



USE ON REVIEW REPORT

▶ **FILE #:** 8-H-19-UR

AGENDA ITEM #: 48

AGENDA DATE: 8/8/2019

▶ **APPLICANT:** STEVE YOUNG / OYSK3

OWNER(S): Phillips Real Estate, LLC

TAX ID NUMBER: 60 13601, 084 & 083

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5831 Rutledge Pike

▶ **LOCATION:** Northwest side of Rutledge, southwest of Transport Way

▶ **APPX. SIZE OF TRACT:** 5.21 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Rutledge Pike, a median divided, 4 lane major arterial street within 200' of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Woods Creek

▶ **ZONING:** CB (Business and Manufacturing)

▶ **EXISTING LAND USE:** Unused & Residential

▶ **PROPOSED USE:** Self-Storage facility

HISTORY OF ZONING: The property was rezoned from RB to CB in 2008 (3-D-08-RZ)

SURROUNDING LAND USE AND ZONING: North: Residences / RB (General Residential)

South: Vacant, Residences / CB (Business & Manufacturing), RB (General Residential)

East: Commercial, Self-storage, Office/Warehouse, Rutledge Pike / CB (Business & Manufacturing)

West: Residences / RB (General Residential)

NEIGHBORHOOD CONTEXT: This area along Rutledge Pike has developed with commercial, office, and light industrial uses under CB, CA and I zoning and residential uses to the north and west under RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for a self-service storage facility with approximately 92,900 square feet of building area, 20 covered vehicle spaces, and associated office/residence, subject to 8 conditions.

1) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the sign standards (Article 3, Section 3.90).

- 2) Meeting all applicable requirements of the Knox County Health Department and/or connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to the grade of the entry driveway.
- 4) Meeting all applicable requirements of the Knox County Fire Marshal.
- 5) Meeting all applicable requirements of the Knoxville Department of Engineering and TDOT for the driveway apron design and other improvements within the Rutledge Pike right-of-way.
- 6) All outdoor lighting shall be shielded to direct light and glare away from all adjoining property and public right-of-way.
- 7) Obtaining all necessary approvals from the adjacent property owner at 5822 Rutledge Pike (parcel 060 08401) to relocate the existing access easement to the proposed driveway for the self-storage facility and restricting access to the property by requiring entry and exit through the gated entry to the self-storage facility.
- 8) Installation of all landscaping shown on development plan within six months of the issuance of occupancy permits, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the CB zone, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing a self-service storage facility located on 5.21 acres zoned CB and will have direct access to Rutledge Pike. The facility will include both external (outdoor) and internal (indoor) storage units, and will have covered vehicle parking. All the buildings will be one-story and the two large buildings (building 1 & 2) will have both indoor and outdoor storage units, with the outdoor units wrapping the outside of the buildings. There will be one small building (building 3) that only contains outdoor storage units. The office is one story and includes a residential unit for the facility manager.

Indoor self-storage facilities have design standards that are different than outdoor self-storage facilities, which include a wider landscape buffer when adjacent to residential properties, building design and ground floor transparency standards. Most indoor storage facilities are multi-story and located on properties with high visibility from major roads. Though this facility includes indoor self-storage, staff determined that the outdoor self-storage standards should apply because the design is more closely related to that type of storage facility based on the one-story building height, outdoor storage units wrapping the external boundary of the two buildings that do have indoor storage units, and the storage buildings not being designed or located to be highly visible from the public road. The building that will be most visible is the office/residence located at the entry, closest to Rutledge Pike. This building will have windows on the ground floor and landscaping around the base of the building and parking, which is in-keeping the requirements for indoor self-storage facilities. The parking provided will also meet the requirements for indoor self-storage facilities.

The external boundary of the storage facility will have fencing and a landscape screening between the fence and the property line. When adjacent to residential uses, the landscaping will include 1 evergreen and 1 deciduous tree 40', alternating on 20' intervals max, and 3 shrubs between each set of trees. The frontage of the property along Rutledge Pike will have the same landscaping. When adjacent to non-residential uses, the landscape screening will include a continuous row of shrubs.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public sewer service must be extended to the site, or the development must obtain approval from the Knox County Health Department for a septic system.
2. The proposed use of this site is a low traffic generator and will have minimal impact on the adjacent road system.
3. This request will have less impact on adjacent properties than most uses permitted in the CB zone and will have no impact on schools.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The request with the noted conditions conforms with the requirements of the CB zone district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The use is in

harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

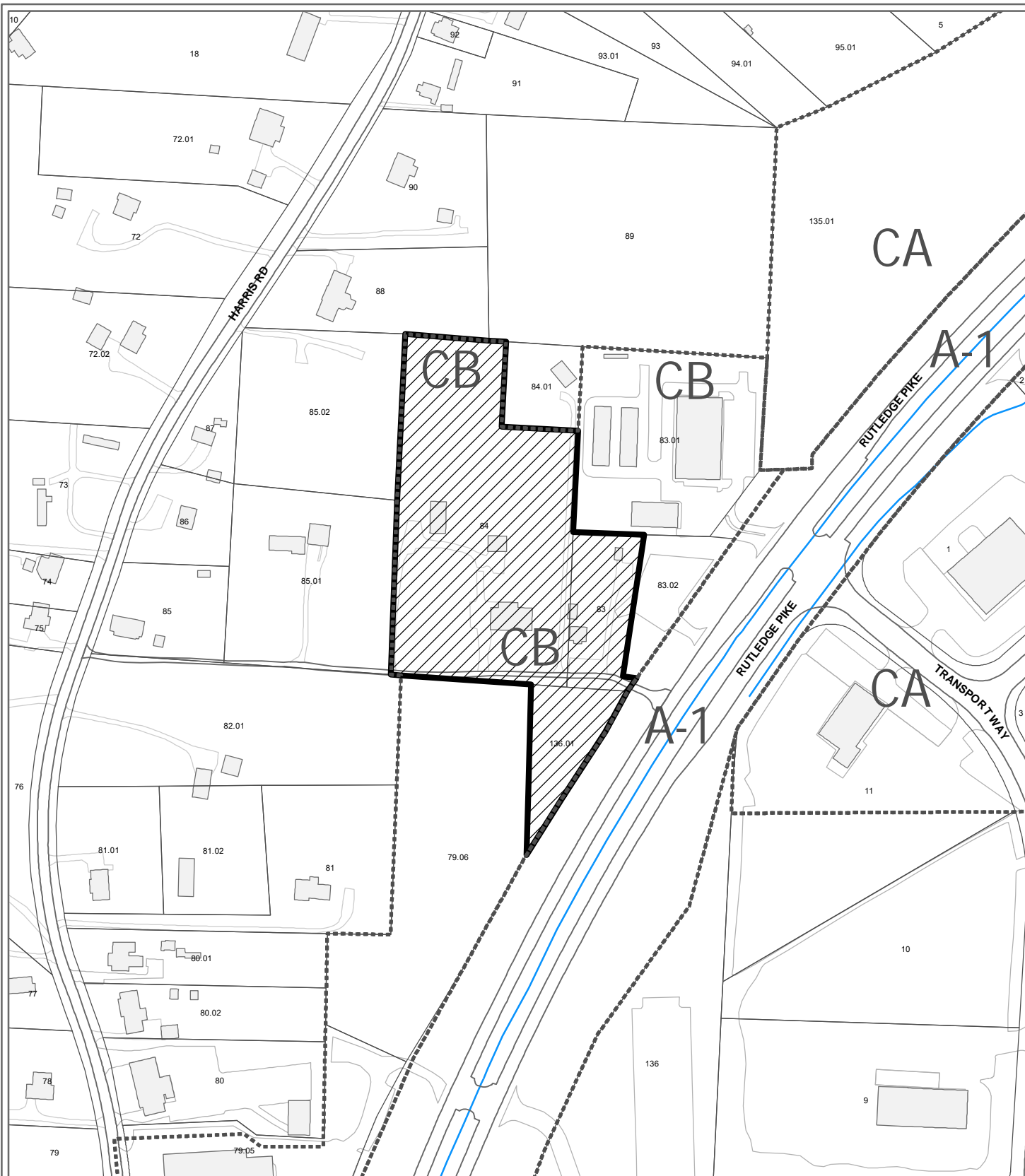
1. The Northeast County Sector Plan proposes commercial uses for this property. The proposed self-service storage facility is consistent with the land use designation.
2. The site is located within the Urban Growth Boundary of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 140 (average daily vehicle trips)

