



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

▶ **FILE #:** 10-D-18-SP

AGENDA ITEM #: 40

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** FRANK SPARKMAN

OWNER(S): Frank Sparkman

TAX ID NUMBER: 107 N E 011

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 3900 Midland Ave

▶ **LOCATION:** South side Midland Ave., west of Dryad St.

▶ **APPX. SIZE OF TRACT:** 0.34 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Accessed via Midland Ave., a local road with 18' of pavement width within a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION:** O (Office)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Professional Office Building

EXTENSION OF PLAN DESIGNATION: Yes, the MU-SD to the north permits office uses

HISTORY OF REQUESTS: None noted for this site. Request last year for O-1 immediately to the west
None noted for the site. Request immediately to the west was approved with conditions (1-0-RZ-17)

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Office (O-1 Zoning)
South: Medium Density Residential (R-2 Zoning)
East: Low Density Residential (R-2 Zoning)
West: Vacant structure (O-1) with conditions

NEIGHBORHOOD CONTEXT: Mixed use area with low and medium density residential, office, and commercial developments.

STAFF RECOMMENDATION:

▶ **RECOMMEND City Council APPROVE O (Office) designation.**

The West City Sector Plan was adopted in 2007 and uses MDR designation as a buffer between the Bearden mixed area to the north and the LDR area along the south side of Lyons View Pike. However, in 2017 MPC

and City Council approved a plan amendment application (1-I-17-SP) for the adjoining parcel (107NE012) to the west to amend the plan from MDR to O.

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 in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

Sector plan designation of MDR and O have similar impacts on the surrounding area and are often used interchangeably within sector plans. Since this area has both office uses and residential uses, O and MDR could both be used.

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

In 2017, the parcel immediately to the west (Parcel #107NE012) had a sector plan amendment from MDR to O. The amendment was approved by MPC and City Council. The requested amendment is consistent with a change to the 2007 West City Sector Plan.

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

No trends in development, population of traffic have emerged that would reveal the need for a plan amendment at this particular location.

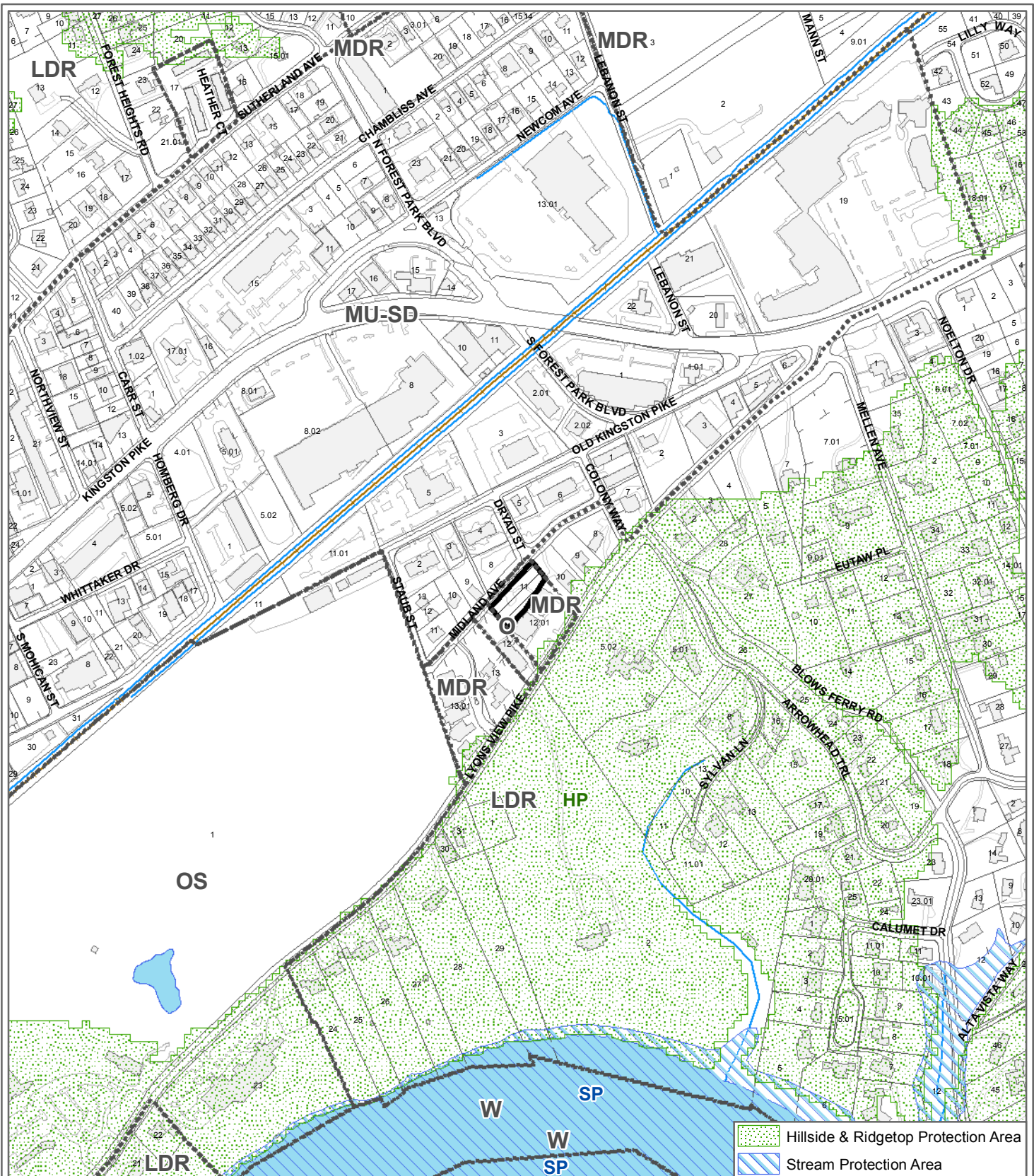
State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2018 and 11/20/2018. 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.



**10-D-18-SP
WEST CITY SECTOR PLAN AMENDMENT**

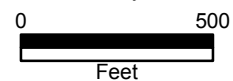
From: MDR (Medium Density Residential)
To: O (Office)



Petitioner: Sparkman, Frank

Map No: 107
Jurisdiction: City

Original Print Date: 9/17/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**KNOXVILLE-KNOX COUNTY
METROPOLITAN PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTHWEST COUNTY 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 West 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**, the Metropolitan Planning Commission has submitted an application to amend the Sector Plan from Medium Density Residential to Office for property described in the application; and*

***WHEREAS**, the Metropolitan Planning Commission staff recommends approval of a revised amendment to the West 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 October 11, 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 West City Sector Plan, with its accompanying staff report and map, file #10-D-18-SP.

