

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 10-G-16-UR

**AGENDA ITEM #:** 59

**AGENDA DATE:** 10/13/2016

▶ **APPLICANT:** JAKE THOMAS  
 OWNER(S): KBM Commercial Properties, LLC

TAX ID NUMBER: 132 02722 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9314 Kingston Pike

▶ **LOCATION:** South side of Kingston Pike, west of Moss Grove Blvd.

▶ **APPX. SIZE OF TRACT:** 1.722 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement and a right-in/right-out shared access driveway, with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek and Sinking Creek

▶ **ZONING:** PC-1 (Retail and Office Park) (k)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Shopping center / SC-3 (Regional Shopping Center)

South: Retail business / PC-1 (Retail and Office Park) (k)

East: Retail business / PC-1 (Retail and Office Park) (k)

West: Historic house - office / PC-1 (Retail and Office Park) (k) & H-1 (Historic Overlay)

NEIGHBORHOOD CONTEXT: The Sherrill Hill mixed use development has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the development plan for a mixed use commercial building of approximately 8,450 square feet with the possibility of the entire space being used as restaurant space, subject to 8 conditions.

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the PC-1 (Retail and Office Park) (k) rezoning approval.

2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-PA).
3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Installation of the sidewalks as designated on the development plan meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Installation of landscaping as shown on the landscape plan within six months of the issuance of an occupancy permit for this project.
6. Meeting all applicable requirements of the Knoxville Department of Engineering.
7. Working with the First Utility District of Knox County in establishing any required sanitary sewer easements across this property to serve the future development area south of the Sherrill House.
8. Any proposed signage is subject to compliance with the Knoxville Zoning Ordinance Sign Regulations and approval by the Planning Commission Staff and Knoxville Plans Review and Inspections Division.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District.

**COMMENTS:**

The Planning Commission had approved a use on review request (1-M-16-UR) for this 1.722 acre site on January 14, 2016 for a mixed use commercial building with approximately 8,000 square feet. The Planning Commission approved a revised use on review request (7-D-16-UR) for the site on July 14, 2016 to increase the size of the mixed use commercial building from 8,000 square feet to 8,450 square feet. The revised development plan included approximately 5,250 square feet for restaurant use. An area south of the building was designated as a future building site.

The applicant has now submitted a plan that is replacing the future building site with parking for the 8,450 square foot building. The additional parking will allow the removal of the previous restriction on the area of the building that could be used for restaurants. The revised development plan has added a sidewalk connection to the Historic Sherrill House and is connecting this site to the overall sidewalk network for the Sherrill Hill development.

Approval of this application will replace the previous approval.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. All public utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development included improvements that will address the traffic impacts of this development.
3. The impacts from this proposed commercial development on the residences that adjoin the Sherrill Hill development to the west will be minimal since this project is not adjacent to those residential properties.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