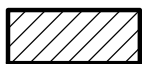
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-H-19-UR
USE ON REVIEW**



Self-Storage facility in CB (Business and Manufacturing)

Original Print Date: 7/15/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

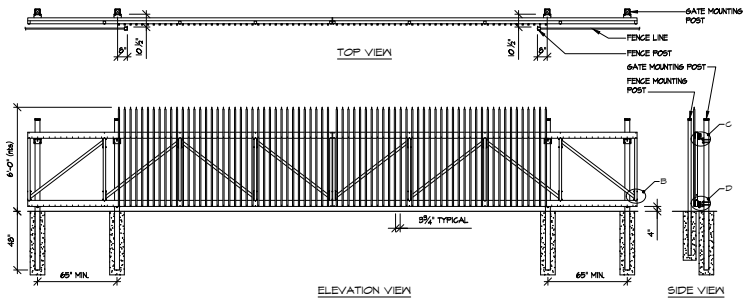
Revised:

Petitioner: Young / OYSK3, Steve

Map No: 60

Jurisdiction: County

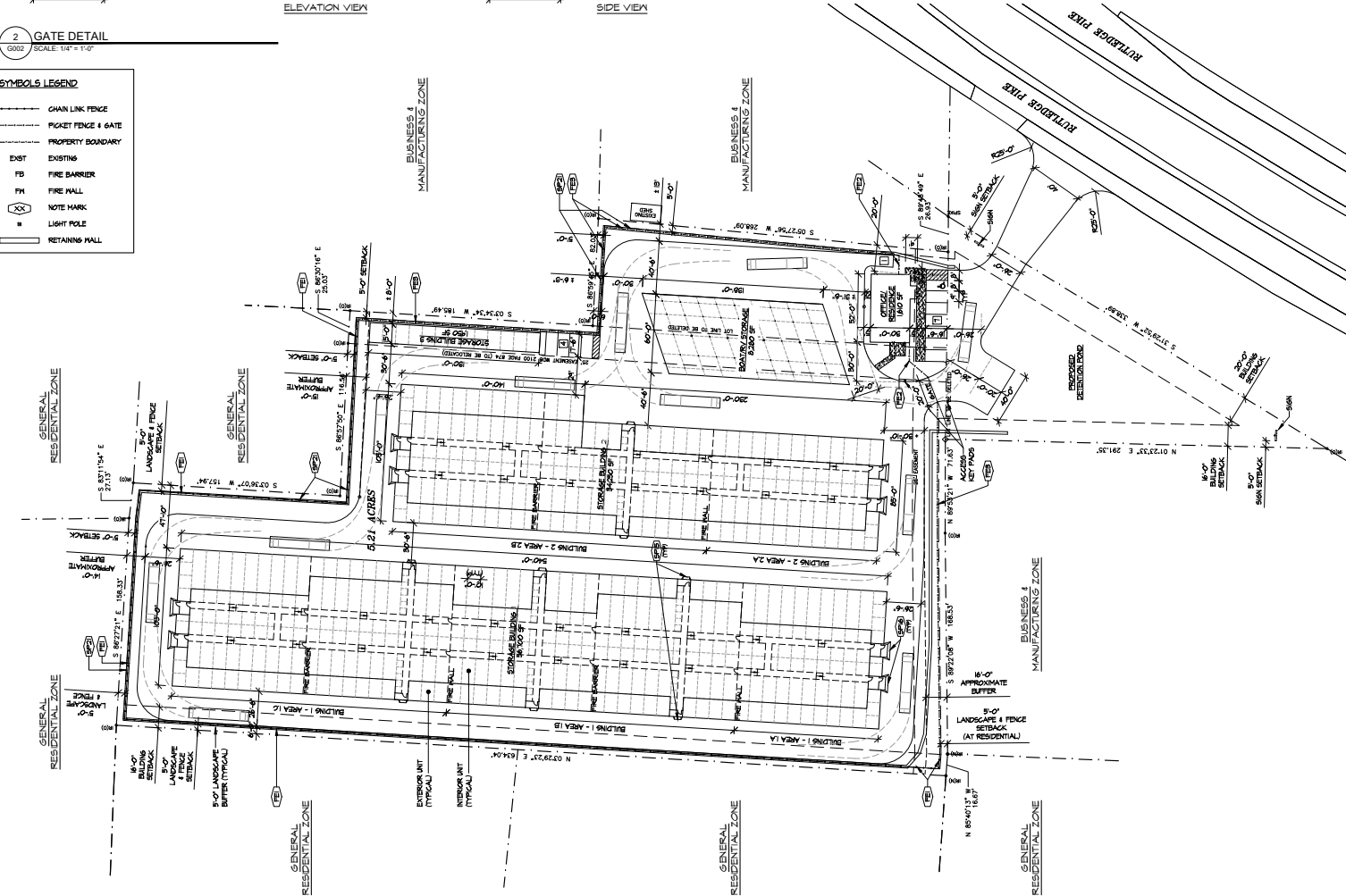




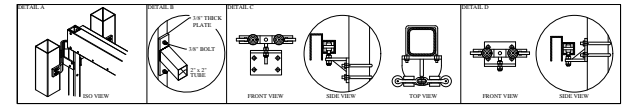
2 GATE DETAIL
G002 SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

