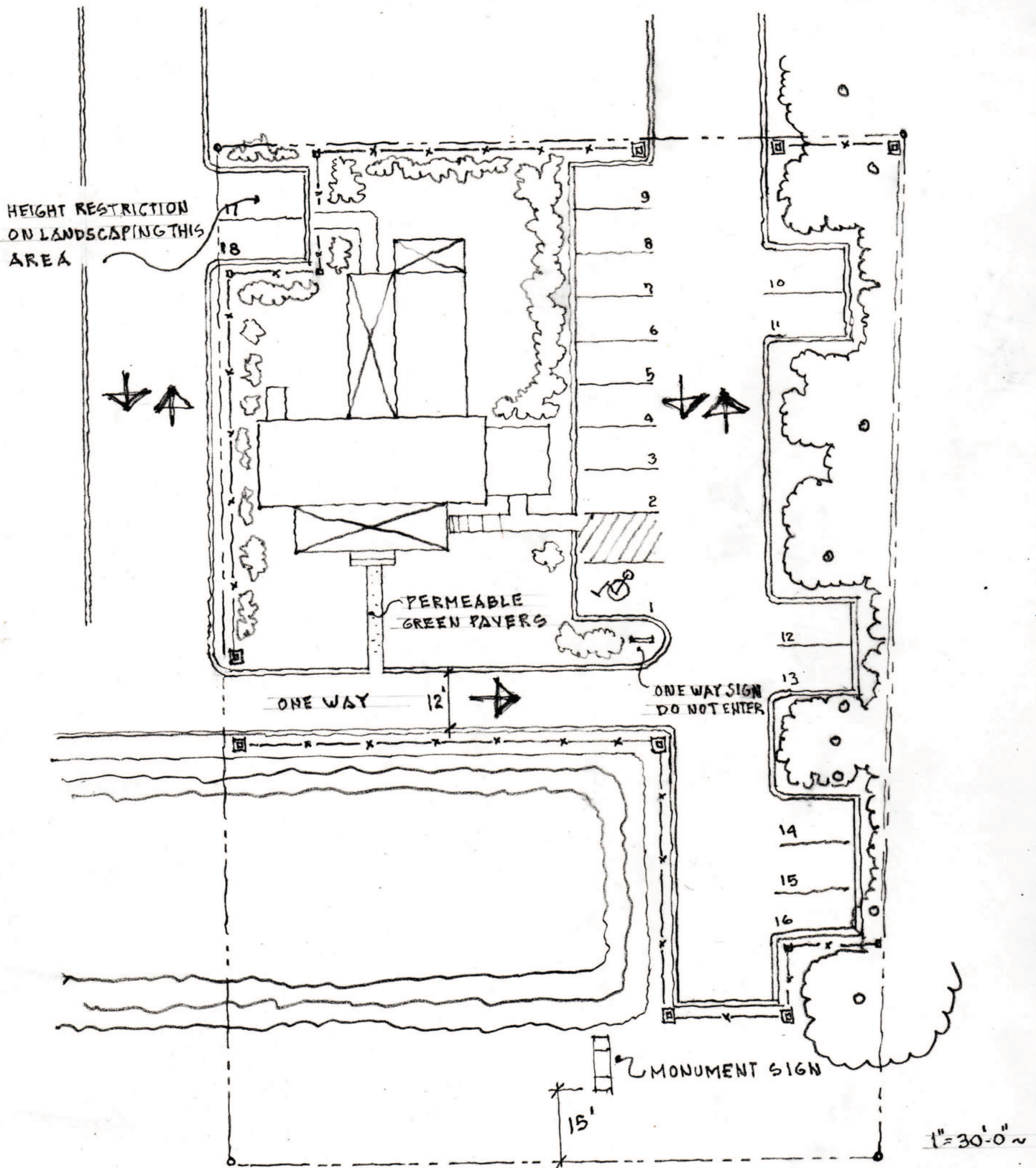
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 132

Jurisdiction: City



- NOTES: 1. DESIGN FLEXIBILITY, IF NEEDED DUE TO SITE CONDITIONS; TO 24' ON WEST DRIVE
 2. DESIGN FLEXIBILITY, IF NEEDED DUE TO SITE CONDITIONS; TO 18' ON PARKING SPACES
 3. EXCEPT AS NOTED ON PLANS: SITE LANDSCAPING, SITE LIGHTING, DIRECTIONAL AND INFORMATIVE SIGNAGE, AT THE DISCRETION OF OWNER.





