

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

▶ **FILE #:** 10-SD-17-C **AGENDA ITEM #:** 10  
 10-H-17-UR **AGENDA DATE:** 12/14/2017

POSTPONEMENT(S): 10/12/2017-11/9/2017

▶ **SUBDIVISION:** STRATFORD PARK, UNIT 5

▶ **APPLICANT/DEVELOPER:** SPD PROPERTIES

OWNER(S): SPD Properties, LLC

TAX IDENTIFICATION: 57 PART OF 125.01

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 6510 Jim Sterchi Rd

▶ **LOCATION:** West side of Jim Sterchi Rd., west of Dry Gap Pike.

SECTOR PLAN: North City

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

WATERSHED: Knob Fork Creek

▶ **APPROXIMATE ACREAGE:** 17.85 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences (Sterchi Hills Subdivision) / PR (Planned Residential)  
 South: Residences / RP-1 (Planned Residential) & A (Agricultural)  
 East: Mixed businesses and residence / C-6 (General Commercial Park) & A-1 (General Agricultural)  
 West: Vacant lots and residences (Stratford Park Subdivision) / RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 64

SURVEYOR/ENGINEER: Hayden H. Horton

ACCESSIBILITY: Access is via Jim Sterchi Rd., a minor collector street with a 16-18' pavement width within a 30-35' right-of-way (adjacent to the proposed subdivision) and local streets within Stratford Park Subdivision.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).

3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed. The final plat shall include all sidewalk easements as identified on the plan.
4. Prior to or with the final plat approval for this phase of the subdivision, the applicant shall also submit for approval a final plat and all required documents for approval and recording of the right-of-way dedication along Jim Sterchi Rd. and for the realignment of Jim Sterchi Rd. at Dry Gap Pike. The details for the realignment are to be worked out with the City of Knoxville Department of Engineering. Based on a previous agreement between the applicant and the City of Knoxville Department of Engineering, with the applicant dedicating the right-of-way for the street realignment, the applicant would not be responsible for any of the cost associated with that street improvement.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.

► **APPROVE the development plan for up to 64 detached residential units on individual lots for proposed Unit 5, and an increase in the total number of residential units within the subdivision from 204 to 215, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant has submitted a new concept plan for Unit 5 of Stratford Park Subdivision that includes a total of 64 lots on 17.85 acres at a density of 3.59 du/ac. The original concept plan and use on review approvals for Stratford Park Subdivision (1-SB-05-C/1-D-05-UR) were issued on May 12, 2005. A revised concept plan and use on review approval was granted for Unit 5 of the Subdivision on May 10, 2012 for 55 lots. That revised concept plan has now expired.

This proposed concept plan will complete Stratford Park Subdivision. The new plan includes modifications to the previous street layout for the subdivision. The proposed 64 lots will bring the total number of lots for Stratford Park Subdivision to 215, with an overall density of 2.997 du/ac. which is in compliance with the approved zoning density of up to 4 du/ac.

The original concept plan approval included a condition that a second access into the subdivision be provided from Jim Sterchi Rd. The street connection to Jim Sterchi Rd. is being provided with this final unit of the subdivision. The original concept plan approval also included a condition that the applicant dedicate additional right-of-way along Jim Sterchi Rd. and the right-of-way that would be required for the realignment of Jim Sterchi Rd. at Dry Gap Pike. Based on a previous agreement between the applicant and the City of Knoxville Department of Engineering, with the applicant dedicating the right-of-way for the street realignment, the applicant would not be responsible for any of the cost associated with that street improvement. The details for the realignment are to be worked out with the City of Knoxville Department of Engineering.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning district designation and existing development in the area.
3. With the dedication of additional right-of-way along Jim Sterchi Rd. and to allow the relocation of the intersection of Jim Sterchi Rd. at Dry Gap Pike, the City of Knoxville will be able to move forward on the proposed street improvements for Jim Sterchi Rd.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 impact the value of adjacent property. The use will not draw substantial traffic through residential areas since the subdivision has

direct access to a major and minor collector streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan identifies this property as low density residential and within the stream protection area. The One Year Plan designates the area as low density residential and floodway. The RP-1 zoning approved for this site will allow a density up to 4 du/ac. With a proposed density of 3.59 du/ac (2.97 du/ac overall), the proposed subdivision is consistent with the One Year Plan and Sector Plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

