



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-A-19-SP

AGENDA ITEM #: 22

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** **STEVE SMITH**
OWNER(S): Adnan and Salima Mohammed

TAX ID NUMBER: 68 L D PART OF 008 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 112 Cedar Ln

▶ **LOCATION:** **Southeast of Cedar Ln., southwest of Pratt Rd.**

▶ **APPX. SIZE OF TRACT:** **0.23 acres**

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Cedar Ln., a minor arterial street with 60' of pavement within a 90' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MU-SD (Mixed Use Special District) / C-1 (Neighborhood Commercial)**

▶ **PROPOSED PLAN DESIGNATION:** **GC (General Commercial)**

▶ **EXISTING LAND USE:** **Retail**

▶ **PROPOSED USE:** **Rezoning to permit commercial use not allowed within the C-1 zone.**

EXTENSION OF PLAN DESIGNATION: Yes, GC is on the front portion of the parcel fronting Cedar Ln.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Commercial businesses / GC (General Commercial)

South: Single family and multifamily residential / MU-SD Mixed Use Special District)

East: Single family residential and office / MU-SD Mixed Use Special District) and GC (General Commercial)

West: Commercial businesses / MU-SD Mixed Use Special District) and GC (General Commercial)

NEIGHBORHOOD CONTEXT This site is within the commercial node at the I-640 / Merchant Dr interchange, abutting commercial, office uses along Cedar Ln and residential uses to the south of Shasta Dr.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 1-A-19-SP, amending the North City Sector Plan to GC (General Commercial) designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).**

This site is located adjacent to existing GC on the same parcel, and the existing land use plan line divides the existing building on the property. Staff recommends the extension of the GC designation to the south to cover the existing building with the same land use plan designation of GC.

COMMENTS:

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no changing 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:

1. There are no new roads or utilities that have been introduced into this area since the adoption of the North City Sector Plan in 2007.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The North City Sector Plan should have taken into consideration the existing structure on the parcel and its existing commercial use when designating the boundary between GC and MU-SD between Cedar Ln and Shasta Dr.

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

1. There are no new trends or shifts in development warranting reconsideration of the original plan.

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 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 2/12/2019 and 2/26/2019. 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.



**1-A-19-SP
NORTH CITY SECTOR PLAN AMENDMENT**

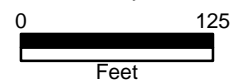
From: MU-SD (Mixed Use Special District)
To: GC (General Commercial)



Petitioner: Smith, Steve

Map No: 68

Jurisdiction: City



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

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

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

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

WHEREAS, Steve Smith, has submitted an application to amend the Sector Plan from Mixed Use Special District to General Commercial, for property described in the application; and

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

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 10, 2019, 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 PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the North City Sector Plan, with its accompanying staff report and map, file #1-A-19-SP.

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

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

Date

Chairman

Secretary



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-A-19-RZ
1-A-19-PA

AGENDA ITEM #: 22
AGENDA DATE: 1/10/2019

▶ **APPLICANT:** STEVE SMITH
OWNER(S): Adnan and Salima Mohammed

TAX ID NUMBER: 68 L D PART OF 008 [View map on KGIS](#)
JURISDICTION: Council District 5
STREET ADDRESS: 112 Cedar Ln.
▶ **LOCATION:** Southeast of Cedar Ln., southwest of Pratt Rd.
▶ **TRACT INFORMATION:** 0.23 acres.
SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Cedar Ln., a minor arterial street with 60' of pavement within a 90' right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Second Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) / C-1 (Neighborhood Commercial)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)
▶ **EXISTING LAND USE:** Retail Business
▶ **PROPOSED USE:** Rezoning to permit commercial use not allowed within the C-1 zone.
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, GC is on the front portion of the parcel fronting Cedar Ln.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Commercial businesses / GC (General Commercial)
South: Single family and multifamily residential / MU-SD Mixed Use Special District)
East: Single family residential and office / MU-SD Mixed Use Special District) and GC (General Commercial)
West: Commercial businesses / MU-SD Mixed Use Special District) and GC (General Commercial)
NEIGHBORHOOD CONTEXT: This site is within the commercial node at the I-640 / Merchant Dr. interchange, abutting commercial, office uses along Cedar Ln. and residential uses to the south of Shasta Dr.

STAFF RECOMMENDATION:

- ▶ **RECOMMEND that City Council APPROVE GC (General Commercial) as the One Year Plan land use designation.**

This site is located adjacent to existing GC on the same parcel, and the existing land use plan line divides the existing building on the property. Staff recommends the extension of the GC designation to the south to cover the existing building with the same land use plan designation of GC.

