



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 3-D-18-RZ
3-A-18-SP

AGENDA ITEM #: 24
AGENDA DATE: 3/8/2018

▶ **APPLICANT:** RANDY GUIGNARD
OWNER(S): Randy Guignard

TAX ID NUMBER: 59 002 & 00201 [View map on KGIS](#)
JURISDICTION: Commission District 2
STREET ADDRESS:

▶ **LOCATION:** Northeast side Beverly Rd., south of Oakland Dr.

▶ **TRACT INFORMATION:** 88.5 acres.

SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
ACCESSIBILITY: Access is via Beverly Rd., a major collector street with 25' of pavement width within 50' of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Whites Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), SLPA (Slope Protection Area) & STPA (Stream Protection Area) / RB (General Residential), I (Industrial) and F (Floodway)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area) / PR (Planned Residential) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Railroad, Whites Creek, light industrial / LI, F / I-3 (General Industrial) and I (Industrial)
South: Vacant land, houses / MU-SD (NC-8), SLPA / RB (General Residential)
East: Vacant land / AG, SLPA / I (Industrial) and RB (General Residential)
West: Beverly Rd., residences / LDR, SLPA / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of residential and light industrial uses under various zones, including RB, R-1, I and I-3.

STAFF RECOMMENDATION:

- ▶ **DENY the requested LDR (Low Density Residential), SLPA (Slope Protection), and STPA (Stream Protection) sector plan designation.**

Reasonable residential development may be permitted under the current agricultural sector plan designation, which allows consideration of PR zoning at a density of 1 du/ac or less. The steep slopes and floodway characteristics of the site make it unsuitable for a density of greater than 1 du/ac, therefore the sector plan amendment is not necessary. The requested PR zoning will allow the residential units to be clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.

- ▶ **RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1 du/ac. (Applicant requested 5 du/ac.)**

PR zoning at the recommended density will allow reasonable development of the site, consistent with the current sector plan proposal and surrounding development, and also consistent with the residential density guidelines of the Hillside and Ridgetop Protection Plan (HRPP). The extreme slopes of the property, with sparse and small developable areas, as well as the impact of the adjacent floodway, warrant the recommendation to a density not to exceed 1 du/ac, which would does permit consideration of up to 61 dwelling units, based on the area of the property that is outside of the floodway.

COMMENTS:

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made recently to this section of Beverly Rd. Utilities are available in the area, but may need to be extended to serve the site. No infrastructure improvements have occurred that warrant the change to the sector plan map to LDR.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current sector plan proposes agricultural uses, with slope and stream protection, for the site, which is not consistent with the property's current I and RB zoning. This designation is appropriate for the site, because it limits residential development to no more than 1 du/ac of density. The slope and floodway limitations of the site make it unsuitable for development at a density exceeding 1 du/ac.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

Residential development is established to the west, within the City Limits of Knoxville. This area has been approved for various types of zoning and development. The current plan designation of AG will allow the applicant to get some reasonable use out of this property, which is considerably steep and will have some limitations because of the adjacent floodway.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

Low density residential uses have long been established to the west on the opposite side of Beverly Rd. from this site. The property is suitable for limited residential density that is allowable under the current AG sector plan designation.

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. The recommended zoning and density for the subject property are appropriate to allow reasonable use of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP.
2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be limited to 2.61 du/ac. The slope analysis, map and calculations are attached. However, because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit

density to no more than 1 du/ac.

3. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also give the opportunity for public comment at the MPC meeting.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

2. Additionally, the zoning states that each development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the Planning Commission by review of development plans. Staff maintains that PR is the most appropriate zone for this development.

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. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.

2. Sidewalks may be required on at least one side of each street within the development, and possibly along the Beverly Rd. frontage.

3. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review.

4. The requested PR zoning at a density of up to 5 du/ac would allow for a maximum of 307 dwelling units to be proposed for this site, which has a calculated area of 61.54 acres outside of the floodway that may be counted toward density calculations. That number of detached units, as requested, would add approximately 2909 vehicle trips per day to the street system and would add approximately 109 children under the age of 18 to the school system. The recommended PR zoning at a density of up to 1 du/ac would allow for a maximum of 61 dwelling units to be proposed for the site. That number of detached units would add approximately 658 vehicle trips per day to the street system and would add approximately 22 children under the age of 18 to the school system.

5. About two-thirds of the site is designated for SLPA (Slope Protection Area) on the sector plan (see attached sector plan map). Disturbance of the site (grading and removal of vegetation) for residential lot construction should be limited, to the greatest extent possible, to areas outside of the SLPA and away from the steepest portions of the site, as identified by the staff slope analysis. Best management practices, as identified in the HRPP, should be utilized to minimize the amount of clearing and grading that will be required for the development.

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 current North City Sector Plan proposes agricultural uses, slope and stream protection for the site. The staff recommended zoning and density are consistent with current sector plan designation for the property. The current I and RB zoning on the property are not consistent with the sector plan.

2. The recommended zoning and density do not present any apparent conflicts with any other adopted plans.

Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. Grading and drainage plans may also be required at this stage, if deemed necessary by Knox County Engineering and MPC staff.

