

▶ **FILE #:** 9-D-18-RZ **AGENDA ITEM #:** 33
 POSTPONEMENT(S): 9/13/2018 **AGENDA DATE:** 10/11/2018

▶ **APPLICANT:** AHIMSA ASSETS, LLC
 OWNER(S): Ahimsa Assets, LLC

TAX ID NUMBER: 131 N C 00701 & 00702 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 312 S David Ln

▶ **LOCATION:** East side S. David Ln., southeast of Grovedale Dr.

▶ **APPX. SIZE OF TRACT:** 9.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Accessed via South David Lane, a local road with 15' of pavement width within a 50' right of way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **PRESENT ZONING:** A (Agricultural) and RA (Low Density Residential)

▶ **ZONING REQUESTED:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residential development

DENSITY PROPOSED: 5 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Low Density Residential/Medium Density Residential (RB Zoning)

South: Low Density Residential/Vacant/Agriculture (Agriculture Zoning)

East: Fort Sanders West (PC Zoning)

West: Low Density Residential/Agriculture (RB and A Zoning)

NEIGHBORHOOD CONTEXT: Mixture of low density residential, medium density residential, and office developments.

STAFF RECOMMENDATION:

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

PR zoning at the requested density is consistent with the Southwest County Sector Plan's proposed land use designation. This area is a logical extension that would permit low density residential development. The applicant will be expected to work with Knox County Engineering to discuss any required road improvements to S. David Lane.

COMMENTS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY:

1. The property is located in the Planned Growth Area on the Growth Policy Plan and is proposed for low density residential uses on the sector plan, consistent with the proposal.
2. The proposed low density residential zoning and development is compatible with the scale and intensity of the surrounding development and zoning pattern.
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. PR zoning at the recommended density is compatible with surrounding development and will have a minimal impact on adjacent properties.
2. The approval of this request will allow the applicant to submit a development plan.
3. Public water and sanitary sewer utilities are available to serve the site.
4. 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.

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 Southwest County Sector Plan proposes low density residential uses for this property, consistent with the requested PR zoning at up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. Approval of this request could lead to future requests for PR zoning, consistent with the sector plan's low density residential proposal for the area.

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: Not required.

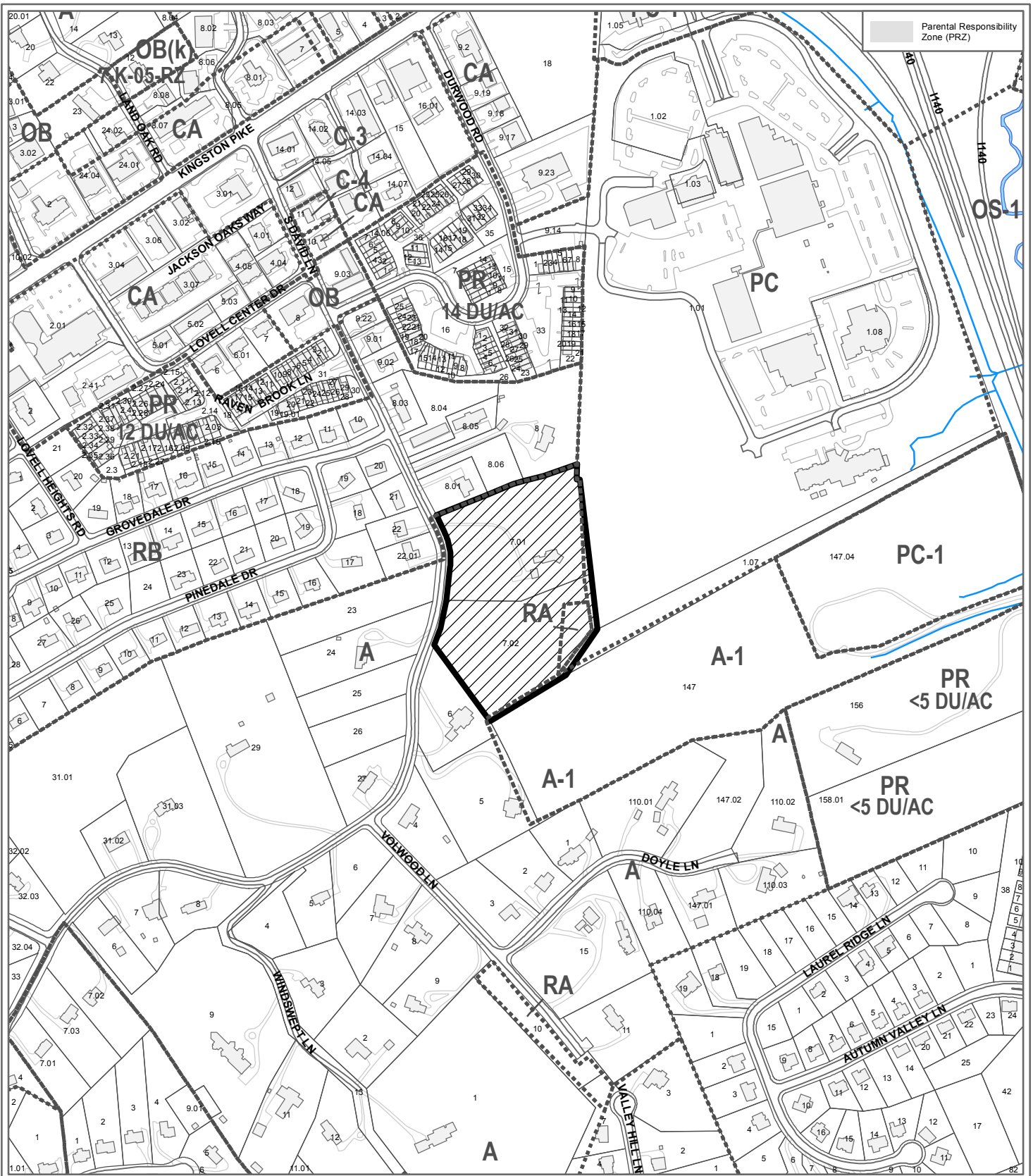
ESTIMATED STUDENT YIELD: 19 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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 11/19/2018. 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.