- ▶ **RECOMMEND that City Council APPROVE C-3 (General Commercial) district zoning.**

C-3 zoning at the requested location will create a consistent zone district over the entirety of the existing commercial structure on the parcel. This is consistent with the requested GC (General Commercial) plan amendment.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENT:

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

A. AN ERROR IN THE PLAN -The One Year Plan created an error for this property by not including the portion of the property being used as a commercial use. The site is currently used as a liquor store and the land use plan line should have followed parcel boundaries at the time of the last one year plan update. The GC land use classification will cover the existing structure with GC (General Commercial) zone.

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 - There are no major changes in this area.

C. CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN- There has not be a change in public policy since the adoption of the One Year Plan.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available to reveal the need for a plan amendment.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

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

1. The recommended zoning is appropriate for the subject area and is compatible with the surrounding development and zoning, consistent with the policies of the North City Sector Plan for the GC land use designation.
2. Dividing properties with zoning district lines running through existing structures makes enforcement of zoning challenging and this should be changed to reflect the existing use of the property.

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

1. This request for C-3 zoning is an extension of the existing C-3 zoning on the property and is consistent with the intent and purpose of C-3 zone for personal and business services and general retail business, where commercial development has displaced or is displacing residential development.
2. The intent of the C-3 zone is also to concentrate general commercial activities, in this instance, particularly around the I-640 / Merchant Drive interchange.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. Staff's recommended zoning and density will be compatible with the scale and intensity of the surrounding development and zoning pattern.
2. The proposal will have no impact on schools.
3. The C-3 zoning limited to the area as proposed will have minimal impact on adjacent properties.

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. With the recommended GC sector plan and one year plan amendment for the site, the C-3 zoning will be consistent with the adopted plans of Knoxville and Knox County.
2. The recommended zoning does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. 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.



**1-A-19-PA / 1-A-19-RZ
PLAN AMENDMENT**

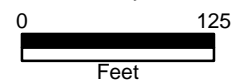
From: MU-SD (Mixed Use Special District)
To: GC (General Commercial)



Petitioner: Smith, Steve

Map No: 68

Jurisdiction: City



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

REZONING **PLAN AMENDMENT**

Name of Applicant: Steve Smith

Date Filed: 10/29/18 Meeting Date: 1/10/19

Application Accepted by: M. Payne

Fee Amount: _____ File Number: Rezoning _____

Fee Amount: X File Number: Plan Amendment Sector 1-A-19-5P

PROPERTY INFORMATION

Address: 112 Cedar Ln

General Location: 3/4 E side Cedar Ln
3/4 W of Trott Rd

Parcel ID Number(s): 068LD008

Tract Size: 28,075 SQ FT +/-

Existing Land Use: Retail

Planning Sector: North City

Growth Policy Plan: City

Census Tract: 40

Traffic Zone: 146

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: C-1

TO: C-3

PLAN AMENDMENT

One Year Plan North City Sector Plan

FROM: MU-5D NC-3

TO: GC

PROPOSED USE OF PROPERTY

Rezoning to permit commercial use
not allowed within the C-1 zone

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____
5-E-07-R2

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: Adnan and Salima Mohammed

Company: Merchant Wine & Liquor

Address: 112 Cedar Lane

City: Knoxville State: TN Zip: 37912

Telephone: 865-368-5064

Fax: 865-689-5442 (CALL FIRST)

E-mail: MERCHANTSWINESPIRITS@YAHOO.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Steve Smith

Company: Bear Ridge Development

Address: 254 Mohawk Cir

City: Seymour State: TN Zip: 37865

Telephone: 865-740-1735

Fax: _____

E-mail: ResultsProJSS@charter.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: [Signature]

PLEASE PRINT

Name: J. Steven Smith

Company: Bear Ridge Development

Address: 254 Mohawk Cir

City: Seymour State: TN Zip: 37865

Telephone: 865-740-1735

E-mail: ResultsProJSS@charter.net

REZONING **PLAN AMENDMENT**

Name of Applicant: Steve Smith

Date Filed: 10/29/18 Meeting Date: 1/10/19

Application Accepted by: M. Payne

Fee Amount: 1,000.00 File Number: Rezoning 1-A-19-RZ

Fee Amount: 600.00 File Number: Plan Amendment 1-A-19-PA



PROPERTY INFORMATION

Address: 112 CEDAR LAKE

General Location: 3/4 E side Cedar Ln
3/4 W of Pratt Rd

Parcel ID Number(s): 068LD008

Tract Size: 28,075 SQ FT +/-

Existing Land Use: Retail Business

Planning Sector: North City

Growth Policy Plan: City

Census Tract: 40

Traffic Zone: 146

Jurisdiction: City Council 5th District
 County Commission _____ District

Requested Change

REZONING

FROM: C-1

TO: C-3

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: MU-SDNC-2

TO: GC

PROPOSED USE OF PROPERTY

Rezoning to permit Commercial use
not allowed within the C-1 zone

Density Proposed _____ Units/Acre

Previous Rezoning Requests: 5-E-D7-RZ

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: ADNAN AND SALIMA MOHAMMED

Company: Merchants Wine & Liquor

Address: 112 Cedar Lake

City: KNOXVILLE State: TN Zip: 37912

Telephone: 865-368-5004

Fax: 865-688-5449 (CALL FIRST)