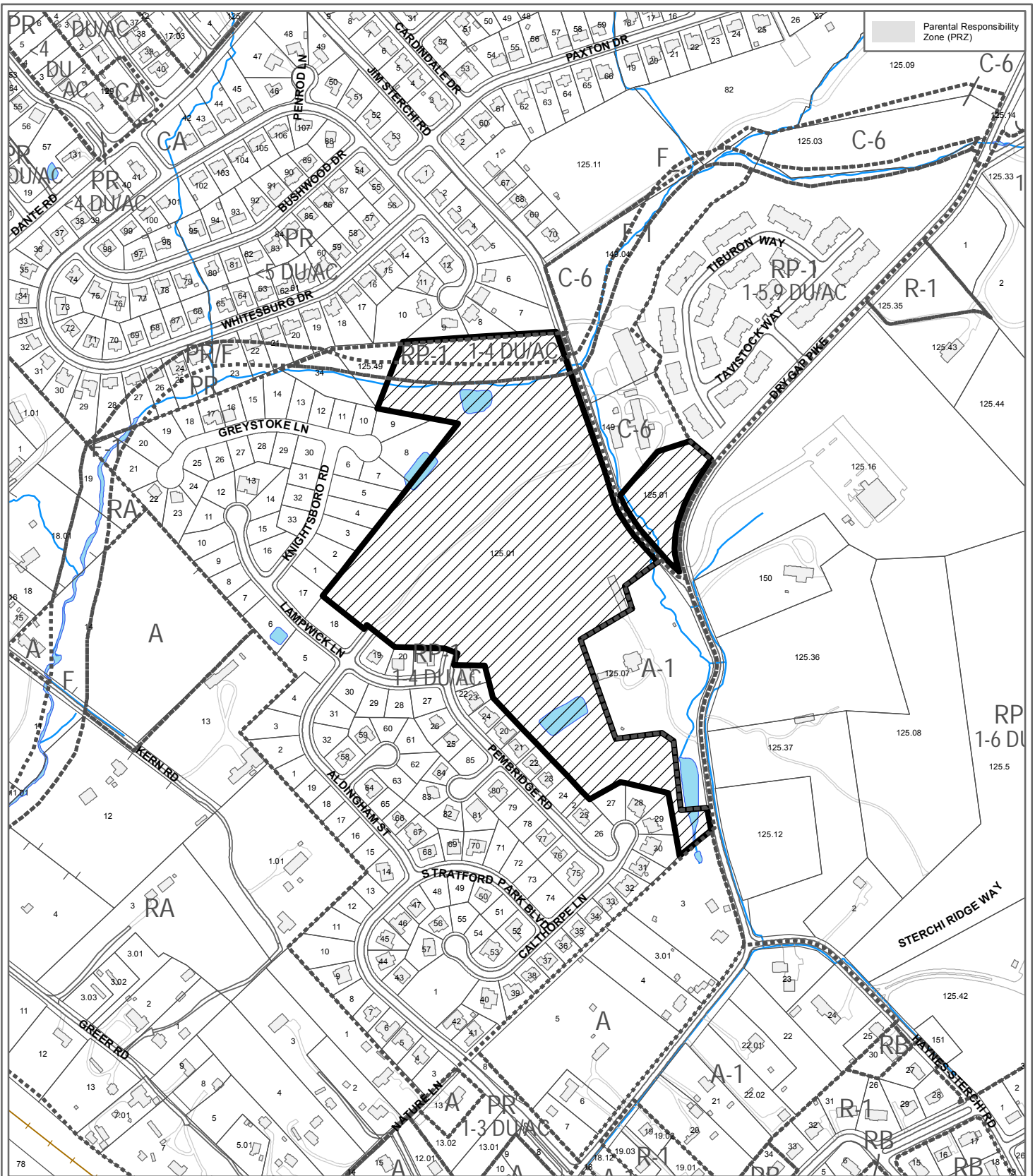
**ESTIMATED STUDENT YIELD:** 23 (public school children, ages 5-18 years)