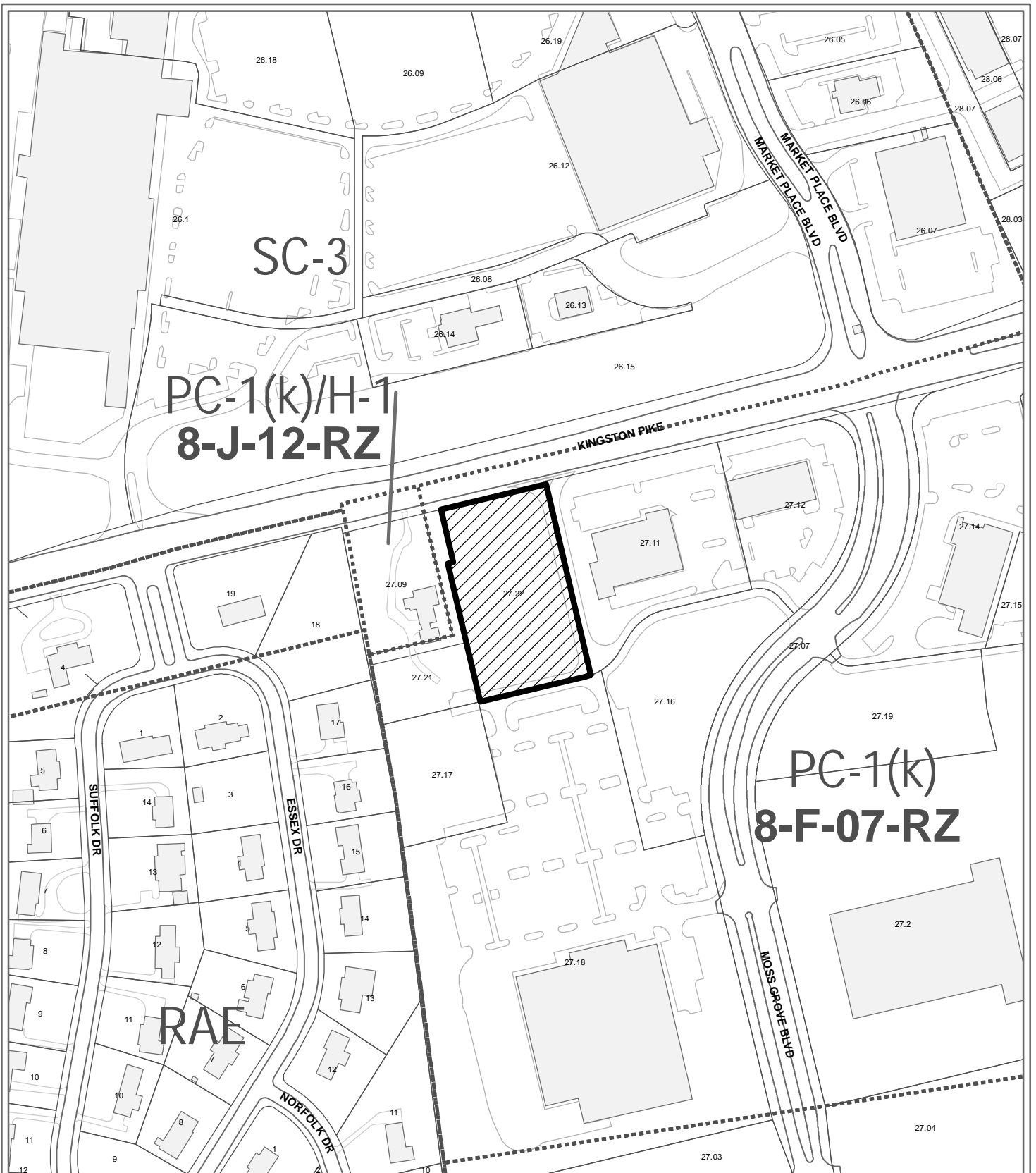
1. The Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1097 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

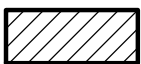
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-G-16-UR  
USE ON REVIEW**