- CHAIN LINK FENCE
- - - PCKET FENCE & GATE
- - - PROPERTY BOUNDARY
- EXIST EXISTING
- FB FIRE BARRIER
- FH FIRE HALL
- ⊗ NOTE MARK
- ⊕ LIGHT POLE
- ▭ RETAINING WALL



1 SITE PLAN
G002 SCALE: 1" = 40'-0"



AMERISTAR

FENCE NOTES

- FE1 6'-0" CHAIN LINK FENCE WITH OPAQUE STRIPS, OR EQUAL OPAQUE PRODUCT AT ADJACENT RESIDENTIAL/AGRICULTURAL ZONE AT BOTH SIDES - SET MINIMUM 5'-0" OFF PROPERTY LINE.
- FE2 ROLLING OR SWING GATE SHALL BE 8'-0" TALL PICKETS AT 4' O.C. FENCE AGAINST COMMERCIAL PROPERTY SHALL BE 6'-0" TALL STEEL PICKET FENCE. PROVIDE SHOP DRAWINGS FOR APPROVAL.
- FE3 6'-0" CHAIN LINK FENCE ADJACENT TO COMMERCIAL.

SITE PLAN NOTES

SP1 BOUNDARY INFORMATION, TOPOGRAPHIC INFORMATION & OTHER SITE INFORMATION IS TAKEN FROM KNOX COUNTY 615 MAPS, BOUNDARY SURVEY BY Romo Engineering, & OTHER DOCUMENTS PROVIDED BY THE OWNER.

SP2 N/A

SP3 ALL GROUND DISTURBED BY CONSTRUCTION SHALL BE REPAIRED/REPLACED WITH TOPSOIL. THIS SHALL BE GRADED, RAKED, SEEDED, MULCHED, & WATERED PER SPECIFICATIONS, UNLESS OTHER LANDSCAPING IS INDICATED.

SP4 BUILDING SHALL CONNECT TO SEWER AT MANHOLE OR TAP. CONNECTION TO BE COORDINATED WITH LOCAL UTILITY.

SP5 PARKING LOT PAVEMENT SHALL BE BITUMINOUS PAVING, THICKNESS AS NOTED ON DRAWINGS, WITH 8" MACHINE-FORMED CONCRETE CURBS, SIDEWALKS PAD TO BE CONCRETE, THICKNESS AS NOTED ON DRAWINGS.

SP6 IN ALL AREAS, PROVIDE POSITIVE DRAINAGE. SLOPE GRADE AWAY FROM BUILDINGS. MAINTAIN & EXTEND EXISTING SWALES, PROVIDE FRENCH DRAINS TO GRADE WHERE SURFACE SLOPE DOES NOT PROVIDE ADEQUATE DRAINAGE.

SP7 SIDEWALK CONCRETE SHALL HAVE:

- 3500 PSI, MINIMUM AT 28 DAYS
- 3% AIR ENTRAINMENT
- JOINTS IN SIDEWALK AT 5 FEET INTERVALS
- HOOD FLOAT AND LIGHT BROOM FINISH FOR SLIP RESISTANCE

SP8 PUBLIC WALKS CONNECTING PRIMARY ENTRANCES SHALL BE HANDICAP ACCESSIBLE. WITH A MINIMUM CLEAR WIDTH OF 48 INCHES. SLOPE OF ACCESSIBLE WALKS SHALL NOT EXCEED 1:20 (1" RISE OVER 20" RUN) WHERE HANDRAILS ARE PROVIDED. SLOPE SHALL NOT EXCEED 1:12. CURB CUTS & CURB RAMPS SHALL NOT EXCEED 1:12.

SP9 POLE-TYPE SIGNAGE TO BE CONSTRUCTED OF MATERIALS MATCHING THE CHARACTER & COLOR OF THE BUILDING. THE SIGN SHALL BE EITHER INTERNALLY ILLUMINATED OR ILLUMINATED BY GROUND-MOUNTED FLOODLIGHTS, & SET AMONGST DECORATIVE LANDSCAPING.

SIGN NOTE

ZONE CB, ZONE 3, 50.0' O.D. ROAD FRONTAGE

588'x15' = 108.4 50 FT TOTAL ALLOWED

SIGNS AT LEAST 10' AWAY - (2) 10' POLE GROUND SIGNS AT ROAD FRONTAGE AS INDICATED. EACH GROUND SIGN SHALL BE NO GREATER THAN 450 SQ FT. THERE SHALL BE SIGNAGE ON THE BUILDING NOT EXCEEDING 66 SQ FT.

SP10 BUILDING ENTRANCE, ACCESSIBLE PARKING SPACE, & ADJACENT LOADING ZONE SLOPE SHALL NOT EXCEED 1/40 IN ALL DIRECTIONS.

SP11 ALL TREES RETAINED OR PROVIDED TO MEET THE REQUIREMENTS OF KNOX COUNTY SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR A PERIOD OF AT LEAST EIGHTEEN (18) MONTHS FROM THE DATE OF COMPLETED CONSTRUCTION. FINAL PLANT APPROVAL OR PLANTING AS SPECIFIED BY THE CONTRACT. ANY TREE WHICH FAILS TO SURVIVE EIGHTEEN (18) MONTHS SHALL BE REPLACED WITHIN TWELVE (12) MONTHS OF LOSS.

SP12 MAXIMUM STORAGE UNIT IS 800 SQ. FT.

SP13 N/A

SP14 N/A

SP15 TYPICAL HANDICAP ACCESSIBLE EXT.

SP16 PUBLIC ENTRANCES VESTIBULE - HANDICAP ACCESSIBLE.

SP17 PER KNOX COUNTY CODE OF ORDINANCES - SECTION 4.8B - ABOUT OUTDOOR LIGHTING

ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO DIRECT LIGHT AND SHINE ONLY ONTO THE SELF-SERVICE STORAGE PREMISES AND MAY BE OF SUFFICIENT INTENSITY TO DISCOURAGE VANDALISM AND THEFT. SAID LIGHTING AND SHINE SHALL BE DEFLECTED, SHADOWED, AND FOCUSED AWAY FROM ALL ADJOINING PROPERTIES.

SP18 BUILDING SETBACKS:

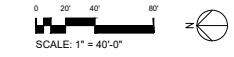
- FRONT ON HIGHWAY = 20'
- SIDE = NONE EXCEPT 5' FOR RESIDENTIAL
- REAR = 10'

SP19 LANDSCAPE SETBACK:

- 5'-0" AGAINST RESIDENTIAL ZONE

SP20 ACCESS EASEMENT SHALL BE CHANGED TO WORK WITH NEW PROPOSED LAYOUT.