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



**10-SD-17-C / 10-H-17-UR  
CONCEPT PLAN/USE ON REVIEW**



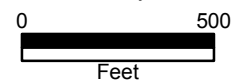
Detached Residential Subdivision in RP-1 (Planned Residential)

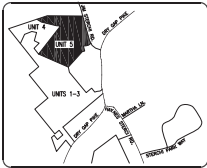
Original Print Date: 9/20/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: SPD Properties  
Stratford Park, Unit 5

Map No: 57  
Jurisdiction: City





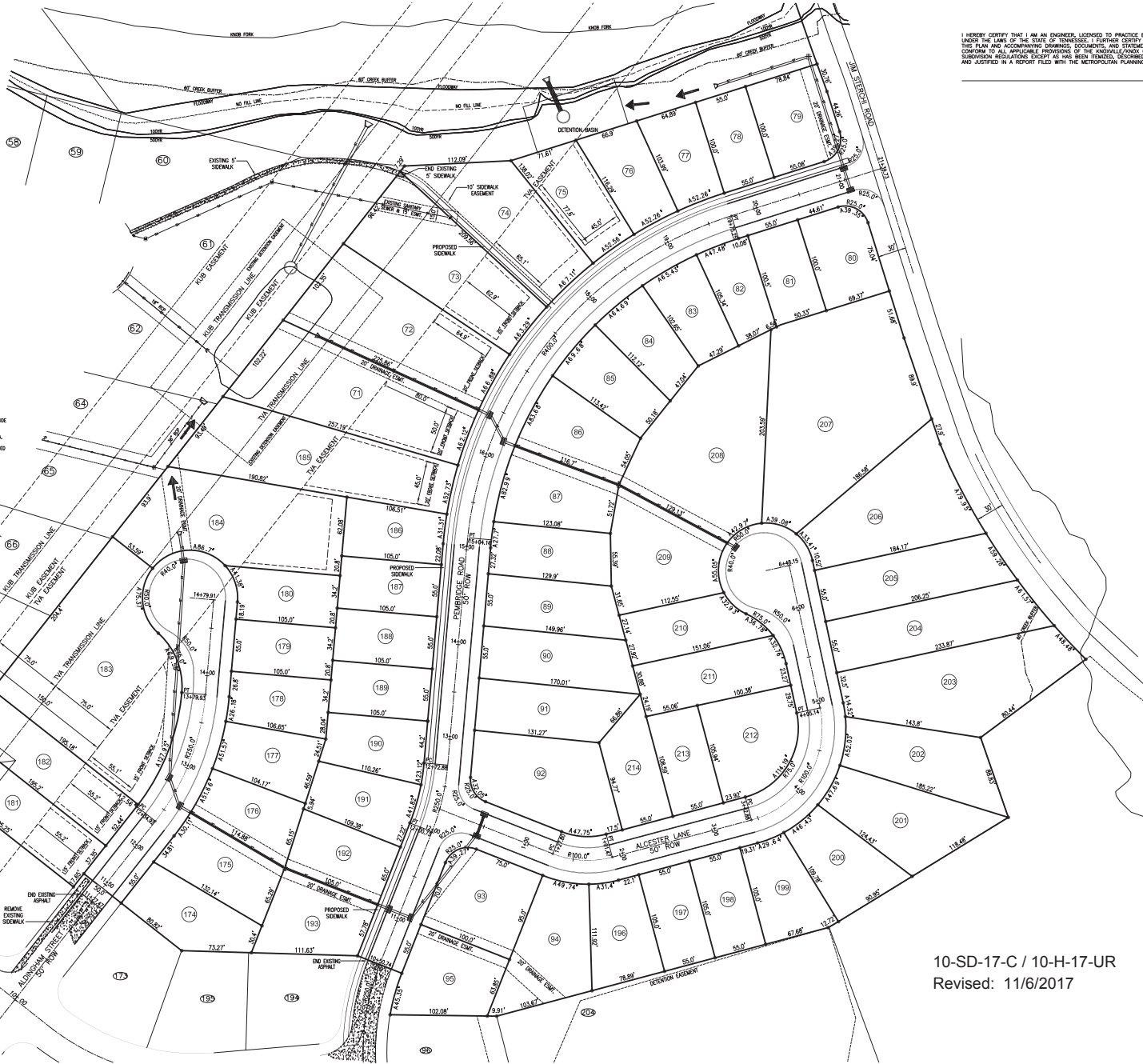
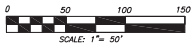
LOCATION MAP N.T.S.