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

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

Date

Chairman

Secretary



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

▶ **FILE #:** 10-D-18-RZ
10-C-18-PA

AGENDA ITEM #: 40
AGENDA DATE: 10/11/2018

▶ **APPLICANT:** FRANK SPARKMAN
OWNER(S): Frank Sparkman

TAX ID NUMBER: 107 N E 011 [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 3900 Midland Ave

▶ **LOCATION:** South side Midland Avenue at Dryad St.

▶ **TRACT INFORMATION:** 0.34 acres.

SECTOR PLAN: West City

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

ACCESSIBILITY: Accessed via Midland Ave., a local road with 18' of pavement width within a 50' right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / R-2 (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Professional Office Building

EXTENSION OF PLAN DESIGNATION/ZONING: Yes - the Mixed Use Special District to the north allows consideration of office uses and parcel immediately to the west is O-1 with conditions.

HISTORY OF ZONING REQUESTS: None noted for this site. Request last year for O-1 immediately to the west was approved with conditions (1-0-RZ-17)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Office (O-1 Zoning)
South: Medium Density Residential (R-2 Zoning)
East: Low Density Residential (R-2 Zoning)
West: Vacant structure (O-1) with conditions

NEIGHBORHOOD CONTEXT: Mixed use area with low and medium density residential, office, and commercial developments.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE 0-1 (Office, Medical & Related Services) zoning.**

This site is located close to Kingston Pike where transit service is available and commercial services are within

walking distance. The site is currently zoned R-2, which has a similar impact to the surrounding area as O-1.

► **RECOMMEND that City Council APPROVE O-1 (Office, Medical & Related Services) zoning.**

O-1 is comparable in intensity to the current R-2 zoning and has a similar impact to the surrounding area. The site is accessed via Midland Ave. and does not have access to Lyons View Pike. On 11/28/2016, MPC recommended O-1 with two conditions on the property immediately to the west the conditions included, (1) "use on review approval by MPC is required prior to office occupancy" and (2) "existing building must remain."

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

A. AN ERROR IN THE PLAN - There are no apparent errors in the plan. The current One Year Plan designates the site as MDR (Medium Density Residential). The MDR designation acts as a buffer between the more intensive MU-SD (Mixed Use Special District) to the north and the LDR (Low Density Residential) to the south. However, office uses have similar impacts as MDR uses and are often used interchangeably through the planning processes.

B. A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - No known improvements have been recently made to Midland Avenue or the surrounding streets.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - The property immediately to the west was amended from the West City Sector Plan which was used as the basis for One Year Plan designations for this area.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment. However, the intensity of the surrounding development makes it reasonable to consider high density residential development at this location.

REZONING REQUIREMENT FROM ZONING ORDINANCE (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. In 2017, the parcel immediately to the west (Parcel #107NE012) was rezoned from from R-2 to O-1 which introduced a change in the area.

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

1. O-1 zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several office developments in the immediate area.
2. O-1 is an extension of zoning from the north and west.
3. O-1 zoning is similar in intensity to the current R-2 zoning and is consistent with the One Year Plan.

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. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend specifically on what type of development is proposed. This impact, however, should be minimal considering the size of the site.
3. O-1 zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.

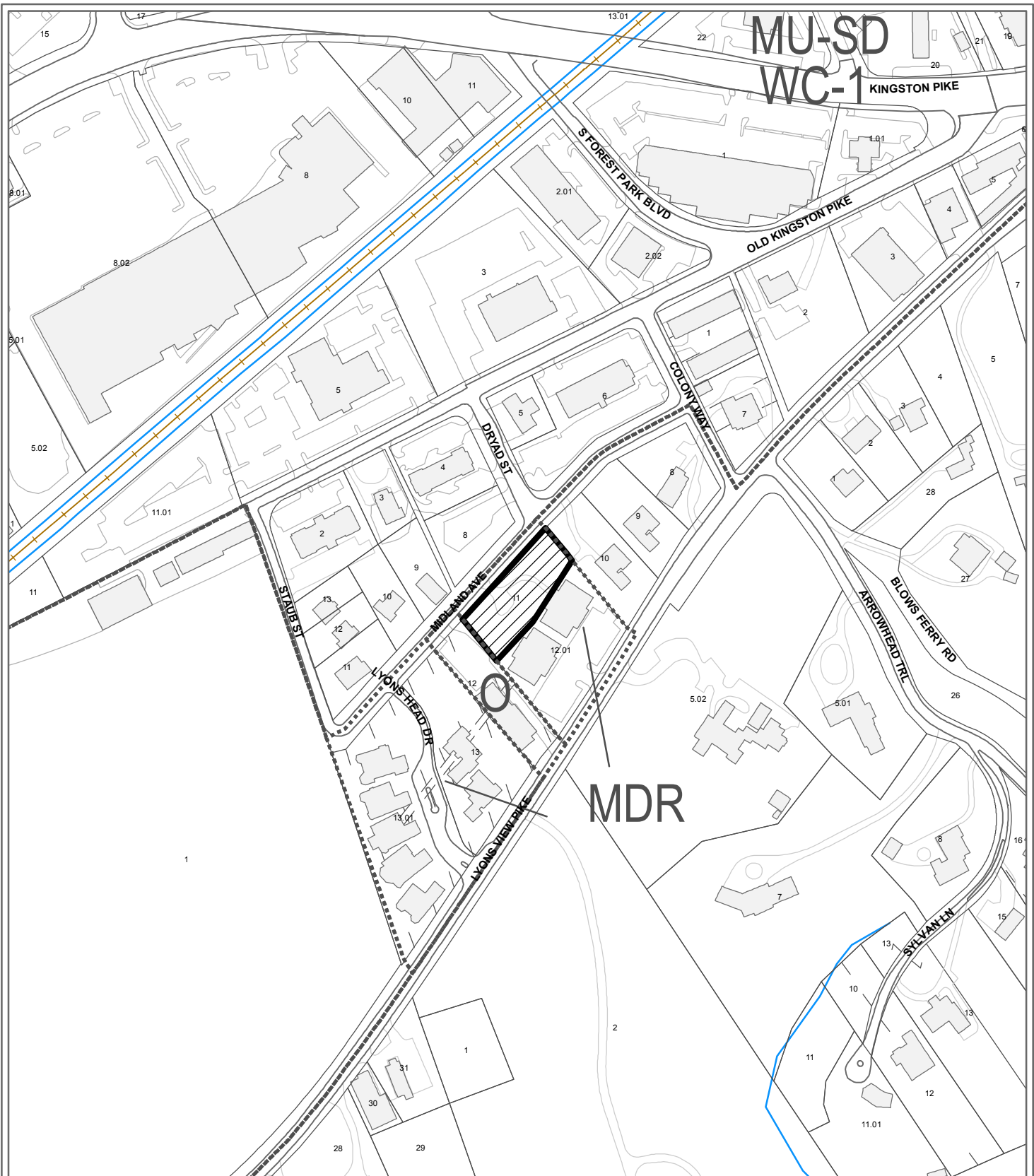
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The West City Sector Plan (2007) proposes medium density residential uses for this site, consistent with the current R-2 zoning of the site.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future rezoning requests for office uses in the area.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/6/2018 and 11/20/2018. 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.



