

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 STREET/ROAD NAME CHANGE**

▶ **FILE #:** 10-A-17-SNC

AGENDA ITEM #: 13

AGENDA DATE: 10/12/2017

▶ **APPLICANT:** TOM SIMONS

TAX ID NUMBER: 137 177

[View map on KGIS](#)

JURISDICTION: County Commission District 9

▶ **CHANGE REQUESTED FROM:** unnamed right-of-way
 (present street name)

▶ **TO:** 'Quaker Way'
 (proposed street name)

▶ **LOCATION:** Between Chapman Highway and dead end

SECTOR PLAN: South County

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

ZONING: CA (General Business) and SC (Shopping Center)

▶ **APPLICANT'S REASON FOR CHANGE:** The property at the end of the subject right-of-way is being developed for multi-dwelling, attached housing. This right-of-way is the access point to Chapman Hwy. and needs to be named.

STAFF RECOMMENDATION:

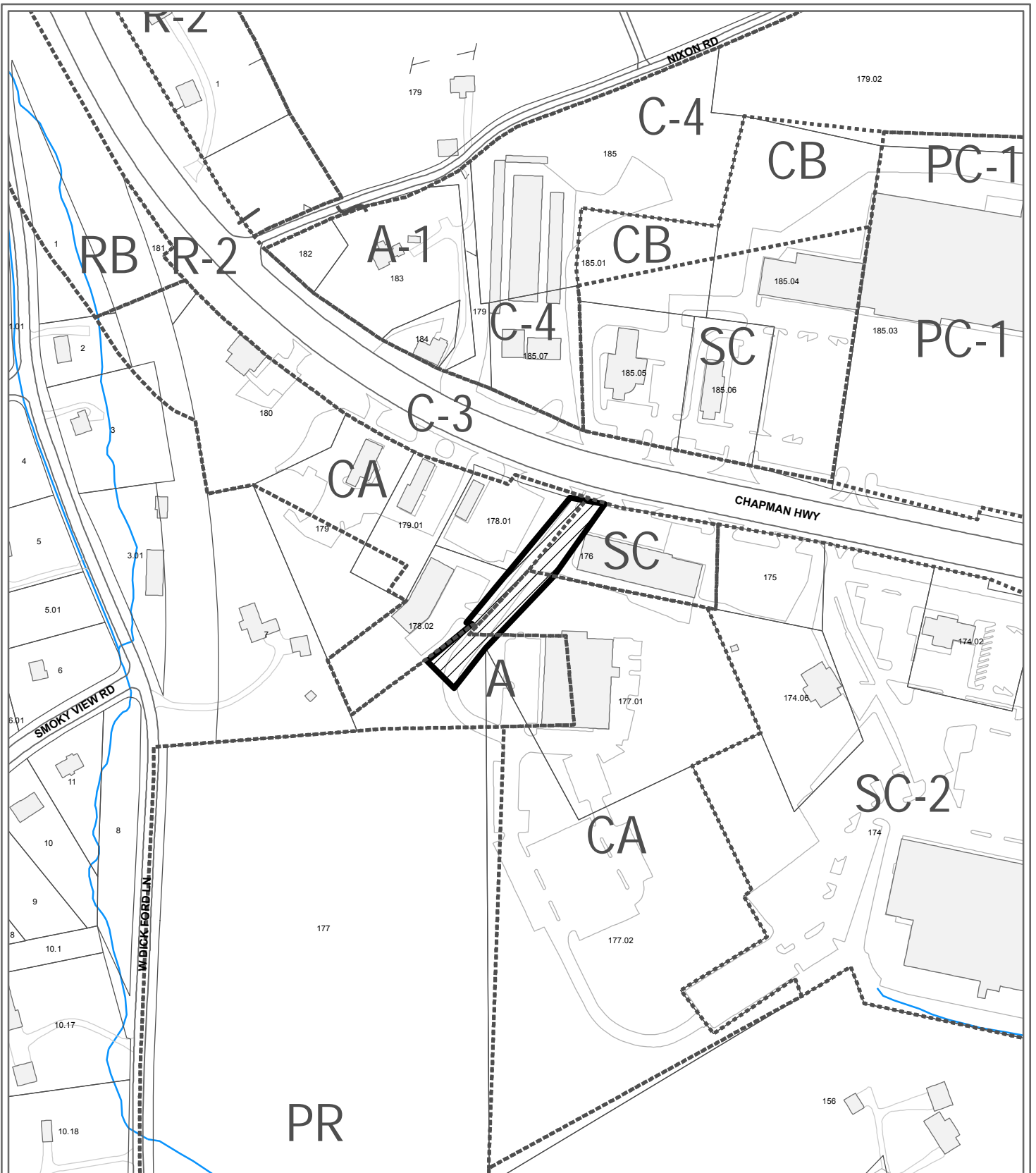
▶ **RECOMMEND** that County Commission **APPROVE** the street name 'Quaker Way.'