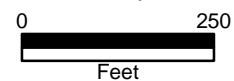
Petitioner: Thomas, Jake



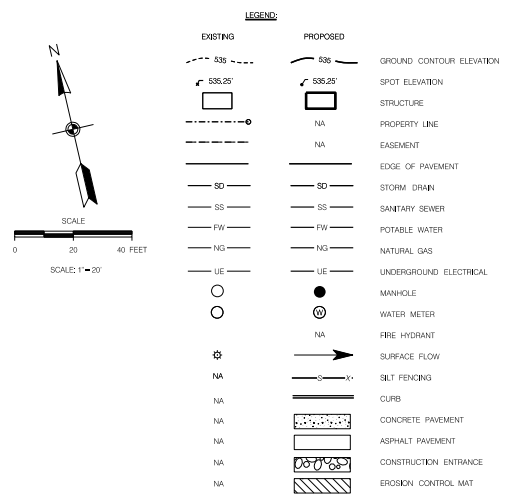
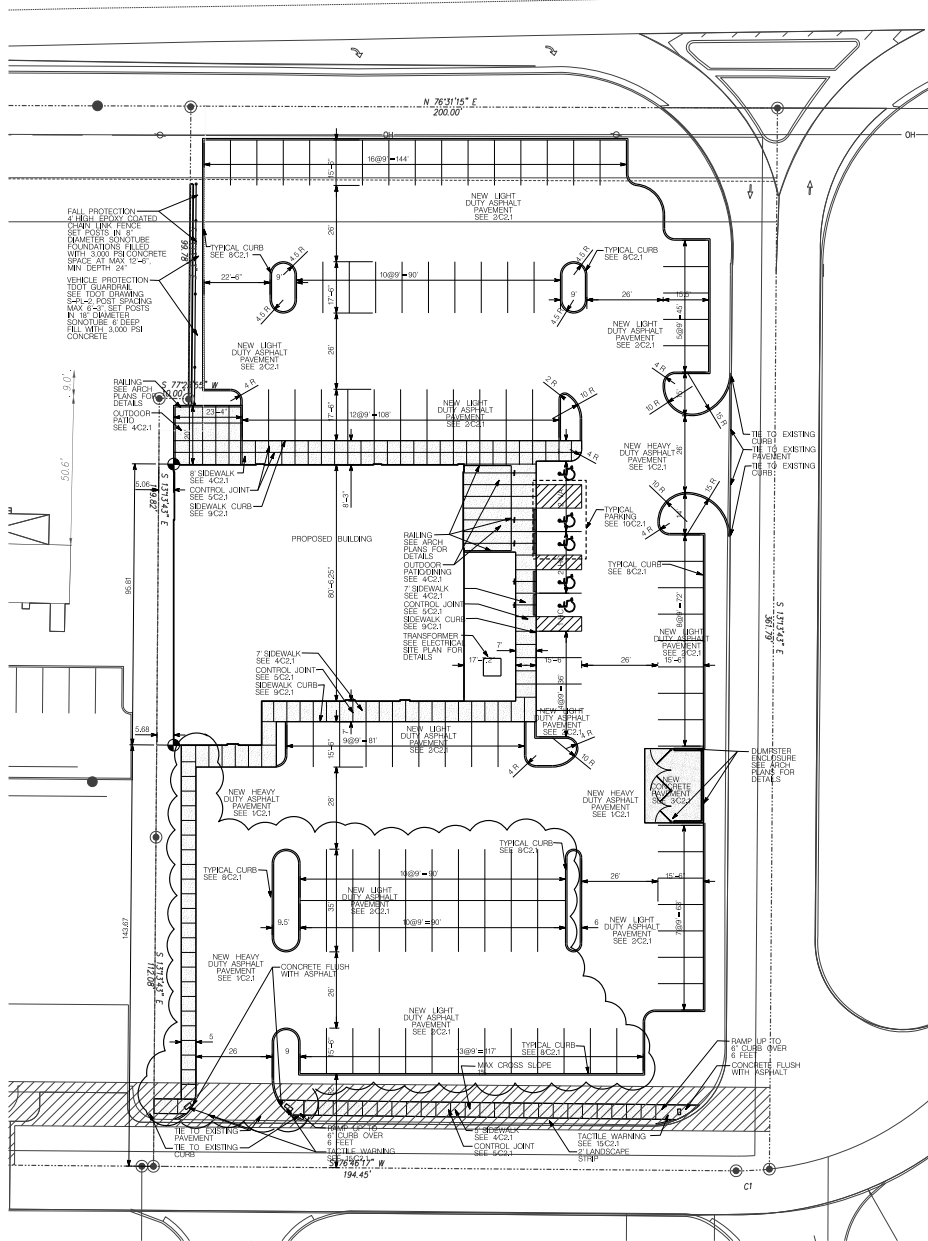
Parking lot expansion in PC-1 (Retail and Office Park) (k)

Map No: 132

Jurisdiction: City



Original Print Date: 9/23/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



- SITE LAYOUT NOTES**
- USE RETAIL ZONING: PCL-1 PARCEL 132 0270
  - TOTAL BUILDING AREA: PROPOSED 8,450 SF (1 STORY)
  - TOTAL SITE: 1.722 AC, TOTAL DIST AREA: 1.55 AC, TOTAL NEW IMPERV: 1.13 AC
  - DEED REFERENCE: 20140910-001510, CITY BLOCK: 4634, WARD: 47
  - THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0206F.
  - SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
  - SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY GANNON AND GANNON SURVEYING DATED 02/08. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
  - UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.