SP21 IN SOME CASES - RETAINING WALLS MAY BE SHIFTED FURTHER BACK ON SITE IN FINAL CONSTRUCTION DOCUMENTS.



PRELIMINARY - NOT FOR CONSTRUCTION

Rutledge Pike Mini Storage

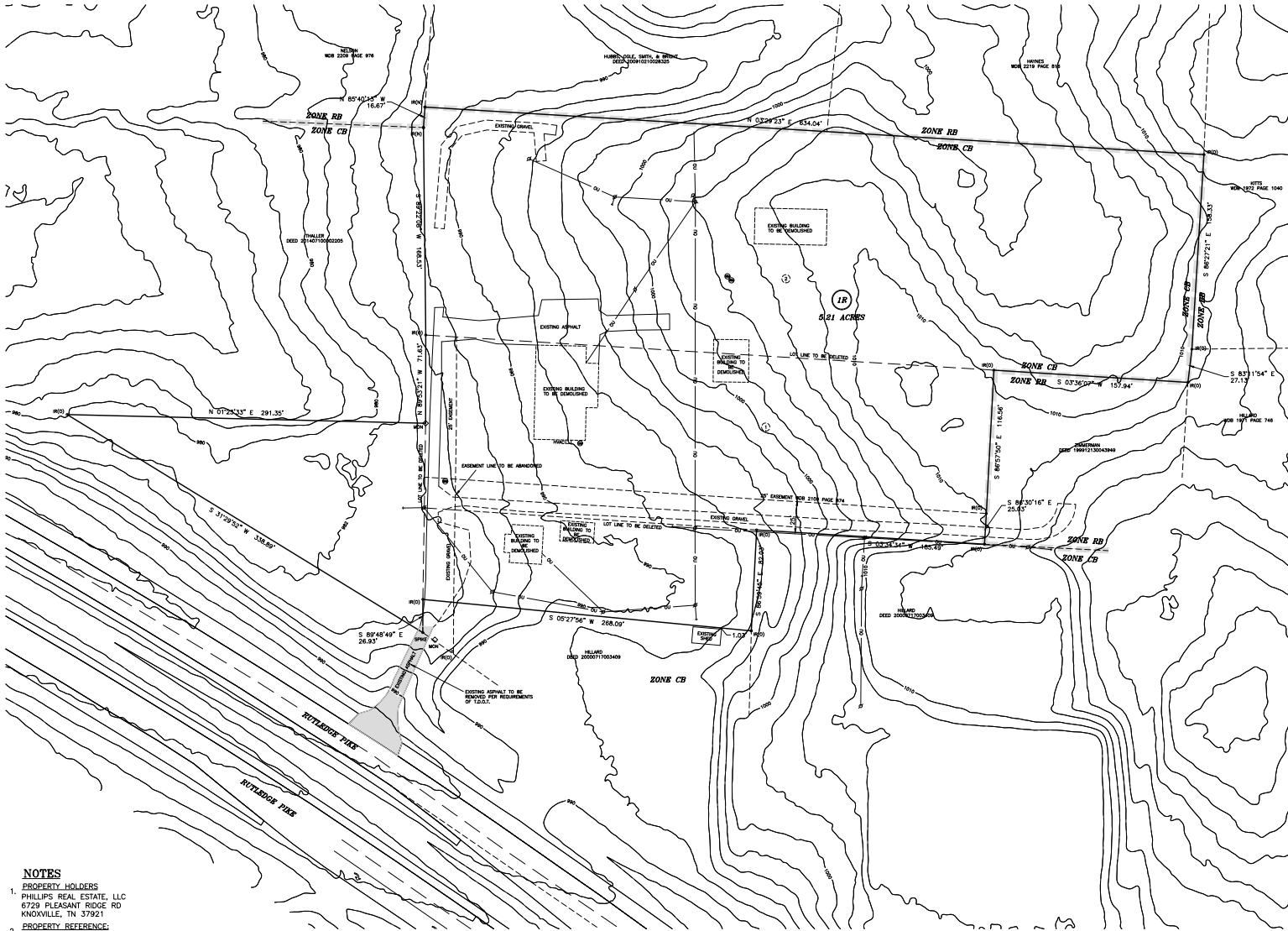
5831 - 5851 - 5859 RUTLEDGE PIKE - KNOXVILLE, TN 37924

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SITE PLAN, NOTES & DETAILS

G002
PROJECT: 18155
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8-H-19-UR
Revised: 7/22/2019

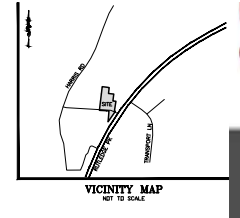
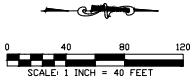


NOTES

- PROPERTY HOLDERS**
 1. PHILLIPS REAL ESTATE, LLC
 6729 PLEASANT RIDGE RD
 KNOXVILLE, TN 37921
- PROPERTY REFERENCE:**
 2. 5831,5851,5859 RUTLEDGE PK
 KNOXVILLE, TN 37914
 EIGHTH (8TH) CIVIL DISTRICT OF
 KNOX COUNTY, TENNESSEE
 TAX MAP 060 PARCEL 84.00,83.00,136.01
 INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE
 AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA.
3. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD
 INSURANCE RATE MAP FOR KNOX COUNTY, TENNESSEE
 AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT
 LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE
 ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND
 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.

LEGEND

- IRN+ IRON ROD (NEW)
- IRN- 1/2" DIAMETER IRON ROD
- W/ PLASTIC CAP ENGRAVED WITH "ROMANS 2116"
- IRN+ IRON ROD OLD
- SPK+ R.R. SPIKE
- MON+ HIGHWAY MONUMENT
- OW+ OVERHEAD POWER LINE
- P+ POWER POLE
- WM+ CURB WIRE
- W+ WATER METER
- G+ GAS METER



7/22/19

PRELIMINARY - NOT FOR CONSTRUCTION

Rutledge Pike Mini Storage

5831 - 5851 - 5859 RUTLEDGE PIKE - KNOXVILLE, TN 37924

| MARK | DATE | ISSUE FOR |
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| | 06/24/19 | Preliminary/Issued |
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EXISTING SITE