**9-D-18-RZ
REZONING**

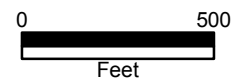
From: A (Agricultural) and RA (Low Density Residential)
To: PR (Planned Residential)



Petitioner: Ahimsa Assets, LLC

Map No: 131

Jurisdiction: County



Original Print Date: 8/15/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] MPC file # 9-D-18-RZ

1 message

artbykristi.tn@gmail.com <artbykristi.tn@gmail.com>

Wed, Sep 5, 2018 at 12:09 PM

Reply-To: artbykristi.tn@gmail.com

To: commission@knoxmpc.org

Dear Metropolitan Planning Commission,

I just wanted to bring to your attention to File # 9-D-18-RZ scheduled on the agenda for the MPC meeting on Thursday Sept. 13th @ 11:30am.

The property 312 South David Ln. Knoxville, TN 37922 that has been submitted to be rezone from Agricultural/Low Density Residential to Planned Residential. This property is already in an established subdivision. It is Lot 1 of Farragut Hills Estates that was established in 1954. For your convenience I have attached a copy of the original Farragut Hills Estates Restrictive Covenants that are in place. Included is amendments that were added in 1985 which has more details about property size and use. I have also included a copy of the map of Farragut Hills Estates subdivision.

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This message was directed to commission@knoxmpc.org

This is page 5 that is missing from the PDF above.

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This message was directed to commission@knoxmpc.org

This is a better picture of the Farragut Hills Estates subdivision map.

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This message was directed to commission@knoxmpc.org

Thank you very much in advance for your time!

Sincerely,
Kristi Lynch

326 S. David Ln.
Knoxville, Tn 37922
(865)680-8388

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org

3 attachments

image1.jpeg
2144K



image2.jpeg
1881K

 **Farragut Hills Estates -- Declaration of Protective Covenants (1956) and Amendment (1984).pdf**
1929K

Received the 29 day of Aug, 1954 at 3:35 o'clock PM

Bliss White
 REGISTER
 DECLARATION OF RESTRICTIVE COVENANTS

FARRAGUT HILLS ESTATES, FRED H. DAVID OWNER

WHEREAS, FRED H. DAVID and wife, REGENA B. DAVID, have caused to be subdivided a tract of land located in the SIXTH Civil District of Knox County, Tennessee, and without the corporate limits of the City of Knoxville, Tennessee, which tract of land was conveyed to Fred H. David and wife, Regena B. David, by J. K. Bondurant and wife, Evelyn B. Bondurant, by Warranty Deed dated July 30, 1951, of record in Book of Deeds 868, Page 428, in the Register's Office of Knox County, Tennessee; and

WHEREAS, said property has been subdivided and said Subdivision is known as FARRAGUT HILLS ESTATES FRED H. DAVID OWNER, a map of said subdivision being of record in Map Book 20, Page 162, in the Register's Office of Knox County, Tennessee; and

WHEREAS, it is now desired for the benefit and protection of the purchasers of all of the lots in said Subdivision, and in order to establish a sound value of these lots, to record these building restrictions so that they may be of public record;

NOW, THEREFORE, in consideration of the premises, the said Fred H. David and wife, Regena B. David, bind themselves, their heirs, executors, administrators, successors and assigns, to impose, and they do hereby impose the following restrictive covenants which shall run with the land on all of the lots in said Subdivision, said covenants and agreements to take effect immediately:

1. EFFECTIVE DATE. These covenants are to take effect immediately and shall be binding on all parties and all persons claiming under them until July 30, 1979, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of the then owners of the lots, it is agreed to change said covenants in whole or in part.
2. PROCEEDINGS FOR VIOLATIONS. If the parties hereto, or any of them or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either to prevent him or them from so doing or to recover damage or other dues for such violations.
3. COURT ORDERS. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

THE FOLLOWING RESTRICTIONS TO APPLY

1. LAND USE AND BUILDING TYPE. No structure shall be erected, altered, placed or permitted to remain on any lot other than a one-family or a two-family dwelling and a private garage and usual domestic servants' quarters. No structure shall be more than two and one-half (2½) stories in height. No buildings shall be erected on any lot except placed upon solid non-combustible foundations. Buildings shall be framed, weatherboarded, painted, or better, which means that no cheap buildings shall be erected, and the buildings can be built from stone, brick or masonry, and

no residence shall have less than 1200 square feet, not including porches and garages.

2. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or to a side street line than 35 feet. No building shall be located nearer than 10 feet to any interior lot line except that no side yard shall be required for a garage or other permitted accessory buildings located 50 feet or more from the front line or side street line.

3. LOT AREA AND WIDTH. No residential structure shall be erected or placed on any building plot which plot is less than 100 feet in width at the front line.

4. EASEMENTS. Such easements are reserved along the property lines as may be necessary for the proper installation of public utilities.

5. NUISANCES. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

6. TEMPORARY STRUCTURES. No trailer, basement, tent, shack, garage, barn, "flat top" or other outbuildings erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

7. SIZE OF DWELLING. No dwelling shall be permitted on any lot in the tract, the ground floor area of the main structure of which, exclusive of one-story open porches and garages, shall be not less than 1200 square feet in the case of a one-story structure, nor less than 850 square feet in the case of a dwelling of more than one story.

8. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale, or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. LIVESTOCK. No hogs shall be raised, bred, or kept on any lot in subject subdivision.

10. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

11. SEPTIC TANK. Until such a time as a sanitary sewer system shall have been installed to serve this subdivision, a sewage disposal system constructed in accordance with the requirements of the State Board of Health shall be installed to serve each dwelling. The effluence from septic tank shall not be permitted to discharge into a stream, storm sewer, open ditch or drain unless it has first been passed through an absorption field approved by the health authority.

IN WITNESS WHEREOF, the said FRED H. DAVID and wife, REGENA B. DAVID, the above named parties, have executed this instrument on this, the 12th day of August, 1954.

Fred H. David
Fred H. David

Regena B. David
Regena B. David

STATE OF TENNESSEE

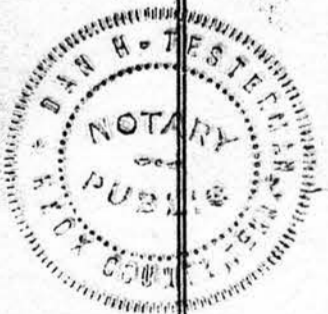
Knox County

Personally appeared before me, Jan H. Lesterman, a Notary Public in and for said State and County aforesaid, the within named bargainors, FRED H. DAVID and wife, REGENA B. DAVID, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 12th day of August, 1954.

Jan H. Lesterman
Notary Public

My commission expires July 26, 1956



THIS INSTRUMENT WAS PREPARED BY
Bill W. Perry Knoxville
NAME ADDRESS

INSTRUMENT NO. 20355

01 * * 600

MODIFICATION AND AMENDMENTS OF RESTRICTIVE COVENANTS OF
FARRAGUT HILLS ESTATES

WHEREAS, the Farragut Hills Estates Subdivision is recorded in Map Book 20, at Page 162, as amended, in the Knox County Register of Deeds' Office; and

WHEREAS, it is the desire of the undersigned, being the majority of the owners of the land constituting the Farragut Hills Estates to modify the restrictive covenants heretofore recorded in Deed Book 955, at Page 416; and

WHEREAS, the restrictive covenants heretofore recorded provide for an automatic extension of the provisions heretofore recorded which are now in full force and effect; and

WHEREAS, conditions have changed with regard to the economy and the modification of the aforesaid restrictions and covenants are needed; and

WHEREAS, as provided in the original covenants and restrictions, the same can be changed in whole or in part by a majority of the owners.