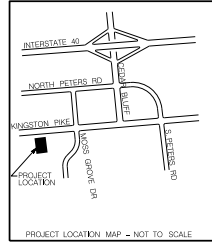
10-G-16-UR  
Revised: 9/30/2016

**OWNER:**  
TRUE LINE CONSTRUCTION CO. LLC  
300 HWY 50  
BRIETOL, TN 37020  
PHONE: 615-662-9194  
CONTACT: CLAY SHAMFER

**ENGINEER:**  
WILL ROBINSON & ASSOCIATES  
25 BIRCHWOOD DR  
DOW RIDGE IN 37830  
PHONE: 615-662-9251  
FAX: 615-662-9251  
CONTACT: WIL ROBINSON

**CONTRACTOR:**  
TRUE LINE CONSTRUCTION CO. LLC  
300 HWY 50  
BRIETOL, TN 37020  
PHONE: 615-662-9194  
CONTACT: CLAY SHAMFER

**PARKING SUMMARY:**  
TOTAL REQUIRED 84 SPACES  
TOTAL PROVIDED 112 SPACES  
(80) 1 SPACE PER 100 SF (REST.) + 1 SPACE PER 100 SF (REST.)  
RESTAURANT: 8,443 X 1,000 = 84 + RETAIL 0 X 1,200 = 0  
TOTAL = 84 SPACES



- SETBACKS:  
FRONT: 25'  
SIDE: 5'  
REAR: 5'
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
- CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND CONCRETE AND NEW PAVEMENT AND CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
- DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
- MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR RETENTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

404 Bearden Park Circle  
Knoxville, TN 37919  
865.661.7774  
Fax 865.602.7742  
www.gmeawart.com



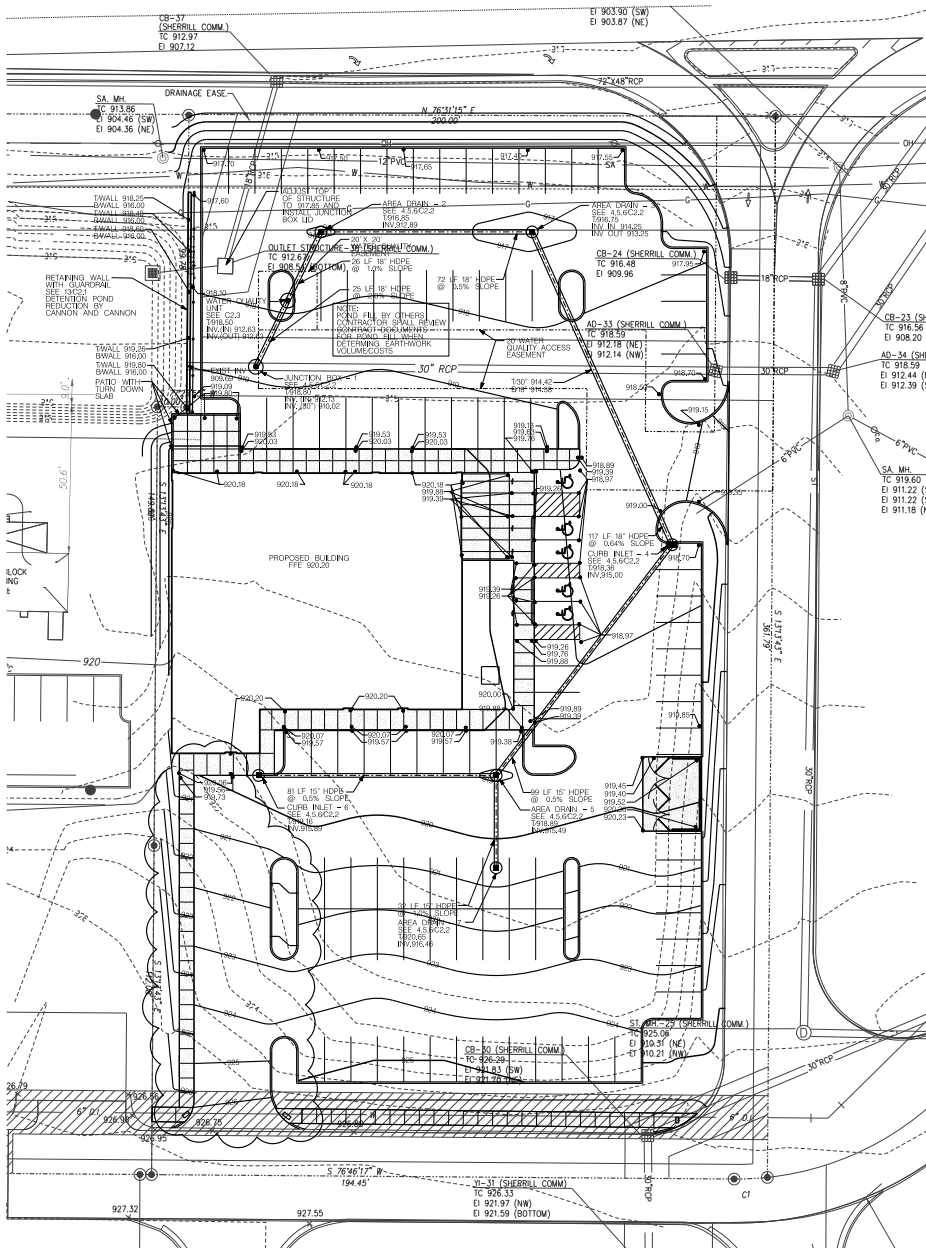
**SHERILL HILL II**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE



