



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-A-19-SP

AGENDA ITEM #: 28

AGENDA DATE: 7/11/2019

▶ **APPLICANT:** **PACKERS SOUTH USA, LLC**
OWNER(S): Candace M. Lane / PSUSA LLC

TAX ID NUMBER: 107 C F 010 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 4330 Papermill Dr

▶ **LOCATION:** **South of Papermill Drive, East of Hollywood Road**

▶ **APPX. SIZE OF TRACT:** **0.5 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: City

ACCESSIBILITY: Access is via Papermill Drive, a major collector with a pavement width of 39' feet within a right-of-way width of 70' feet.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **NC (Neighborhood Commercial) / O-1 (Office, Medical, and Related Services)**

▶ **PROPOSED PLAN DESIGNATION:** **MU-SD (Mixed Use Special District) NWC-3**

▶ **EXISTING LAND USE:** **residential**

▶ **PROPOSED USE:** **doggie day care**

EXTENSION OF PLAN DESIGNATION: Yes, extension of MU-SD NWC-3 to the adjacent east side of the property.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office - NC (Neighborhood Commercial)
South: Warehouse - MU-SD (Mixed Use Special District) NWC-3
East: Warehouse - MU-SD (Mixed Use Special District) NWC-3
West: Single family residential - NC (Neighborhood Commercial)

NEIGHBORHOOD CONTEXT The area is primarily a mix of office and commercial uses along corridor between the I-40 and Papermill Drive.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION #7-A-19-SP, amending the Northwest City Sector Plan to MU-SD (Mixed Use Special District) NWC-3 designation and recommend that Planning Commission also adopt the sector plan amendment (see attached resolution, Exhibit A.)**

The property is located adjacent to the existing MU-SD NWC-3 district, which allows consideration of a mix of uses, including GC, LI and O within the Papermill Drive corridor. This request is a minor extension of the existing MU-SD district.

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 major changes in the general area.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or utilities have been introduced into this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. An error occurred in the Northwest City Sector Plan when this parcel was not designated as being part of the MU-SD (Mixed Use Special District) NWC-3, which would have allowed a greater range of redevelopment options for the existing single family residential use that is surrounded by primarily commercial and office uses.

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

1. There are no new trends in the general area.

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 Knox County Commission for action on 8/26/2019. If denied, Knoxville-Knox County Planning Commission'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 to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-A-19-RZ
7-A-19-PA

AGENDA ITEM #: 28
AGENDA DATE: 7/11/2019

▶ **APPLICANT:** PACKERS SOUTH USA, LLC
OWNER(S): Candace M. Lane / PSUSA LLC

TAX ID NUMBER: 107 C F 010 [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 4330 Papermill Dr
▶ **LOCATION:** South of Papermill Drive, East of Hollywood Road
▶ **TRACT INFORMATION:** 0.5 acres.
SECTOR PLAN: Northwest City
GROWTH POLICY PLAN: City
ACCESSIBILITY: Access is via Papermill Drive, a major collector, with a pavement width of 36' feet within a right-of-way width of 70' feet.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Third Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / O-1 (Office, Medical, and Related Services)
▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD (Mixed Use Special District) NWC-3 / C-6 (General Commercial Park)
▶ **EXISTING LAND USE:** Residential
▶ **PROPOSED USE:** Doggie Day Care
EXTENSION OF PLAN DESIGNATION/ZONING: Yes, extension of MU-SD NWC-3 to the east and south.
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Office - NC (Neighborhood Commercial)
South: Wholesale - MU-SD NWC-3 (Mixed Use Special District)
East: Wholesale - MU-SD NWC-3 (Mixed Use Special District)
West: Single family residential & commercial - NC (Neighborhood Commercial)
NEIGHBORHOOD CONTEXT: The node at Papermill Drive and Hollywood Road to the south of I-40 is largely a mix of commercial and office uses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that Planning Commission APPROVE MU-SD (Mixed Use Special District) NWC-3 as the**

One Year Plan land use designation.

The property is located adjacent to the existing MU-SD NWC-3 district, which allows consideration of a mix of uses, including GC, LI and O within the Papermill Drive corridor. This request is a minor extension of the existing MU-SD district.

► **RECOMMEND that Planning Commission APPROVE C-6 (General Commercial Park District) zoning.**

Staff recommends approval of this minor extension of the C-6 zone district to this parcel to allow for greater redevelopment opportunities along the corridor within the Papermill Drive Mixed Use Special District (MU-SD) NWC-3.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR OF THE PLAN - The One Year Plan should have recognized the potential redevelopment of the existing single family residential land use as part of the Mixed Use Special District designation along the Papermill Drive corridor, which allows a broader range of uses than the NC (Neighborhood Commercial) designation.

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 DEVELOPMENT FOR AN AREA - There are no major changes in this area.

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

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - There have been no new plans or studies available which reveals the need for 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 property is located in the Knoxville city limits.
2. The existing land use of the property is single family residential, but is surrounded by commercial, warehouse, and office uses and is located between I-40 and Papermill Drive, in a primarily commercial corridor.

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

1. The legislative purpose, intent and application of the general commercial park development district are as follows: 1. To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas; 2. To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated; 3. To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping; 4. To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County; 5. To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections; and 6. To encourage general commercial activities to locate in areas that have access to a major street system.

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

1. C-6 zoning is compatible with the proposed amendment to MU-SD NWC-3 (Mixed Use Special District) sector plan designation.

2. The property is surrounded primarily by commercial, office and warehouse uses and will not adversely affect, either directly or indirectly, any other part of the county.