E-mail: MERCHANTSWINESPIRITS@YAHOO.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: J. Steven Smith

Company: Bear Ridge Development

Address: 254 MOHAWK CIR

City: SEYMOUR State: TN Zip: 37865

Telephone: 865-740-1735

Fax: _____

E-mail: RESULTS PROJ55@CHARTER.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: [Signature]

PLEASE PRINT

Name: J. Steven Smith

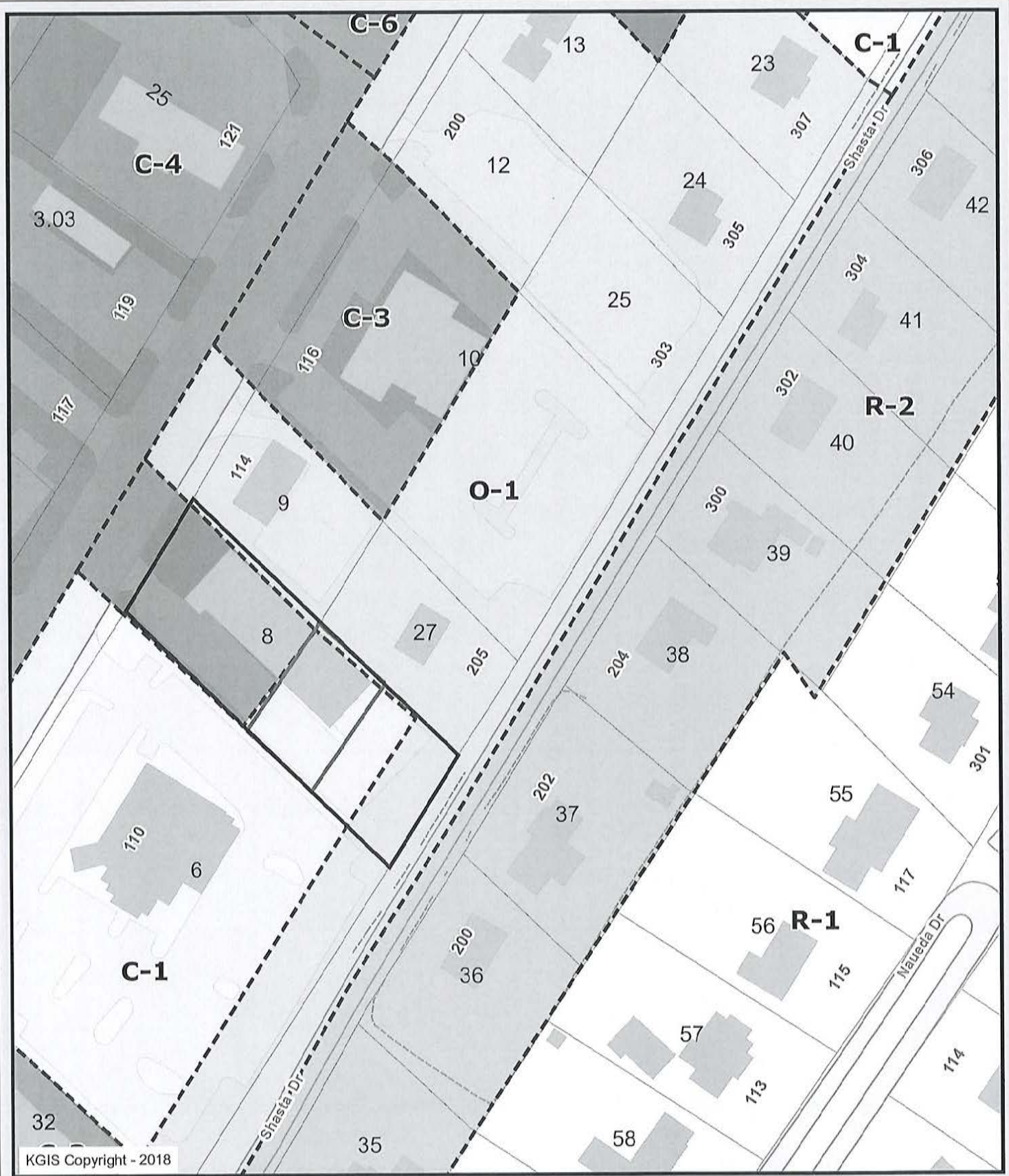
Company: Bear Ridge Development

Address: 254 MOHAWK CIR

City: SEYMOUR State: TN Zip: 37865

Telephone: 865-740-1735

E-mail: RESULTS PROJ55@CHARTER.NET



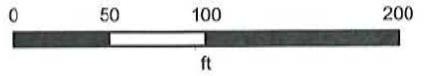
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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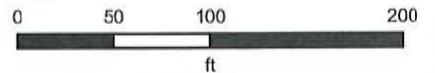