SITE LAYOUT PLAN

DATE: 21 NOVEMBER 2015  
PROJECT NO.: 15064  
PROJ. MGR.: JST  
REV. 27 SEPTEMBER 2016

C1.1



**CONSTRUCTION SEQUENCE OF EVENTS.**

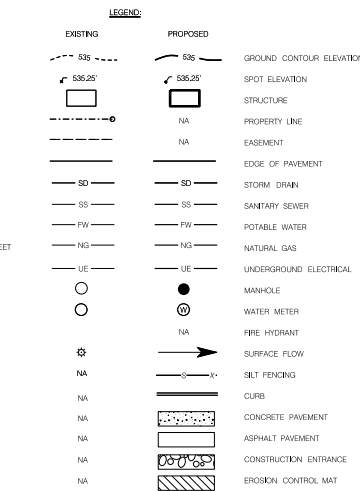
1. INSTALL EROSION CONTROL MEASURES
2. SITE CLEARING AND GRUBBING
3. SITE ROUGH GRADING
4. TEMPORARY SEEDING
5. FOUNDATION CONSTRUCTION
6. SLAB CONSTRUCTION
7. WALL/ROOF SYSTEM CONSTRUCTION
8. EXTERIOR/INTERIOR FINISH
9. PARKING LOT PAVING
10. FINISH GRADING
11. PERMANENT SEEDING/LANDSCAPING
12. SITE CLOSURES/ONGOING TERM MAINTENANCE

**TEMPORARY COVER SEEDING MIXTURES**

SEEDING DATE	GRASS SEED	PERCENTAGES
JANUARY 1 TO MAY 1	TALL FESCUE	33%
	CORN RUSSET/PEZIZA	33%
	SMITH RYEGRASS	34%
MAY 1 TO JULY 15	SMITH RYEGRASS	30%
MAY 1 TO JULY 15	SHAW RYEGRASS	30%
MAY 1 TO JULY 15	SHAW RYEGRASS	30%
MAY 1 TO JULY 15	TALL FESCUE	30%

**PERMANENT COVER SEEDING MIXTURES**

SEEDING DATE	GRASS SEED	PERCENTAGES
FEBRUARY 1 TO JULY 1	KENTUCKY 31 FESCUE	80%
	CORN RUSSET/PEZIZA	10%
	ENGLISH RYE	10%
JUNE 1 TO AUGUST 15	KENTUCKY 31 FESCUE	55%
	CORN RUSSET/PEZIZA	30%
	ENGLISH RYE	15%
	PERMANENT RYEGRASS	10%
APRIL 15 TO AUGUST 15	PERMANENT RYEGRASS	70%
	CORN RUSSET/PEZIZA	30%
AUGUST 1 TO DECEMBER 1	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	30%
FEBRUARY 1 TO DECEMBER	KENTUCKY 31 FESCUE	70%
	ENGLISH RYE	30%
	ENGLISH RYE	5%