**10-C-18-PA / 10-D-18-RZ
PLAN AMENDMENT**

From: MDR (Medium Density Residential)



To: O (Office)

Petitioner: Sparkman, Frank

Map No: 107

Jurisdiction: City



REZONING

OVP + West City SP
 PLAN AMENDMENT

Name of Applicant: Frank Sparkman

Date Filed: 7/20/2018 Meeting Date: September 13, 2018

Application Accepted by: M. Payne

Fee Amount: 1,000.00 ~~\$1,000.00~~ File Number: Rezoning ~~9-18-18-18~~ 10-D-18-R2

Fee Amount: 600.00 File Number: Plan Amendment 10-D-18-SP
10-C-18-PA

PROPERTY INFORMATION

Address: 3900 Midland Ave.

General Location: Bearden
3/5 Midland Ave @ Dayad Street

Parcel ID Number(s): 107NE011

Tract Size: .34 ac

Existing Land Use: Vacant

Planning Sector: West City

Growth Policy Plan: City

Census Tract: 71

Traffic Zone: 11A

Jurisdiction: City Council Second District
 County Commission Fourth District

**Requested Change
REZONING**

FROM: R-2

TO: O-1

PLAN AMENDMENT

One Year Plan West City Sector Plan

FROM: MDR and One Year Plan

TO: O

PROPOSED USE OF PROPERTY

Professional Office Building

Density Proposed _____ Units/Acre

Previous Rezoning Requests: A-B-08-RZ
R-2 to O-1

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Blankenship, Stephen T. & Tanya R., Sparkman Jerald Frank & Patricia Fagan

Company: _____

Address: 3991 Midland Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865.584.7669

Fax: _____

E-mail: frank@sparkmanarchitect.cim

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT All information same as below

Name: _____

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: Frank Sparkman on behalf of
PLEASE PRINT Frank Sparkman

Name: Frank Sparkman

Company: Sparkman & Associates Architects. Inc.

Address: 3991 Midland Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865.584.9885

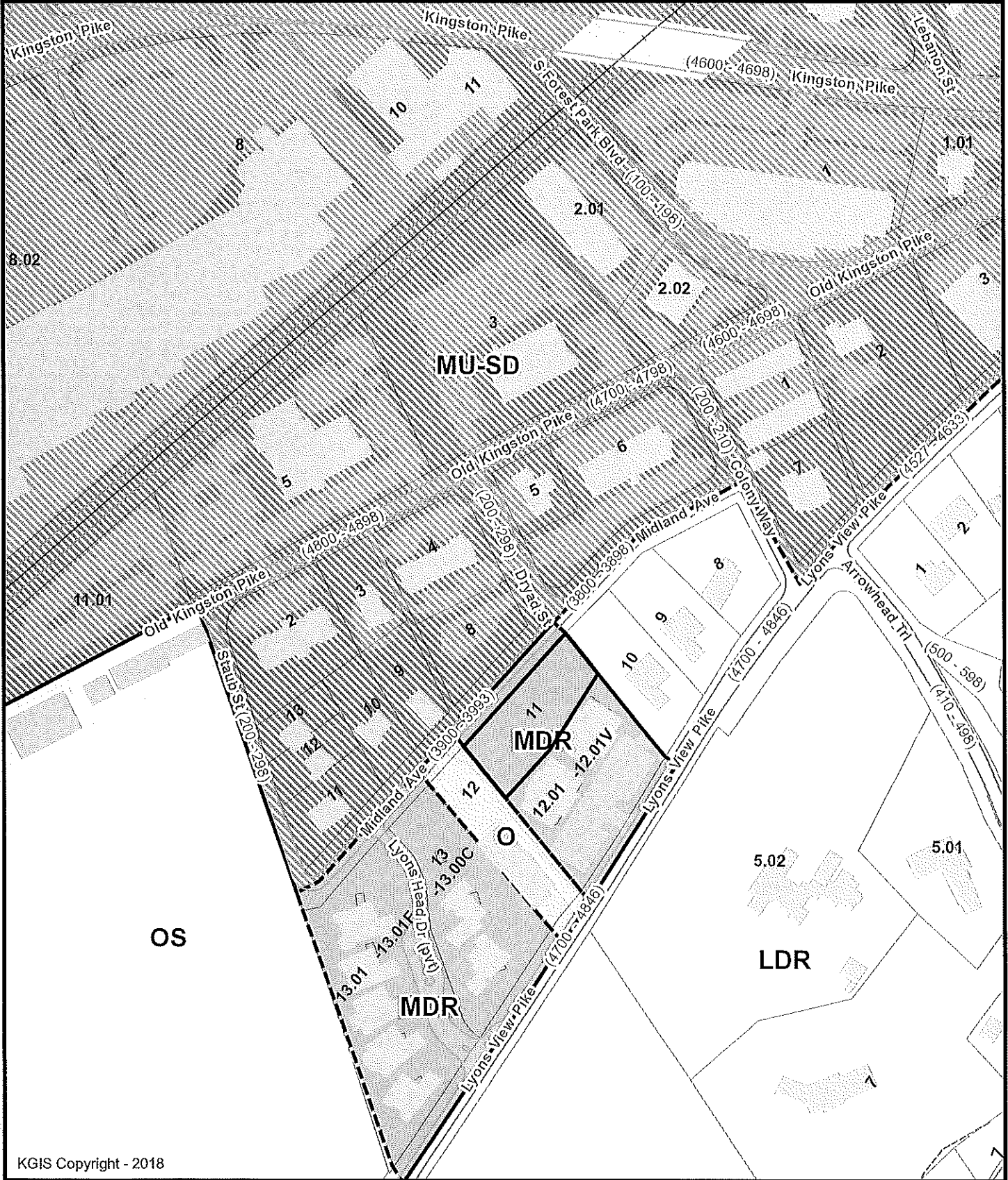
E-mail: frank@sparkmanarchitect.com

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

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
PATRICIA SPARKMAN	3991 MIDLAND AVE.	KNOXVILLE,	TN	37919	X	
Patricia Sparkman	"	"	"	"		
FRANK SPARKMAN	"	"	"	"	X	
Frank Sparkman	"	"	"	"		
TANYA BLANKENSHIP	4614 CHAMBERS AVE.	"	"	"	X	
Tanya R. Blankenship	"	"	"	"		
STEPHEN BLANKENSHIP	"	"	"	"	X	
Step Blank						