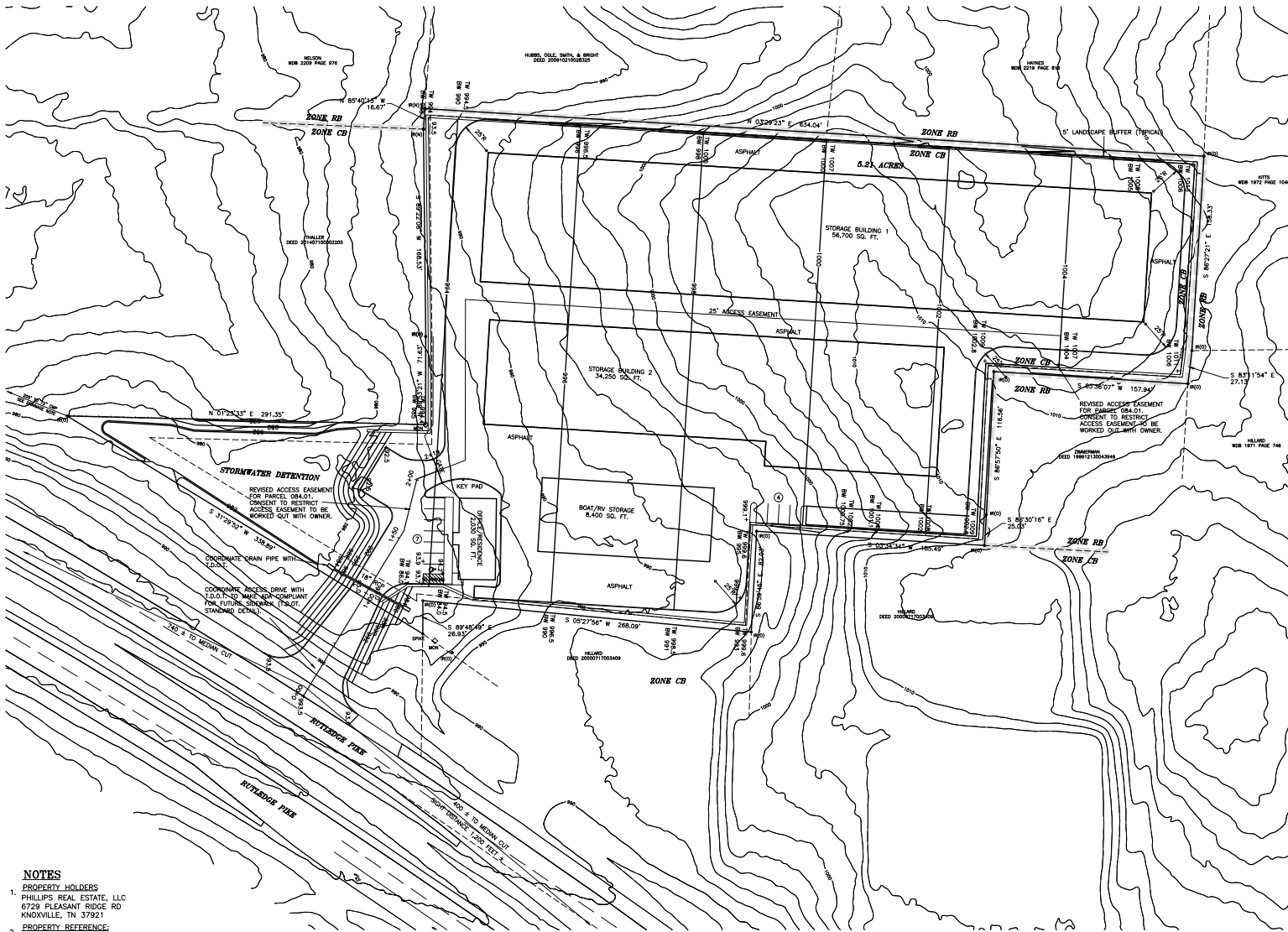
1923 Howards Road
 Knoxville, TN 37920
 Phone (865) 678-5736
 romansengineering@gmail.com

8-H-19-UR
 Revised: 7/22/2019

C-100

PROJECT: 18155

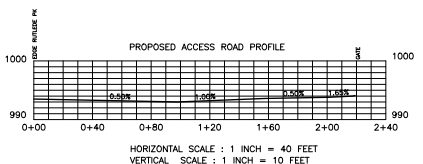
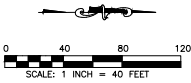
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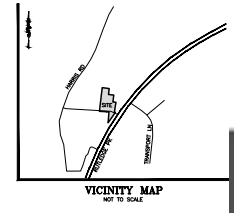
STORMWATER DETENTION
REVISED ACCESS EASEMENT FOR PARCELS 084.01. CONSENT TO RESTRICT ACCESS EASEMENT TO BE WORKED OUT WITH OWNER.

COORDINATE GRAN PIPE WITH E.D.M.
COORDINATE ACCESS DRIVE WITH T.O.D. TO MAKE-UP COMPLIANT FOR FUTURE SIGNAWAY (NOT STANDED DETAIL)

DRAINAGE NOTE:
THIS SITE AND THE SURROUNDING AREAS DRAIN TO A 72" CMP THAT CROSSES RUTLEDGE PIKE. THE PIPE IS LOCATED APPROXIMATELY 200 FEET SOUTH OF THE PROPOSED SITE.



- NOTES**
- PROPERTY HOLDERS
PHILLIPS REAL ESTATE, LLC
6729 PLEASANT RIDGE RD
KNOXVILLE, TN 37921
 - PROPERTY REFERENCE:
5831,5851,5859 RUTLEDGE PK
KNOXVILLE, TN 37914
EIGHTH (8TH) CIVIL DISTRICT OF
KNOX COUNTY, TENNESSEE
TAX MAP 060 PARCEL 84.00,83.00,136.01
DEED 200912310044231
SETBACKS AS PER CURRENT ZONING.
ZONING: CB
SETBACKS PER REQUIRED ZONING
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.



6/24/19

PRELIMINARY - NOT FOR CONSTRUCTION

Rutledge Pike Mini Storage

5831 - 5851 - 5859 RUTLEDGE PIKE - KNOXVILLE, TN 37924

| MARK | DATE | ISSUE FOR |
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| | 06/24/19 | Preliminary/Issued |
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8-H-19-UR
Revised: 7/22/2019