The proposed street name is not a duplication and meets all requirements of the Knox County Street Naming and Addressing Ordinance.

COMMENTS:

Staff has received no objections to the renaming of this right-of-way, and it meets all requirements of the "Addressing Guidelines and Procedures" section of MPC's Administrative Rules and Procedures. The applicant has notified all adjacent property owners of the proposed naming of this access drive to an apartment development and no objections have been received. This unnamed private driveway needs to be named in order for the apartments it accesses to be more easily located by emergency services and the general public.

If approved, this item will be forwarded to Knox County Commission for action on 11/20/2017. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-A-17-SNC
STREET NAME CHANGE**

From: Unnamed R-O-W

To: Quaker Way



Petitioner: Simons, Tom

Map No: 137

Jurisdiction: County



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



Street Name and Subdivision Name Review

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Visit our website www.knoxmpc.org for a list of existing and available street names
 Plats **MUST** be signed before plat is certified for recording. We can sign-off before or after the MPC meeting.
 Corrections **MUST** be made before addressing staff can sign-off on the subdivision plat.

Concept		Final		Use on Review		Variance		Exempt Plat		SNC		Planner in Charge	Mike Brusseau
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Date Submitted To Addressing Dept. for Review	05Sept	Owner Developer Applicant	Tom Simons 614.396.3203	Surveyor Architect Engineer Applicant	Jessica Mayberry 615.866.2324 Fax 615.866.2325	Phone		Fax Email	
Subdivision Name (MPC File #)	White Oak Crossing 10-A-17-SNC			Unit or Phase		Tax ID	137 177		
Proposed Subdivision Name Proposed Street Name Existing Street Name	<ol style="list-style-type: none"> 1. Duplication / Phonetic 2. Existing Road 3. Needs Correction 4. Does not conform to Addressing Regulations 			Results of Review			Date proposed street and/or subdivision name added to reserve file	Approved Denied Pending correction	
				Reference MPC File Number 3-D-17-UR					
Quaker Way				On reserve for 3-D-17-UR			10July17	Approved	
				Unnamed ROW will be serving a new Apartment Complex serving 6 or more addresses by Administrative Rules & Procedures					
				It must be named. Established businesses will be affected by the change					

*MPC reserves the right to modify these comments as new information comes to our attention from field review and/or requirements from other government review agencies.

Contact Us: addressing@knoxmpc.org fax: 215.2237					Reviewed by	Donna Hill 865.215.3872 donna.hill@knoxmpc.org	Date Completed	08Sept17
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STREET NAME CHANGE



Jurisdiction: City _____ Councilmanic District County D9 Commission District

Date Filed: 9/5/2017 Fee Paid: \$500.00 File Number: 10-A-17-SNC

Map Number: 137-177 City County Sector: South County

Name of Applicant: Tom Simons

INFORMATION:

Present Street Name: Unnamed ROW

Proposed Street Name: Quaker Inlay

Location of Street or Portion of Street proposed for change:

Beginning of Change: (From) Chapman Hwy

End of Change: (To) Dead end

Reason for Proposed Change: The property at the end of the RIGHT-OF-WAY is being developed for MULTI-FAMILY HOUSING. The "RIGHT-OF-WAY" IS THE ACCESS POINT TO CHAPMAN HIGHWAY AND NEEDS TO BE NAMED.

PLANNING COMMISSION POLICY REQUIRES THAT:

1. All affected property owners and tenants be given an opportunity to express their opinion concerning a street name change.
2. The opinions expressed be filed with and become a part of the application for change.

The Street Name Change Canvass Form (on the back of this form), must be completed before the application can be accepted.

ALL CORRESPONDENCE RELATING TO THIS APPLICATION SHOULD BE SENT TO:

Jessica Mayberry 424 Church Street, Suite 2910, Nashville, TN 37219; 615-866-2324; 615-866-2325

Name: (Print) Address • City • State • Zip • Phone • Fax

AUTHORIZATION OF APPLICATION:

I hereby certify that I am the authorized applicant. ALL property owners and tenants affected by this request have been canvassed and have signed on the back of this form.

Signature: _____

Tom Simons 229 Huber Village Blvd., Suite 100, Westerville, OH 43081 614-396-3203;

Name: (Print) Address • City • State • Zip • Phone • Fax

APPLICATION ACCEPTED BY: _____

• STREET NAME CHANGE CANVASS FORM •

Page _____ of _____

I (We) plan to file a request with the Metropolitan Planning Commission to change the name of the street.
 I (We) understand that our address will change when this street name is changed.

Present Street Name: Unnamed ROW

Proposed Street Name: Quaker Way

This is your opportunity to express your opinion about the proposed street name change.