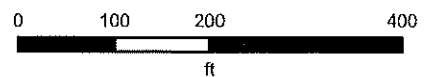
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Letter Portrait

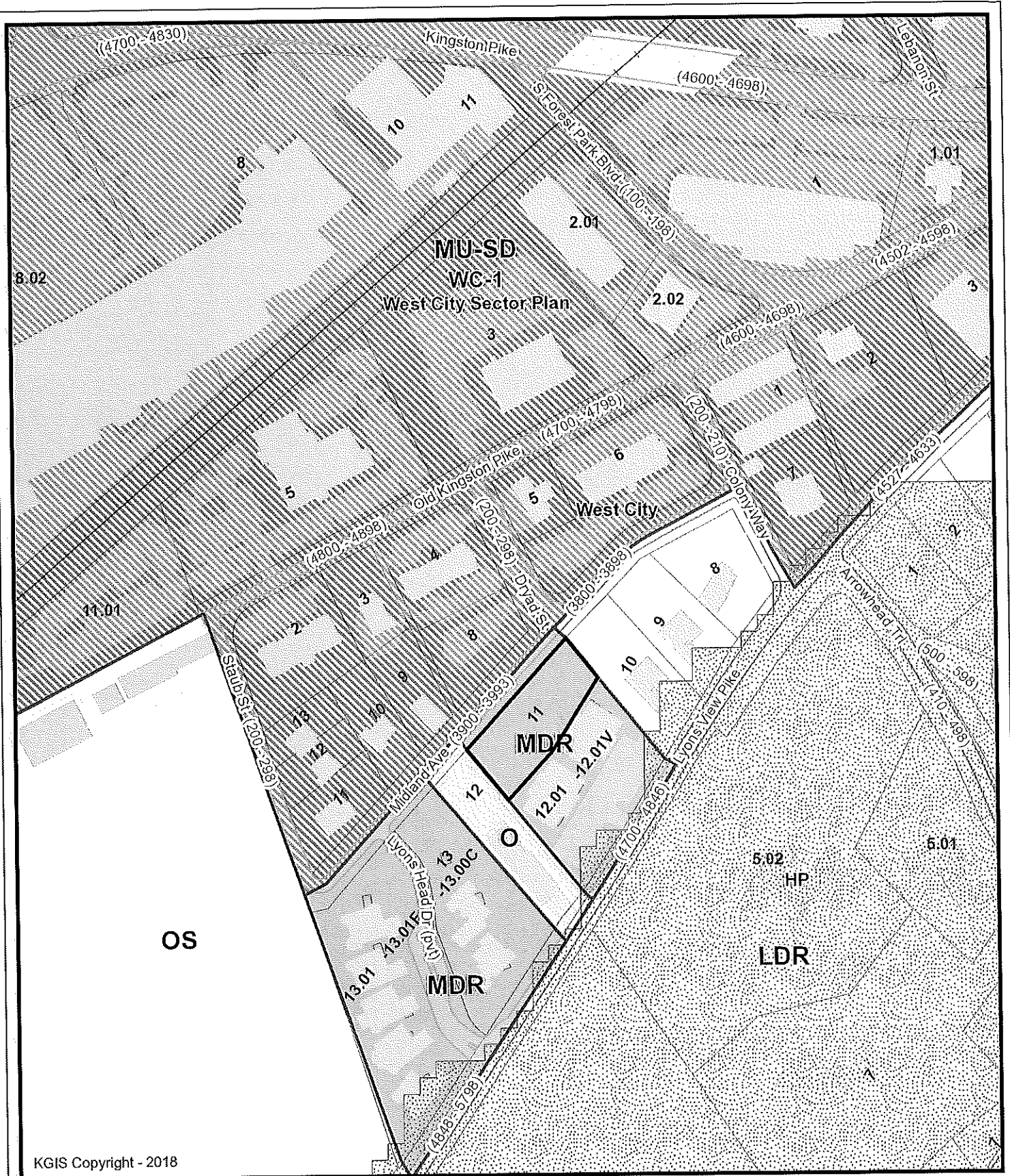
Knoxville - Knox County - KUB Geographic Information System