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Letter Portrait



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Knoxville - Knox County - KUB Geographic Information System

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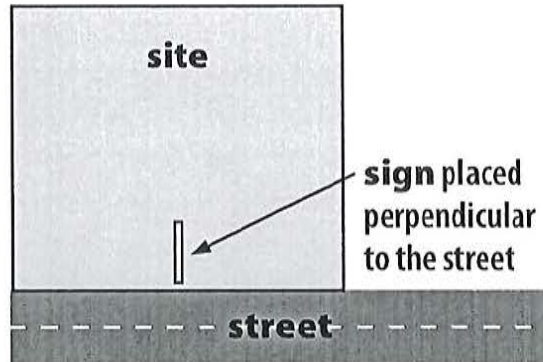
REQUIRED SIGN POSTING AGREEMENT

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:

12/27/18 and 1/11/19
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: J. Steven Smith

Phone: 865-740-1735 Email: ResultsProjss@charter.net

Date: 10/29/18

MPC File Number: 1-A-19-RZ, 1-A-19-PA, 1-A-19-SP



ROBERT L. KRUSENKLAU ARCHITECT

314 WILHELM AVENUE
ANNISTON, AL 35810
PHONE: 205-938-1000



A PROPOSED RETAIL BUILDING FOR
CEDAR LANE PACKAGE & SMOKE STORE
112 CEDAR LANE
KNOXVILLE, TENNESSEE

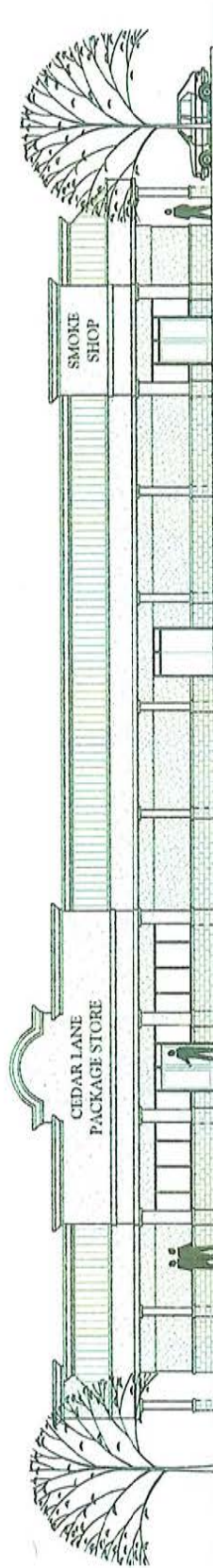
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF ROBERT L. KRUSENKLAU ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF ROBERT L. KRUSENKLAU ARCHITECT IS STRICTLY PROHIBITED.