- NOTES
- 1) ALL DIMENSIONS AND ACRES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - 2) A 10' GRASSWAY, UTILITY AND CONSTRUCTION EASEMENT EXISTS BEHIND ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF BRIDGE ROAD LINES.
  - 3) A 10' UTILITY EASEMENT EXISTS 2.5' EACH SIDE OF CONDUITS OF SANITARY SEWER AS INSTALLED.
  - 4) THE PROPERTY CONTAINS APPROXIMATELY 73.00 ACRES AND IS SUBDIVIDED INTO 64 SINGLE-FAMILY LOTS AND COMMON AREA.
  - 5) THE PROPERTY IS ZONED R-100.
  - 6) CONTOURS PROVIDED BY NICKELVILLE/ANDER COUNTY GIS, SUPPLEMENTED WITH FIELD RUN CONTOURS IN PREVIOUSLY DISTURBED AREAS.
  - 7) UTILITIES:
    - SEWER: NICKELVILLE UTILITIES BOARD
    - SANITARY: HILLSDALE POWER UTILITY DISTRICT
    - ELECTRIC: NICKELVILLE UTILITIES BOARD
    - TELEPHONE: NICKELVILLE UTILITIES BOARD
    - TELEPHONE: AIRTEL

UNIT	ACRES	LOTS
UNIT 1	2.66	2
UNIT 2	26.97	64
UNIT 3	12.24	32
UNIT 4	15.28	33
UNIT 5	17.85	64
TOTALS	73.00	215
DENSITY	2.967 LOTS PER ACRE	



- SYMBOL LEGEND
- HIGH PAV FOUND
  - HIGH PAV SET
  - HIGH UNPAVED POINT
  - WATER METER
  - WATER VALVE
  - GSE VALVE
  - MANHOLE
  - UTILITY POLE
  - LIGHT POLE
  - GUYE TYP
  - ELECTRIC BOX
  - TELEPHONE POLE
  - FENCE LINE
  - SANITARY SEWER
  - STORM SEWER
  - OVER-HEAD UTILITIES
  - CATCH BASIN
  - CURB INLET



10-SD-17-C / 10-H-17-UR  
Revised: 11/6/2017

I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURNISH CERTIFY THAT THIS PLAN AND ACCOMPANYING DOCUMENTS AND SUBMITTALS CONFORM TO ALL APPLICABLE PROVISIONS OF THE ANTI-CORRUPTION COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING

ENGINEER: HAYDEN H. HORTON  
9800 BARRETT LANE, STE 101  
DUNSMITH, TENNESSEE 37057  
P.O. BOX 600000  
NASHVILLE, TENNESSEE 37206  
hayden@hhortoninc.com

