



# PLAN AMENDMENT REPORT

▶ <b>FILE #:</b>	<b>7-C-19-SP</b>	<b>AGENDA ITEM #:</b>	<b>26</b>
POSTPONEMENT(S):	7/11/2019	<b>AGENDA DATE:</b>	<b>8/8/2019</b>
▶ <b>APPLICANT:</b>	<b>TM3 PROPERTIES, LLC</b>		
OWNER(S):	Todd Miller / TM3 Properties, LLC		
<hr/>			
TAX ID NUMBER:	154 L A 012 & 10101	<a href="#"><u>View map on KGIS</u></a>	
JURISDICTION:	Council District 2		
STREET ADDRESS:	0 Osprey Point Ln		
▶ <b>LOCATION:</b>	<b>South side of South Northshore Drive, north side of Osprey Point Lane</b>		
▶ <b>APPX. SIZE OF TRACT:</b>	<b>1.76 acres</b>		
SECTOR PLAN:	Southwest County		
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)		
ACCESSIBILITY:	Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of righth-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.		
UTILITIES:	Water Source:     Knoxville Utilities Board		
	Sewer Source:     Knoxville Utilities Board		
WATERSHED:	Tennessee River		
<hr/>			
▶ <b>PRESENT PLAN AND ZONING DESIGNATION:</b>	<b>O (Office) /</b>		
▶ <b>PROPOSED PLAN DESIGNATION:</b>	<b>GC (General Commercial)</b>		
▶ <b>EXISTING LAND USE:</b>	<b>Vacant</b>		
▶ <b>PROPOSED USE:</b>	<b>Mix of retail, medical, personal services, etc.</b>		
EXTENSION OF PLAN DESIGNATION:	No.		
HISTORY OF REQUESTS:	7-J-12-RZ (A to O), 10-C-17-RZ (O to GC denied)		
SURROUNDING LAND USE AND PLAN DESIGNATION:	North:    S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)		
	South:    Osprey Pointe Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)		
	East:     I-140 right-of-way / ROW / OS-1 (Open Space Preservation)		
	West:     Osprey Pointe Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)		
NEIGHBORHOOD CONTEXT	This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.		

**STAFF RECOMMENDATION:**

- ▶ **Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.**

Staff recommends postponement for 60-days to the October 10, 2019 meeting, as per the applicant's request.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-M-19-RZ **AGENDA ITEM #:** 26  
**7-C-19-PA** **AGENDA DATE:** 8/8/2019

POSTPONEMENT(S): 7/11/2019

► **APPLICANT:** **TM3 PROPERTIES, LLC**  
**OWNER(S):** Todd Miller / TM3 Properties, LLC

**TAX ID NUMBER:** 154 L A 012 AND 10101 [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 0 Osprey Point Lane

► **LOCATION:** **South side of S. Northshore Drive, north side of Osprey Point Lane**

► **TRACT INFORMATION:** **1.76 acres.**

**SECTOR PLAN:** Southwest County

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

**ACCESSIBILITY:** Access is via S. Northshore Drive, a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Point Lane, a local street with 22' of pavement width within 150' of right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Tennessee River

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

► **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) / C-6 (General Commercial Park)**

► **EXISTING LAND USE:** **Vacant**

► **PROPOSED USE:** **Mix of retail, medical, personal services, etc.**

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** 7-J-12-RZ (A-1 to O-1), 10-D-17-RZ (O-1 to C-6 denied)

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

**ZONING**

South: Osprey Point Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)

East: I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

West: Osprey Point Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)

**NEIGHBORHOOD CONTEXT:** This site is located south of the Northshore Town Center in the southwest

quadrant of the I-140 / S. Northshore Drive interchange. The area is developed with a mix of residential, office and commercial uses under various city and county zone districts.

---

**STAFF RECOMMENDATION:**

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Staff recommends postponement for 60-days to the October 10, 2019 meeting, as per the applicant's request.

► **Postpone for 60-days to the October 10, 2019 meeting, as per the applicant's request.**

Staff recommends postponement for 60-days to the October 10, 2019 meeting, as per the applicant's request.

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 9/11/2018 and 9/25/2018. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.