ESTIMATED TRAFFIC IMPACT: 2909 (average daily vehicle trips)

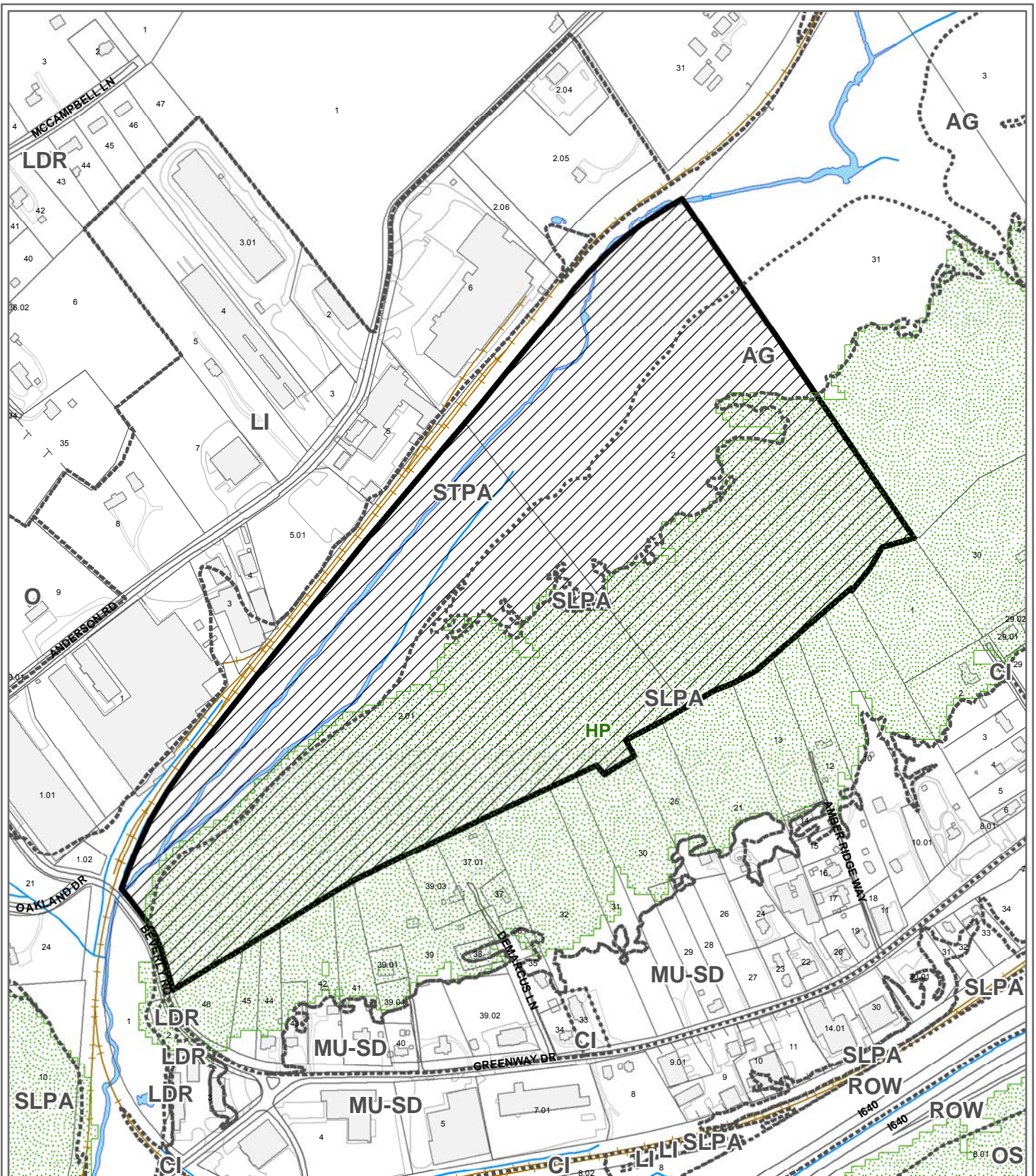
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 109 (public school children, ages 5-18 years)

Schools affected by this proposal: Shannondale 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.

If approved, this item will be forwarded to Knox County Commission for action on 4/23/2018. 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.