NOT FOR CONSTRUCTION

**CONCEPT PLAN FOR STRATFORD PARK UNIT 5**

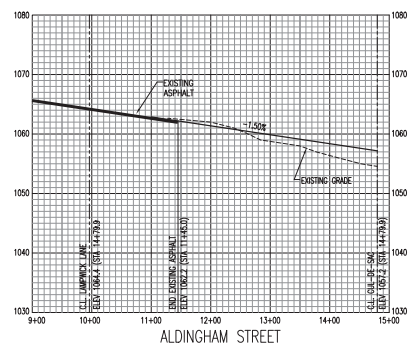
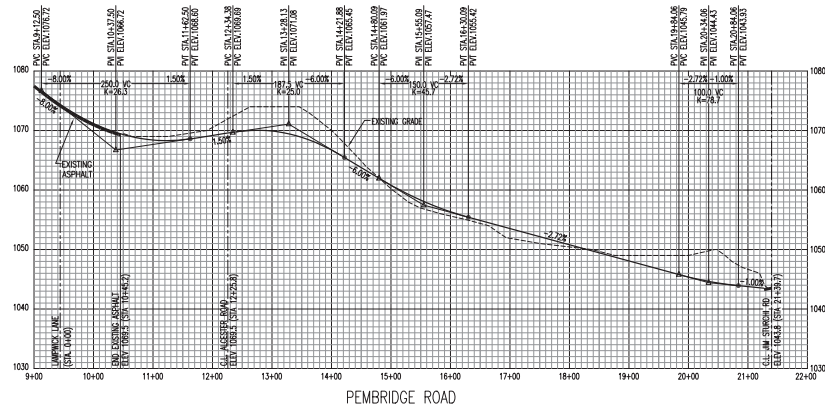
Copyright © 2017  
CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
SUBDIVISION:  
PROJECT:  
DRAWING NO.: 38  
CLIENT: 057  
PARCEL: PART OF 125.01  
PLAN:  
DEED: 201012140036620

REVISIONS  
DATE: 08/28/2017  
REVISION: INITIAL SUBMITTAL  
DATE: 11/06/2017  
REVISION: PER MPC COMMENTS

JOB NUMBER: 1103002  
DRAWN BY: HHH  
CHECKED BY: HHH  
SURVEY DATE: N/A  
DRAWING TITLE: UNIT 5 11-06.DWG  
DRAWING SCALE: 1" = 50'

1 sheet of 3



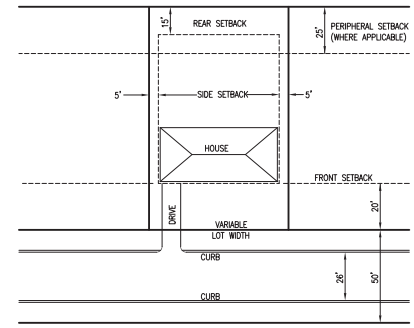
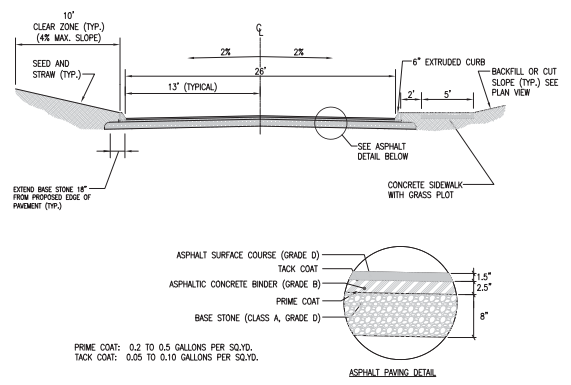
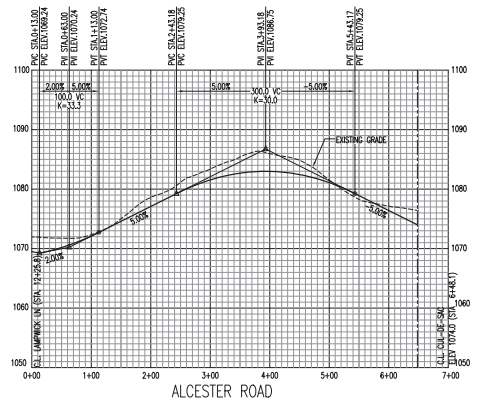


CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/ANDERSON COUNTY SUBURBAN REGULATIONS EXCEPT AS HAS BEEN TENDRED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
 REGISTERED ENGINEER  
 TENNESSEE CERTIFICATE NO.: 107463