7-M-19-RZ-7-C-19-PA-7-C-19-SP PP. 8-8-19

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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

## Request to Postpone • Table • Withdraw

Name of Applicant: TM3 Properties, LLC  
AS IT APPEARS ON THE CURRENT MPC AGENDA  
Original File Number(s): 7-M-19-RZ, 7-C-19-PA, 7-C-19-SP  
Date Scheduled for MPC Review: 8-8-19  
Date Request Filed: 7/29/19 Request Accepted by: \_\_\_\_\_

RECEIVED

AUG 01 2019

Knoxville-Knox County  
Planning

### REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

OCTOBER 10, 2019

DATE OF FUTURE MPC PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request: TO WORK  
out a compromise with  
the neighborhood

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

### APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

X Todd Miller / Lori Wood

PLEASE PRINT

Name: TM3 Properties

Address: P.O. Box 10667

City: Knoxville State: TN Zip: 37939

Telephone: 865-207-1931

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

E-mail: LORI@MWDEV.COM

### PLEASE NOTE

Consistent with the guidelines set forth in MPC's  
*Administrative Rules and Procedures:*

### POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

### TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

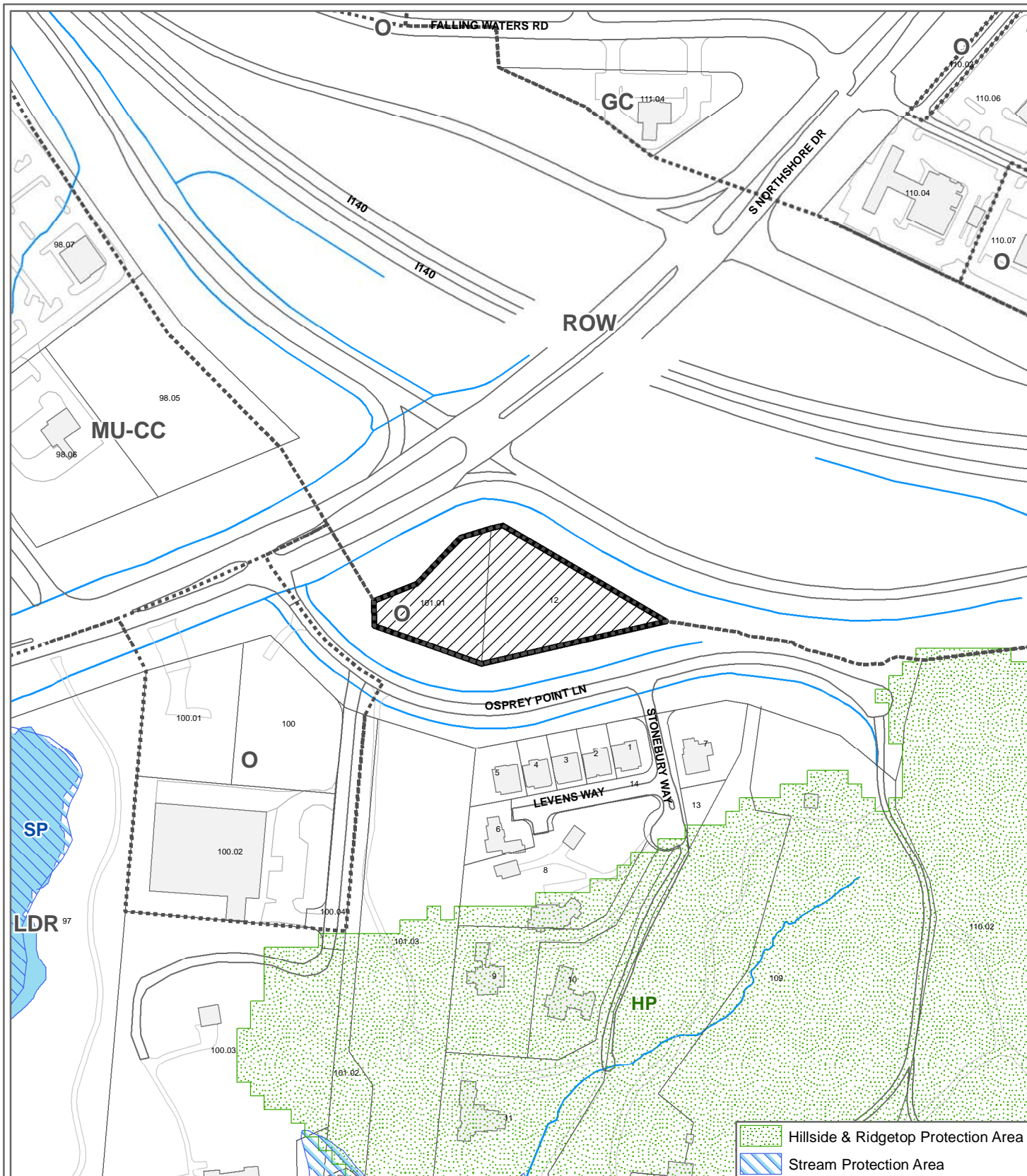
### WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