**3-A-18-SP / 3-D-18-RZ
NORTH CITY SECTOR PLAN AMENDMENT**

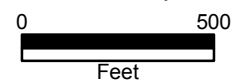
Petitioner: Guignard, Randy

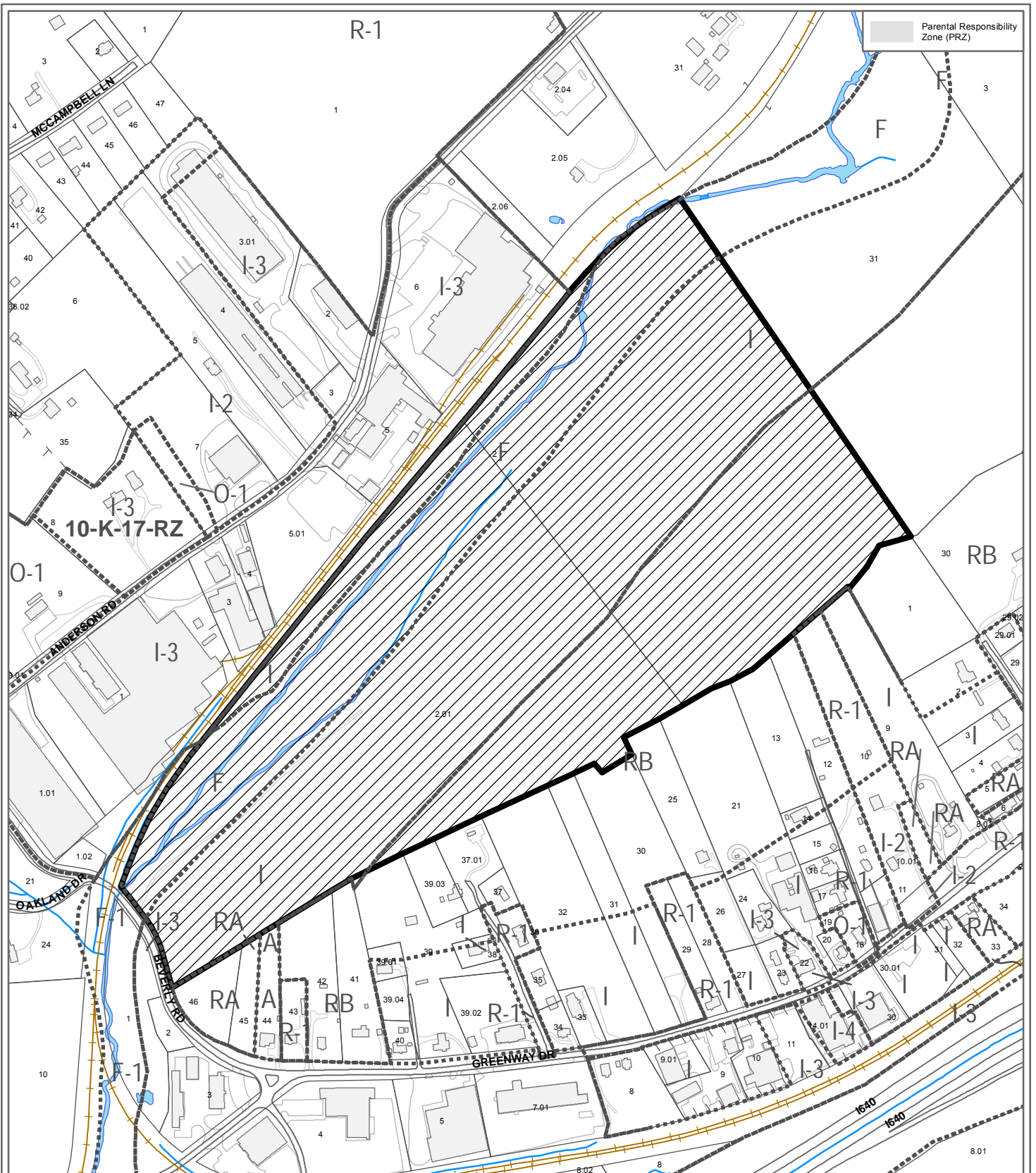


From: AG (Agricultural), SLPA (Slope Protection Area) & STPA (Stream Protection Area)
To: LDR (Low Density Residential), SLPA (Slope Protection Area) & STPA (Stream Protection Area)

Map No: 59
Jurisdiction: County

Original Print Date: 2/12/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**3-D-18-RZ
REZONING**

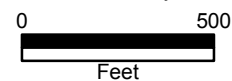
From: RB (General Residential), I (Industrial) and F (Floodway)
To: PR (Planned Residential) & F (Floodway)



Petitioner: Guignard, Randy

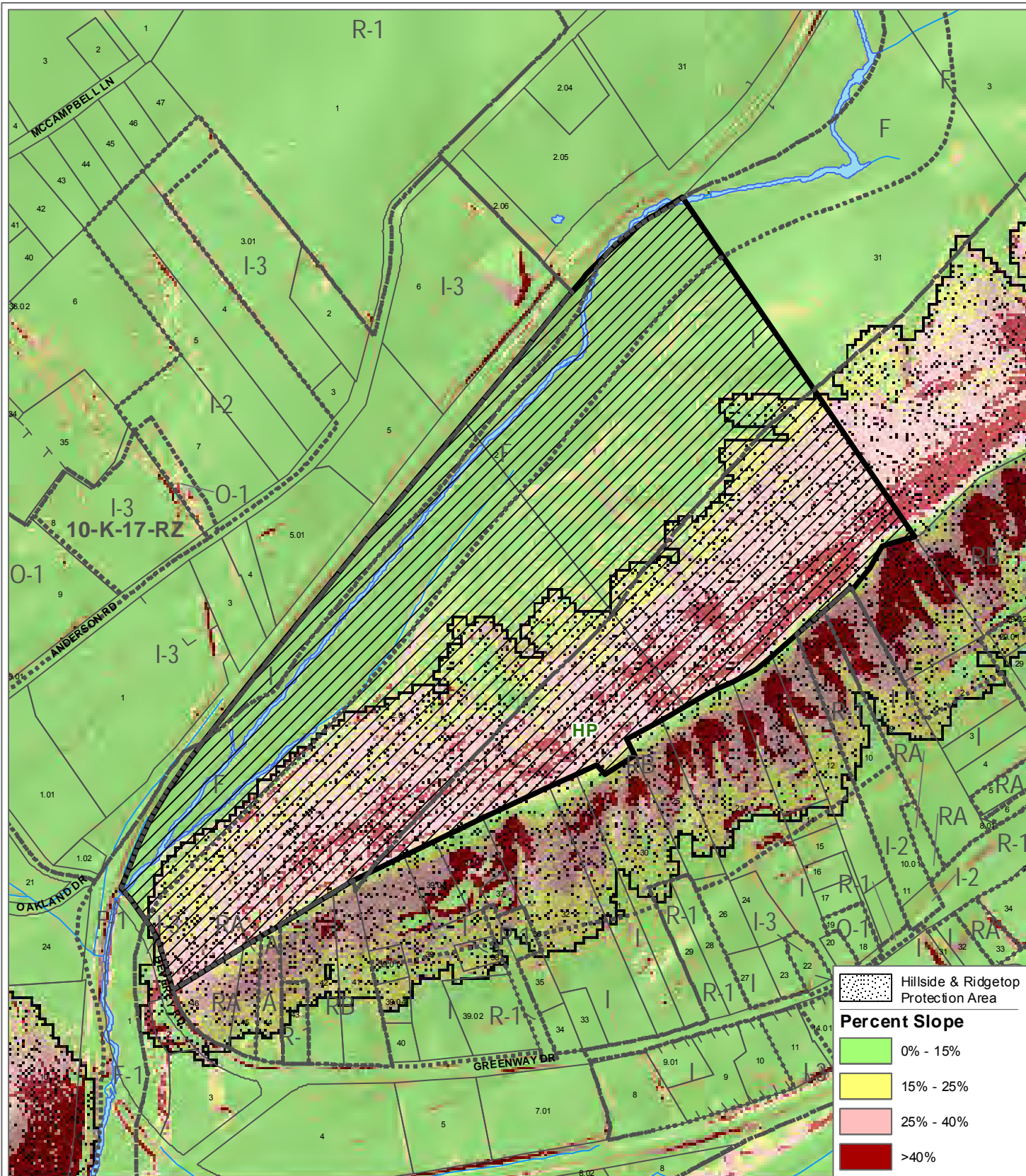
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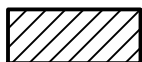
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**3-D-18-RZ
REZONING - SLOPE ANALYSIS**