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: MPC Meeting Information Update

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
 To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Nov 8, 2012 at 8:16 AM

----- Forwarded message -----

From: **John McCook** <jmccook125@aol.com>
 Date: Wed, Nov 7, 2012 at 11:41 PM
 Subject: Re: MPC Meeting Information Update
 To: "sarah.powell@knoxmpc.org" <sarah.powell@knoxmpc.org>

The Sevenoaks Homeowners Association is in agreement with the plan presented by Mr. Bill Hodges last Friday, November 2, 2012 at the officer's meeting of the association. We agree to the postponement of the historic overlay request based on the condition that the approved plan be the one presented to the association. In the event that the developer represented by Mr. Arthur Seymour does not enter into the specific plan presented by Mr. Hodges to us, then the association opposes the adjustment of the historic overlay and to any further postponement.

John E. McCook, President
 Sevenoaks Homeowners Association

Sent from my iPad

On Nov 5, 2012, at 11:35 AM, Knoxville-Knox County Metropolitan Planning Commission
 <mark.donaldson@knoxmpc.org> wrote:

Having trouble viewing this email? [Click here](#)

You are receiving this email because you signed up to be notified of updates to MPC meeting information.

You may [unsubscribe](#) if you no longer wish to receive our emails.

MPC Announcements banner

Information for the November 8, 2012 MPC meeting has been updated.

The [first round of updates to the Agenda Package](#) for the November 8, 2012 MPC meeting is now available on our website.

There will be a second posting on Wednesday afternoon and updates will continue as needed on Thursday morning. Follow the link above and choose "Additions, Changes, and Corrections to the Agenda Package."

Quick Links

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[Staff List](#)
[Commissioners](#)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Sevenoaks Opposition to Agenda Item #30 for the MPC meeting 9/13/12

2 messages

TootieM125@aol.com <TootieM125@aol.com>

Wed, Sep 12, 2012 at 3:09 PM

To: bettyjo.mahan@knoxmpc.org

Cc: TootieM125@aol.com

Ms. Mahan,

This email concerns Agenda Item #30, File # 8-J-12-RZ. I sent an email to all residents of Sevenoaks subdivision regarding the reduction of the H-1 historic overlay for the home on the Sherrill Hill property, which borders Sevenoaks subdivision. I asked that anyone who was not opposed to this reduction send me an email as the homeowners association's officers had voted on behalf of the association to **adamantly oppose** any reduction or removal of the historic overlay for this property. As of this time, not one homeowner has emailed me their lack of opposition. Every email I have received is in opposition to the removal or reduction of the historic overlay.

I request that this **opposition** of the Sevenoaks Homeowners Association, which would be directly affected by any reduction or removal of the historic overlay, be placed into the record for tomorrow's MPC meeting. I will be in attendance at the meeting. I appreciate your help in this matter.

John E. McCook, Ed.D.
Pres. Sevenoaks HOA
125 Essex Drive
Knoxville, TN 37922

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Sep 12, 2012 at 3:11 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>

[Quoted text hidden]

--

Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506

COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing Homeowners since 1971

- Admiral's Landing**
- Ashley Oaks**
- Belmont West**
- Bunker Hill**
- Cedardale**
- Charles Town Landing**
- Cobblestone Park**
- Crestline**
- Crestwood Hills**
- Farrington**
- [Foxfire](#)
- Greywood Crossing**
- Gulf Park Civic Assoc.**
- [Gulfwood](#)
- [Highgate](#)
- Highlands at Northshore**
- Karns Community Club**
- Kincer Farm**
- Lakeridge**
- Lovell Hills**
- Lovell Road/Lovell View**
- Lyons Crossing**
- Madison Ridge**
- McKenzie Meadows**
- New Kensington**
- Northshore Landing**
- [Plantation Springs](#)
- Seven Oaks East**
- Seven Oaks West**
- Sherman Oaks**
- [Statesview](#)
- Suburban Hills**
- Tan Rara Oeste**
- Trails End**
- View Harbour**
- Wayne Provence**
- Westland – West**
- Wesley Place**
- Westshore**
- Woods at Bluegrass**
- Woods at West Valley**
- Magnolia Pointe**

September 12, 2012

Knoxville/Knox County MPC

re: please DENY #30 Kingston Pike, LLC (8-J-12-RZ)

Dear MPC commissioners and staff,

At the September 2012 meeting of the Council of West Knox County Homeowners, members expressed great concern about the above agenda items, which has to do with removing H-1 zoning from much of the land that surrounds the Sherrill House.