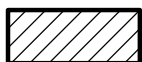




**7-C-19-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office)

To: GC (General Commercial)



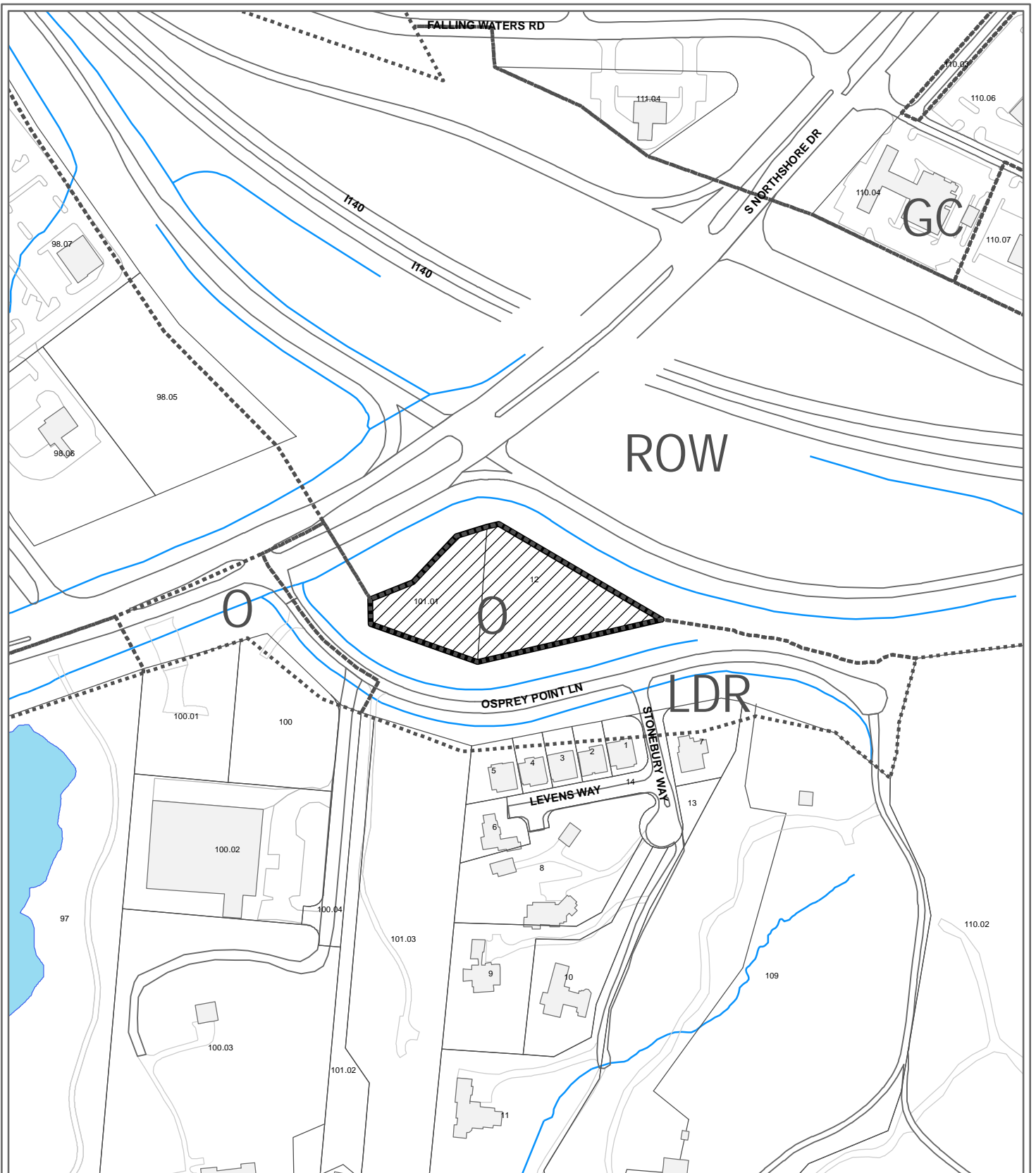
Petitioner: TM3 Properties, LLC

Map No: 154

Jurisdiction: City



Original Print Date: 6/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**7-C-19-PA / 7-M-19-RZ  
PLAN AMENDMENT**

From: O (Office)

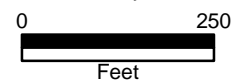
To: GC (General Commercial)



Petitioner: TM3 Properties, LLC

Map No: 154

Jurisdiction: City



Original Print Date: 6/18/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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