Name: RJK
Date: 02/22/14

Rev.	Date	Description

A1

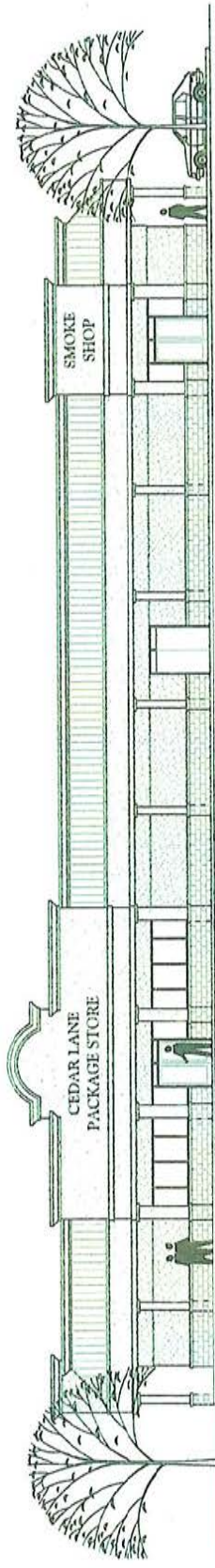
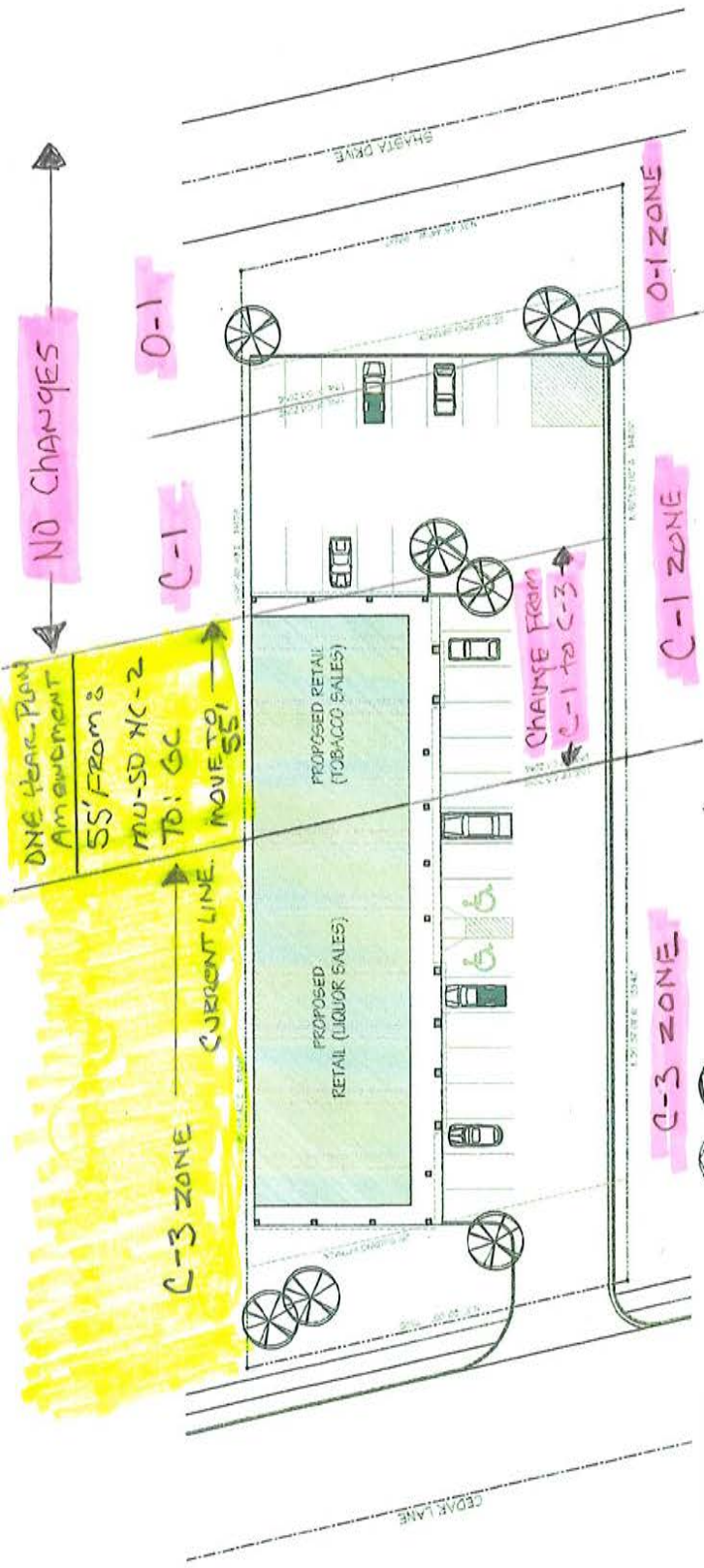
SITE PLAN & BUILDING ELEVATION





ALL RIGHTS RESERVED

Project No.	112
Client	XXX
Project Name	XXX
Project Address	XXX
Project City	XXX
Project State	XXX
Project Zip	XXX
Project Date	07/22/24







Residents and Property Owners of Shasta Drive

We, the property owners of Merchants Wine and Liquors at 112 Merchants Lane, are asking for your help in the rezoning of 55 feet of our present building from a C-1 zoning Neighborhood Commercial to a C-3 zoning General Commercial. This change of only 55 ft. will allow us to use our entire building for our business.

As of now we can only use the first 95 ft. There will be no exterior construction, nor any changes to the existing exterior building, parking lot, or green space.

This interior change will allow us to use the 55 feet for warehouse space for our products and the relocation of our restrooms,

Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Jamal Khalid

Property Address 315 Shasta Dr

Mailing Address 315 Shasta Dr

Date 10-18-18

Signature 

October 28, 2018

Subject Matter: Parcel rezoning for 112 Cedar Lane, Knoxville, TN

We, the property owners of Merchant's Wine and Liquor at 112 Cedar Lane, are asking the Knoxville-Knox County Metropolitan Planning Commission for its help in the rezoning of 55 feet of our present building from a C-1 zoning Neighborhood Commercial to a C-3 Zoning General Commercial. This change of only 55 feet will allow us to use our entire building for business;

As of now, we can only use the first 95 feet of our building for our business purpose. The remaining interior of 55 feet is totally unusable, which causes an economical strain on our business by paying for space we cannot use. There will be no exterior construction, nor any changes to the existing exterior building, parking lot, or green space.