From: RB (General Residential), I (Industrial) and F (Floodway)

To: PR (Planned Residential) & F (Floodway)



Original Print Date: 2/8/2018

Revised:

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

Petitioner: Guignard, Randy

Map No: 59

Jurisdiction: County



3-D-18-RZ Slope Analysis

| | | | Acreage |
|--|----------------------|--------------|----------------|
| Non-Hillside Portions | | | 21.96 |
| Hillside and Ridgetop Protection Area | | | |
| Value | Percent Slope | Count | Acres |
| 1 | 0%-15% | 4458 | 2.56 |
| 2 | 15%-25% | 15041 | 8.63 |
| 3 | 25%-40% | 38721 | 22.22 |
| 4 | >40% | 10750 | 6.17 |
| | | | 39.58 |
| Ridgetop Area | | | 0 |
| Floodway Area | | | 18.85 |
| (not counted towards overall PR density) | | | |
| Site Total | | | 80.39 |
| Area counted towards density | | | 61.54 |

MPC STAFF - SLOPE / DENSITY ANALYSIS
3-D-18-RZ - Randy Guignard - RB & I to PR

| CATEGORY | ACRES | RECOMMENDED DENSITY (Dwelling Units / Acre) | NUMBER OF UNITS |
|---|--------------|---|-----------------|
| Non-Hillside | 21.96 | 5.00 | 109.8 |
| 0-15% Slope | 2.56 | 5.00 | 12.8 |
| 15-25% Slope | 8.63 | 2.00 | 17.3 |
| 25-40% Slope | 22.22 | 0.50 | 11.1 |
| Greater than 40% Slope | 6.17 | 0.20 | 1.2 |
| Ridgetops | 0 | 5.00 | 0.0 |
| Subtotal: Sloped Land | 39.58 | | 42.4 |
| Maximum Density Guideline (Hillside & Ridgetop Protection Plan) | 61.54 | 2.47 | 152.2 |
| Proposed Density (Applicant) | 61.54 | 5.00 | 307.7 |

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

| <i>Percent of Slope</i> | <i>Recommended Maximum Density Factor*</i> | <i>Recommended Maximum Land Disturbance Factor**</i> |
|-------------------------|--|--|
| 0 - 15 | Knox County: 5 dua City of Knoxville: 6 dua | 100% |
| 15 - 25 | 2 dua | 50% |
| 25 - 40 | 0.5 dua | 20% |
| 40 or more | 0.2 dua | 10% |
| Ridgetops*** | *** | *** |

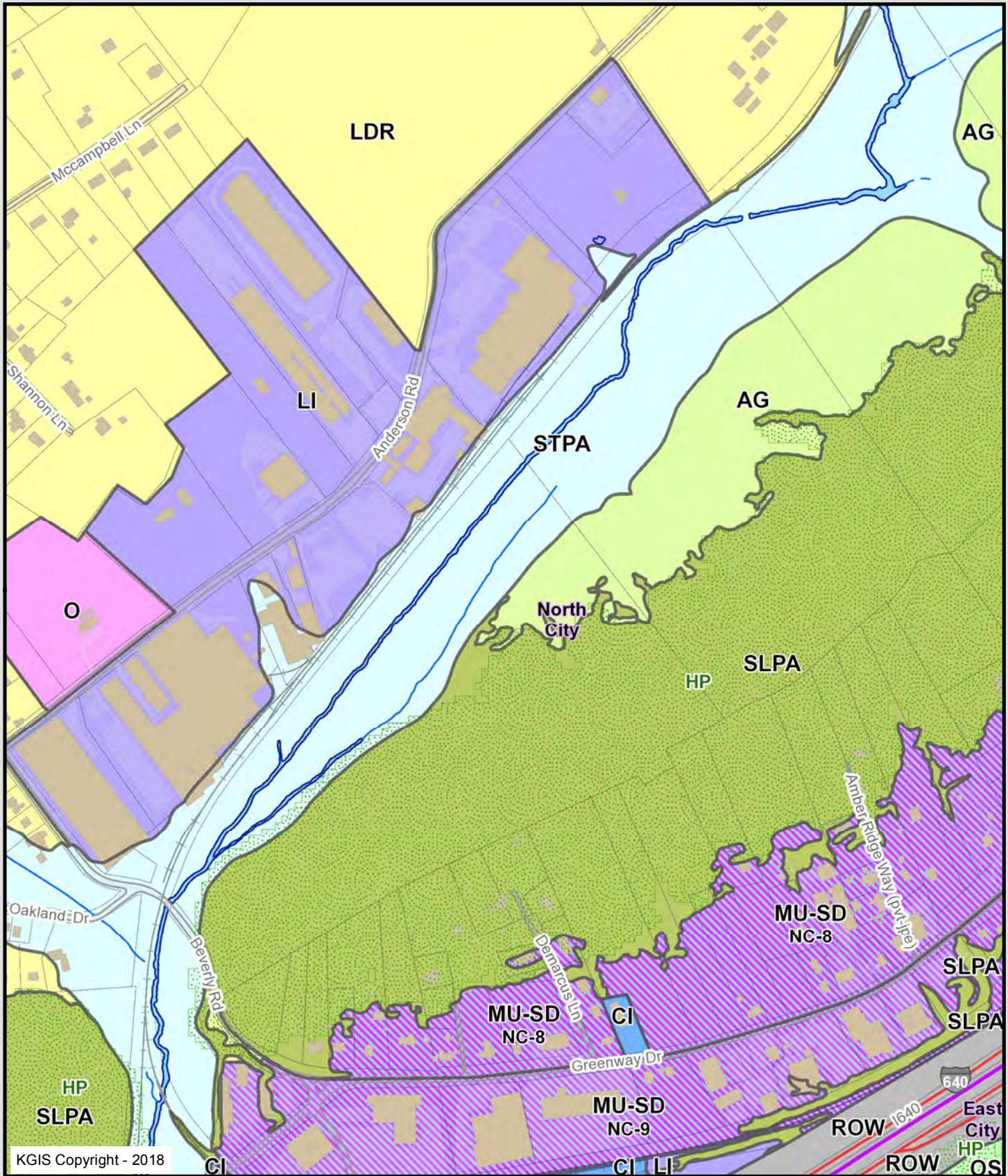
dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