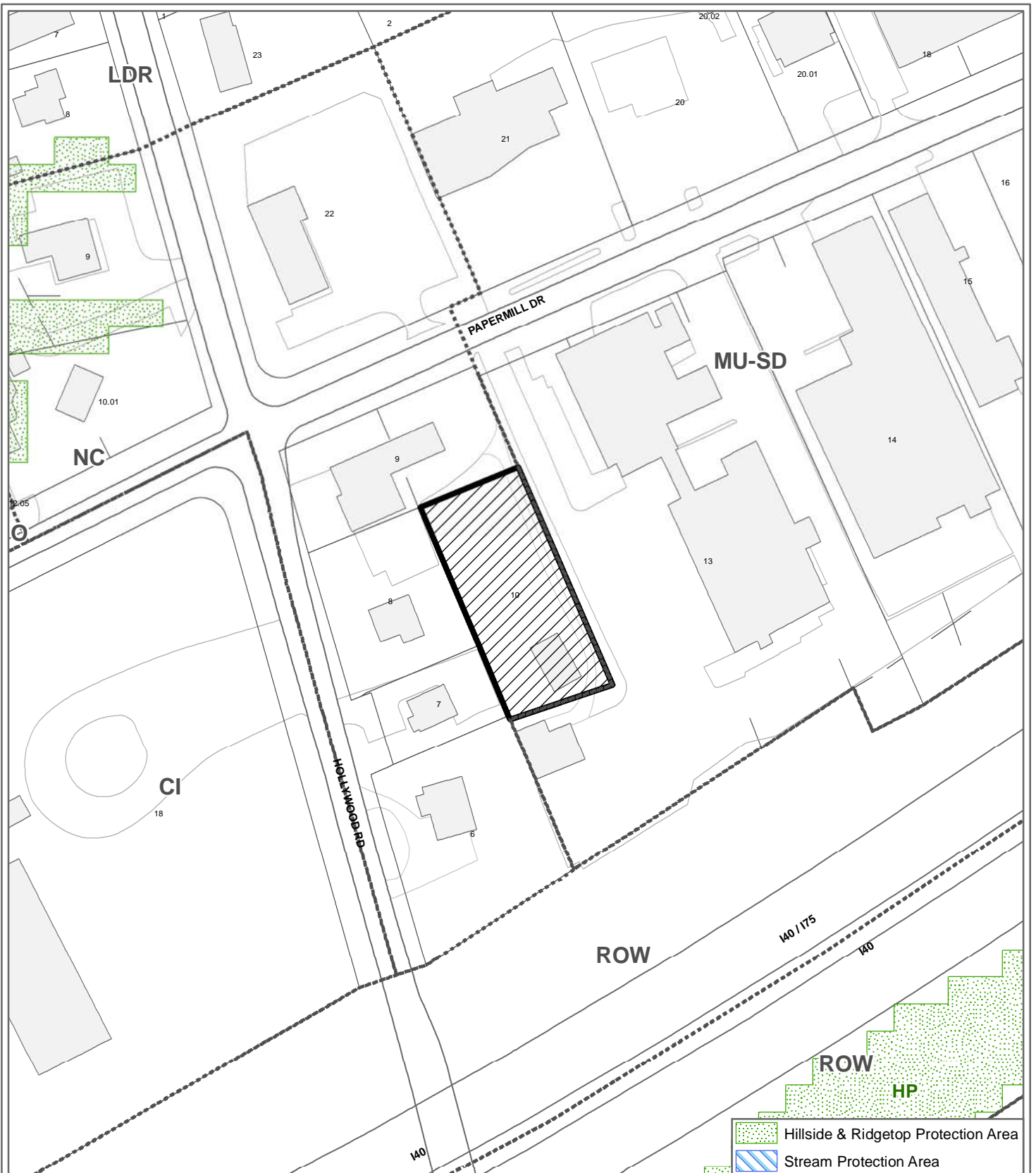
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:



1. The recommended amendment is consistent with the requested amendments to extend the MU-SD NWC-3 (Mixed Use Special District) designation in the One Year Plan and Sector Plan for this property.
2. The amendment is not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/26/2019. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

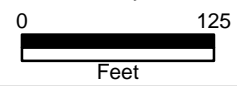
**7-A-19-SP
NORTHWEST CITY SECTOR PLAN AMENDMENT**

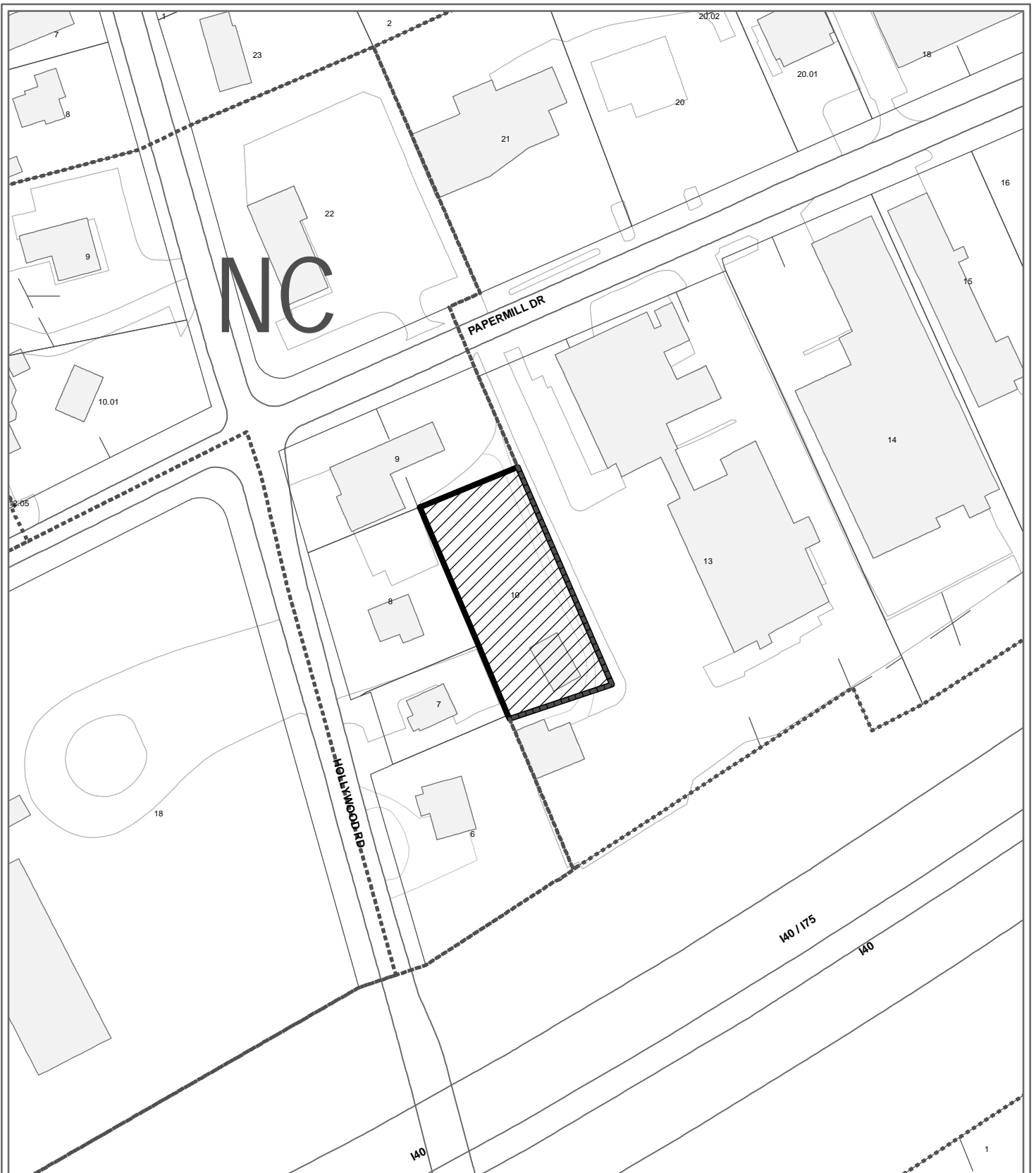
From: NC (Neighborhood Commercial)
 To: MU-SD (Mixed Use Special District) NWC-3