NOW THEREFORE, the undersigned, representing a majority of the owners of the lots in the Farragut Hills Estates, do hereby amend the restrictive covenants applicable to all rights of the Farragut Hills Estates as shown by Map Book 20, Page 162, as amended, in the Office of the Register of Deeds for Knox County, Tennessee, acting under the authority of that certain declaration of restrictive covenants, Farragut Hills Estates dated August 12, 1954, executed by Fred H. Davis and Regena B. Davis and recorded August 20, 1954, in Deed Book 955, Page 416, in the Office of the Register of Deeds of Knox County, Tennessee, do amend said restrictions by adding thereto Sections 12, 13 and 14, as follows:

12. EASEMENTS IN VIOLATION OF EXISTING RESIDENTIAL USE.

No easements, rights of way, roads or rights of access shall be deeded, granted or in any way given to any person, company, or municipality through, over, or across any property in this subdivision to any adjoining lands except for Doyle Lane, which accesses large, residential, single-family lots. No subdivision of any of lots shall result in significant increase in existing road usage.

13. DIVISION OF LOTS.

No lot may be subdivided or reduced in size by any method, voluntary alienation, partition, judicial sale or other process, or process of any other kind, resulting in a lot size of less than .88 acres, except for the explicit purpose of increasing the size of another lot in which case, no remaining portion shall result in a lot size of less than .88 acres.

14. SPECIFIC USE RESTRICTIONS.

All lots in the subdivision shall be residential lots and shall be used for no other purpose. No mezzanine

STEVE

DEED BOOK

APR 16 4

RECEIVED
KNOX COUNTY
REGISTER

BOOK 1846 PAGE 776



Instr: 198504160012694
Pages: 1 of 2
Cross Ref: WB 1846/776
Track File Automation

THIS INSTRUMENT PREPARED BY:
Robert H. Leonard, Attorney
Suite 1219
First American Center
507 Gay Street SW
Knoxville, Tennessee 37902

INSTRUMENT NO. 276

AMENDMENT TO RESTRICTIVE COVENANTS
FARRAGUT HILLS ESTATES

We, the undersigned, comprising a majority of the owners of lots in Farragut Hills Estates, a subdivision in Knox County, Tennessee, a map of which subdivision is of record in Map Book 20, page 162, in the Office of the Register of Deeds for Knox County, Tennessee (including lot owners of certain resubdivided lots therein and in Volwood Subdivision, a resubdivision of certain portions thereof), acting under the authority of that certain Declaration of Restrictive Covenants, Farragut Hills Estates, dated August 12, 1954, executed by Fred H. David and Regena B. David, and recorded August 20, 1954, in Deed Book 955, page 416, in the Office of the Register of Deeds for Knox County, Tennessee, do hereby amend said restrictions by adding thereto a section 12 as follows:

4/18/84 \$21.00

12. CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER RESERVOIR SPECIFICALLY ALLOWED. It is hereby understood and agreed that the construction of a Water Reservoir, together with appurtenant pipes, fences and accessories, is hereby specifically allowed on Lots 6 and 7 or any portion of lots 6 and 7 of Farragut Hills Estates, as shown upon map of same, of record in Map Book 20, page 162, in the Office of the Register of Deeds for Knox County, Tennessee; and nothing in the foregoing Declaration of Restrictive Covenants as recorded in Deed Book 955, page 416; in the Office of the Register of Deeds for Knox County, Tennessee, shall be hereafter deemed to prevent the same, it being understood and agreed that as to said Lots 6 and 7, a Water Reservoir is a permitted structure.

IN WITNESS WHEREOF, we have hereunto affixed our signatures on or as of May 14, 1984, to one of several originals, which are to be collectively considered as one.

Robert H. Leonard
Henry B. Crawford
Charlotte W. Daley
James C. Moore
Frances H. Moore
Nancy R. Hurley
Rosa Lee Brewer

ROBERT H. LEONARD
ATTORNEY AT LAW
PARK NAT'L BANK TOWER
KNOXVILLE, TENN. 37902

(615) 546-2461

BOOK 1829 PAGE 446



Instr: 198410020017773
Pages: 1 of 7
Cross Ref: WB 1829/446
Back File Automation



Instr: 198410020017773

Pages: 2 of 7

Back File Automation

Emma A. Garner

Eugene M. Garner

Ray L. DeH

Edward D. DeH

Walter H. DeH

Walter H. DeH

Charles J. DeH

Lined area for additional entries

ROBERT H. LEONARD
ATTORNEY AT LAW
PARK NAT'L BANK TOWER
KNOXVILLE, TENN. 37902
(615) 546-2401

BOOK 1829 PAGE 447

THE UNDERSIGNED OPPOSE REZONING OF FILE NUMBER 9-D-18-RZ FROM RA (low density residential) to PR(planned residential). THE PROPOSED REZONING VIOLATES THE FARRAGUT HILLS ESTATE DEED RESTRICTIVE COVENANTS OF PROPERTY OWNERS.