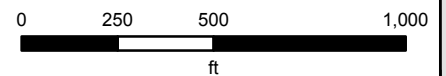
The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33



Letter Portrait

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KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTH CITY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Metropolitan Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Metropolitan Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the North City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Randy Guignard has submitted an application to amend the Sector Plan from Agricultural, Slope Protection and Stream Protection to Low Density Residential, Slope Protection and Stream Protection, for property described in the application; and

WHEREAS, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the North City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Metropolitan Planning Commission, at its regularly scheduled public hearing on March 8, 2018, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #3-A-18-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

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

North City

REZONING **PLAN AMENDMENT**

Name of Applicant: Randy Guignard

Date Filed: Jan 22 2018 Meeting Date: March 8, 2018

Application Accepted by: Michael Brusseau

Fee Amount: \$4000⁰⁰ File Number: Rezoning 3-D-18-RZ

Fee Amount: \$800⁰⁰ File Number: Plan Amendment 3-A-18-SP



PROPERTY INFORMATION

Address: 0 Beverly rd / 0 New Beverly

General Location: N of Church rd.
Beverly rd and Greenway Dr.
Knoxville 37918

Parcel ID Number(s): 059 00201
059 002

Tract Size: 88.5 acres

Existing Land Use: Ag for Vac

Planning Sector: North City

Growth Policy Plan: Urban

Census Tract: 43

Traffic Zone: 136

Jurisdiction: City Council _____ District
 County Commission 2 District

Requested Change

REZONING

FROM: F / I / RB RB, I + F

TO: RP-1 PR + F MMB

PLAN AMENDMENT

One Year Plan North City Sector Plan

FROM: AC, SLPA + STPA

TO: NOV LDR, SLPA + STPA
MMB

PROPOSED USE OF PROPERTY

Planned Residential Development
example → Taxwell Pointe
Taxwell Pointe Way

Density Proposed 5 Units/Acre

Previous Rezoning Requests: N/A

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT Name: Randy Guignard

Company: _____

Address: 5408 Fountain Gate rd

City: Knoxville State: Tn Zip: 37918

Telephone: 865-244-8050

Fax: 865-219-5983

E-mail: randy@fourseasonscorp.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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: Randy Guignard

Company: _____

Address: Same as above

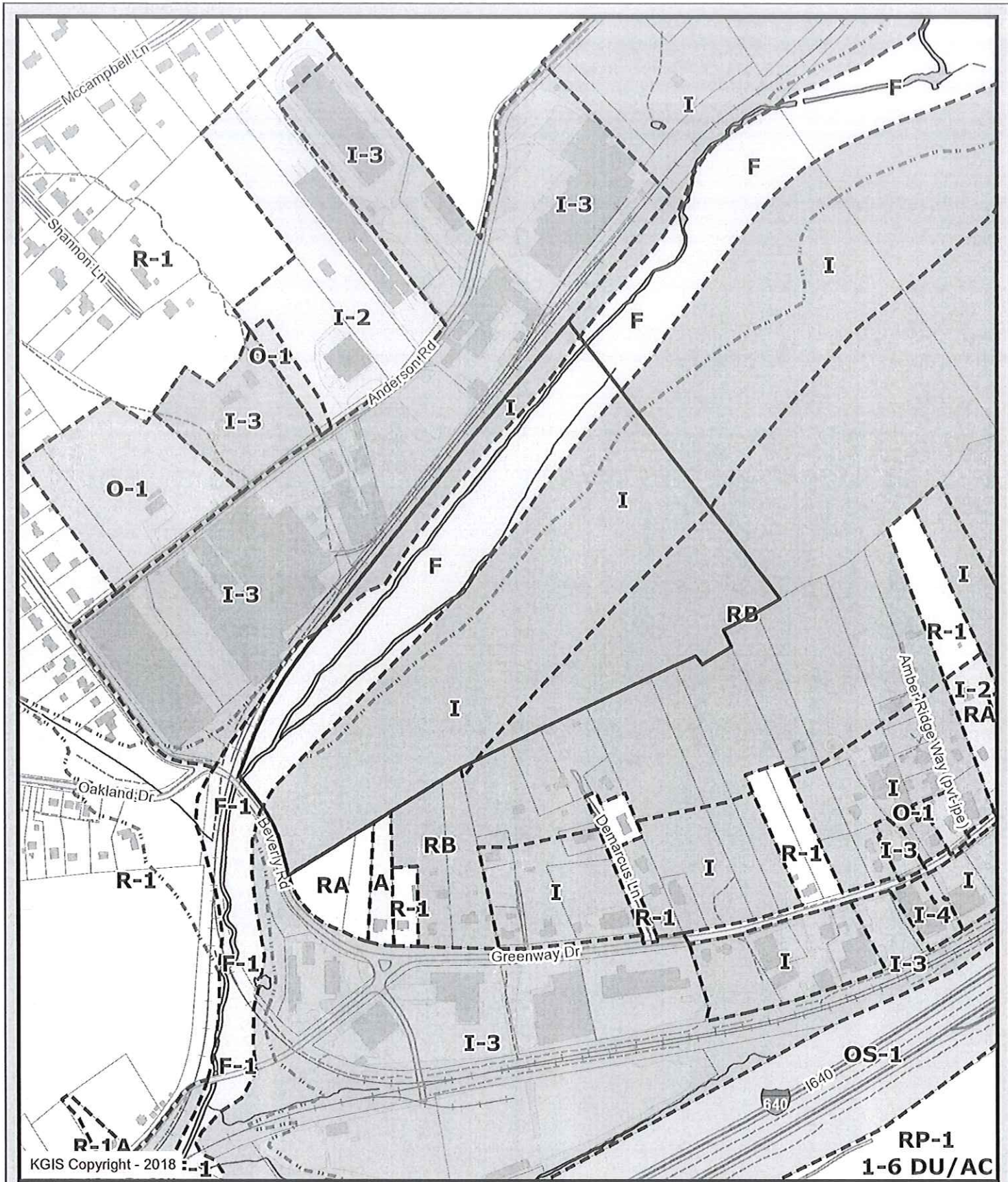
City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____