**SITE GRADING NOTES**

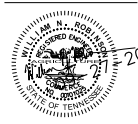
1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NAVD83.
2. SITE BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED ON A SURVEY BY CANNON AND CANNON DATED 05/08. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THE INFORMATION.
4. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING SLIT FENCE, RIP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
5. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN +/- 2% OF OPTIMAL.
6. THIS PROJECT MAY INVOLVE EXPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE FIELD. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN GRADING PLAN AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET HIS GOAL.
7. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-9 EROSION CONTROL FABRIC. INSTALL FABRIC PER MANUFACTURERS RECOMMENDATIONS.
8. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL:1 VERTICAL.
9. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
10. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
11. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS. IF DETAILS ARE NOT SHOWN REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK LATEST EDITION.
12. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE LOCK IN OF EROSION MAT.
13. ADEQUATE DRAINAGE EROSION AND SEDIMENT CONTROL MEASURES BEST MANAGEMENT PRACTICES AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROMOTE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
14. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SPILL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE EXISTING PARKING AREA. FOR TRAILER ON THE PROJECT PROVIDE A TRASH RECEPTACLE TO BE MAINTAINED. THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE CITY OF KNOXVILLE SITE INSPECTOR.

10-G-16-UR  
Revised: 9/30/2016

**GEORGE ARMOUR EWART ARCHITECT**  
404 Bardien Park Circle  
Knoxville, TN 37919  
606.682.7771  
Fax 606.602.7742  
www.georgearmawart.com



**SHERILL HILL II**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE



SITE GRADING PLAN

DATE: 21 NOVEMBER 2015  
PROJECT NO.: 15064  
PROJ. MGR.: JST  
REV. 27 SEPTEMBER 2016

C1.4

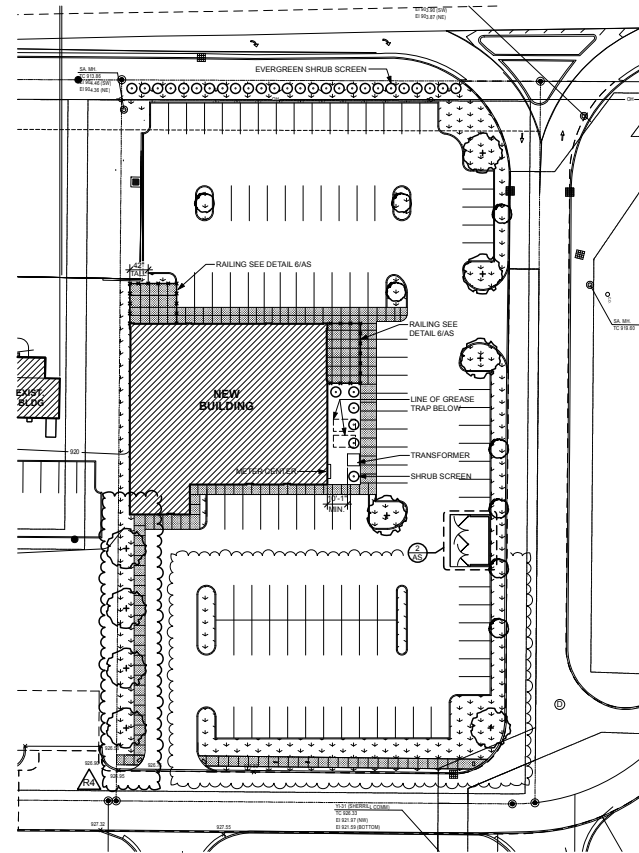
P:\Projects\2015\15069 - Sherrill Hill II\26may2016 ADDITIONAL SERVICES.dgn