The Knoxville/Knox County Metropolitan Planning Commission will hold a public hearing on September 13, 2018 at 1:30 p.m. in the Main Assembly Room of the City/County Bldg., 400 Main St., in downtown Knoxville.

NAME

ADDRESS

LAM) BRICHETTO 532 WINDSWEEP

DAVID NYE 404 S. DAVID LANE

JAMIE NYE 404 S DAVID LANE

BEVERLY CALVERT 520 WINDSWEEP LN

Michael Calvert 520 Windswept Ln

Jacqueline Muzadch 10141 DOYLE LN

JOSEPH S. HENSLEE 10204 Doyle Ln

Kingsley S. Henslee 10204 Doyle Ln

~~Will + Meg Kiffrell~~ 521 S DAVID LANE

Will + Meg Kiffrell 404 Volwood Lane

Patti S. Reed 404 Volwood Ln,

Kristina Lynch 326 S. David Ln.

~~Will + Meg Kiffrell~~ 326 S. David Ln

Leon M Tolbert 521 Windswept Lane

Yan 521 Windswept Lane

Will + Meg Kiffrell 521 Windswept Lane

Otis + Mary Morgan 10209 Doyle Lane

Mildred Lynch 300 S David Lane

dl
cc

THE UNDERSIGNED OPPOSE REZONING OF FILE NUMBER 9-D-18-RZ FROM RA (low density residential) to PR(planned residential). THE PROPOSED REZONING VIOLATES THE FARRAGUT HILLS ESTATE DEED RESTRICTIVE COVENANTS OF PROPERTY OWNERS.

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NAME	ADDRESS
David + Kristi Osborne	306 S. David Ln. Knoxville, TN 37922
Maman (Betsy) Jones	421 Volwood Ln. Knoxville TN 37922
Buck Jones	421 Volwood Ln Knoxville TN 37922
Stacy Mclemore	326 Wooded Ln Knoxville, TN 37922
Carole L. Royer	413 Volwood Ln Knoxville, TN 37922
Kim Gonce	10205 Doyle Ln., Knoxville, TN 37922
Bernice Kelly	10124 Doyle Ln Knoxville TN 37922
Jeanine Grimes	10201 Doyle Ln. Knoxville, TN 37922
Mikey L. Snow	10201 Doyle Ln Knoxville TN
[Signature]	10134 Doyle Ln Knoxville, TN 37922
Jonathan Van Hook	10142 Doyle " , TN 37922
① Craig Adams	440 Volwood Knoxville TN 37922
Charlotte A. Adams	440 Volwood Knoxville TN 37922
David R. Volwood	0 Volwood Knoxville TN 37922
MISA M. Ellsworth	511 S. David Lane Knoxville TN 37922
Dawn Campbell	325 Wooded Lane Knoxville TN 37922
Lisa Campbell	" " " " " "

File # 9-D-18-RZ

Sept 13, 2018

Item 40

#9-D-18-RZ

zoning application for PR from A/R (low density) 312 S. David Lane

OPPOSITION POINT OF VIEW

1. Everyone who bought property in Farragut Hills Estates bought knowing the covenants dictated .88 ac minimum per building site and in fact currently conforms. All lots are single family homes with the exception of two duplexes, ~~one of which I own on a 1.26 ac tract and joins my primary residence on a 7.5 ac tract.~~ PR is out of the existing character of Farragut Hills Estates Subdivision.

2. The applicant's 9.3 ac tract looks well suited for PR zoning from Google Earth. The site is in fact ill-suited for increased density due to:

- A. natural flowing spring which brings environmental impact questions and drainage impact questions on surrounding property with the increased density.
- B. extensive rock formations and known cave entrance filled by former property owner.
- C. increased traffic on 15 ft rural, hilly, curving county road served by school bus. Increased density dictates more modest homes with younger families and the resulting safety concerns. There is a 50' existing county ROW with no improvement in S. David Lane since 1954.
- D. Current residents of Farragut Hills Estates overwhelmingly oppose rezoning based on attached petition. We're not opposed to development, we're opposed to density afforded by PR..

Property owners in existing Farragut Hills Estates Subdivision respectfully urge Commission to postpone consideration of PR zoning application for 60 days to allow MPC staff time to evaluate or reevaluate implications of these conditions and allow other property owners time for discussion with applicant the possibly of withdrawal of the rezoning request.

CONVEY

THANK YOU FOR THE OPPORTUNITY ~~HEAR~~ OUR CONCERNS.