michael.brusseau@knoxmpc.org

865-215-3810
 Agenda Item # 24

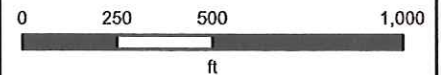


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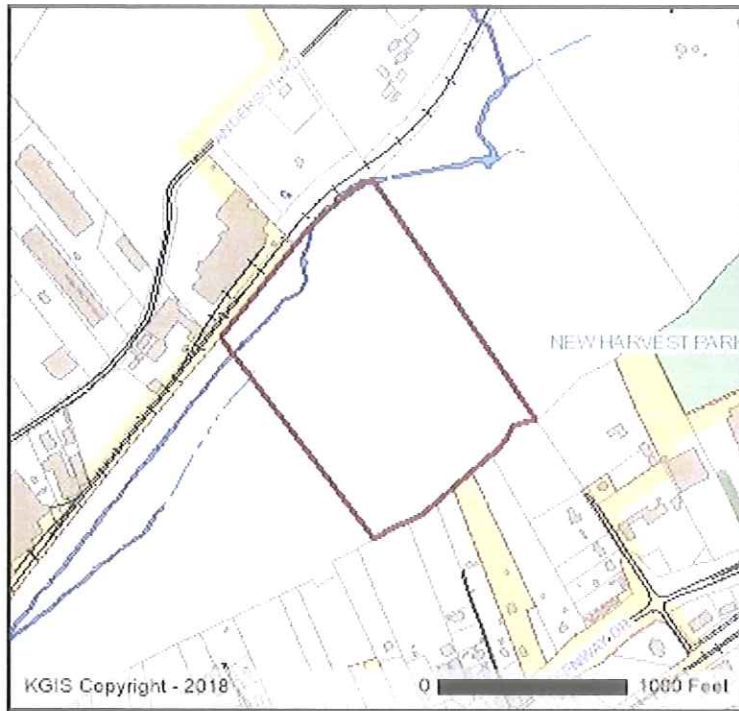
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Parcel 059 002 - Property Map and Details Report



Property Information

Location Address: 0 NEW BEVERLY BAPTIST CHURCH RD
 CLT Map: 59
 Insert:
 Group:
 Condo Letter:
 Parcel: 2
 Parcel ID: 059 002
 Parcel Type:
 District: N7
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 44.90
 Recorded Plat: -
 Recorded Deed: 20080714 - 0003032
 Deed Type: Legal Document:
 Deed Date: 7/14/2008

Address Information

Site Address: 0 NEW BEVERLY BAPTIST CHURCH RD
 KNOXVILLE - 37918
 Address Type: UNUSED LAND
 Site Name:

Owner Information

JENKINS RAY HAL & WORKMAN LEE ANN JENKINS & HATCHER LINDA MIRIAM
 9114 BROWNLOW NEWMAN 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:

MPC Information

Census Tract: 43
 Planning Sector: North City
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 74
 Voting Location: Shannondale Elementary School
 5316 SHANNONDALE RD
 TN State House: 16 Bill Dunn
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 2 Michele Carringer
 Bob Thomas
 Ed Brantley

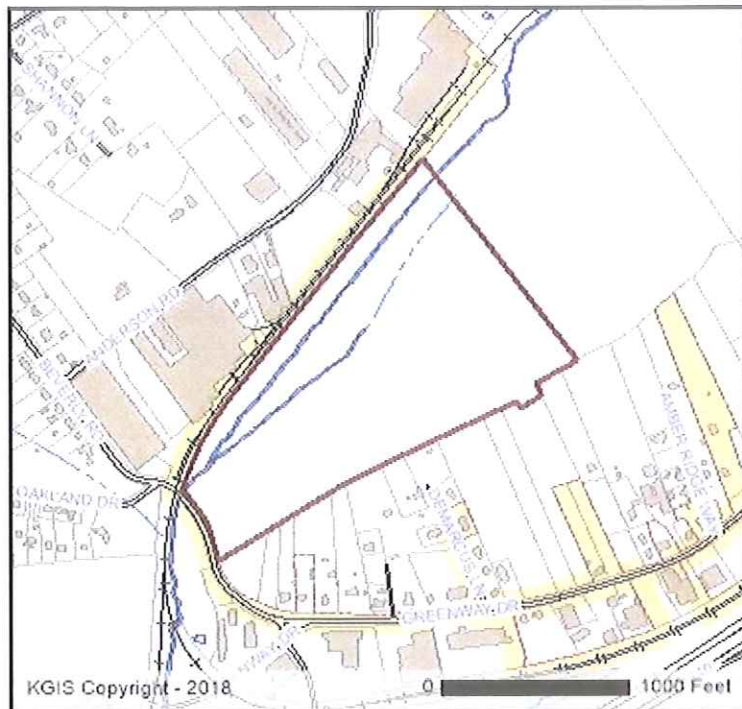
School Zones

Elementary: SHANNONDALE ELEMENTARY
 Intermediate:
 Middle (2017-2018): GRESHAM MIDDLE
 Middle (2018-2019): GRESHAM MIDDLE
 High (2017-2018): CENTRAL HIGH
 High (2018-2019): CENTRAL HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:
 School Board: 2 Jennifer Owen
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Parcel 059 00201 - Property Map and Details Report**Property Information**