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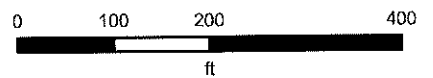
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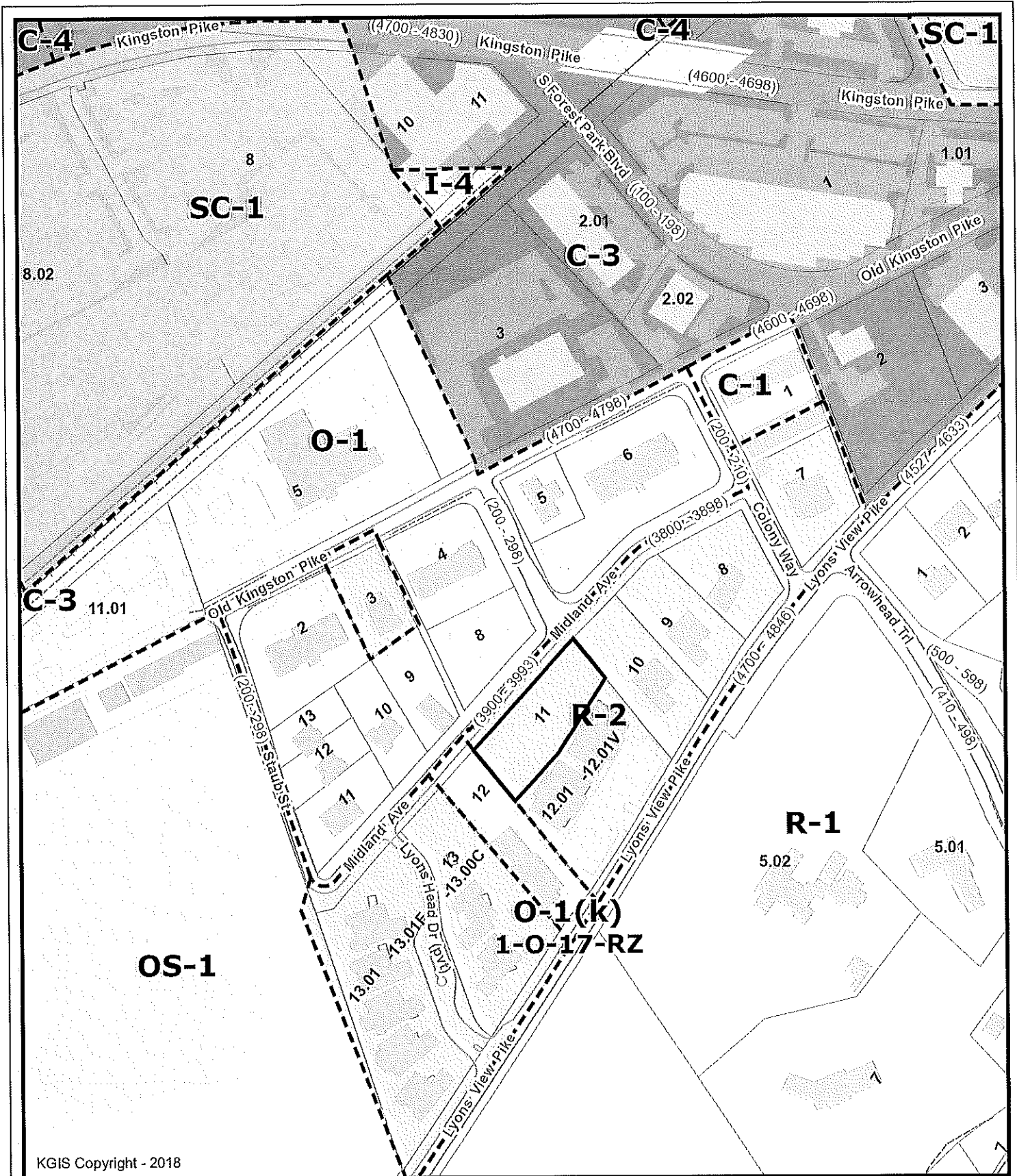
Knoxville - Knox County - KUB Geographic Information System



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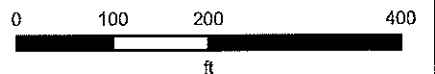
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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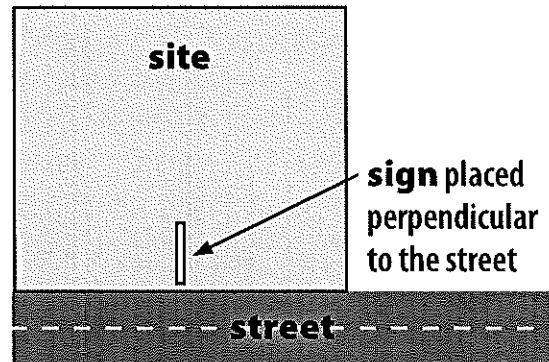
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 26, 2018 and Oct 12, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Josh Shaffer

Printed Name: Josh Shaffer

Phone: 423-571-0164 Email: josh@sparkmanarchitect.com

Date: 8-27-18

MPC File Number: 10-D-18-R2/10-D-18-SP/10-C-R-PA

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

▶ **FILE #:** 4-B-08-RZ

AGENDA ITEM #: 47

AGENDA DATE: 4/10/2008

▶ **APPLICANT:** HST

OWNER(S): HST

TAX ID NUMBER: 107 N E 011

JURISDICTION: City Council District 2

▶ **LOCATION:** Southeast side Midland Ave., southwest of Colony Way

▶ **APPX. SIZE OF TRACT:** 0.5 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Midland Ave., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT ZONING:** R-2 (General Residential)

▶ **ZONING REQUESTED:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Professional offices

EXTENSION OF ZONE: Yes, extension of O-1 zoning from the north

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Midland Ave. - Parking area / O-1 (Office, Medical & Related Services)

South: Two apartment buildings / R-2 (General Residential)

East: House and yard / R-2 (General Residential)

West: House and paved parking area / R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This area is developed with a mix of office, medium and low density residential uses, under O-1, R-2 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE O-1 (Office, Medical & Related Services) zoning.**

O-1 is comparable in intensity to the current R-2 zoning, is consistent with the One Year Plan proposal and is an extension of zoning from the north.

COMMENTS:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. O-1 zoning allows uses that are compatible with the scale and intensity of the surrounding land uses and zoning pattern. There are several office developments in the immediate area.
2. O-1 is an extension of zoning from the north, on the opposite side of Midland Ave. This site is currently vacant but is to be developed with offices in the near future.
3. O-1 zoning is similar in intensity to the current R-2 zoning and is consistent with the One Year Plan

proposal for the site.

THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools. The impact on the street system will depend specifically on what type of development is proposed. This impact, however, should be minimal considering the size of the site.
3. O-1 zoning is compatible with surrounding development and zoning and the impact on adjacent properties should be minimal.
4. There is an established drainage detention pond located on approximately the northwestern half of the site. This detention area will need to be maintained and possibly expanded with development of this site. This will substantially limit the size of the developable area of the site.