## ☒ REZONING

## ☒ PLAN AMENDMENT

Name of Applicant: TM3 Properties, LLCDate Filed: 4/30/2019 5/29/19Meeting Date: 6/13/2019 7/11/19Application Accepted by: Jana ReedFee Amount: \$1,000

File Number: Rezoning

7-M-19-RZFee Amount: \$600

File Number: Plan Amendment

7-C-19-SP  
7-C-19-PA+ 20% = \$1,920.00 (1200 + 720)

RECEIVED

MAY 29 2019

Knoxville-Knox County  
Planning

### PROPERTY INFORMATION

Address: 0 Osprey Point LaneGeneral Location: South side of Northshore Drive and North side of Osprey Point LaneParcel ID Number(s): 154 LA 012 and 154 10101Tract Size: 1.76 acresExisting Land Use: Vacant landPlanning Sector: Southwest County OGrowth Policy Plan: Urban Growth Area (Inside City Limits)Census Tract: 57.10block 51009Traffic Zone: 177Jurisdiction: ☒ City Council Two 2 District  
☐ County Commission \_\_\_\_\_ District

### Requested Change REZONING

FROM: O-1TO: C-6

### PLAN AMENDMENT

☒ One Year Plan ☒ Southwest Sector PlanFROM: OTO: GC

### PROPOSED USE OF PROPERTY

Mix of retail, medical, personal services, etc.

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

### ☐ PROPERTY OWNER ☒ OPTION HOLDER

PLEASE PRINT

Name: Todd MillerCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37939Telephone: (865) 292-5692Fax: N/AE-mail: todd@mwdev.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Todd MillerLOBI WOODCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37939Telephone: (865) 292-5692 + (865) 207-1931Fax: N/AE-mail: todd@mwdev.com

### 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: Todd Miller

PLEASE PRINT

Name: Todd MillerCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37920Telephone: (865) 292-5692E-mail: todd@mwdev.com

(If more space is required attach additional sheet.)