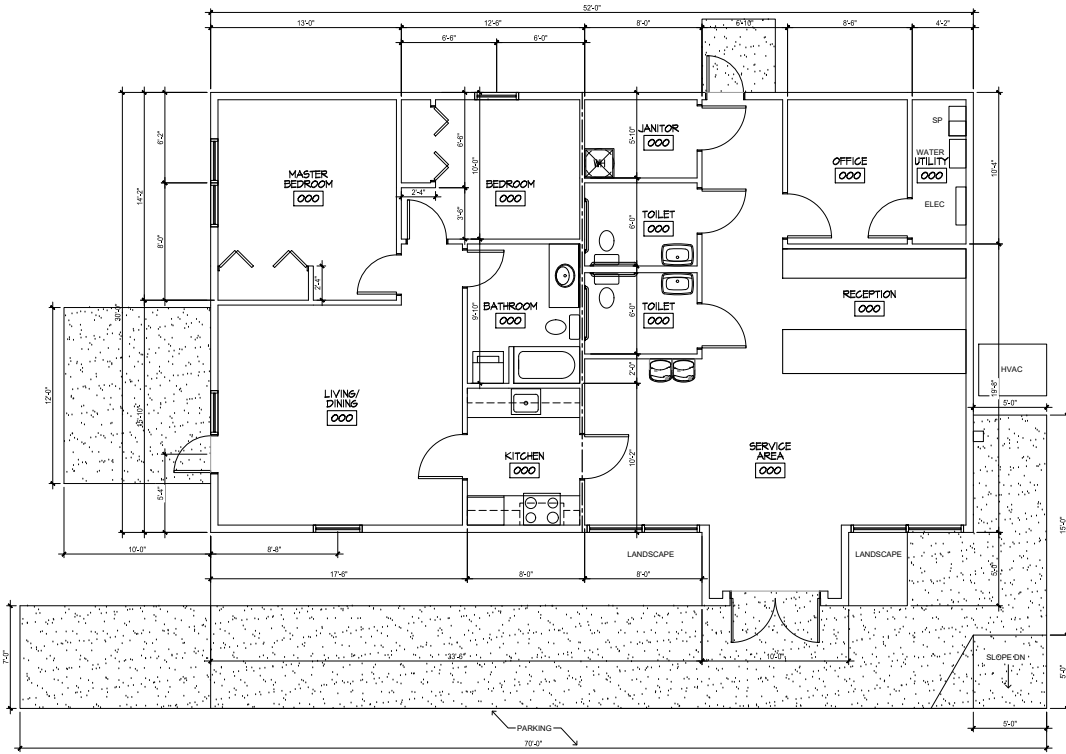


GRADING PLAN

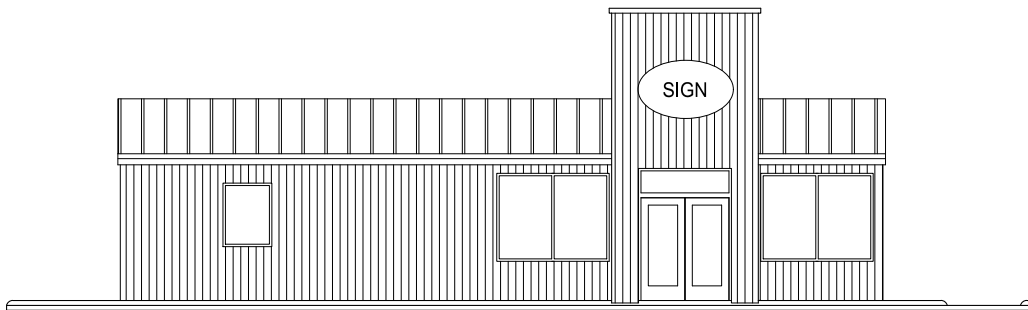
C-101

PROJECT: 18155

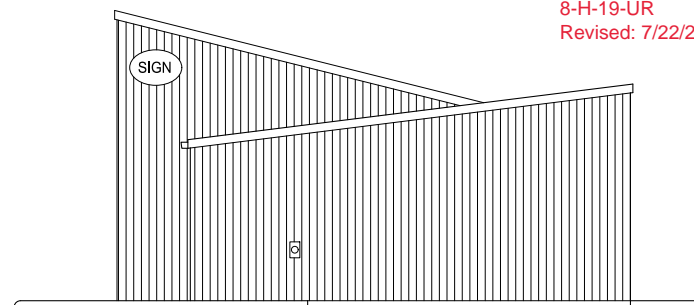
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1 RESIDENCE/OFFICE PLAN
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

8-H-19-UR
Revised: 7/22/2019



PRELIMINARY - NOT FOR CONSTRUCTION

Rutledge Pike Mini Storage

5831 - 5851 - 5859 RUTLEDGE PIKE - KNOXVILLE, TN 37924

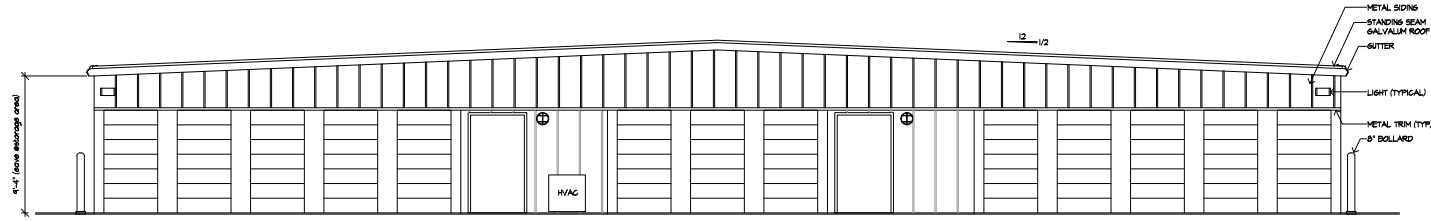
| MARK | DATE | ISSUE FOR |
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| --- | --- | Preliminary Approval |
| --- | --- | PERMITS |
| --- | --- | CONSTRUCTION |