Location Address: 0 BEVERLY RD
 CLT Map: 59
 Insert:
 Group:
 Condo Letter:
 Parcel: 2.01
 Parcel ID: 059 00201
 Parcel Type:
 District: N7
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage:
 Calc. Acreage: 43.60
 Recorded Plat: -
 Recorded Deed: 20080313 - 0068549
 Deed Type: Legal Document:
 Deed Date: 3/13/2008

Address Information

Site Address: 0 BEVERLY RD
 KNOXVILLE - 37918
 Address Type: UNUSED LAND
 Site Name:

Owner Information

JENKINS RAY HAL & LEE ANN WORKMAN & LINDA
 MIRIAM HATCHER
 9114 BROWNLOW NEWMAN RD
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 High (2017-2018): CENTRAL HIGH
 High (2018-2019): CENTRAL HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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

Source: KGIS

ACTIVE NORMAL

01/20/2018

| District | Map | Insert | Group | Parcel | Ward | Property Location | |
|--|-----|-----------|--------------------------|---------|-----------------------------|---|---|
| N7 | 59 | | | 2 | | 0 NEW BEVERLY BAPTIST CHURCH RD | |
| Subdivision | | Block | Lot | Plat | Dimensions (shown in ft.) | | Acreage |
| | | - | - | - | | | 0.00 - A.C. Deeded 44.90 - A.C. Calculated |
| Owner | | Sale Date | Book | Page | Sale Price | Mailing Address | |
| JENKINS ERBY L & NELL H % RAY L JENKINS | | 4/13/1943 | 654 | 126 | | 508 #UNIT 402 UNION AVE KNOXVILLE, TN 37902 | |
| | | 4/6/1951 | 858 | 177 | | | |
| JENKINS RAY HAL & WORKMAN LEE ANN JENKINS & HATCHER LINDA MIRIAM | | 3/3/2008 | 20080313 | 0068549 | | 9114 BROWNLOW NEWMAN RD KNOXVILLE, TN 37914 | |
| | | 7/9/2008 | 20080714 | 0003032 | | | |

| Remarks | |
|--------------------------------|-----------------------------|
| L/A | |
| Parent Parcel | Parent Instrument Number |
| | |
| Previous Parcel (Split From) | Next Parcel (Merged Into) |
| | |