Name

Address

City

State

Zip

Owner

Option

Thomas Tate

139 Walker Ave Maryville TN 37803

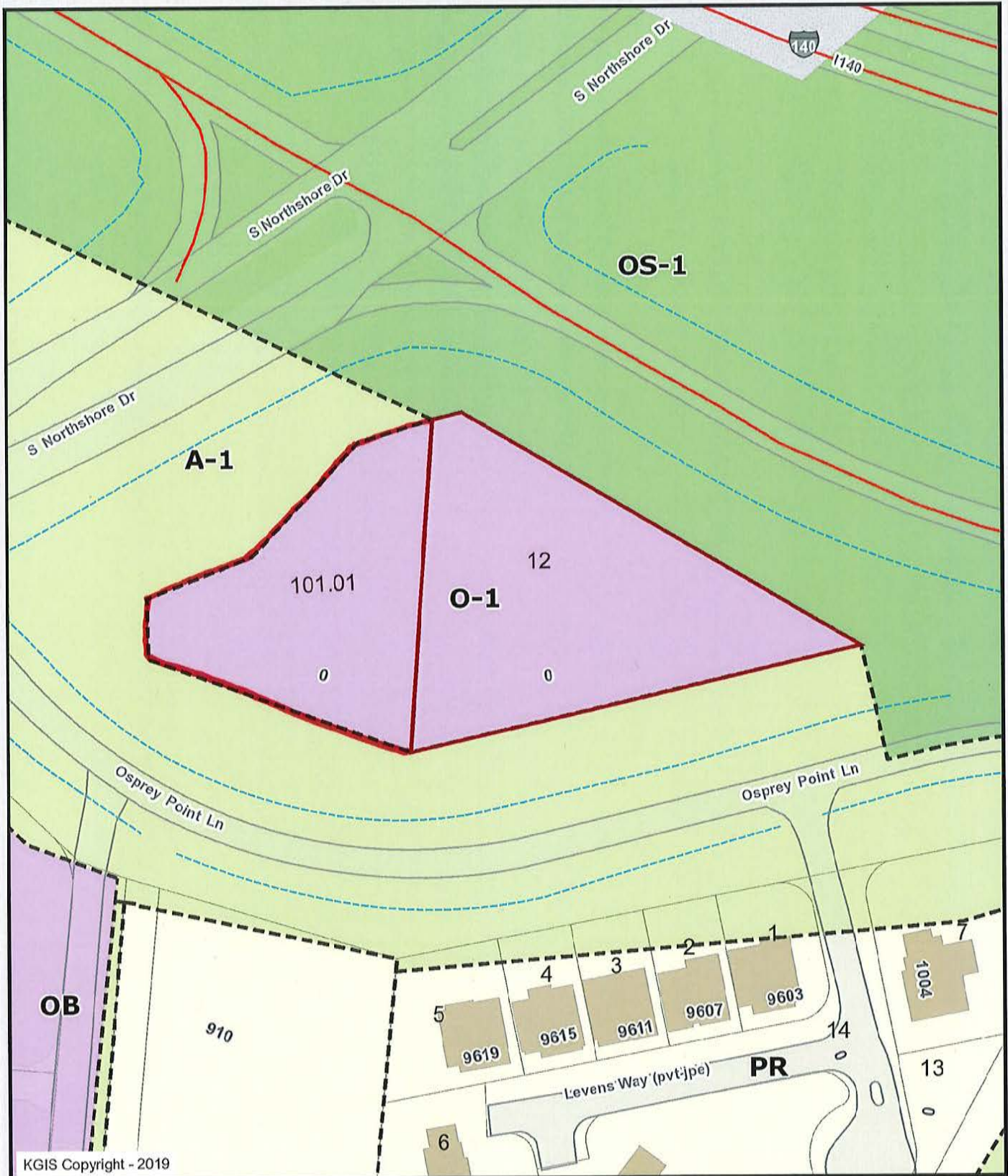
✓

TM3 Properties, LLC

P.O. Box 10667 Knoxville, TN 37939

✓





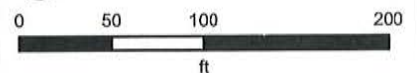
KGIS Copyright - 2019

## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