DRAWN: KT, JGA

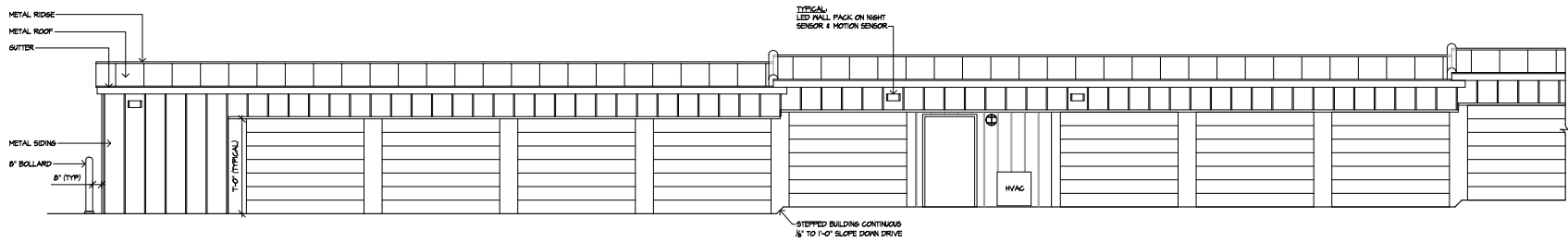
OFFICE BUILDING
PLANS & ELEVATIONS

A101

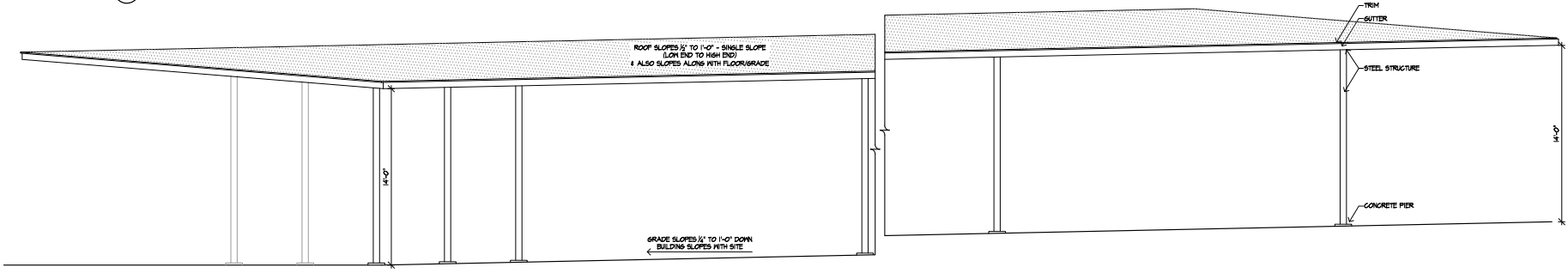
PROJECT: 18155
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1 Storage Building - End View
SCALE: 1/4" = 1'-0"



2 Storage Building - Side View
SCALE: 1/4" = 1'-0"



3 Boat and RV Storage
SCALE: 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Rutledge Pike Mini Storage

5831 - 5851 - 5859 RUTLEDGE PIKE - KNOXVILLE, TN 37924

| MARK | DATE | ISSUE FOR: |
|------|----------|----------------------|
| 1 | 08/20/19 | PRELIMINARY ASSIGNED |
| 2 | 08/20/19 | REVISIONS |
| 3 | 08/20/19 | REVISIONS |

STORAGE BUILDINGS & RV/BOAT BUILDING ELEVATIONS

A202

PROJECT: 18155

8-H-19-UR
Revised: 7/22/2019



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

06/24/2019

Date Filed

08/08/2019

Meeting Date

8-4-19-OR

File Number(s)



APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Steve Young

Name

oysk3 architects

Company

1545 Western Avenue, Suite 100

Address

Knoxville

City

TN

State

37919

Zip

(865) 523-8200

Phone

office@oysk3architects.com

Email

CURRENT PROPERTY INFO

GenPro Development

Owner Name (if different)

4510 Aylesbury Drive

Owner Address

(717) 418-0582

Owner Phone

5831 + 5851 + 5859 Rutledge Pike (to be one-lotted)

Property Address

060 13601 + 060 084 + 060 083

Parcel ID

NorthEast Knoxville - *NW side of Rutledge Pike, SW of Transport Way*

General Location

+/- 5.21 acres

Tract Size

CB - Business & Manufacturing

Zoning District

Unused & Residential

Existing Land Use

Northeast county

Planning Sector

Business *GC*

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

District N8

Jurisdiction (specify district above)

- City Council
- County Commission

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): **self-storage facility**

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Concept Plans in Planned District or Zone

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Proposed Property Use (specify) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Zoning Change Plan Amendment Change

Proposed Zoning _____

Proposed Plan Designation(s) _____

Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

Design Plan Certification (*Final Plat only*)

Use on Review / Special Use (*Concept Plan only*)

Traffic Impact Study

FEE 1:

1,500

FEE 2:

FEE 3:

TOTAL:

1,500.⁰⁰

AUTHORIZATION


Staff Signature

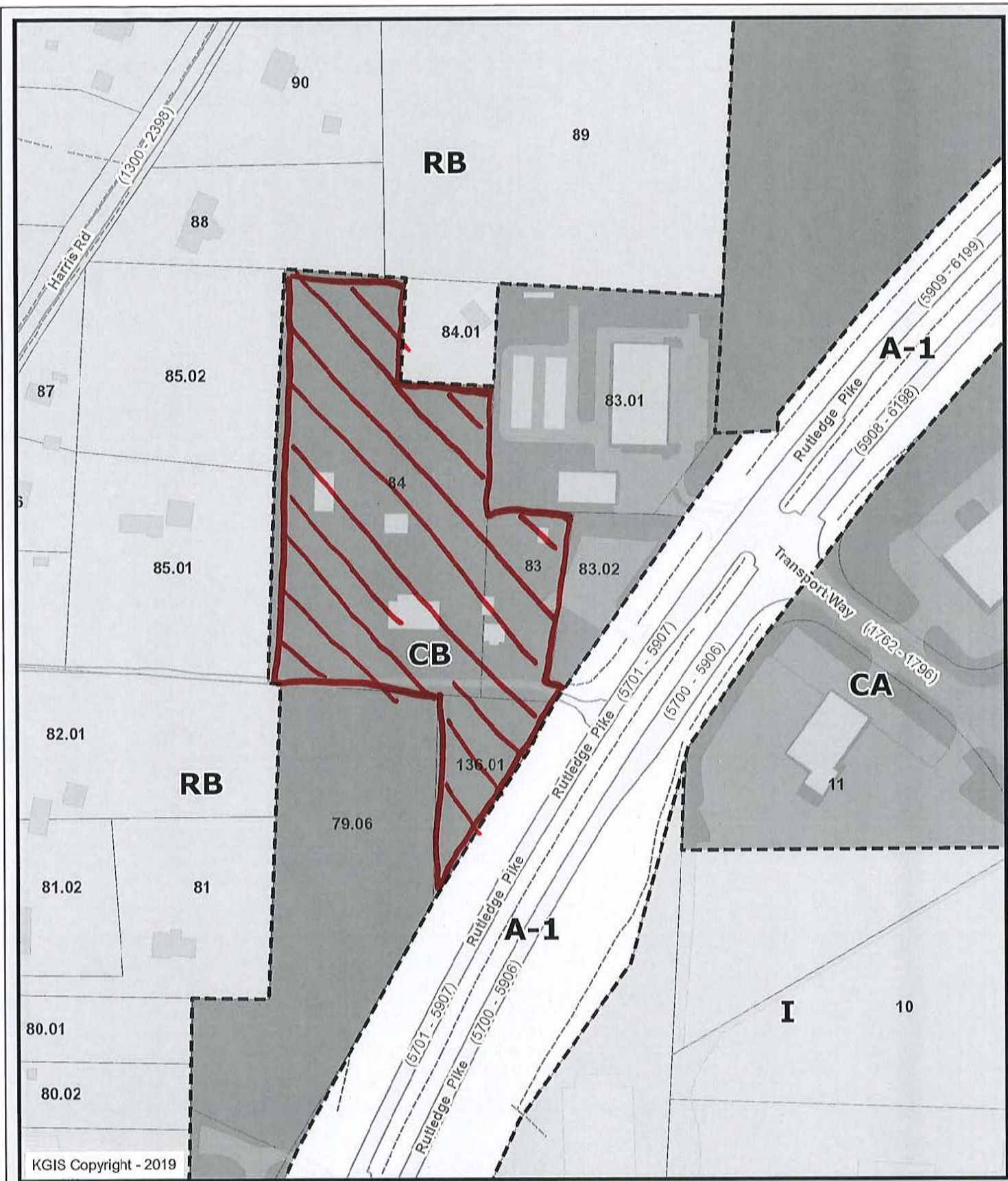
Michael Reynolds
Please Print

6/24/2019
Date

Steve Young
Applicant Signature

Steve Young
Please Print

06/24/2019
Date



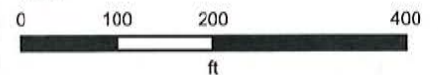
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 3:39:53 PM