Petitioner: Packers South USA, LLC

Map No: 107
 Jurisdiction: City





**7-A-19-PA / 7-A-19-RZ
PLAN AMENDMENT**

From: NC (Neighborhood Commercial)

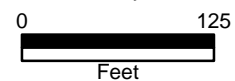
To: MU-SD (Mixed Use Special District) NWC-3



Petitioner: Packers South USA, LLC

Map No: 107

Jurisdiction: City



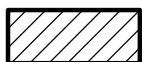
Original Print Date: 6/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



**7-A-19-RZ
REZONING**

From: O-1 (Office, Medical, and Related Services)

To: C-6 (General Commercial Park)



Petitioner: Packers South USA, LLC

Map No: 107

Jurisdiction: City



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST 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 Northwest 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, Packers South USA, LLC has submitted an application to amend the Sector Plan from Neighborhood Commercial to Mixed Use Special District, for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of a revised amendment to the Northwest 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 July 11, 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 Northwest City Sector Plan, with its accompanying staff report and map, file #7-A-19-SP.

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

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

Date

Chairman

Secretary

7-A-19-RZ_ 7-A-19-PA_ 7-A-19-SP_ ownership documents



Walt Lane <wlane@newdestinyusa.net>

Rezoning & Plan Amendment Application

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Fri, Jun 28, 2019 at 1:52 PM

To: wlane@newdestinyusa.net

Cc: Amy Brooks <amy.brooks@knoxplanning.org>

Hi Mr. Lane -

We received a phone call yesterday from Mr. David Poe informing us that your option on the property had expired and that he is now the owner of the property at 4330 Papermill Drive.

He would like to continue with the review and hearing for the rezoning, plan amendment, and one year plan amendment application that you submitted on 4/22/2019.

We've asked him to provide a letter stating this request to us, however, we wanted to inform you of this as well.

Please let us know if you have any questions or concerns.

Thank you,
-Liz Albertson

--

Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

~~7-A-RZ-7A-9-PA-7A-9-SP~~ ownership documents

David Poe
Batson, Himes, Norvell & Poe
4334 Papermill Drive
Knoxville, TN 37934

July 3, 2019

Knoxville-Knox county Planning
Knoxville City County Building
400 Main St. SW #403
Knoxville, TN 37909

Ms. Albertson,

My wife and I are owners of 4330 Papermill Drive (Parcel ID: 107CF010) as shown by inst. #201906070072750.

We would like to continue the rezoning from O-1 (Office, Medical and Related Services District) to C-6 (General Commercial Park District), and that the Sector Plan Amendment and One Year Plan Amendments from NC (Neighborhood Commercial) to MU-SD (Mixed Use Special District) NWC-3.

If you have any questions, please give me a call. My cell Number is 865-809-5015, and my office number is 865-588-6472.



David M. Poe

ASSIGNMENT

All MPC Petitions, Requests & Filings submitted by PACKERS SOUTH USA LLC concerning the Property at 4330 Papermill Drive, Knoxville, TN, are summarily assigned to David M. Poe and Deborah S. Poe.

Walter R. Lane, Jr. Trustee 7/3/19

Packers South USA LLC

Date

By: Walter R. Lane, Jr. as Trustee

ACKNOWLEDGEMENT

State of Tennessee

County of Knox

On this the 3rd day of July, 2019, before Me, a Notary Public, the undersigned Officer, appeared Walter R. Lane, Jr., known to Me to be the person whose name is subscribed to the within instrument, and acknowledged that He executed the same for the purposes therein contained.

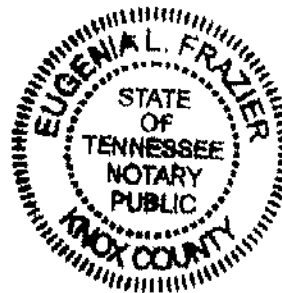
*Trustee ~~with~~

In witness hereof, I hereunto set my hand and official seal.

Eugenia L. Frazier

Notary Public

exp. 2-29-20



REZONING PLAN AMENDMENT

Name of Applicant: Packer South USA LLC

Date Filed: 4/22/19 Meeting Date: 7/11/19

Application Accepted by: M. Payne

Fee Amount: # File Number: Rezoning #

Fee Amount: # File Number: Plan Amendment 7-A-19-5P

PROPERTY INFORMATION

Address: 4330 Papermill Dr.