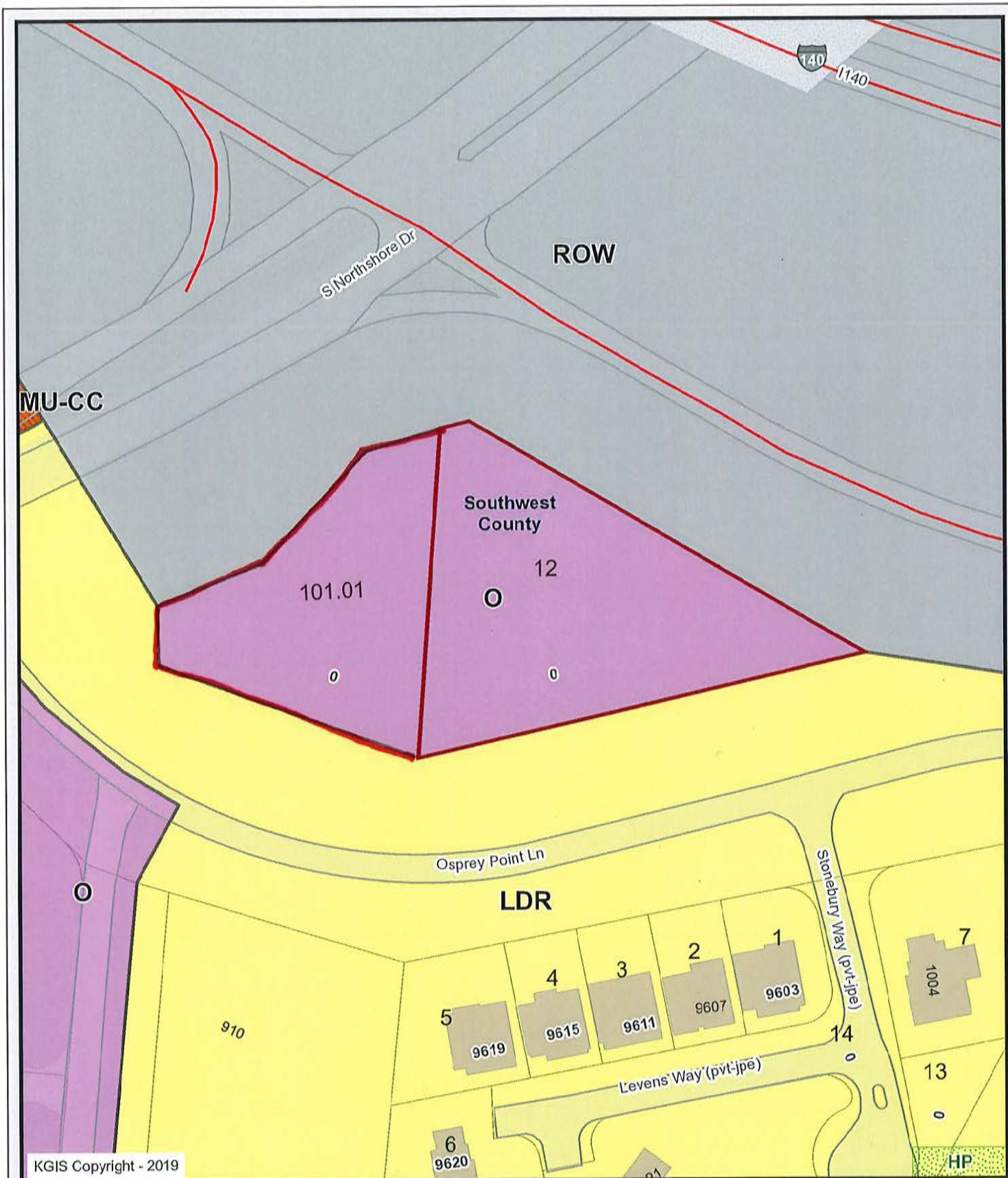


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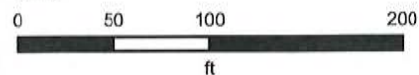
One Year &  
Sector Plan

Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

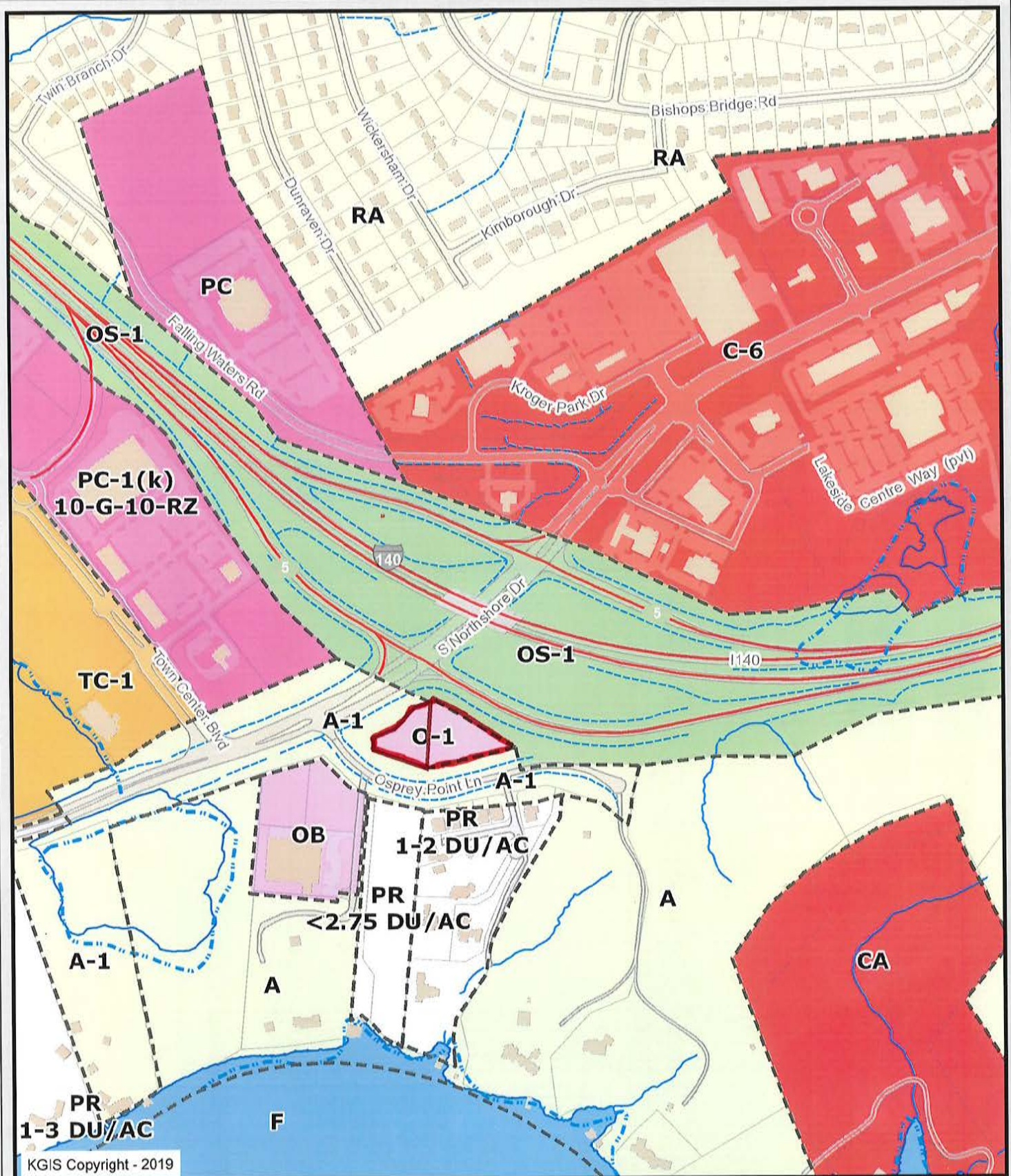


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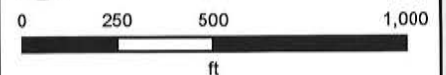