OWNER

TENANT

Agree

Disagree

Agree

Disagr

ADDRESS

SIGNATURE

7300 Chapman Hwy Knoxville
 TN 37920

[Handwritten Signature]

X

RENO & CAVANAUGH PLLC

Seth B. Zirkle
(615)866-3214
(615)866-3215 fax
szirkle@renocavanaugh.com

July 28, 2017

Elavon
One Concourse Parkway, Ste 300
Atlanta, GA 30328
ATTN: Property Management / Legal

Re: Street Name Change Application
Knoxville, Knox County, Tennessee Tax Parcels 177.01 / 177.02

Dear Sir or Madam:

In connection with its acquisition and development of certain property located off Chapman Highway in Knoxville, Knox County, Tennessee (Tax Parcel 137-177, as highlighted in yellow on the enclosed map) it will be necessary for our client to assign a name to a private right-of-way. As part of this naming process, the Metropolitan Planning Commission ("MPC") requires that all affected abutting property owners and tenants be given an opportunity to express their opinion regarding the proposed name change. The purpose of this letter is to provide notice of the proposed name change to "Quaker Way" and request your consideration of the enclosed materials as required by MPC.

Based upon information provided by MPC it is our understanding that you are the property owner of record of the property identified above and that the proposed name change may impact the mailing address(es) of this property. For ease of identification the above-referenced property is highlighted in blue on the enclosed map.

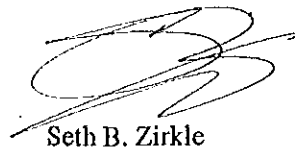
Upon your review of the enclosed materials, please indicate whether you agree or disagree with the proposed street name change on the enclosed Street Name Change Canvass Form and return the completed form in the post-paid envelope (simply deposit in any UPS receptacle) within ten (10) days.

Should you have any questions, please contact me at the number or email address above.

Thank you, in advance, for your attention to this matter.

Sincerely,

RENO & CAVANAUGH, PLLC



Seth B. Zirkle

RENO & CAVANAUGH PLLC

Seth B. Zirkle
(615)866-3214
(615)866-3215 fax
szirkle@renocavanaugh.com

July 28, 2017

Metro Knoxville HMA LLC
1440 Metcalf Avenue
Overland Park, KS 66223
ATTN: Property Management / Legal

Re: Street Name Change Application
Knoxville, Knox County, Tennessee Tax Parcel 178.02

Dear Sir or Madam:

In connection with its acquisition and development of certain property located off Chapman Highway in Knoxville, Knox County, Tennessee (Tax Parcel 137-177, as highlighted in yellow on the enclosed tax map) it will be necessary for our client to assign a name to a private right-of-way. As part of this naming process, the Metropolitan Planning Commission ("MPC") requires that all affected abutting property owners and tenants be given an opportunity to express their opinion regarding the proposed name change. The purpose of this letter is to provide notice of the proposed name change to "Quaker Way" and request your consideration of the enclosed materials as required by MPC.

Based upon information provided by MPC it is our understanding that you are the property owner of record of the property identified above and that the proposed name change may impact the mailing address(es) of this property. For ease of identification the above-referenced property is highlighted in orange on the enclosed tax map.

Upon your review of the enclosed materials, please indicate whether you agree or disagree with the proposed street name change on the enclosed Street Name Change Canvass Form and return the completed form in the post-paid envelope (simply deposit in any UPS receptacle) within ten (10) days.

Should you have any questions, please contact me at the number or email address above.

Thank you, in advance, for your attention to this matter.

Sincerely,

RENO & CAVANAUGH, PLLC



Seth B. Zirkle

Seth B. Zirkle
(615)866-3214
(615)866-3215 fax
szirkle@renocavanaugh.com

July 28, 2017

WH Capital LLC
1021 Cambridge Square
Alpharetta, GA 30009
ATTN: Property Management / Legal

Re: Street Name Change Application
Knoxville, Knox County, Tennessee Tax Parcel 178.01

Dear Sir or Madam:

In connection with its acquisition and development of certain property located off Chapman Highway in Knoxville, Knox County, Tennessee (Tax Parcel 137-177, as highlighted in yellow on the enclosed tax map) it will be necessary for our client to assign a name to a private right-of-way. As part of this naming process, the Metropolitan Planning Commission ("MPC") requires that all affected abutting property owners and tenants be given an opportunity to express their opinion regarding the proposed name change. The purpose of this letter is to provide notice of the proposed name change to "Quaker Way" and request your consideration of the enclosed materials as required by MPC.

Based upon information provided by MPC it is our understanding that you are the property owner of record of the property identified above and that the proposed name change may impact the mailing address(es) of this property. For ease of identification the above-referenced property is highlighted in green on the enclosed tax map.


Upon your review of the enclosed materials, please indicate whether you agree or disagree with the proposed street name change on the enclosed Street Name Change Canvass Form and return the completed form in the post-paid envelope (simply deposit in any UPS receptacle) within ten (10) days.

Should you have any questions, please contact me at the number or email address above.

Thank you, in advance, for your attention to this matter.

Sincerely,

RENO & CAVANAUGH, PLLC



Seth B. Zirkle