**LANDSCAPE NOTES:**

1. TREE PLANTING / REPLACEMENT SHALL COMPLY WITH PART 1 CHAPTER 14 OF THE CITY OF KNOXVILLE ZONING ORDINANCE
2. 17 TREES PROVIDED BASED ON AN ACREAGE OF 1.722 ACRES. TREES SHALL BE A MIXTURE OF 80% LARGE TREES AND 20% ORNAMENTAL TREES. LARGE TREES SHALL BE SPECIES SUCH AS OAK OR PINE CAPABLE OF REACHING A HEIGHT OF 80' AT MATURITY AND BEING A MINIMUM OF 2" DIAMETER AT 6" ABOVE GROUND AT PLANTING. LANDSCAPE TREES SHALL BE A MINIMUM 1.25' DIAMETER AT 6" ABOVE GROUND AT PLANTING.
3. DO NOT PLANT TREES IN PROPERTY EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE EASEMENT HOLDER.
4. ALONG THE NORTHERN BOUNDARY OF THE PROPERTY THERE SHALL BE EVERGREEN SHRUBS PLANTED OF A SUFFICIENT HEIGHT TO SCREEN THE HEADLIGHTS OF VEHICLES FACING KINGSTON PKE.

**TREE LEGEND:**

- ⊕ "LARGE" TREE: TULIP POPLAR, SHAMMO OAK OR SIMILAR
- "ORNAMENTAL" TREE: SLOX CRAPE MYRTLE OR SIMILAR
- ⊙ "EVERGREEN SHRUB" SCREEN: COMPACT HIBBERRY HOLLY (ILEX GLABRA 'COMPACTA') OR SIMILAR



10-G-16-UR  
Revised: 9/30/2016

1 LANDSCAPE PLAN  
SCALE: 1" = 30'



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37918  
865.602.7771  
Fax: 865.502.7742  
www.georgeawart.com



**SHERRILL HILL II**  
TRUE LINE CONSTRUCTION  
KNOXVILLE, TENNESSEE



LANDSCAPE PLAN

- DATE: 27 OCTOBER 2015  
PROJECT NO.: 15069  
PROJECT MGR.: JST
- △ REVISION 31 MAY 2016
  - △ REVISION 29 AUG 2016
  - △ REVISION 30 SEP 2016

**AS**

**Use on Review**     **Development Plan**

Name of Applicant: Jake Thomas

Date Filed: 29 AUGUST 2016    Meeting Date: 13 OCTOBER 2016

Application Accepted by: M. Payne

Fee Amount: 1500.00    File Number: Development Plan ~~XXXXXXXXXX~~ 10-G-16-UR

Fee Amount: \_\_\_\_\_    File Number: Use on Review \_\_\_\_\_

**PROPERTY INFORMATION**

Address: 9314 KINGSTON PIKE

General Location: 7/8 Kingston Pke  
due west of Moss Grove Blvd.

Tract Size: 1.72    No. of Units: —

Zoning District: PC-1 (K)

Existing Land Use: Vacant

Planning Sector: SOUTHWEST CANNY

Sector Plan Proposed Land Use Classification:  
MU-SD SWCO-1 (3-C-07-SP)

Growth Policy Plan Designation: Urban

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): 132 027.22

Jurisdiction:  City Council    2 District  
 County Commission    3 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: KD MOORE