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



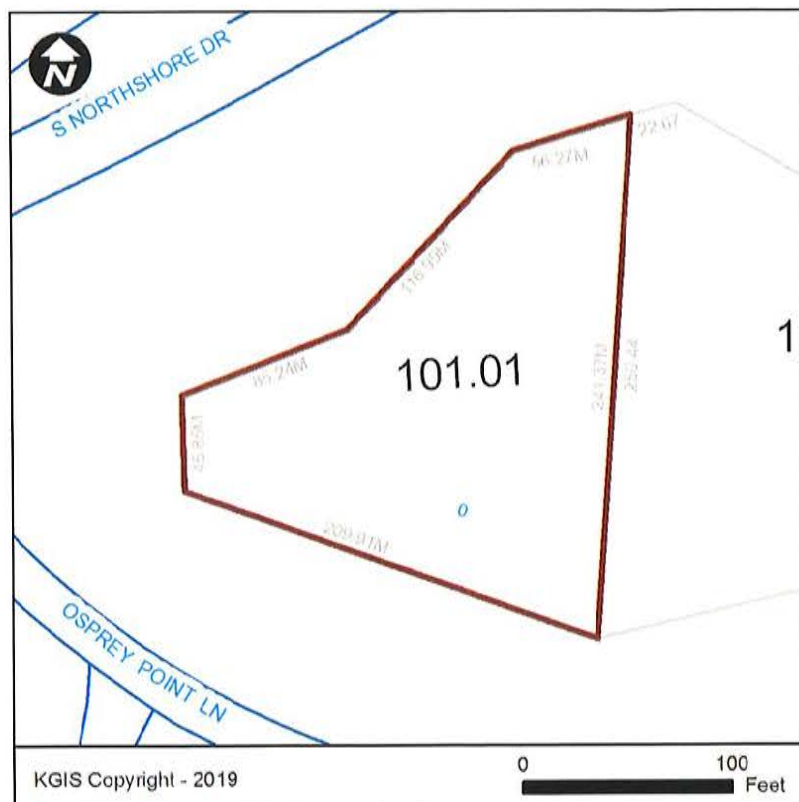
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## Parcel 154 10101 - Property Map and Details Report



### Property Information

Parcel ID: 154 10101  
Location Address: 0 OSPREY POINT LN  
CLT Map: 154  
Insert:  
Group:  
Condo Letter:  
Parcel: 101.01  
Parcel Type:  
District: 51  
Ward:  
City Block: 51009  
Subdivision: R HUGH STERCHI  
ORD NO 0-140-00  
Rec. Acreage: 0  
Calc. Acreage: 0  
Recorded Plat: 18 - 146  
Recorded Deed: 20090130 - 0046830  
Deed Type: Legal Document:  
Deed Date: 1/30/2009

### Address Information

Site Address: 0 OSPREY POINT LN  
KNOXVILLE - 37922  
Address Type: UNUSED LAND  
Site Name:

### Owner Information

TATE THOMAS HENLEY & TYRRELL PATTI TATE &  
SETZER SHIRLEY TATE  
139 WALLER AVE  
MARYVILLE, TN 37803

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: Knoxville

### MPC Information

Census Tract: 57.10  
Planning Sector: Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct: 69S  
Voting Location: Northshore Elementary  
School  
1889 THUNDERHEAD RD  
TN State House: 14 Jason Zachary  
TN State Senate: 6 Becky Duncan Massey  
County Commission: 4 Hugh Nystrom

### School Zones

Elementary: NORTHSORE ELEMENTARY  
Intermediate:  
Middle: WEST VALLEY MIDDLE  
High: BEARDEN HIGH