General Location:

Due/s Papermill Dr Due/c Hollywood Rd

Parcel ID Number(s):

107CF00 block 50470

Tract Size: .5 ac

Existing Land Use: Duplexing

Planning Sector: Northwest House

Growth Policy Plan: City City

Census Tract: 38.01

Traffic Zone: N/A 156

Jurisdiction: [x] City Council 6th District [] County Commission District

Requested Change

REZONING

FROM: O-1

TO: C-6

PLAN AMENDMENT

[x] One Year Plan [x] New City Sector Plan

FROM: NC

TO: NW-5D NWC-3

PROPOSED USE OF PROPERTY

Doggie Day Care

Density Proposed Units/Acre

Previous Rezoning Requests:

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: CANDACE M. LANE

Company: PACKERS SOUTH USA LLC

Address: 1221 HUNTINGTON RD

City: Knoxville State: TN Zip: 37919

Telephone: (865) 405-6996

Fax: N/A

E-mail: CLANE714@HOTMAIL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: WALTER R. LANE, JR., TRUSTEE

Company: DSUSA LLC

Address: 4320 PAPERMILL DRIVE NW

City: Knoxville State: TN Zip: 37909

Telephone: (865) 388-7304

Fax: N/A

E-mail: wlane@newdestinyusa.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: Walter R. Lane, Jr., Trustee

PLEASE PRINT

Name: WALTER R. LANE, TRUSTEE

Company: PACKERS SOUTH USA LLC

Address: 4320 PAPERMILL DR NW

City: Knoxville State: TN Zip: 37909

Telephone: (865) 388-7304

E-mail: wlane@newdestinyusa.net

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

Please Print or Type in Black Ink:

(If more space is required attach additional sheet.)

1

Name	Address	City	State	Zip	Owner	Option
<i>CANDACE M. LANE</i>	<i>1721 HOOVER AVENUE</i>	<i>KNOXVILLE TN</i>		<i>37919</i>		<input checked="checked" type="checkbox"/>

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

Source: KGIS

ACTIVE NORMAL

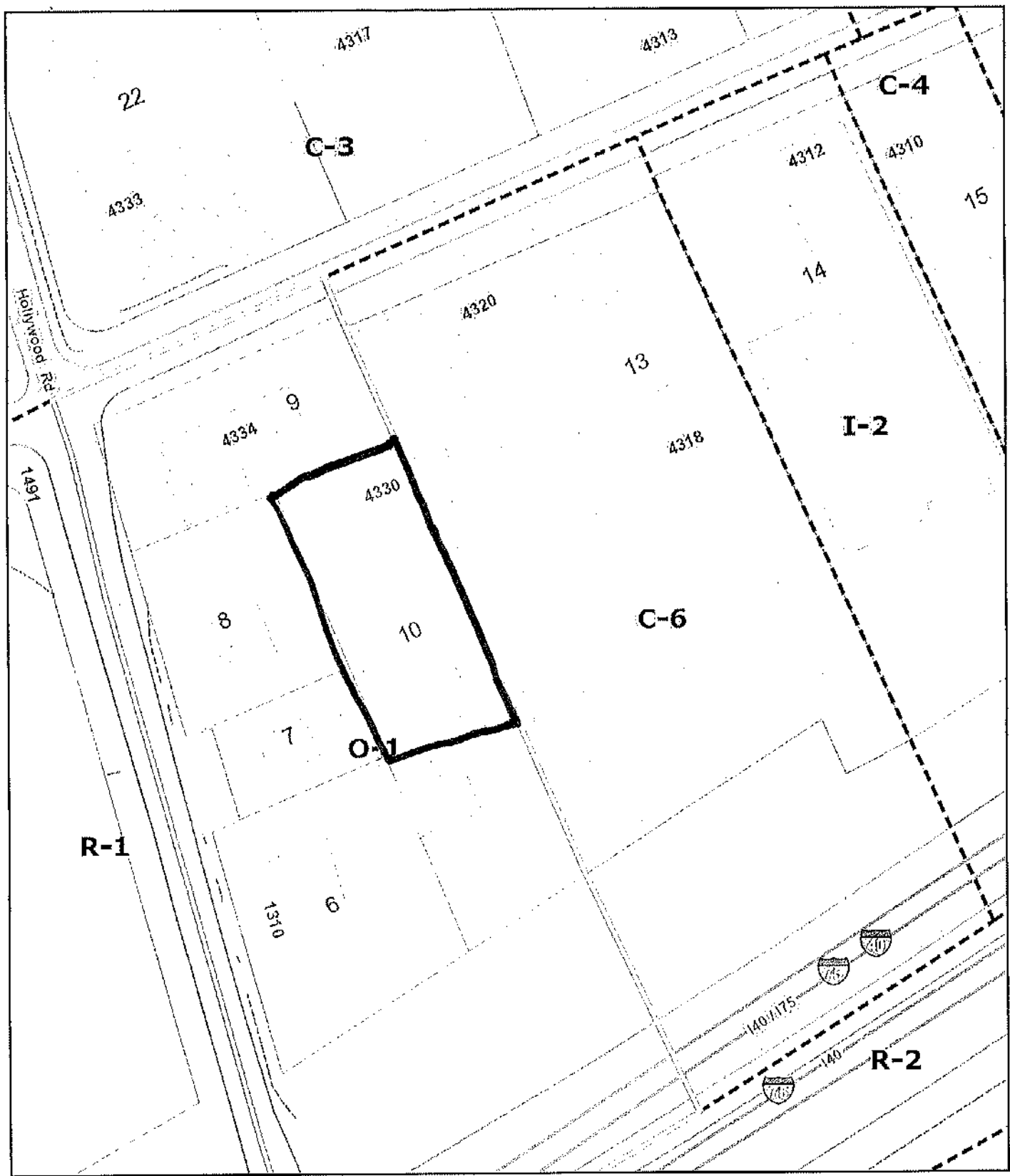
05/06/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
	107	C	F	10	50	4330 PAPERMILL DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WHITEOAK HEIGHTS				-	PT 2-	<u>8-86</u>	100 X 219 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
BRIGHT JUANITA MAE WHITE				6/2/1987	<u>CH CT</u>	3877		1814 HARRIS LN KNOXVILLE, TN 37920

Remarks

ATTRIBUTES FROM NCR LOADER

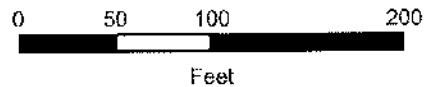
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