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

Source: KGIS

ACTIVE NORMAL

06/27/2019

| District | Map | Insert | Group | Parcel | Ward | Property Location | | |
|---|-----|-----------|--------------------------|---------|------------|--|-----------------------------|------------------------|
| N8 | 60 | | | 136.01 | | 5831 RUTLEDGE PIKE | | |
| Subdivision | | | | Block | Lot | Plat | Dimensions (shown in ft.) | Acreage |
| | | | | - | - | = | 338.43 X 170.85 X IRR | 0.00 - A.C. Deeded |
| | | | | | | | | 0.00 - A.C. Calculated |
| Owner | | Sale Date | Book | Page | Sale Price | Mailing Address | | |
| ATKINS DENVER O & MARGIE | | 7/3/1985 | 1854 | 104 | | 332 RHODES RD NEW MARKET, TN 37820 | | |
| GRISHAM MIKE | | 7/31/2001 | 20011115 | 0039085 | \$ 13,000 | 5715 OLD RUTLEDGE PIKE KNOXVILLE, TN 37924 | | |
| HENDERLIGHT CHARLES E & CAROLYN M | | 9/17/2004 | 20040920 | 0023925 | \$ 24,000 | 6605 RUTLEDGE PIKE KNOXVILLE, TN 37924 | | |
| PHILLIPS REAL ESTATE LLC & ELEANOR YOAKUM & ROBERT G BARGER | | 10/9/2006 | 20061026 | 0036222 | | 6729 PLEASANT RIDGE RD KNOXILLE, TN 37921 | | |
| | | 1/1/2009 | 20091231 | 0044231 | | | | |

Remarks

L/A

| Parent Parcel | Parent Instrument Number |
|--------------------------------|-----------------------------|
| | |
| Previous Parcel (Split From) | Next Parcel (Merged Into) |
| | |

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

Source: KGIS

ACTIVE NORMAL

06/27/2019

| District | Map | Insert | Group | Parcel | Ward | Property Location | | |
|---|-----|------------|--------------------------|---------|------------|--|-----------------------------|------------------------|
| N8 | 60 | | | 83 | | 5859 RUTLEDGE PIKE | | |
| Subdivision | | | | Block | Lot | Plat | Dimensions (shown in ft.) | Acreage |
| | | | | - | - | = | 25M X 110M X IRR | 0.00 - A.C. Deeded |
| | | | | | | | | 0.00 - A.C. Calculated |
| Owner | | Sale Date | Book | Page | Sale Price | Mailing Address | | |
| HENDERLIGHT SAM L & MAE RUTH | | 4/4/1978 | 1014 | 44 | | 200 HARRIS RD KNOXVILLE, TN 37914 | | |
| HENDERLIGHT CHARLES & CAROLYN | | 12/27/1993 | 2152 | 1134 | \$ 20,000 | 6605 RUTLEDGE PIKE KNOXVILLE, TN 37924 | | |
| | | 1/5/2001 | 20010205 | 0050536 | | | | |
| PHILLIPS REAL ESTATE LLC & ELEANOR YOAKUM TRUSTEE & ROBERT G BARGER | | 10/9/2006 | 20061026 | 0036222 | | 6729 PLEASANT RIDGE RD KNOXVILLE, TN 37921 | | |
| | | 5/26/2009 | 20090626 | 0085832 | | | | |
| | | 1/1/2009 | 20091231 | 0044231 | | | | |

Remarks

ATTRIBUTES FROM NCR LOADER

| Parent Parcel | Parent Instrument Number |
|--------------------------------|-----------------------------|
| | |
| Previous Parcel (Split From) | Next Parcel (Merged Into) |
| | |

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

Source: KGIS

ACTIVE NORMAL

06/27/2019

| District | Map | Insert | Group | Parcel | Ward | Property Location | | | | |
|---|-----|--------|-------|-----------|--------------------------|--------------------|-----------------------------|--|------------------------|--|
| N8 | 60 | | | 84 | | 5851 RUTLEDGE PIKE | | | | |
| Subdivision | | | | Block | Lot | Plat | Dimensions (shown in ft.) | | Acreage | |
| | | | | - | - | = | | | 0.00 - A.C. Deeded | |
| | | | | | | | | | 3.99 - A.C. Calculated | |
| Owner | | | | Sale Date | Book | Page | Sale Price | Mailing Address | | |
| HENDERLIGHT CHARLIE & CAROLYN | | | | 9/30/1988 | 1959 | 944 | \$ 10,000 | 6605 RUTLEDGE PIKE KNOXVILLE, TN 37924 | | |
| PHILLIPS REAL ESTATE LLC & ELEANOR YOAKUM TRUSTEE & ROBERT G BARGER | | | | 10/9/2006 | 20061026 | 0036222 | | 6729 PLEASANT RIDGE RD KNOXVILLE, TN 37921 | | |
| | | | | 5/26/2009 | 20090626 | 0085832 | | | | |
| | | | | 1/1/2009 | 20091231 | 0044231 | | | | |

Remarks

L/A

| Parent Parcel | Parent Instrument Number |
|--------------------------------|-----------------------------|
| | |
| Previous Parcel (Split From) | Next Parcel (Merged Into) |
| | |

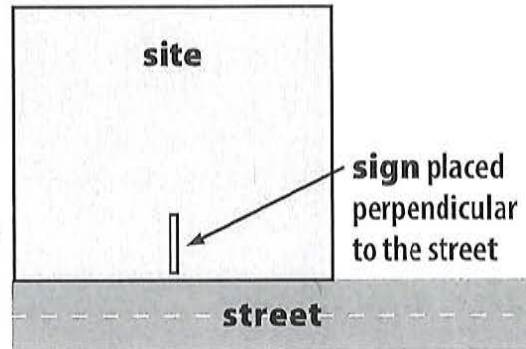
REQUIRED SIGN POSTING AGREEMENT

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:

7/24/2019 and 8/9/2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: ayk3 architects (Ginger Fekunda)

Phone: (865) 523-8200 Email: office@ayk3architects.com

Date: 06/24/2019

File Number: 8-H-19-UR