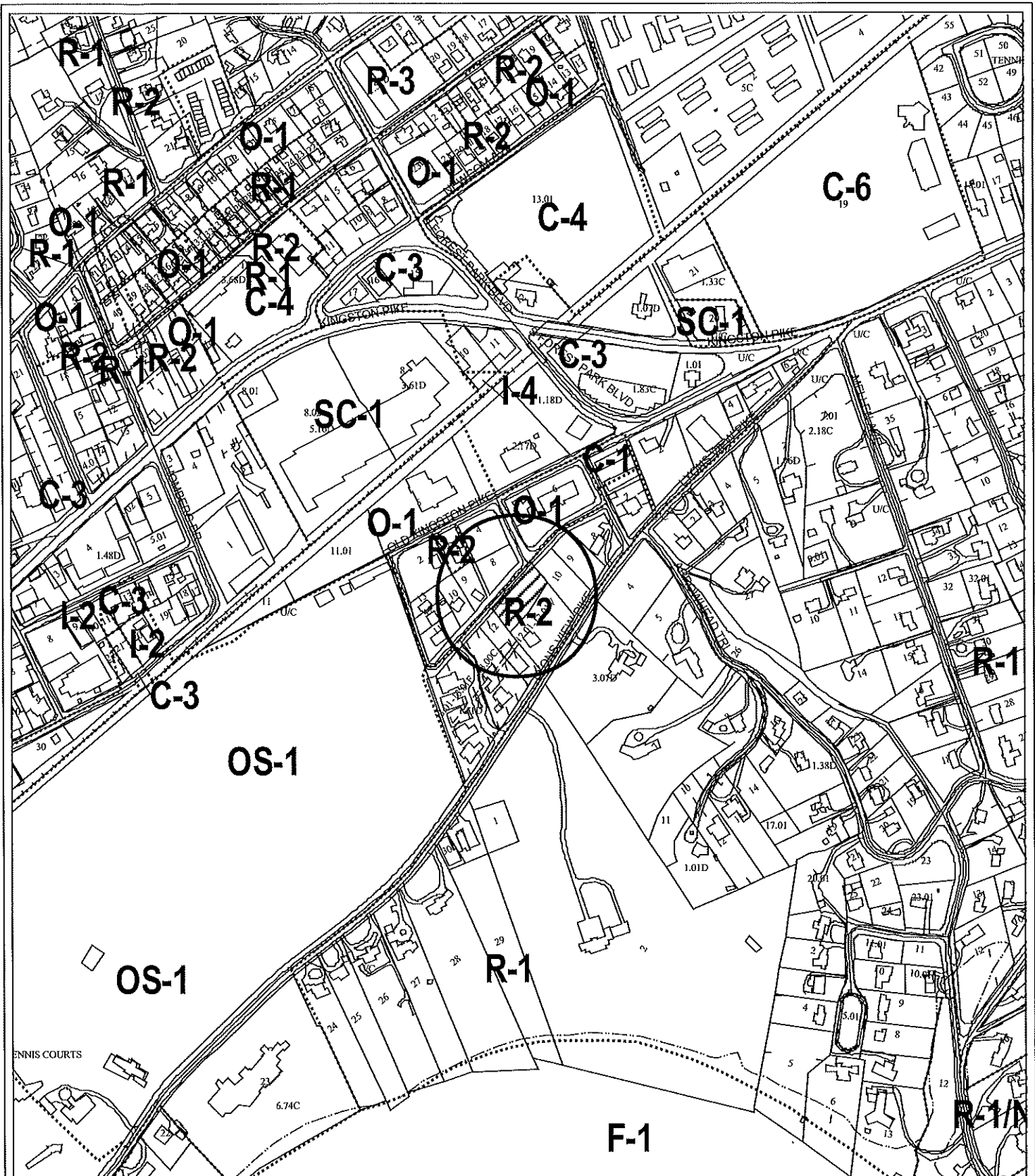
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan proposes medium density residential uses for this site, consistent with the current R-2 zoning of the site.
2. The site is located within the Urban Growth Area (inside Knoxville City limits) on the Knoxville-Knox County-Farragut Growth policy plan map.
3. This request may lead to future rezoning requests for office uses in the area, consistent with the One Year Plan proposal for mixed uses, limited to office and medium density residential.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/6/2008 and 5/20/2008. 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.



**4-B-08-RZ
REZONING**



From: R-2 (General Residential)
To: O-1 (Office, Medical, and Related Services)

Original Print Date: 03/27/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: HST

Map No: 107

Jurisdiction: City



From: fred w smith III <f.ws.iii@hotmail.com>
To: <mike.brusseau@knoxmpc.org>
Date: 3/31/2008 9:44:55 AM
Subject: REZONING--4-B-08-RZ (HST)

Dear Mr. Brusseau,

I will appreciate your passing my comments on to the MPC Board prior to the April 10th meeting at which time a hearing will include the above referenced rezoning request at the intersection of Midland Ave, Colony way and Lyons View Pike.

My interest is as a condominium owner in the High Gate development on Lyons View.

I strongly oppose the rezoning request. Lyons View Pike, with very few exceptions, is completely residential from it's intersection with Kingston Pike to it's terminis at Northshore Drive. The exceptions being Cherokee Country Club (which has been there since 1907) and a Bell South building which has little activity.

The intersection where this property is located being Colony Way, Arrowhead Trail and Lyons View Pike is already a dangerous intersection due to the non-allignment of the streets and has been the scene of many multi car accidents in past years. Allowing the building to become a commercial use facility can only lead to an increase in traffic congestion and increased risk to motorists who regularly travel this route.

This problem is in addition to the potential change in the residential aspect of the area.

I will appreciate the Board taking my position into serious consideration.

Regards Fred W. Smith III

Watch "Cause Effect," a show about real people making a real difference. Learn more.
http://im.live.com/Messenger/IM/MTV/?source=text_watchcause

OVP + West City SP

REZONING

PLAN AMENDMENT

Name of Applicant: Frank Sparkman

Date Filed: 7/20/2018 Meeting Date: September 13, 2018

Application Accepted by: M. Payne

Fee Amount: 1,000.00 ~~\$1,000.00~~ File Number: Rezoning ~~9-18-18-RZ~~ 10-D-18-RZ

Fee Amount: 600.00 File Number: Plan Amendment 10-D-18-SP
10-C-18-PA

PROPERTY INFORMATION

Address: 3900 Midland Ave.

General Location: Bearden
3/5 Midland Ave @ Dayad Street

Parcel ID Number(s): 107NE011

Tract Size: .34 ac

Existing Land Use: Vacant

Planning Sector: West City

Growth Policy Plan: City

Census Tract: 71

Traffic Zone: 11A

Jurisdiction: City Council Second District
 County Commission Fourth District

**Requested Change
REZONING**

FROM: R-2

TO: O-1

PLAN AMENDMENT

One Year Plan West City Sector Plan

FROM: MDR and One Year Plan

TO: O

PROPOSED USE OF PROPERTY

Professional Office Building

Density Proposed _____ Units/Acre

Previous Rezoning Requests: A-B-08-RZ
R-2 to O-1

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Blankenship, Stephen T. & Tanya R., Sparkman Jerald Frank & Patricia Fagan

Company: _____

Address: 3991 Midland Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865.584.7669

Fax: _____

E-mail: frank@sparkmanarchitect.clm

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT All information same as below

Name: _____

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: Frank Sparkman on behalf of
PLEASE PRINT Frank Sparkman