REZONING **PLAN AMENDMENT**

Name of Applicant: Ahimsa Assets, LLC

Date Filed: 7/25/18 Meeting Date: 9/13/18

Application Accepted by: M. Payne

Fee Amount: _____ File Number: Rezoning 9-D-18-RZ

Fee Amount: File Number: Plan Amendment



PROPERTY INFORMATION

Address: 312 S David Lane

General Location: 7/8 S David Lane, due south of Grovedale Drive

Parcel ID Number(s): 131NC00702
131NC00701

Tract Size: 9.3 ac +/-

Existing Land Use: Single Family Residence

Planning Sector: Southwest County

Growth Policy Plan: Planned

Census Tract: 58.07

Traffic Zone: 231

Jurisdiction: City Council _____ District
 County Commission 5th District

Requested Change

REZONING

FROM: A, RA, PC

TO: PR 5 du/ac

PLAN AMENDMENT

One Year Plan N/A Sector Plan

FROM: N/A

TO: N/A

PROPOSED USE OF PROPERTY

Single Family detached development

Density Proposed 5 Units/Acre

Previous Rezoning Requests: A-G-85-RZ

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: AHIMSA ASSETS, LLC

Company: _____

Address: 312 S. DAVID LN.

City: Knoxville State: TN Zip: 37922

Telephone: 865-604-8759

Fax: 866-354-3363

E-mail: dianne.royer@comcast.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: DIANNE ROYER