The interior change will allow us to use this remaining 55 feet for warehouse and display space for our products to increase our business.

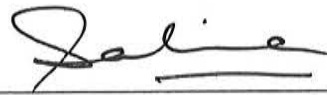
We are respectfully submitting our application, along with letters from the residents in this neighborhood who have given us their authorization for this rezoning. The Metropolitan Planning Commissions approval of this application will be truly appreciated.

Thank you,

Property Owners



ADNAN MOHAMMAD



SALIMA MOHAMMAD

Authorized Applicant



Residents and Property Owners of Shasta Drive

We, the property owners of Merchants Wine and Liquors at 112 Merchants Lane, are asking for your help in the rezoning of 55 feet of our present building from a C-1 zoning Neighborhood Commercial to a C-3 zoning General Commercial. This change of only 55 ft. will allow us to use our entire building for our business.

As of now we can only use the first 95 ft. There will be no exterior construction, nor any changes to the existing exterior building, parking lot, or green space.

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

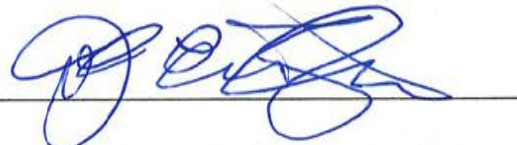
Owner John Blair Blair Scott LLC

Property Address 32 Shasta DR

Mailing Address Knoxville TN 37912

Date 10-17-2018

Signature



865-740-8037

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location		
	68	L	D	40	39	302 SHASTA DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WOOTEN & MENDEL				B-	8-	15-47	100 X 166.6	0.00 - A.C. Deeded 0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
CATES ERNEST C JR & BETTY L				3/12/1971	<u>1449</u>	40	\$ 12,850	302 SHASTA DR KNOXVILLE,, TN 37912
MEREDITH THOMAS J MEREDITH DENISE M				5/1/1992	<u>2070</u>	1152	\$ 40,000	302 SHASTA DR KNOXVILLE, TN 37912
CRITTENDEN AMY LOUISE & ROSCO JEFFREY				5/31/1996	<u>2215</u>	373	\$ 55,000	302 SHASTA DR KNOXVILLE, TN 37912
ALABOUDI ALI & HAMDIA				1/8/2002	<u>20020117</u>	0058233	\$ 62,000	302 SHASTA DR KNOXVILLE, TN 37912
SANDERS GLENN W				10/3/2003	<u>20031008</u>	0041439	\$ 70,000	302 SHASTA DR KNOXVILLE, TN 37912
DERRY KIMBERLY D & TERRY G				11/21/2003	<u>20031204</u>	0059049		302 SHASTA DR KNOXVILLE, TN 37912
LOVE JASON S & BRANDI I				9/27/2004	<u>20041001</u>	0027819	\$ 75,900	1861 LONGCREST DR KNOXVILLE, TN 37918
LOVE JASON SCOTT				1/9/2006	<u>20060110</u>	0058829		302 SHASTA DR KNOXVILLE, TN 37912
SIMS REALTY INC & WILLIAM R KENNER				8/22/2008	<u>20080822</u>	0013115		2911 TAZEWELL PK #184 KNOXVILLE, TN 37918
FOREST OAKS LLC & BLAIR SCOTT LLC				8/27/2008	<u>20080827</u>	0014081		2911 TAZEWELL PK #184 KNOXVILLE, TN 37918
				9/8/2009	<u>20090908</u>	0018085		
				9/8/2009	<u>20090908</u>	0018086		110 WESTFIELD DR KNOXVILLE, TN 37919

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

Residents and Property Owners of Shasta Drive

We, the property owners of Merchants Wine and Liquors at 112 Merchants Lane, are asking for your help in the rezoning of 55 feet of our present building from a C-1 zoning Neighborhood Commercial to a C-3 zoning General Commercial. This change of only 55 ft. will allow us to use our entire building for our business.

As of now we can only use the first 95 ft. There will be no exterior construction, nor any changes to the existing exterior building, parking lot, or green space.