ENGINEER: HAYDEN H HORTON  
 9880 HARBLE LANE, STE 101  
 KNOXVILLE, TN 37923  
 PHONE: 615.233.6880  
 FAX: 615.233.6880  
 haydenh@vcconline.com

NOT FOR CONSTRUCTION

CONCEPT PLAN FOR STRATFORD PARK UNIT 5

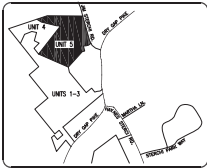


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 CITY: KNOXVILLE  
 COUNTY: KNOX  
 STATE: TENNESSEE  
 DISTRICT: 38  
 CLY MAP: 057  
 PARCEL PART OF 125.01  
 PLAN:  
 DEED: 201012140036620  
 REVISIONS:  
 08/28/2017  
 INITIAL SUBMITTAL  
 11/06/2017  
 PER MPC COMMENTS

JOB NUMBER: 1103002  
 DRAWN BY: HHH  
 CHECKED BY: HHH  
 SURVEY DATE: N/A  
 DRAWING TITLE: UNIT 5 11-06.DWG  
 DRAWING SCALE: 1" = 100' (10' VERT.)

10-SD-17-C / 10-H-17-UR  
 Revised: 11/6/2017

2 of 3



LOCATION MAP N.T.S.



I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURNISH CERTIFY THAT THE PLAN AND ACCOMPANYING DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE ANTI-CORRUPTION COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMITTED, DECEASED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING

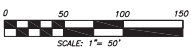
10-SD-17-C / 10-H-17-UR  
Revised: 11/6/2017

- NOTES:
1. ALL IMPROVEMENTS AND ADVANCES ARE TO BE SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 12" DRAINAGE UTILITY AND CONSTRUCTION EGRESS EXITS ROADS ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXISTING ROAD LINES.
  3. A 12" UTILITY EGRESS EXITS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THE PROPERTY CONTAINS APPROXIMATELY 17.05 ACRES AND IS SUBDIVIDED INTO 24 SINGLE FAMILY LOTS AND COMMON AREA. THE PROPERTY IS ZONED R9-L.
  5. CONTOUR PROVIDED BY HICKMAN/ANDERSON COUNTY G.I.S. SUPPLEMENTED WITH FIELD RUN CONTOURS IN PREVIOUSLY OBTAINED RECORDS.
  6. ALL MEASUREMENTS UTILIZED WERE OBTAINED FROM THE HICKMAN/ANDERSON COUNTY G.I.S. SUPPLEMENTED WITH FIELD RUN CONTOURS IN PREVIOUSLY OBTAINED RECORDS.
  7. ALL MEASUREMENTS UTILIZED WERE OBTAINED FROM THE HICKMAN/ANDERSON COUNTY G.I.S. SUPPLEMENTED WITH FIELD RUN CONTOURS IN PREVIOUSLY OBTAINED RECORDS.

UNIT 1	2.65 ACRES	2 LOTS
UNIT 2	26.91 ACRES	84 LOTS
UNIT 3	12.04 ACRES	32 LOTS
UNIT 4	12.28 ACRES	33 LOTS
UNIT 5	17.28 ACRES	44 LOTS
TOTALS	71.23 ACRES	215 LOTS
DENSITY	2.987 LOTS PER ACRE	



- SYMBOL LEGEND
- HIGH PIV POINT
  - HIGH PIV SET
  - HIGH UNMOUNTED POINT
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - GAS VALVE
  - MANHOLE
  - UTILITY POLE
  - LIGHT POLE
  - GROUND TV
  - ELECTRIC BOX
  - TELEPHONE POLE
  - FENCE LINE
  - SANITARY SEWER
  - STORM SEWER
  - OVER-HEAD UTILITIES
  - CATCH BASIN
  - CURB INLET



ENGINEER: HAYDEN H. HORTON  
9800 BARRETT LANE, STE 101  
DUNSMITH, TENNESSEE 37057  
P: 615-261-9943  
F: 615-261-9943  
hhorton@hhorton.com