Company: _____

Address: 129 MIMOSA AVE

City: Rockwood State: TN Zip: 37854

Telephone: 865-604-8759

Fax: 866-354-3363

E-mail: dianne.royer@comcast.net

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: Dianne E Royer

PLEASE PRINT

Name: DIANNE E ROYER

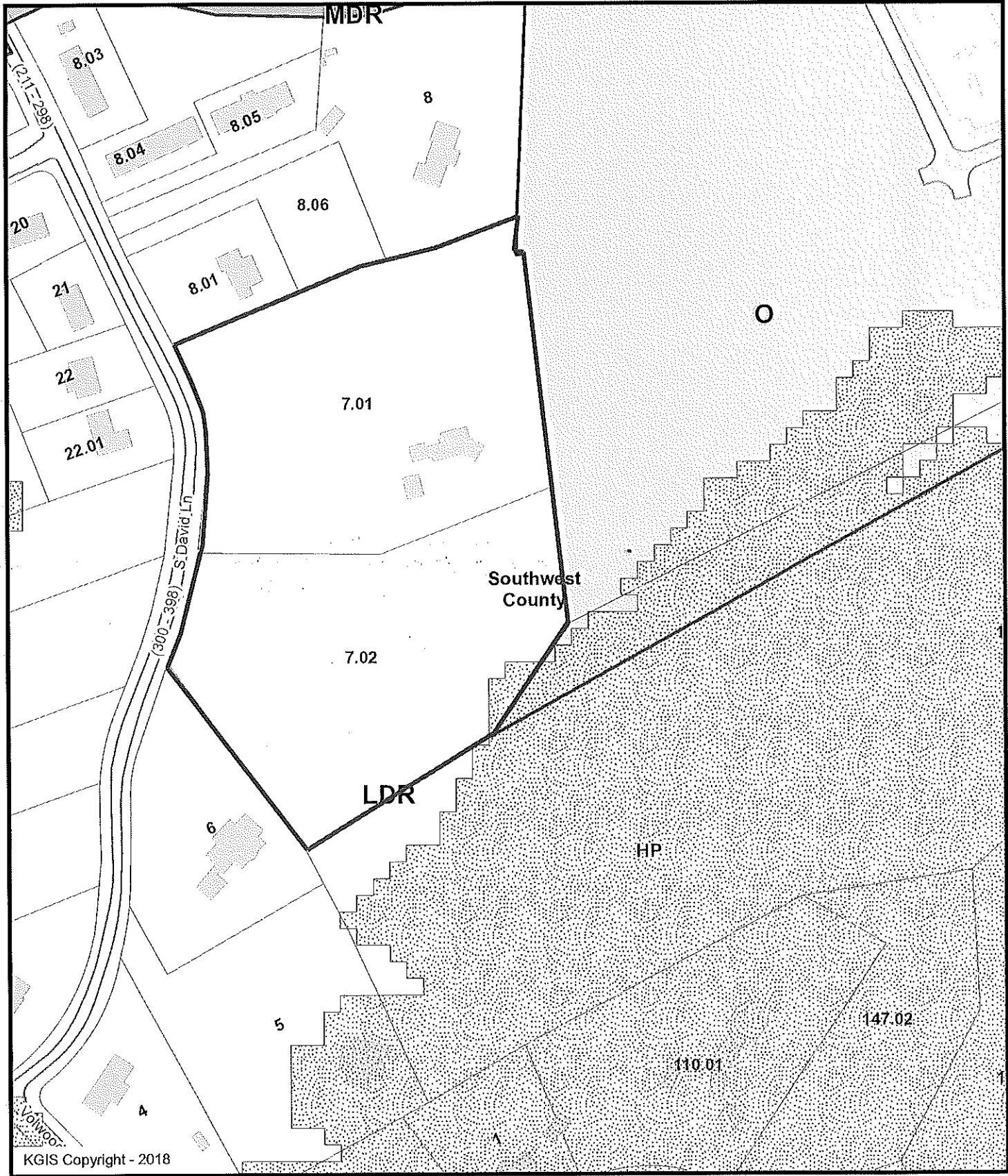
Company: _____

Address: 129 MIMOSA AVE

City: Rockwood State: TN Zip: 37854

Telephone: 865-604-8759

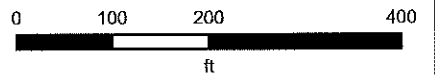
E-mail: dianne.royer@comcast.net



Letter Portrait

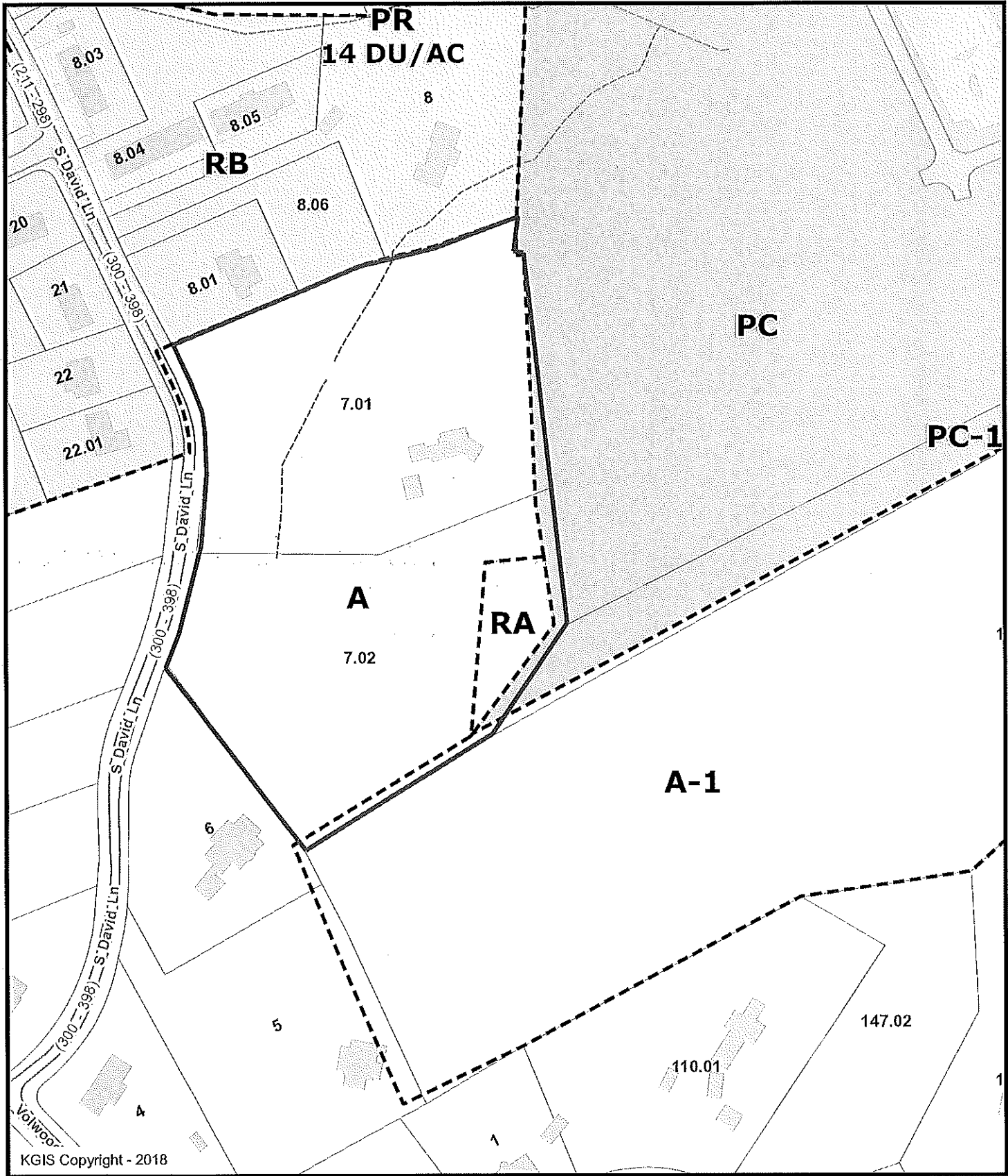