The neighborhoods of Sevenoaks, Statesvue, South Cedar Bluff, and Ashley Oaks, which are located in the Cedar Springs/Sherrill Hill area, have been promised for years that this historic property would be preserved. In fact, the original development of the Sherrill Hill commercial property was granted with the conditions that the house and its grounds would be preserved and would have H-1 historic zoning.

The Council of West Knox Homeowners asks the MPC keep its word to the homeowners and taxpayers who have fought for years to preserve the Sherrill House. Please DENY the applicant's request for rezoning on item 8-J-12-RZ.

Thank you,

Margot Kline

Margot Kline
 President, Council of West Knox County Homeowners

| | | | | |
|------------------|-----------------|------------------------------|----------------------|--------------------|
| Officers: | | | Directors: | |
| President: | Margot Kline | margotkline@gmail.com | Chuck Fleischer | ecf8511@aol.com |
| Vice President: | Sue Mauer | 690-0269 (ph) 769-2503 (fax) | Roger Giles | rwgiles@yahoo.com |
| Secretary: | Judy Horn | jmjh2010@gmail.com | Tootie McCook | Tootiem125@aol.com |
| Treasurer: | Dave Rivoira | drivoira@comcast.net | John von Weisenstein | jvonw@knology.net |
| Parliamentarian: | Jerry Erpenbach | Erpenbach_j@bellsouth.net | | |

c/o Margot Kline 8845 Ebenezer Oaks Lane Knoxville TN 37922 margotkline@gmail.com

SP: MU-SB OYP: GC
 MU-SWCO1

KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
 TENNESSEE
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

REZONING **PLAN AMENDMENT**

Name of Applicant: Kingston Pike LLC
 Date Filed: 7/2/12 Meeting Date: 7/9/12
 Application Accepted by: Bussseum
 Fee Amount: \$2000 File Number: Rezoning 8-J-12-R2
 Fee Amount: _____ File Number: Plan Amendment _____

JUL 3 2012
 METROPOLITAN
 PLANNING COMMISSION

PROPERTY INFORMATION
 Address: 9320 Kingston Pike
 General Location: 850 feet west
of this intersection with Moss
Grove Blvd. S side Kingston Pike
W of Moss Grove Blvd
 Parcel ID Number(s): pt. 132 02 710 610
 Tract Size: 1.51
 Existing Land Use: Undeveloped Commercial
 Planning Sector: SW County
 Growth Policy Plan: Urban Growth
 Census Tract: 57.03
 Traffic Zone: 171
 Jurisdiction: City Council 2 District
 County Commission 0 District

PROPERTY OWNER **OPTION HOLDER**
 PLEASE PRINT
 Name: Kingston Pike, LLC
 Company: 40 Raymond Higgins
 Address: 6151 Powers Ferry Rd STE 650
 City: Atlanta State: GA Zip: 30339
 Telephone: 770-953-1780
 Fax: 770-988-8103
 E-mail: _____

Requested Change
REZONING
 FROM: ~~PC-1~~ PC-1/H per attached
plan
 TO: PC-1

APPLICATION CORRESPONDENCE
 All correspondence relating to this application should be sent to:
 PLEASE PRINT
 Name: Brad Salisbury
 Company: Cannon + Cannon, Inc
 Address: 8500 Kingston Pike
 City: Knoxville State: TN Zip: 37919
 Telephone: 670-8555
 Fax: 670-8866
 E-mail: bsalisbury@cannon-cannon.com