Name: Frank Sparkman

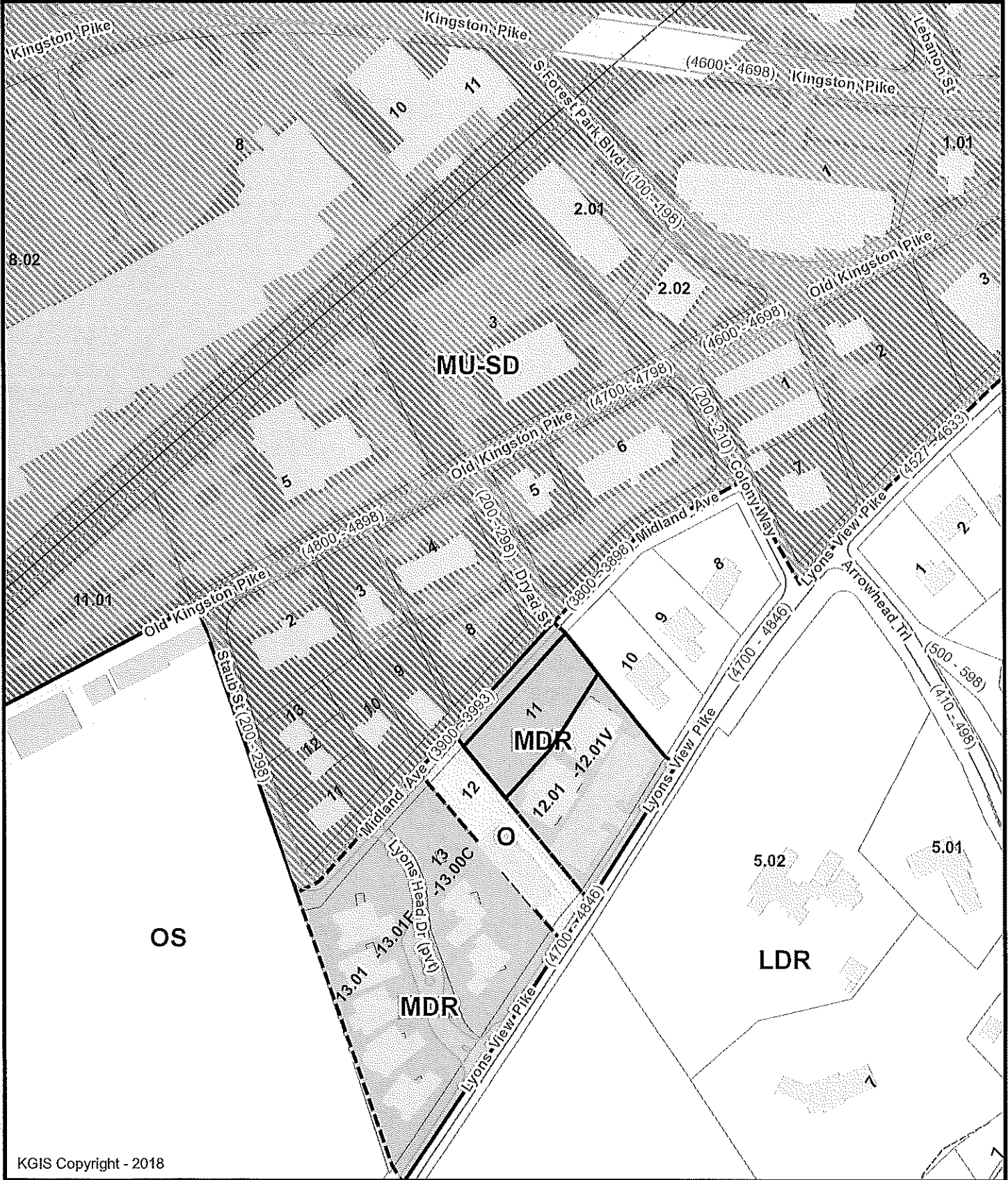
Company: Sparkman & Associates Architects. Inc.