This interior change will allow us to use the 55 feet for warehouse space for our products and the relocation of our restrooms,

Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Linda Phelps

Property Address 300 Shasta Dr

Mailing Address 300 Shasta Dr

Date 10/17/18

Signature Linda Phelps

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location				
	68	L	D	39	39	300 SHASTA DR				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL				B-	7-	15-47	100 X 166.6		0.00 - A.C. Deeded	
						0.00 - A.C. Calculated				
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
PEEK DOUGLAS J & JENNY R				8/23/1977	<u>1619</u>	928	\$ 29,500	300 SHASTA DR KNOXVILLE, TN 37912		
PHELPS JACOB L & LINDA L				12/12/1994	<u>2162</u>	266	\$ 59,000	300 SHASTA DR KNOXVILLE, TN 37912		

Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Angela S Nelson

Property Address 308 Shasta Drive

Mailing Address 7104 Stockton Drive 37909

Date 10/18/2018 Signature Angela S Nelson

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner _____

Property Address 308 SHASTA DR.

Mailing Address _____

Date _____

Signature _____

Angelena Nelson
#865-584-8279.

7104 South
Staxton - left.

Residents and Property Owners of Shasta Drive

We, the property owners of Merchants Wine and Liquors at 112 Merchants Lane, are asking for your help in the rezoning of 55 feet of our present building from a C-1 zoning Neighborhood Commercial to a C-3 zoning General Commercial. This change of only 55 ft. will allow us to use our entire building for our business.

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Kirk Finney

Property Address 200 Shasta

Mailing Address 4617 Papermill Dr 37909

Date 10/28/18 Signature [Signature]

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location		
	68	L	D	36	39	200 SHASTA DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WOOTEN & MENDEL				B-	4-	15-47	150 X 121.9 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
MEDLEY DORIS M & RALPH D SR CO-TRUSTEES				11/13/1959	1127	425		7308 PALMLEAF RD KNOXVILLE, TN 37918
				9/22/2008	<u>20080925</u>	0021206		
				9/22/2008	<u>20080925</u>	0021207		
FINNERTY KIRK				7/11/2017	<u>20170712</u>	0002251	\$ 74,900	4617 PAPERMILL DR KNOXVILLE, TN 37909

237-5034

237-2148

(BRANDON HATCHERSON)
865-216-2009

Remarks

ATTRIBUTES FROM NCR LOADER

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

Residents and Property Owners of Shasta Drive

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Thank you!


Neighborhood Authorization for Rezoning

Owner Dogle Woodall

Property Address 312 Shasta Dr

Mailing Address 312 Shasta Dr

Date 10/17

Signature 

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location				
	68	L	D	45	39	312 SHASTA DR				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL				B-	13-	15-47	72.05 X 166.6 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
SPAIN HERBERT C & FLOY N				12/8/1949	819	229		312 SHASTA DR KNOXVILLE, TN 37912		
BRADLEY RUDY G SR & CINDY C				1/21/2004	<u>20040203</u>	0074742		1308 FIELDWOOD DR KNOXVILLE, TN 37918		
				1/21/2004	<u>20040203</u>	0074743	\$ 40,000			
WOODALL DOYLE D & WOODALL AMBER				1/17/2017	<u>20170118</u>	0044615	\$ 75,000	312 SHASTA DR KNOXVILLE, TN 37912		

Remarks

ATTRIBUTES FROM NCR LOADER

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

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Richard LYNCH

Property Address 310 SHASTA DR

Mailing Address KNOXVILLE, TN 37912

Date 10-17-2018

Signature Richard C. Lynch

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location			
	68	L	D	44	39	310 SHASTA DR			
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL			B-	12-	15-47	100 X 166.6		0.00 - A.C. Deeded	
								0.00 - A.C. Calculated	
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
LEDFORD RUBY J		6/10/1987	<u>1919</u>	231	\$ 42,000	6768 KOHLSTON RD KNOXVILLE, TN 37918			
TILLMAN MANDIE R		1/13/2000	<u>20000119</u>	0003849	\$ 73,900	310 SHASTA DR KNOXVILLE, TN 37912			
		5/12/2005	<u>20050608</u>	0098700					
THE SECRETARY OF HOUSING & URBAN DEVELOPMENT % PYRAMID REAL ESTATE SERVICES		1/18/2007	<u>20070417</u>	0084678		616 #STE 300 MARRIOTT DR NASHVILLE, TN 37214			
LYNCH RICHARD C & YVONNE A MUGAN-LYNCH		6/28/2007	<u>20070702</u>	0000134		310 SHASTA DR KNOXVILLE, TN 37912			
		11/4/2008	<u>20081110</u>	0030921					

