



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 6-I-19-RZ **AGENDA ITEM #:** 12  
 6-B-19-SP **AGENDA DATE:** 10/10/2019

▶ **APPLICANT:** **ROBBIE TOOLE**  
**OWNER(S):** Robbie Toole

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**TAX ID NUMBER:** 111 03605 (PART OF) [View map on KGIS](#)  
**JURISDICTION:** Commission District 9  
**STREET ADDRESS:** 0 E Governor John Sevier Hwy  
 ▶ **LOCATION:** **West side of East Governor John Sevier Highway, northwest of French Road and southwest of Old French Road.**  
 ▶ **TRACT INFORMATION:** **9 acres.**  
**SECTOR PLAN:** South County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**ACCESSIBILITY:** East Governor John Sevier Highway is a major arterial with a pavement width of 43' feet and a right-of-way width of 120' feet.  
**UTILITIES:** Water Source: Knox-Chapman Utility District  
 Sewer Source: Knox-Chapman Utility District  
**WATERSHED:** French Broad

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▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) / A (Agricultural)**  
 ▶ **PROPOSED PLAN DESIGNATION/ZONING:** **RC (Rural Commercial) / CR (Rural Commercial)**  
 ▶ **EXISTING LAND USE:** **Agricultural/Forestry/Vacant**  
 ▶ **PROPOSED USE:** **Rural Commercial**  
**EXTENSION OF PLAN DESIGNATION/ZONING:** No RC/CR in area.  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
 North: Public/Quasi-Public Land (Church) - CI (Civic Institutional)  
 South: Agricultural/Forestry/Vacant - LDR (Low Density Residential)  
 East: Agricultural/Forestry/Vacant - A (Agricultural)  
 West: Agricultural/Forestry/Vacant - LDR (Low Density Residential)  
**NEIGHBORHOOD CONTEXT:** The surrounding area includes a church, veteran's cemetery, large lot single family residential, and an office for Knox-Chapman Utility District. The northwestern end of the parcel borders the French Broad River. Otherwise, the area consists of large lot single family detached homes.

**STAFF RECOMMENDATION:**

▶ **Deny RC (Rural Commercial) sector plan amendment.**

Staff recommends denial of the plan amendment to RC (Rural Commercial) because of the potential impact to neighboring properties of a lesser intense use, including large lot single family and rural residential and the nearby Veteran's Cemetery and adjacent Church. The location is also not at the intersection of two thoroughfares (arterial and/or collector streets) therefore not meeting the location criteria for Rural Commercial.

The existing land use plan classification of LDR (Low Density Residential) for the property allows for reasonable use of the land recommending several zone districts for areas designated LDR in the Planned Growth Area of Knox County. The zones recommended for LDR in this area include: RA, RAE and PR at less than 5 dwelling units per acre, A and RB zones may also be considered under the LDR land use plan classification.

▶ **DENY the CR (Rural Commercial) zoning.**

Staff recommends denial of the requested CR (Rural Commercial) zone district because it is not consistent with the existing sector plan classification of LDR (Low Density Residential) and it is not located near an intersection of an arterial and/or collector street. The requested size of the area to be rezoned is approximately 10 acres exceeding the maximum lot area of 4 acres for the CR (Rural Commercial) zone.

The existing zoning of A (Agricultural) for the property allows for a variety of uses for the property as well as a many more uses permitted on review, including retail sales of agricultural products grown on site, or acquired elsewhere and then maintained on the site subject to conditions as noted in Article 5.22.03.V. Rezoning the property to CR (Rural Commercial) could allow for a wide range of uses not consistent with the adjacent agricultural zoning and land uses because the RC zone district allows uses including retail sales, such as fueling service stations with or without convenience stores. If this land is rezoned to RC, it could potentially be developed for more intense commercial retail uses that may negatively affect adjacent property owners.

Existing commercially zoned land exists along the Governor John Sevier Highway Corridor within a mile of both directions from this site (see Exhibit A.)

**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 changes in the surrounding area warranting an amendment to the land use plan (sector plan).
2. The surrounding land use plan notes low density residential, agricultural and civic institutional uses.
3. There has not been a change in conditions in this area of the South County Sector Plan since the plan was last updated in 2012. There hasn't been development of more intense land uses, such as commercial or office, to warrant consideration of commercial at this location.

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 are anticipated for this area, nor have any been proposed for this area since the 2012 South County Sector Plan was updated.
2. There do not appear to be sewer lines extended to this site yet by the Knox Chapman Utility District, however, the property is within 1000' of their offices where lines exist.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There is not an obvious or significant error or omission in the South County Sector Plan for this area.
2. The location criteria for the RC (Rural Commercial) land use classification is not met at this location because it is not located at the intersection of two thoroughfares (arterial and/or collector streets). Old French Road and French Road are classified as local streets.
3. The LDR designation for this property allows for reasonable use of the property by providing a variety of recommend zone districts that allow a range of uses.

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

1. There are no new trends in development, population or traffic that warrant reconsideration of the original plan proposal.

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.

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 Planned Growth Area of the Growth Policy Plan, however, the area has not substantially changed and remains rural in character, with possible conflicts of lesser intense neighboring uses, such as rural and single family residential, agricultural, and a nearby veterans cemetery and church.