Address: 3991 Midland Ave

City: Knoxville State: TN Zip: 37919

Telephone: 865.584.9885

E-mail: frank@sparkmanarchitect.com



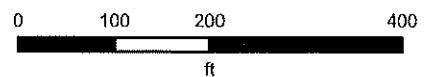
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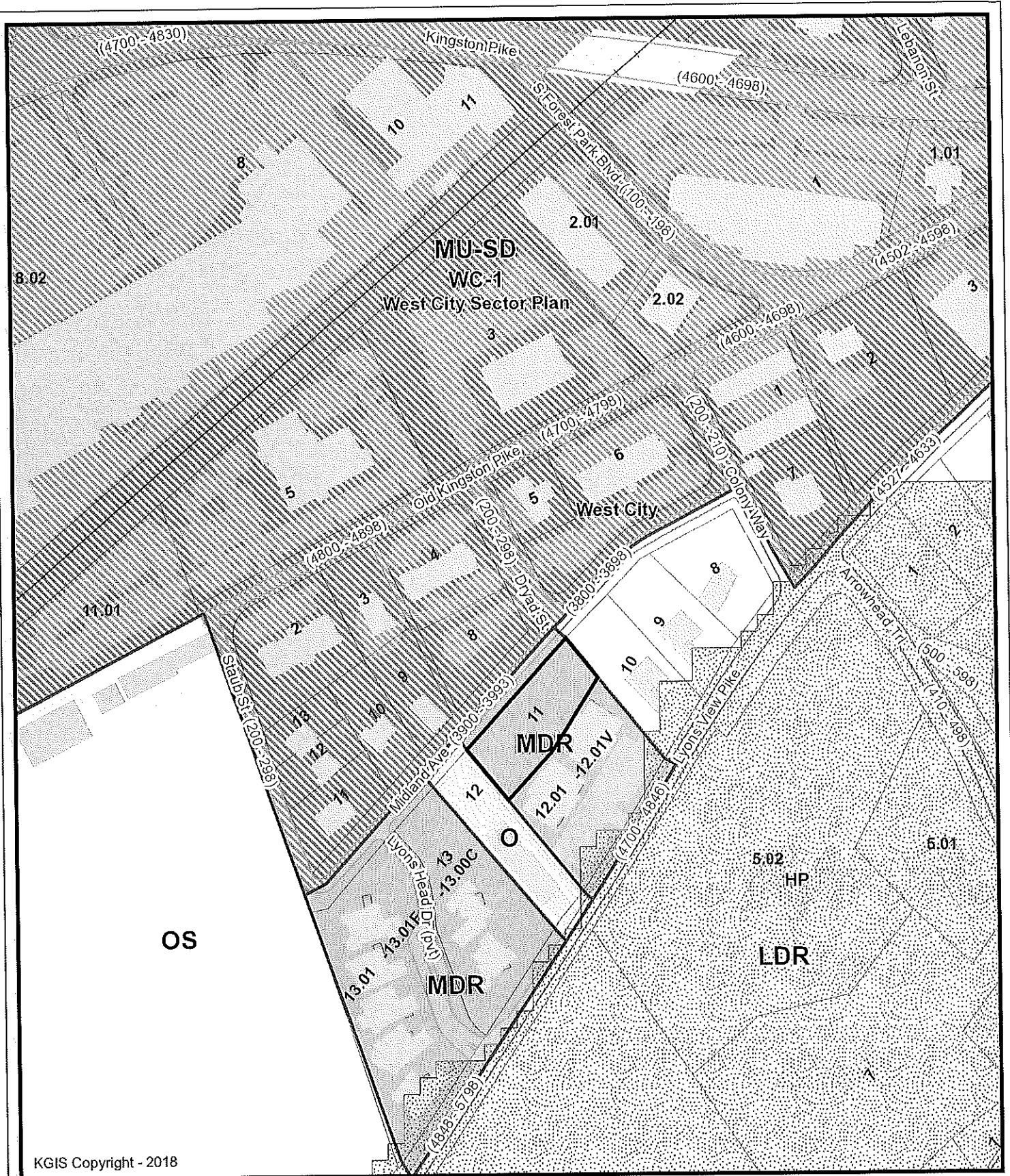
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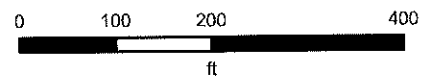
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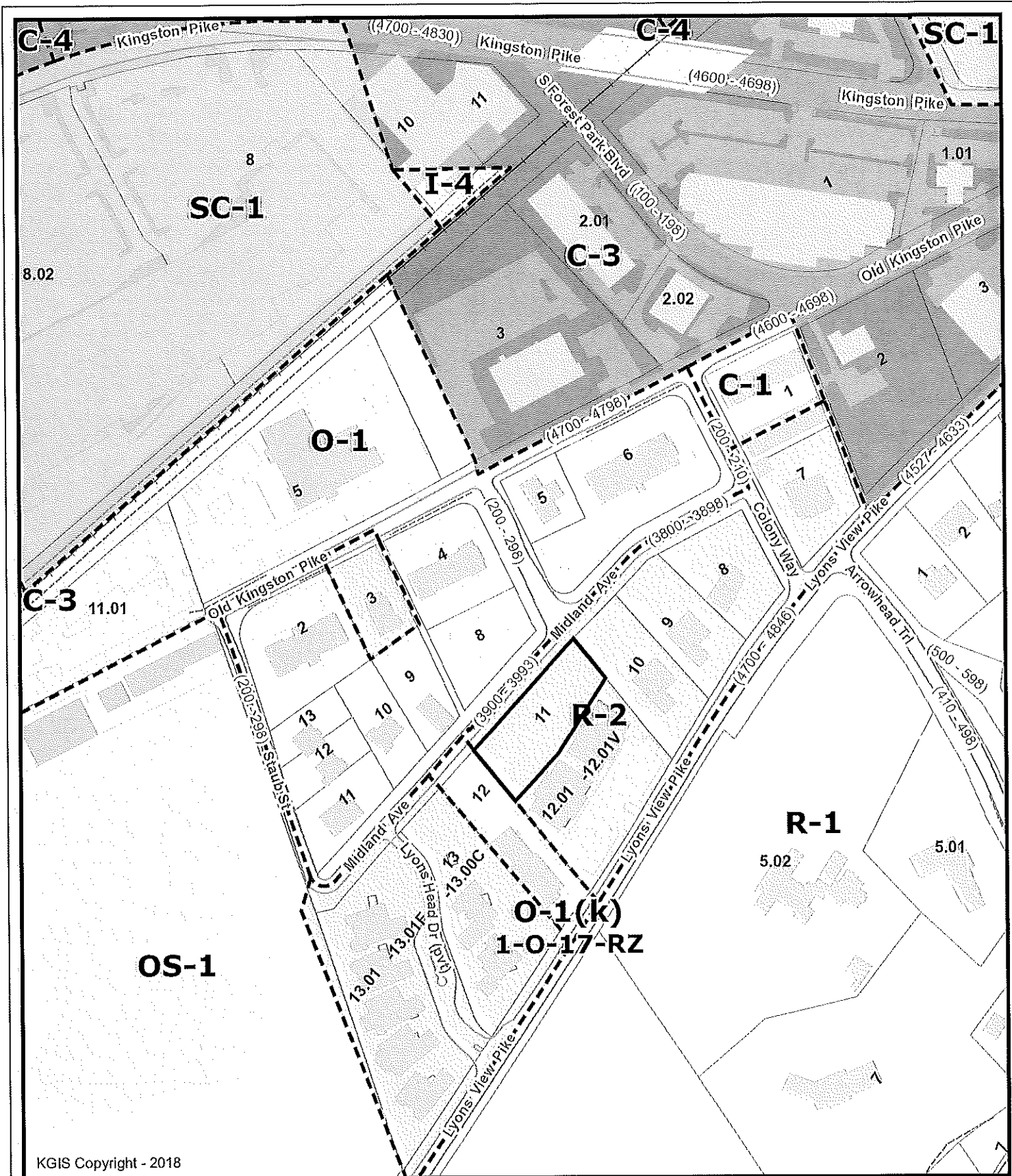
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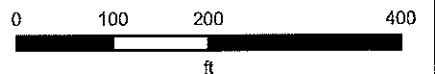
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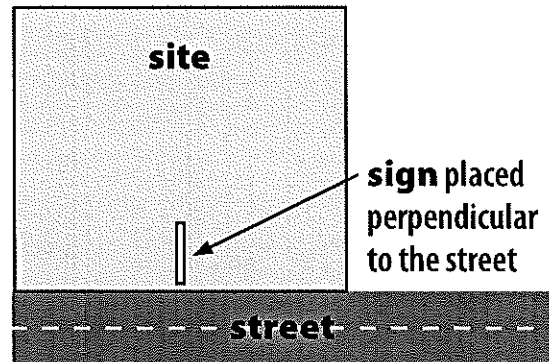
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept 26, 2018 and Oct 12, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Josh Shaffer

Printed Name: Josh Shaffer

Phone: 423-571-0164 Email: josh@sparkmanarchitect.com

Date: 8-27-18

MPC File Number: 10-D-18-R2/10-D-18-SP/10-C-R-PA