7-A-19-RZ / 7-A-19-PA / 7-A-19-SP



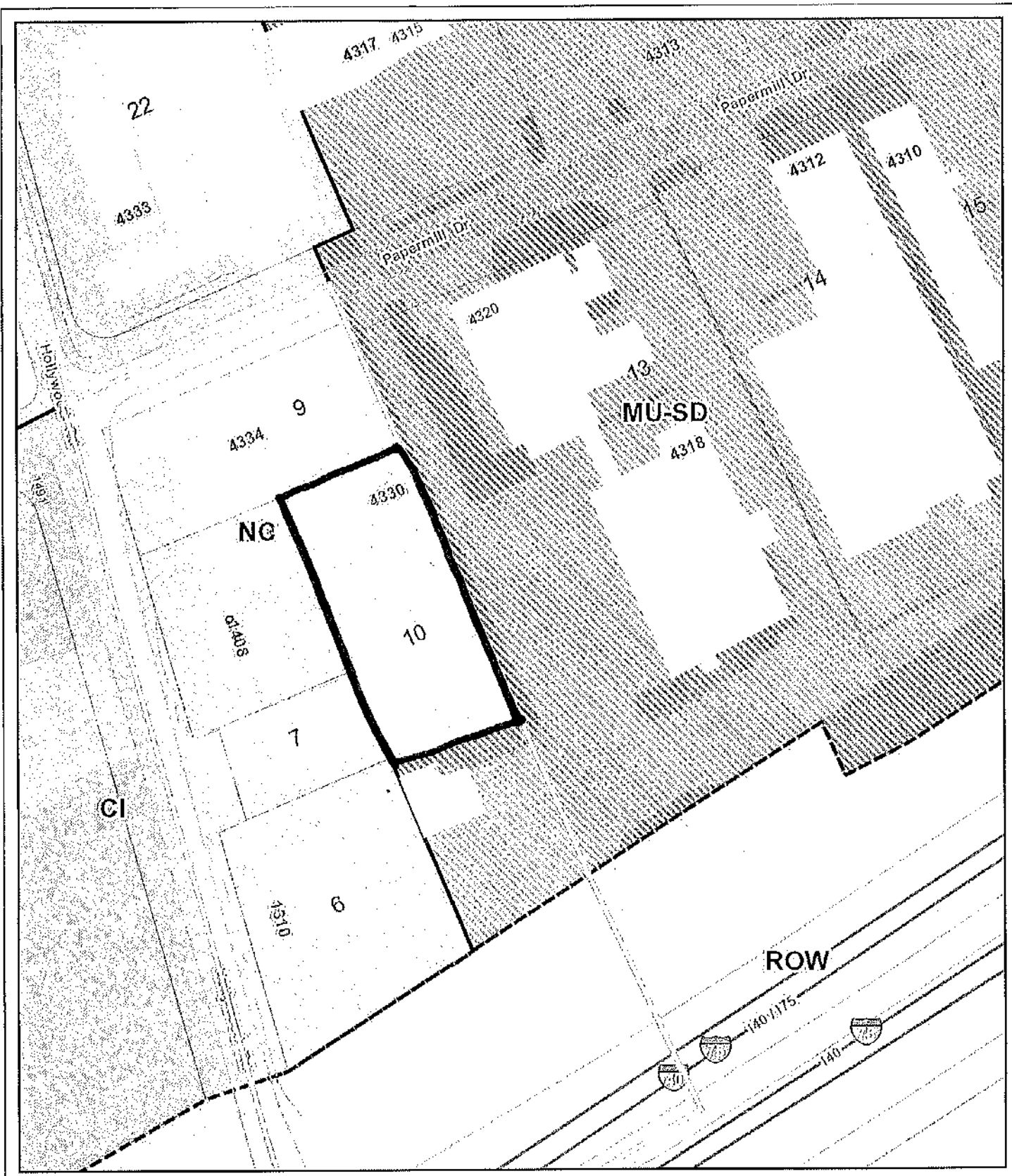
ZONING MAP



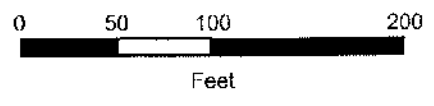
KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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7-A-19-RZ / 7-A-19-PA / 7-A-19-SP