NOT FOR CONSTRUCTION

**GRADING PLAN  
FOR  
STRATFORD PARK  
UNIT 5**

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CITY: KNOXVILLE  
COUNTY: KNOX  
STATE: TENNESSEE  
PROJECT: 10-SD-17-C / 10-H-17-UR  
DWG: 10-SD-17-C / 10-H-17-UR-05  
DATE: 11/6/2017  
SCALE: 1" = 50'

REVISIONS  
11/06/2017  
NTRL SUBMITTAL

JOB NUMBER: 1103002  
DRAWN BY: HHH  
CHECKED BY: HHH  
SURVEY DATE: N/A  
DRAWING TITLE: UNIT 5 11-06.DWG  
DRAWING SCALE: 1" = 50'

3 sheet of 3



# SUBDIVISION - CONCEPT

Name of Applicant: SPD PROPERTIES  
Date Filed: 08/28/2017 Meeting Date: 10/12/2017  
Application Accepted by: Brusseau 10-SD-11-C  
Fee Amount: \$2420 File Number: Subdivision - Concept ~~22120~~  
Fee Amount: 0 Related File Number: Development Plan 16-H-17-UR

### PROPERTY INFORMATION

Subdivision Name: STRATFORD PARK  
NE ent Adinghams St, NE of Stratford  
Unit/Phase Number: UNIT 5 Park Blvd  
General Location: BETWEEN DRY GAP PIKE  
& JIM STURCHI ROAD  
Tract Size: 17.85 ACRES No. of Lots: 64  
Zoning District: RP-1  
Existing Land Use: VACANT  
Planning Sector: NORTH CITY  
Growth Policy Plan Designation: Inside City  
Census Tract: 49  
Traffic Zone: 200  
Parcel ID Number(s): 057 MAP  
PART of 125.01  
Jurisdiction:  City Council 5th District  
 County Commission 7th District

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: LARRY A. DOSS  
Company: SDP PROPERTIES  
Address: 1201 COLE LANE  
City: KNOXVILLE State: TN Zip: 37922  
Telephone: 865.539.6800  
Fax: 865.539.6813  
E-mail: HAYDENH@NWKONLINE.COM

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
Name: HAYDEN H HORTON  
Company: \_\_\_\_\_  
Address: 9080 BARBEE LN #101  
City: KNOXVILLE State: TN Zip: 37923  
Telephone: 865.539.6800 EXT 102  
Fax: 865.539.6813  
E-mail: HAYDENH@NWKONLINE.COM

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:  
Sewer K.U.B.  
Water K.U.B.  
Electricity K.U.B.  
Gas K.U.B.  
Telephone AT&T

### TRAFFIC IMPACT STUDY REQUIRED

No  Yes

### USE ON REVIEW No Yes

Approval Requested:  
 Development Plans in Planned District or Zone  
 Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

No  Yes (If Yes, see reverse side of this form)

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:  
PLEASE PRINT  
Name: HAYDENH@NWKONLINE.COM  
Company: \_\_\_\_\_  
Address: 9080 BARBEE LN #101  
City: KNOXVILLE State: TN Zip: 37923  
Telephone: 865.539.6800 EXT 102  
Fax: 865.539.6813  
E-mail: HAYDENH@NWKONLINE.COM



**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

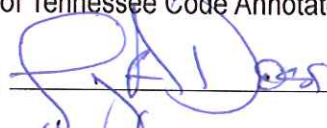
PLEASE PRINT

Name: LARRY A. DOSS

Address: 12735 EVANS RD.