Company: KBM COMMERCIAL PROPERTIES

Address: 1550 HIGHWAY 126

City: BRISTOL    State: TN    Zip: 37620

Telephone: 423.968.3321

Fax: 423.968.1090

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Jake Thomas

Company: GEORGE EWART ARCHITECT

Address: 404 REARDEN PARK CIRCLE

City: KNOXVILLE    State: TN    Zip: 37919

Telephone: 865.602.7771

Fax: \_\_\_\_\_

E-mail: JThomas@GEORGEEWART.COM

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation)  
\_\_\_\_\_

Other (Be Specific)  
\_\_\_\_\_  
\_\_\_\_\_

**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: [Signature]

PLEASE PRINT  
Name: K.D. Moore

Company: Shemill Hill II, LLC

Address: 1550 Hwy 126

City: Bristol    State: TN    Zip: 37620

Telephone: 423-968-3321

E-mail: \_\_\_\_\_



**SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please Sign in Black Ink:

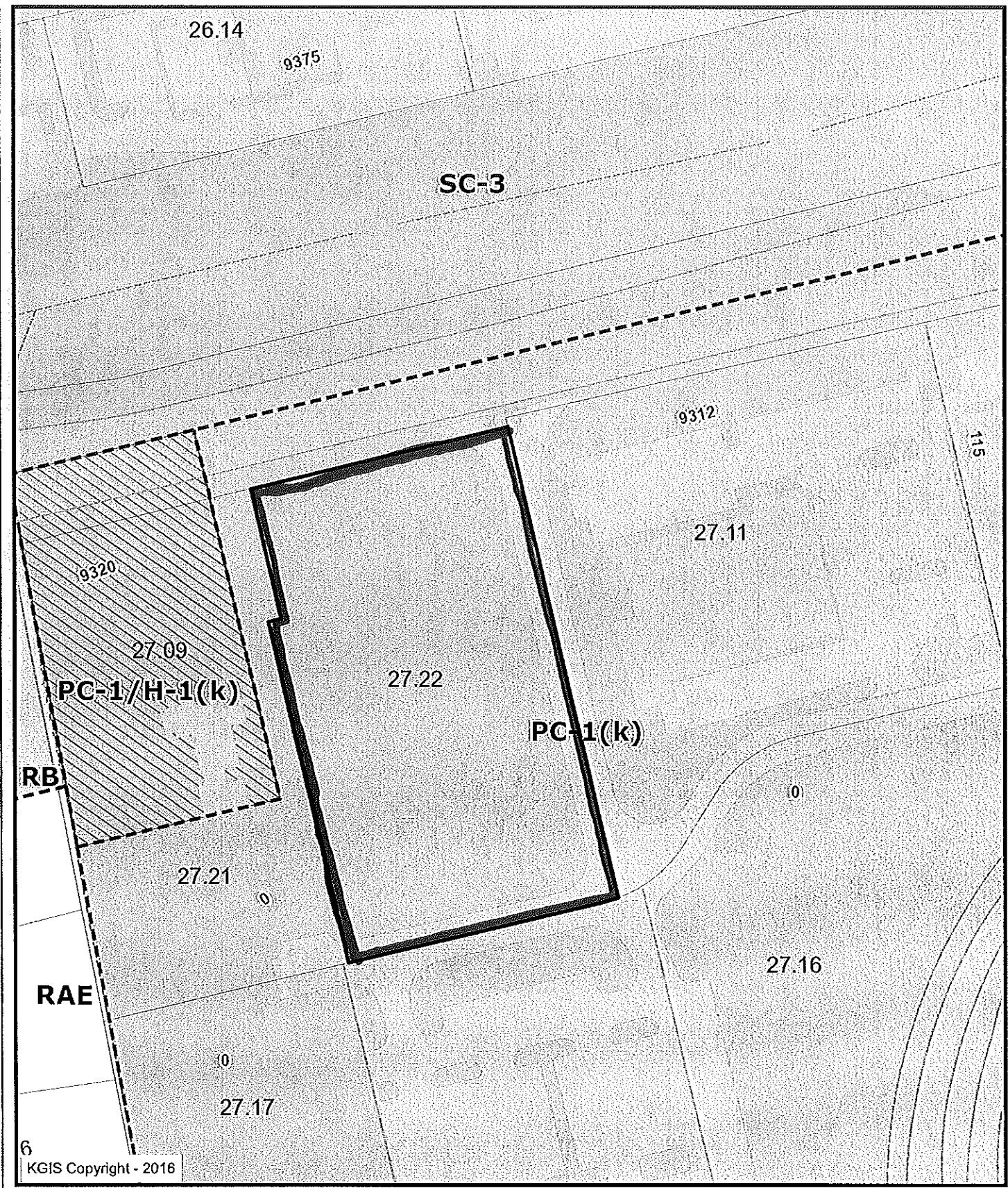
(If more space is required attach additional sheet.)

Name                                  Address   •   City   •   State   •   Zip                                  Owner   Option

*[Handwritten Signature]*

1550 Hwy 126 Bristol, TN 37620

✓

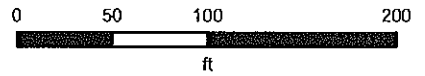


6  
 KGIS Copyright - 2016

Letter Portrait

Printed: 8/29/2016 at 3:45:13 PM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his 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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.