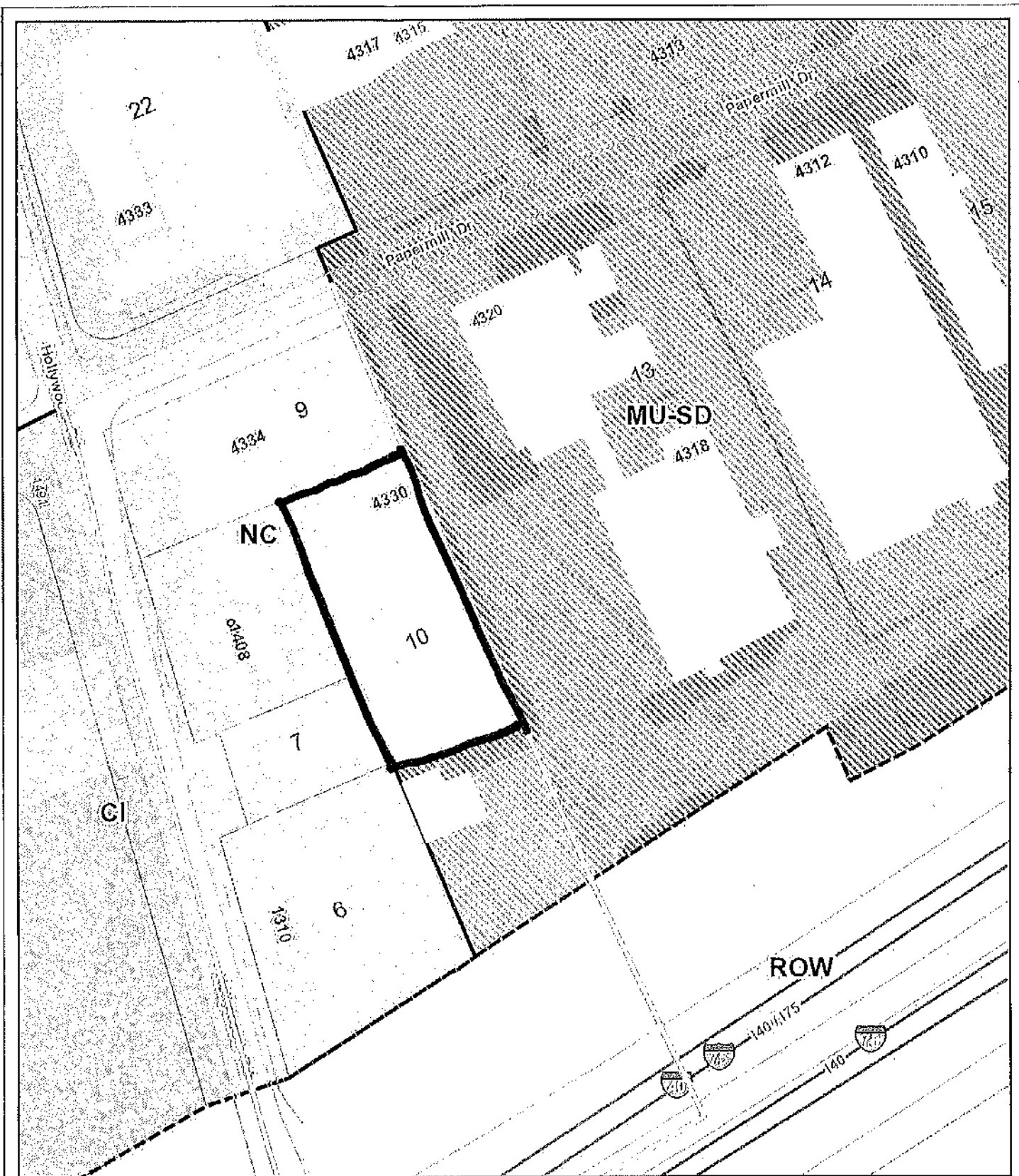


ONE YEAR PLAN MAP

KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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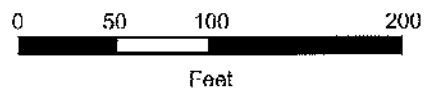
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7-A-19-RZ / 7-A-19-PA / 7-A-19-SP



SECTOR PLAN MAP



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use hereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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Printed: 4/11/2019 12:22:33 PM

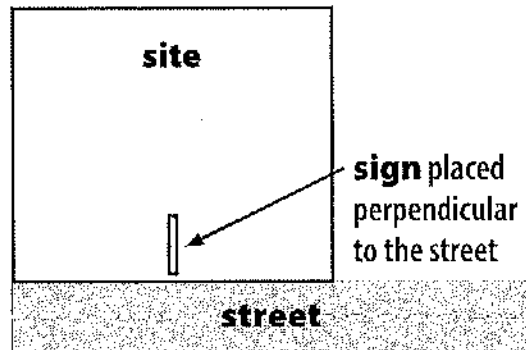
REQUIRED SIGN POSTING AGREEMENT

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 26th (Wed) and July 12th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Walt R. Jones, TRUSTEE

Printed Name: Packers South USA, LLC

Phone: 865 (388-7304) Email: clane74@hotmail.com

Date: 4/8/19

File Number: 7-A19-RZ / 7-A19-PA / 7-A19-SP

REZONING

PLAN AMENDMENT

Name of Applicant: Packers South USA, LLC.

Date Filed: 4/22/19 Meeting Date: ~~6/15/2019~~ 7/11/19

Application Accepted by: Liz Alberson

Fee Amount: ~~\$1000~~ File Number: Rezoning 7-A-19-RZ PK

Fee Amount: \$600 File Number: Plan Amendment 7-A-19-~~PK~~ (7-A-19-^{5P})

PROPERTY INFORMATION

Address: 4320 Papermill Drive NW

General Location: _____

Papermill @ Hollywood

5 of Papermill, E of Hollywood Rd

Parcel ID Number(s): 107CF010

block 50470

Tract Size: 0.5 ACRE

Existing Land Use: INDUSTRIAL HOUSE

Planning Sector: Northwest City

Growth Policy Plan: Inside City Limits

Census Tract: 38.01

Traffic Zone: N/A 156

Jurisdiction: City Council 6th District

County Commission _____ District

Requested Change

REZONING

FROM: D-1

TO: C-6

PLAN AMENDMENT

One Year Plan Northwest City Sector Plan

FROM: NC

TO: MU-SD, NWC-3

PROPOSED USE OF PROPERTY

DOGIE DAY CARE

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT

Name: CANDACE M. LANE

Company: PSUSA LLC

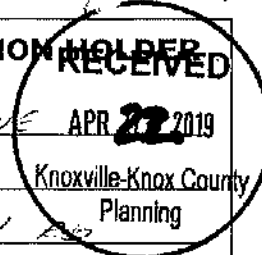
Address: 1221 HASTINGTON RD

City: KNOXVILLE State: TN Zip: 37919

Telephone: (865) 388-7304

Fax: _____

E-mail: CLANET14@HOTMAIL.COM



APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: WALTER R. LANE, TRUSTEE

Company: PSUSA LLC

Address: 4320 PAPERMILL RD

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 388-7304

Fax: _____

E-mail: clane@newdestination.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: Candace M Lane