City: Knoxville State: TN. Zip: 37934

Telephone: 865-300-4891

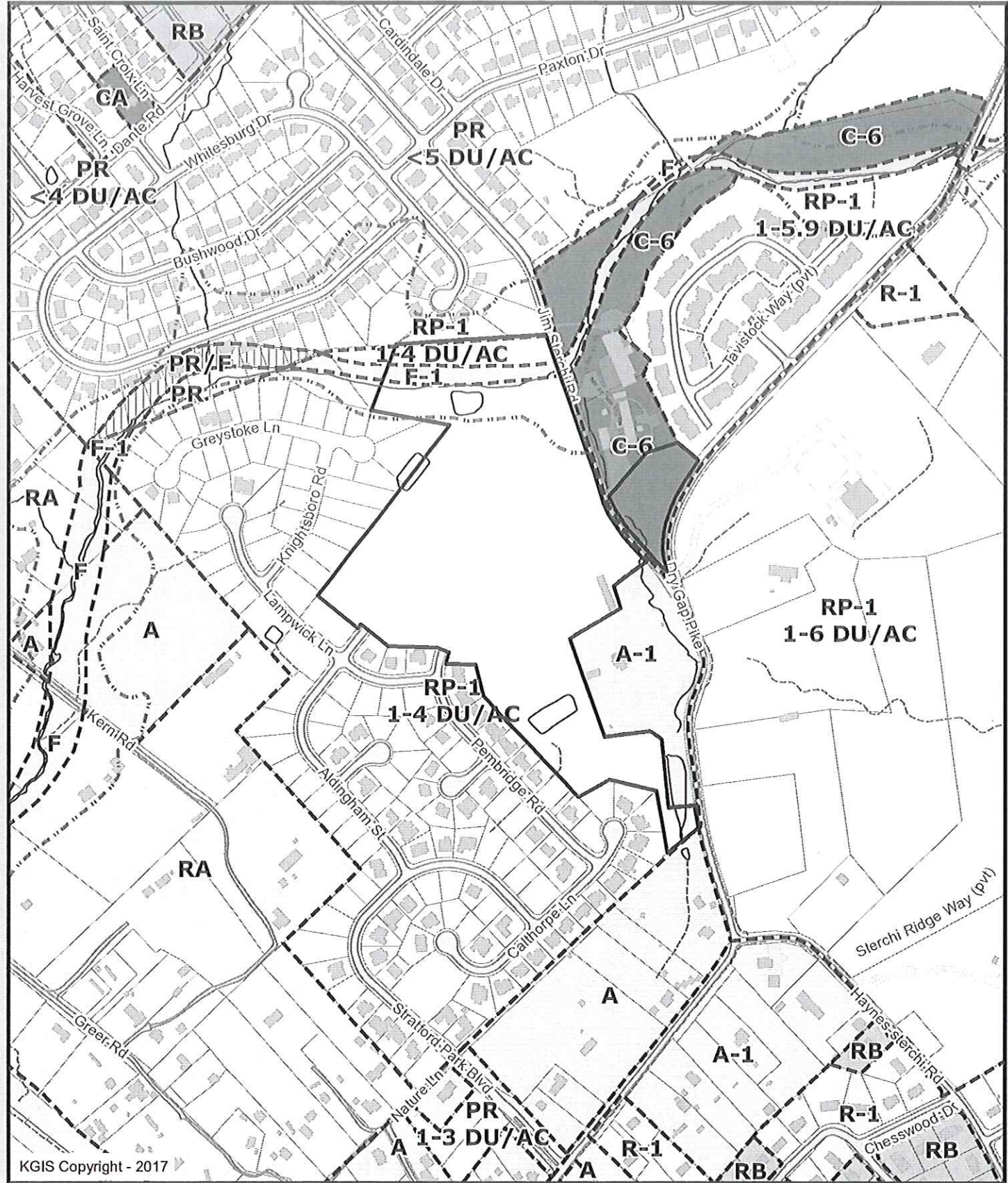
Signature: 

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

Date: 8/28/2017

E-mail: LDOSS@TDS.NET



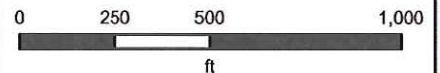


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### Letter Portrait

Printed: 8/28/2017 at 3:45:09 PM

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



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## REQUIRED SIGN POSTING AGREEMENT FORM


For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before Sept. 28, 2017 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature:   
Printed name: SPB Properties  
MPC/BZA File #: 10-SD-17-C / 10-H-17-UR

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org