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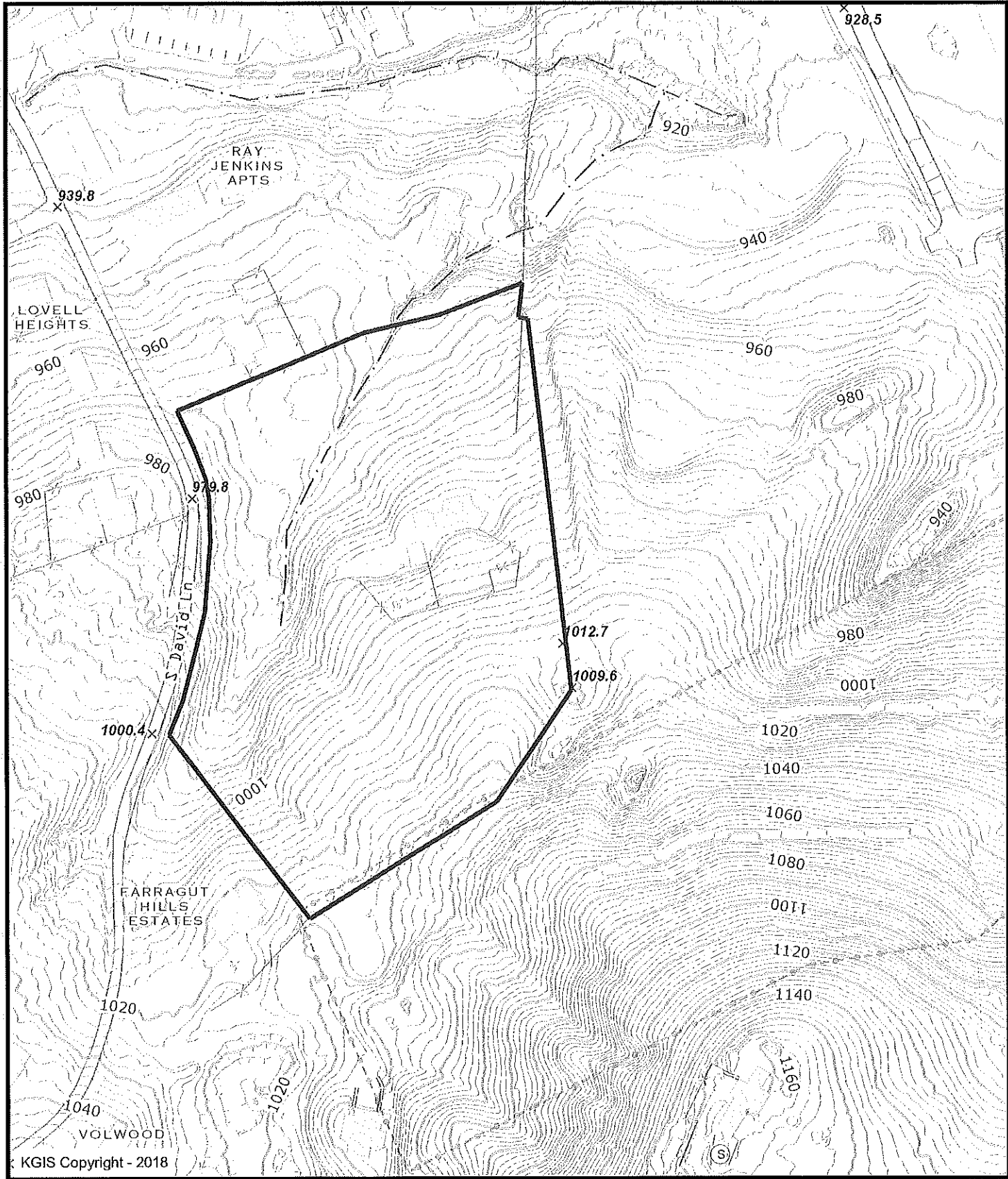
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Knoxville - Knox County - KUB Geographic Information System

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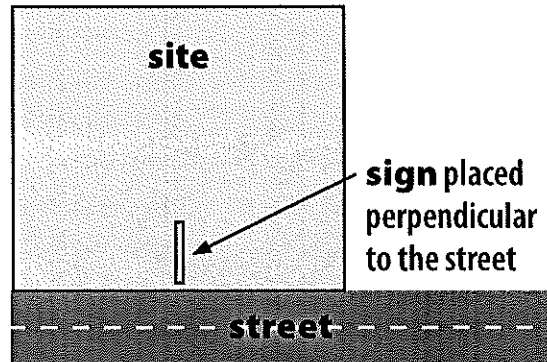
REQUIRED SIGN POSTING AGREEMENT

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:

8/29/18 and 9/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Dianne E. Royer

Printed Name: DIANNE E ROYER

Phone: 865-604-8759 Email: dianne.royer@comcast.net

Date: July 25, 2018

MPC File Number: 9-D-18-RZ