<http://www.kgis.org/parcelreports/ownercard.aspx?id=059%20%20002>

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

Source: KGIS

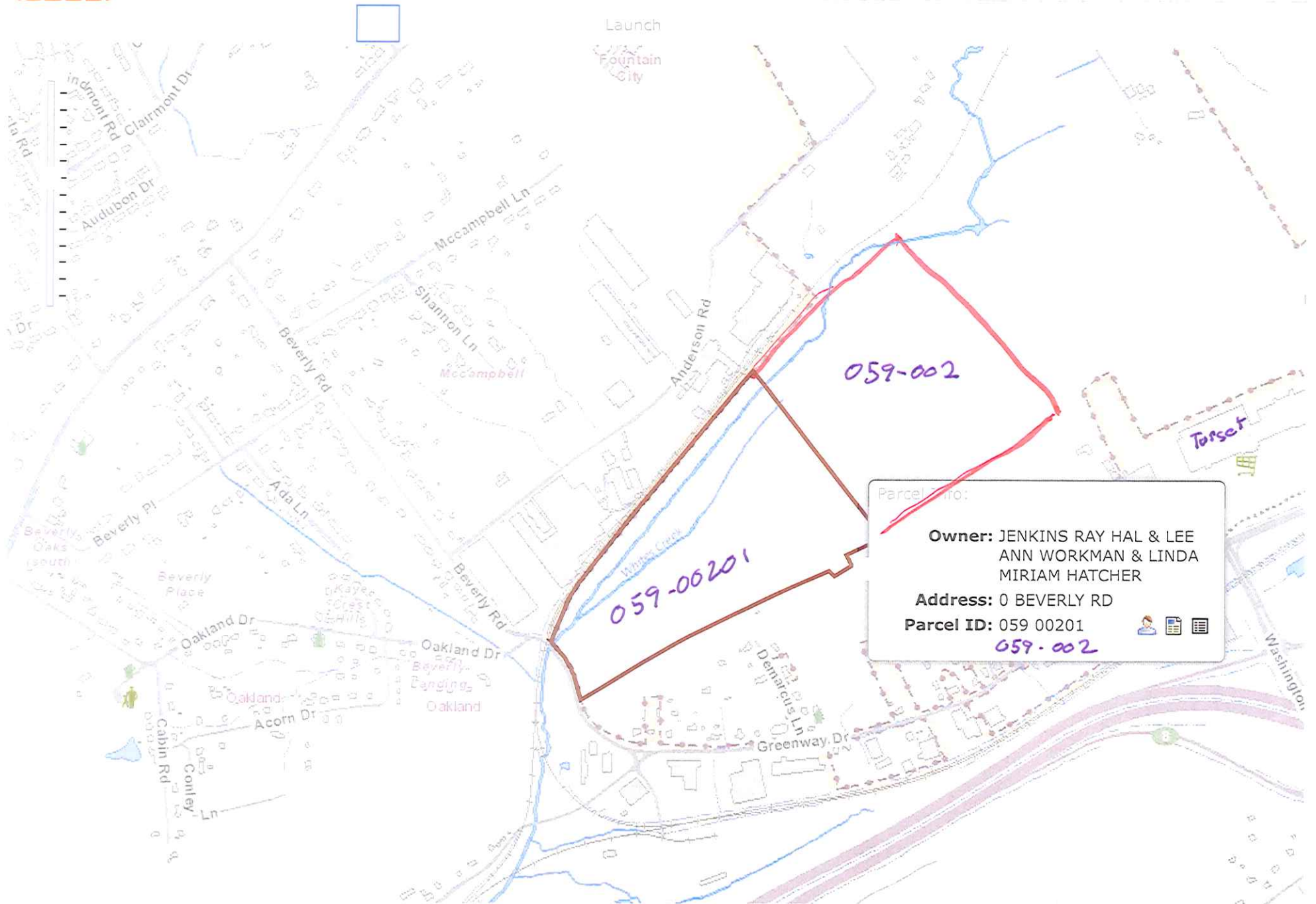
ACTIVE NORMAL

01/20/2018

| District | Map | Insert | Group | Parcel | Ward | Property Location | |
|--|-----|-----------|--------------------------|---------|------------|---|--|
| N7 | 59 | | | 2.01 | | 0 BEVERLY RD | |
| Subdivision | | | Block | Lot | Plat | Dimensions (shown in ft.) | Acreage |
| | | | - | - | - | | - A.C. Deeded 43.60 - A.C. Calculated |
| Owner | | Sale Date | Book | Page | Sale Price | Mailing Address | |
| JENKINS ERBY L & NELL H % RAY L JENKINS | | 4/13/1943 | 654 | 126 | | 508 #UNIT 402 UNION AVE KNOXVILLE, TN 37902 | |
| | | 4/6/1951 | 858 | 177 | | | |
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| Remarks | |
|--------------------------------|-----------------------------|
| | |
| Parent Parcel | Parent Instrument Number |
| | |
| Previous Parcel (Split From) | Next Parcel (Merged Into) |
| 059 002 | |

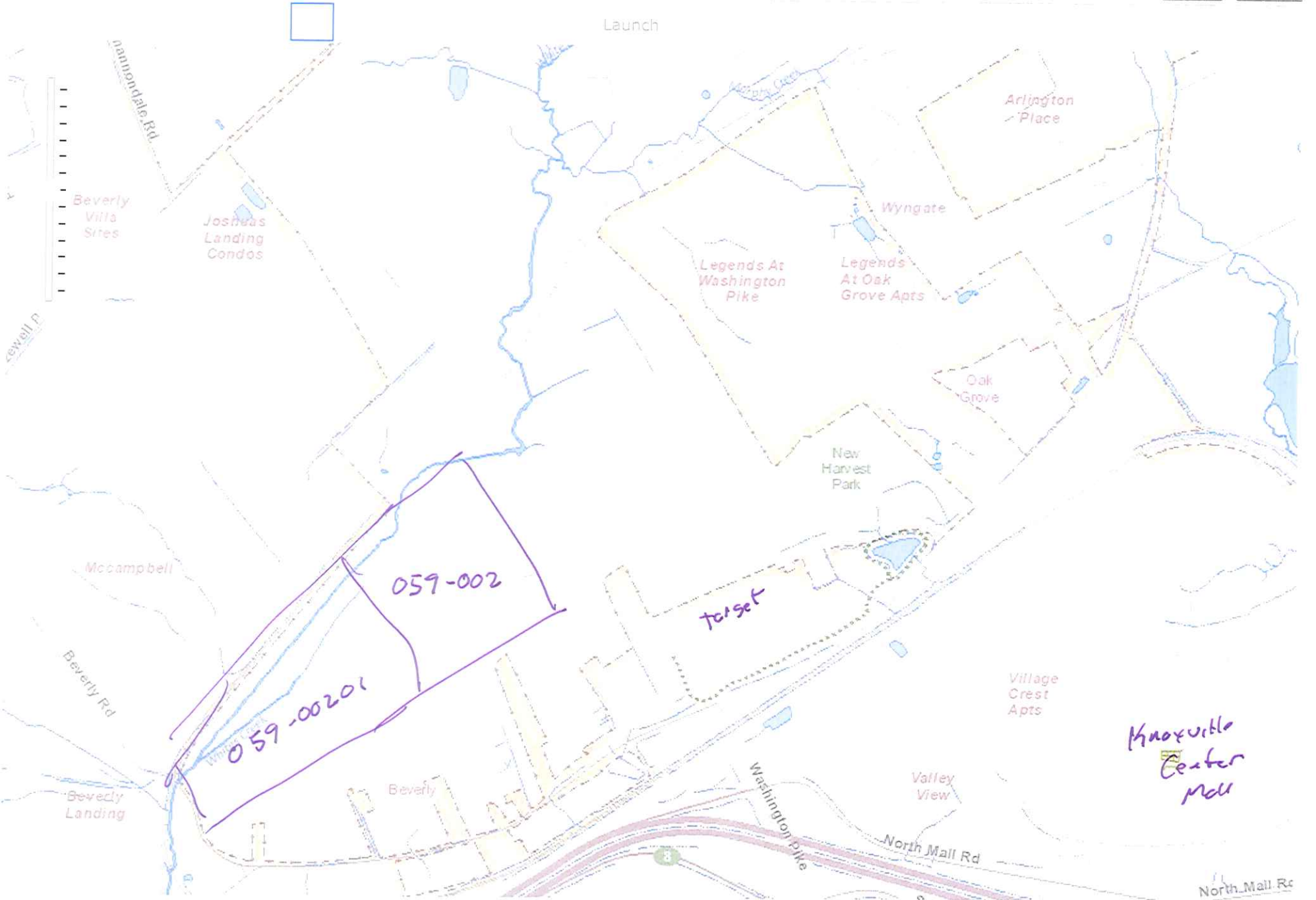
<http://www.kgis.org/parcelreports/ownercard.aspx?id=059%20%2000201>





Search By: Address Parcel Owner Place

Enter Address: 0 BEVERLEY RD





| Search By: | Address | Parcel | Owner | Place |
|------------------------------|---------|---------------------------------------|---|-------|
| Enter Address: 0 BEVERLEY RD | | | | |
| | | <input type="button" value="Search"/> | <input type="button" value="Advanced"/> | |