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

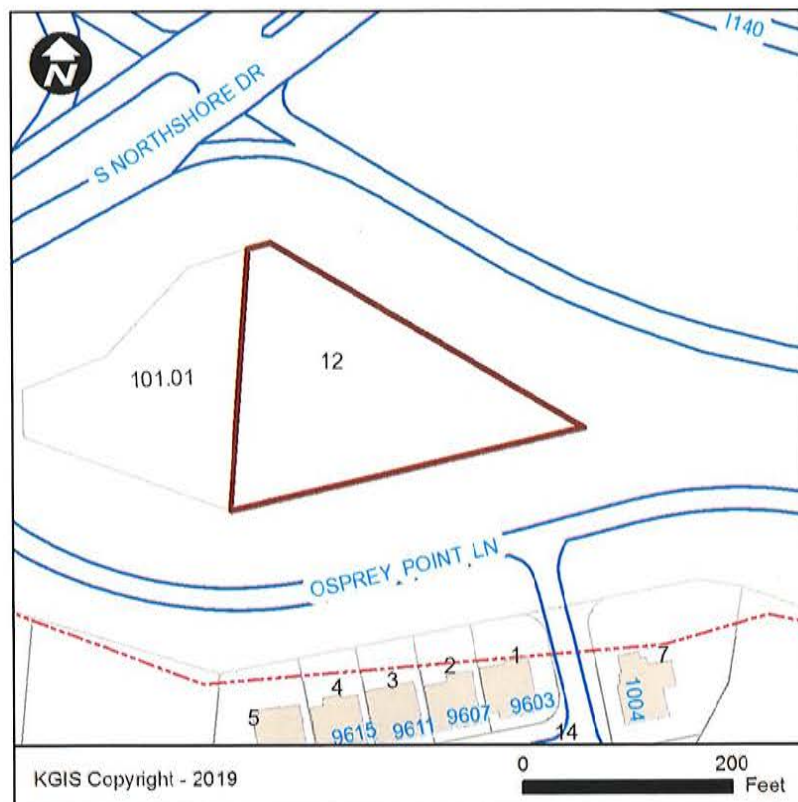
City Council: 2 Andrew Roberto  
School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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## Parcel 154LA012 - Property Map and Details Report



### Property Information

Parcel ID: 154LA012  
Location Address: 0 OSPREY POINT LN  
CLT Map: 154  
Insert: L  
Group: A  
Condo Letter:  
Parcel: 12  
Parcel Type:  
District: 51  
Ward:  
City Block: 51009  
Subdivision: STONEBURY COURT S/D  
Rec. Acreage: 1.02  
Calc. Acreage: 0  
Recorded Plat: 20041110 - 0039715  
Recorded Deed: 20120627 - 0074060  
Deed Type: Deed:Full Coven  
Deed Date: 6/27/2012

### Address Information

Site Address: 0 OSPREY POINT LN  
KNOXVILLE - 37922  
Address Type: UNUSED LAND  
Site Name:

### Owner Information

TATE THOMAS H & SETZER SHIRLEY A & TYRRELL  
PATRICIA T  
139 WALLER AVE  
MARYVILLE, TN 37803

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Planning Sector: Southwest County

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Voting Location: Northshore Elementary School  
1889 THUNDERHEAD RD  
TN State House: 14 Jason Zachary  
TN State Senate: 6 Becky Duncan Massey  
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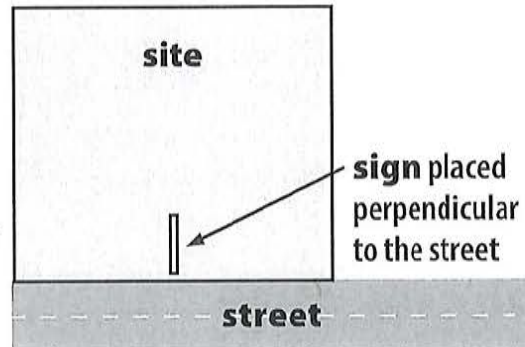
## REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

June 26 and July 12  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Daniel Kaley

Printed Name: DANIEL KALEC

Phone: 865 - 235 - 2029 Email: daniel@mwdev.com

Date: 5/29/19

File Number: 7-C-19-SP, 7-C-19-PA

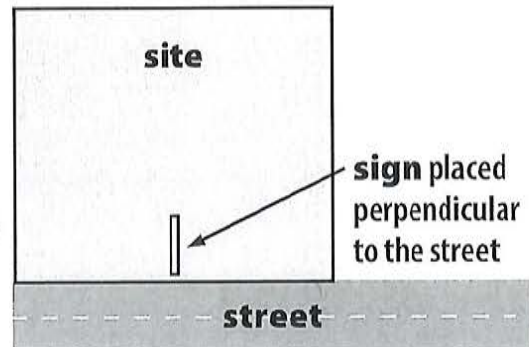
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June 26 and July 12  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Daniel Kalec

Printed Name: DANIEL KALEC

Phone: 865-235-2029 Email: daniel@mwdev.com

Date: 5/29/19

File Number: 7-M-19-RZ