PLAN AMENDMENT
 One Year Plan _____ Sector Plan
 FROM: _____
 TO: _____

APPLICATION AUTHORIZATION
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.
 Signature: Kingston Pike, LLC
 PLEASE PRINT BY: Ron L. Quigley, Attorney-in-Fact
 Name: Ron L. Quigley
 Company: Kingston Pike, LLC
 Address: 6151 Powers Ferry Road, Suite 650
 City: Atlanta State: GA Zip: 30339
 Telephone: 404-601-2601
 E-mail: rquigley@dmqllaw.com

PROPOSED USE OF PROPERTY
Commercial Development
 Density Proposed _____ Units/Acre
 Previous Rezoning Requests: _____

Knoxville/Knox County Metropolitan Planning Commission
Knoxville/Knox County Historic Zoning Commission

Certificate (File) No.:

Date Filed:

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

I (we) make application for a Certificate of Appropriateness for the plans and proposals described for the following property.

1. NAME OF APPLICANT: Raymond Hissins / Kingston Pike, LLC

Address: 6151 Powers Ferry Rd, STE 690

Telephone: Atlanta, GA 30329

Fax: 770-988-8103

Relationship to Owner: 770-353-1780

2. NAME OF OWNER:

Address: Same as Above

Telephone:

Fax:

3. LOCATION OF PROPERTY (Address, Lot, and Parcel No.):

Address: 9320 Kingston Pike
Knoxville 37922

Tax ID: 132 02709

4. TYPE OF WORK:

Level:

5. DESCRIPTION OF WORK:

(See Part 2 of this application for additional information to be submitted with the application. A copy of all information which is submitted with an application must be retained by the Knoxville/Knox County Historic Zoning Commission.)

Reasoning / Removal of H-1 overlay from commercial property based on the proposed resubdivision.

6. SIGNATURE OF APPLICANT:

KINGSTON PIKE, LLC
BY: *[Signature]*
ITS: Attorney at Law/General Counsel

Date:

July 2, 2012

Return application to:

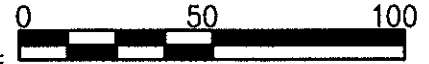
Knoxville/Knox County Historic Zoning Commission,
Suite 403, City/County Building, 400 Main Street,
Knoxville, Tennessee 37902.

FOR STAFF USE ONLY

Date Received _____ Approved _____ Disapproved _____
Approved As Modified _____ Date Acted On _____



GRID NORTH



SCALE: 1" = 50'

KINGSTON PIKE
(PUBLIC RIGHT-OF-WAY)

COUNTY CITY

N 76°31'15" E
26.04'

N 76°31'15" E
146.68'

EXISTING 1/2" IRON ROD & CAP (MBI 1829)

EXISTING IRON ROD AND CAP (CCI)

SEVEN OAKS UNIT 3, BLOCK A
PLAT BOOK 41S / PAGE 1

2

PROPOSED LOT 1R2R1
31,907.16 S.F.
0.732 AC.

1R2R

PROPOSED HISTORIC OVERLAY AREA

N 102°24'27" W
210.07'

50' BUFFER

S 131°3'43" E
210.46'

EXISTING LOT LINE

KENNEDY-BAKER-WALKER-SHERRILL HOUSE

EXISTING LIMITS OF HISTORIC OVERLAY ZONING

S 76°46'17" W
157.02'

1R3R

PROPOSED LOT 1R3R1
108,169.01 S.F.
2.483 AC.

PC-1 ZONING

EXISTING LIMITS OF HISTORIC OVERLAY ZONING

N 102°24'27" W
151.15'

3

COUNTY CITY

S 76°46'17" W
8.17'

EXISTING MAGNETIC NAIL

OWNER INFORMATION (LOT 1R2R):

KINGSTON PIKE LLC
6151 POWERS FERRY RD, SUITE 690
ATLANTA, GA 30339
CLT MAP 132, PARCEL 02709

EXISTING IRON ROD AND CAP (CCI)

50' BUFFER

S 76°46'17" W - 182.33'

S 76°46'17" W

EXISTING MAGNETIC NAIL

1R7

1R1R



Cannon & Cannon, Inc.

Consulting Engineers • Field Surveyors
8550 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8555 • Fax: (865) 670-8866
www.cannon-cannon.com

**KENNEDY-BAKER-WALKER
SHERRILL HOUSE
HISTORIC OVERLAY LOT 1R2R
9320 KINGSTON PIKE
KNOXVILLE, TENNESSEE**