Remarks

ATTRIBUTES FROM NCR LOADER

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

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Skip J. Ault

Property Address 314 Shasta Drive

Mailing Address Knoxville, TN 37912

Date 10/17/2008

Signature



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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location		
	68	L	D	46	39	314 SHASTA DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WOOTEN & MENDEL				B-	14-	15-47	72.05 X 168.5 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
MONDAY WILLIAM EUGENE III				5/5/1978	<u>1645</u>	662		625 N CENTRAL ST KNOXVILLE, TN 37917
				1/16/1991	<u>2029</u>	852		
BUTLER LARRY E & REBECCA L				6/28/2005	<u>20050629</u>	0105628	\$ 27,000	314 SHASTA DR KNOXVILLE, TN 37912
AULT SKIP				2/28/2006	<u>20060302</u>	0073211	\$ 92,500	314 SHASTA DR KNOXVILLE, TN 37912

Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Antero Canales

Property Address 304 Shasta Road

Mailing Address 1200 Allen drive

Date 10/17/18

Signature Antero Canales / Paloma Canales

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location				
	68	L	D	41	39	304 SHASTA DR				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL				B-	9-	15-47	100.18 X 166.75 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
KITTS SHERRY Y				1/29/1988	<u>1937</u>	615	\$ 35,000	304 SHASTA DR KNOXVILLE, TN 37912		
				1/13/2004	<u>20040116</u>	0070064				
ANTERO CANALES-CASTANEDA & JOSE A CANALES CASTANEDA				9/12/2014	<u>20140916</u>	0015679	\$ 65,000	1200 ALLEN DR KNOXVILLE, TN 37912		
								left OFF Clinton Hwy.		
								Roadshaw Gardner Dr. Left on Tillery, and left.		

Remarks

L/A

Parent Parcel

Parent Instrument Number

Previous Parcel (Split From)

Next Parcel (Merged Into)

Residents and Property Owners of Shasta Drive

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Your help in this matter will be truly appreciated,

Thank you!

Neighborhood Authorization for Rezoning

Owner Glenn Welch

Property Address 202 Shasta Dr.

Mailing Address 202 Shasta Dr Knoxville TN, 37912

Date 10-17-18

Signature Glenn Welch

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location				
	68	L	D	37	39	202 SHASTA DR				
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL				B-	5-	15-47	150 X 127.1 X IRR		0.00 - A.C. Deeded	
									0.00 - A.C. Calculated	
Owner				Sale Date	Book	Page	Sale Price	Mailing Address		
WELCH GLENN & SARAH L				10/26/1959	1126	111		202 SHASTA DR KNOXVILLE, TN 37912		

Remarks

ATTRIBUTES FROM NCR LOADER

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

Residents and Property Owners of Shasta Drive

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Thank you!

Neighborhood Authorization for Rezoning

Owner ALFRED MARSHALL AULT

Property Address 104 SHASTA DRIVE

Mailing Address _____

Date 10/24/18

Signature Alfred Marshall Ault

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location		
	68	L	D	34	39	104 SHASTA DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WOOTEN & MENDEL				000B-	0002-	15-47	130 X 111.5 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
AULT ALFRED MARSHALL				7/1/1988	<u>1959</u>	346	\$ 11,000	PO BOX 12064 KNOXVILLE, TN 37912
				5/11/1995	<u>2176</u>	113		

Remarks

L/A

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

Residents and Property Owners of Shasta Drive

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Thank you!

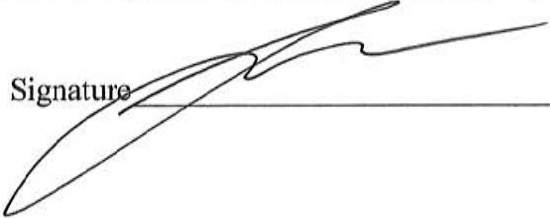
Neighborhood Authorization for Rezoning

Owner Jih Harmon

Property Address 306 Shasta Dr. Knoxville TN 37912

Mailing Address 941 Garrison Ridge Blvd Knoxville TN 37922

Date 10/23/18

Signature 

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

Source: KGIS

ACTIVE NORMAL

04/26/2018

District	Map	Insert	Group	Parcel	Ward	Property Location			
	68	L	D	42	39	306 SHASTA DR			
Subdivision			Block	Lot	Plat	Dimensions (shown in ft.)		Acreage	
WOOTEN & MENDEL			B-	10-	15-47	100 X 166.6		0.00 - A.C. Deeded	
								0.00 - A.C. Calculated	
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
CAVIN DOYLE K & MARGARET F		12/17/1976	<u>1598</u>	331	\$ 14,400	9808 WEST 145TH ST OVERLAND PARK, KS 66221-7512			
HARMON NEIL AUSBAND & JIN		4/22/2005	<u>20050427</u>	0085526	\$ 65,000	914 GARRISON RIDGE BLVD KNOXVILLE, TN 37922			

*Jws.
405-4877*

*966-
269-4000
254-*

Remarks

ATTRIBUTES FROM NCR LOADER

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