PLEASE PRINT

Name: CANDACE M. LANE

Company: PSUSA LLC

Address: 4320 PAPERMILL DR. NW

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 405-6996

E-mail: clane 714 @ hotmail.com

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

Source: KGIS

ACTIVE NORMAL

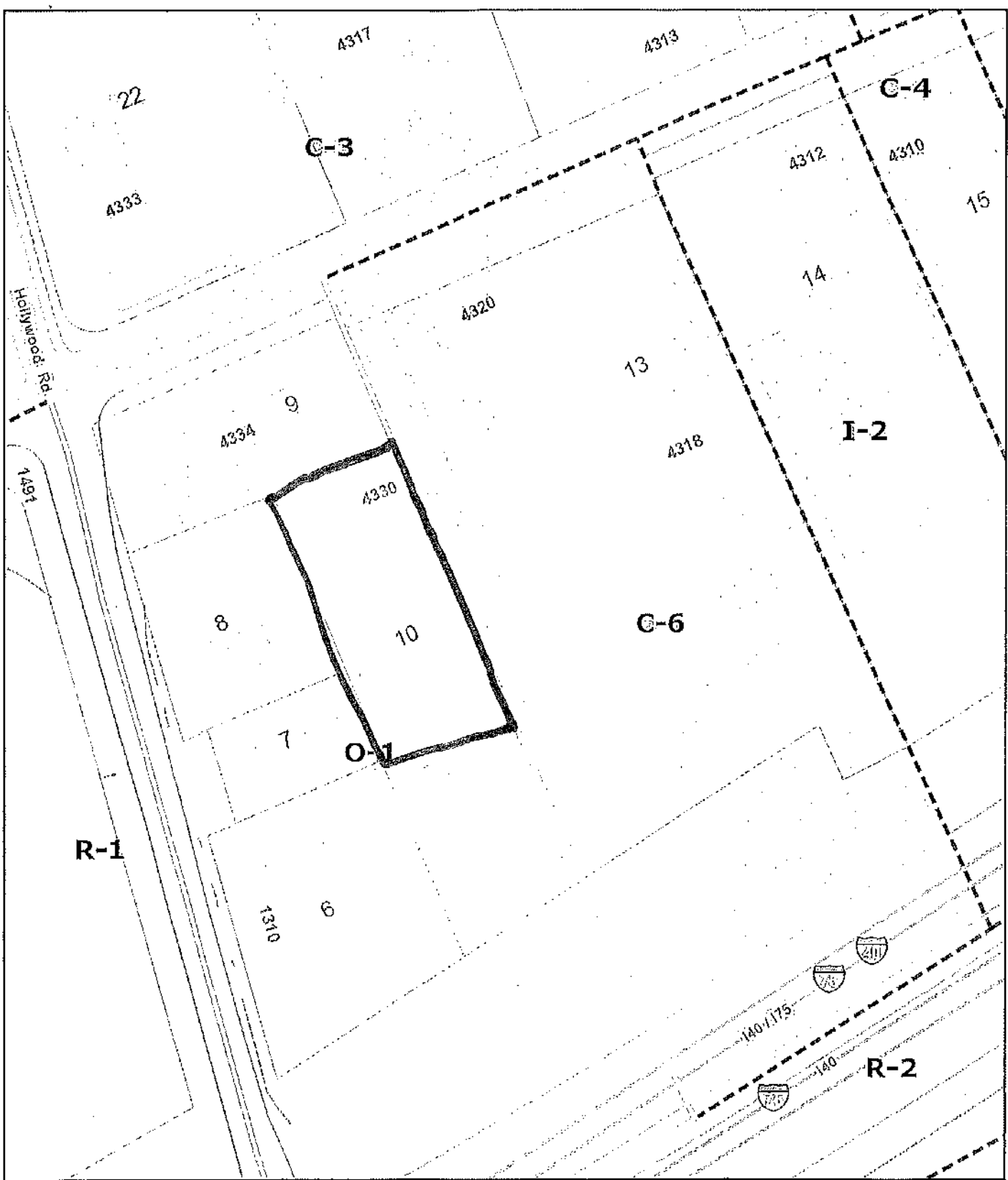
05/06/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
	107	C	F	10	50	4330 PAPERMILL DR		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
WHITEOAK HEIGHTS				-	PT 2-	<u>8-86</u>	100 X 219 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
BRIGHT JUANITA MAE WHITE				6/2/1987	<u>CH CT</u>	3877		1814 HARRIS LN KNOXVILLE, TN 37920

Remarks

ATTRIBUTES FROM NCR LOADER

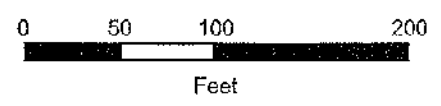
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)



7-A-19-RZ / 7-A-19-PA / 7-A-19-SP



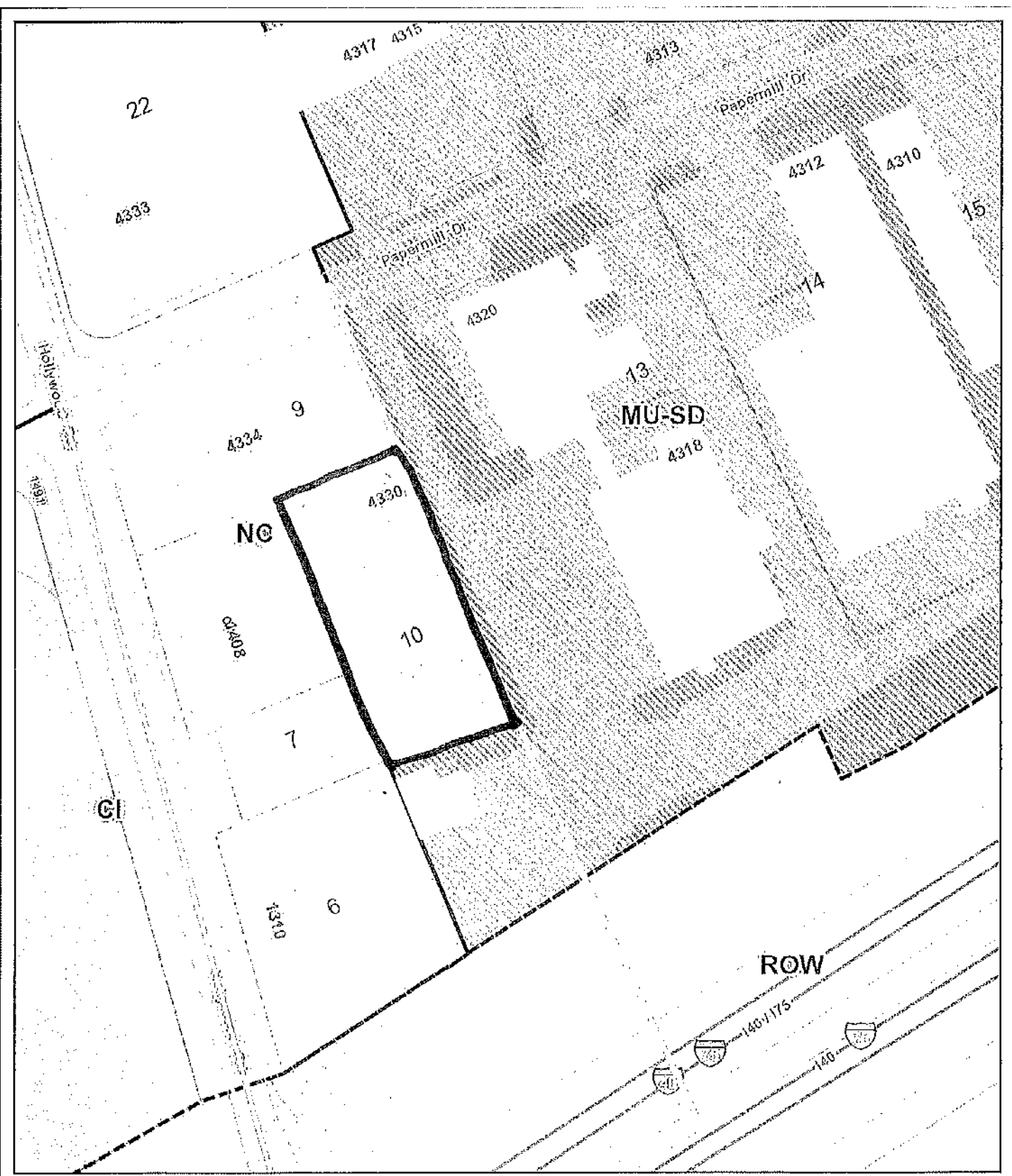
ZONING MAP



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7-A-19-RZ / 7-A-19-PA / 7-A-19-SP



ONE YR PLAN MAP

0 50 100 200

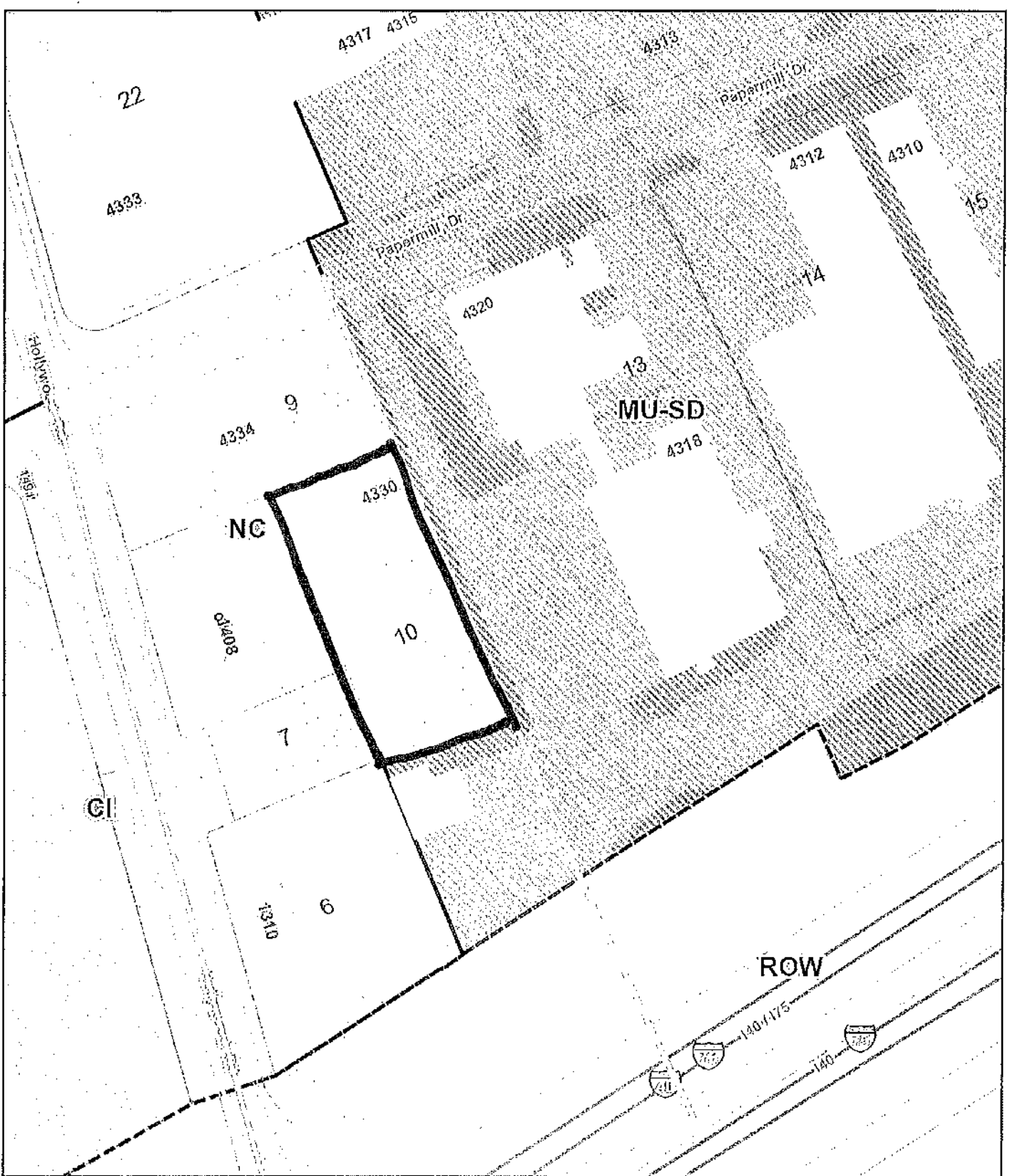


Feet

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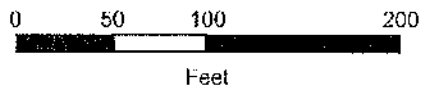
Printed: 4/8/2019 12:24:27 PM



7-A-19-RZ / 7-A-19-PA / 7-A-19-SP



SECTOR PLAN MAP



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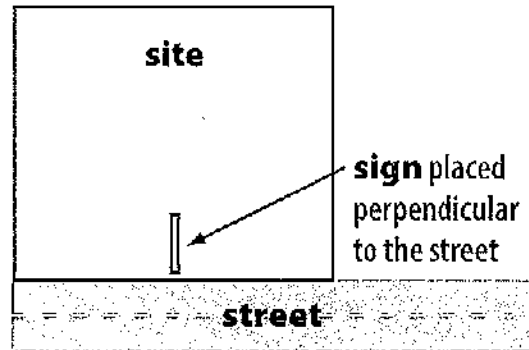
REQUIRED SIGN POSTING AGREEMENT

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 26th (Wed) and July 12th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Walt R. Clane, TRUSTEE

Printed Name: Packers South USA, LLC

Phone: 865 (388-7304) Email: clane74@hotmail.com

Date: 4/8/19

File Number: 7-A19-RZ / 7-A19-PA / 7-A19-SP