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

1. The intent of the CR (Rural Commercial) district is to provide opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas. This zoning should be placed on properties that are located at or near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding areas.
2. The request is not near an intersection of an arterial and/or collector street.
3. The range of permitted uses is limited to those which are generally patronized on a frequent basis by area residents. Development performance standards are included to maximize compatibility between commercial uses and surrounding rural areas, and to maintain the rural character of these areas.
4. Section 5.37.05, of the Knox County Zoning Ordinance States that "The building lot must be a minimum of one (1) acre and a maximum of four (4) acres in size," this request is for an area of 10 acres in size and is inconsistent with the lot area maximum for the CR (Rural Commercial) district.

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. CR zoning is not compatible with the existing and surrounding LDR (Low Density Residential) and AG (Agricultural) sector plan designations.
2. The surrounding lesser intense uses, such as single family residential, a church, and agricultural zoned areas may be adversely affected either directly or indirectly by the amendment to Rural Commercial (RC) at this location.

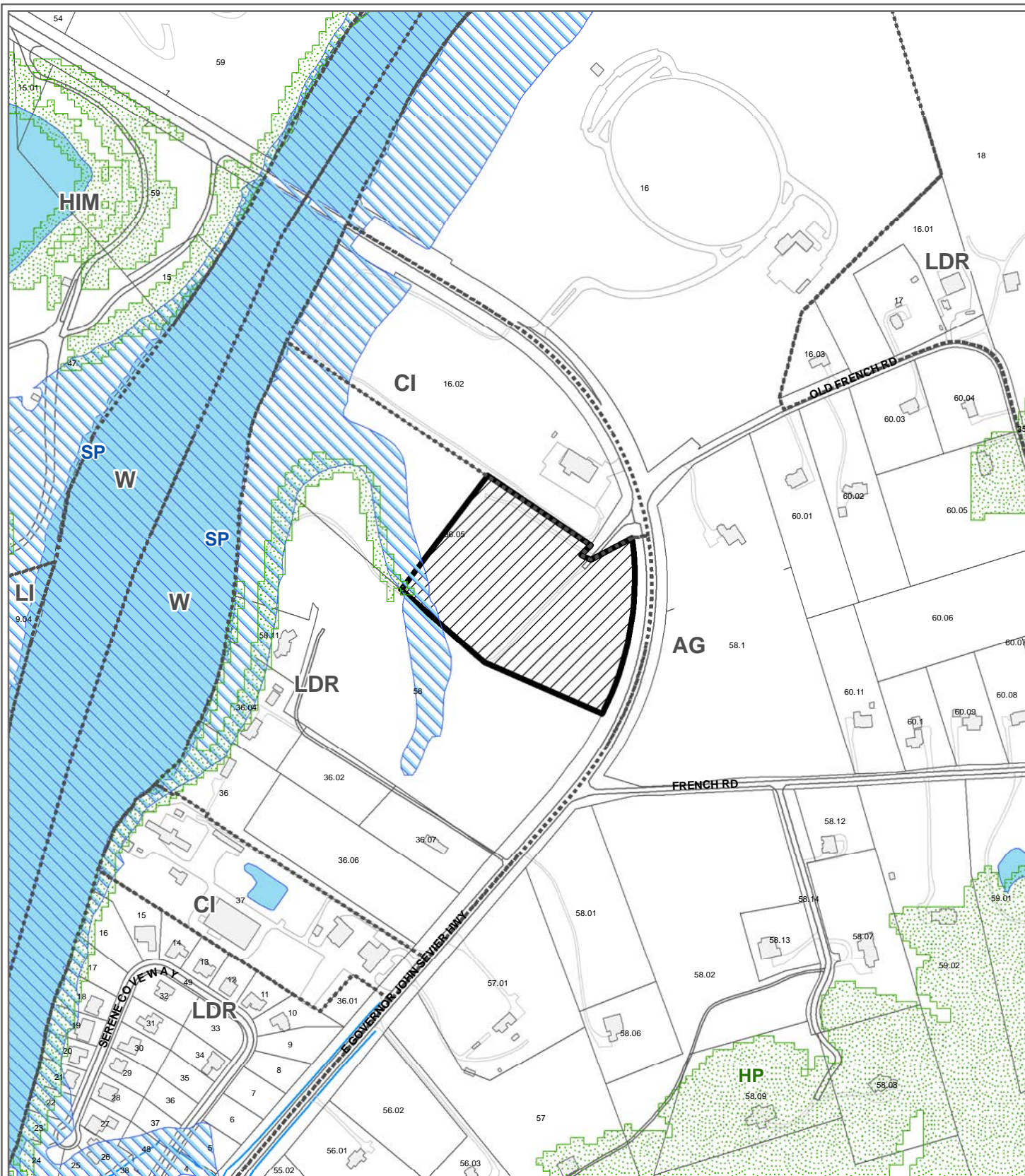
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended amendment is not consistent with the South County Sector Plan land use classification of LDR (Low Density Residential) for this property, so this request in conflict with the existing General Plan.
2. The Major Road Plan classifies Governor John Sevier Highway as a major arterial, and the nearest intersection is approximately 288 feet to the south at French Road, which is classified as a local street. The location criteria for RC (Rural Commercial) in the sector plan notes that these type of areas should be located within 300 feet of an intersection with arterial or collector roads, which this area does not meet.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 11/18/2019. 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 County.



**6-B-19-SP / 6-I-19-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)  
To: RC (Rural Commercial)

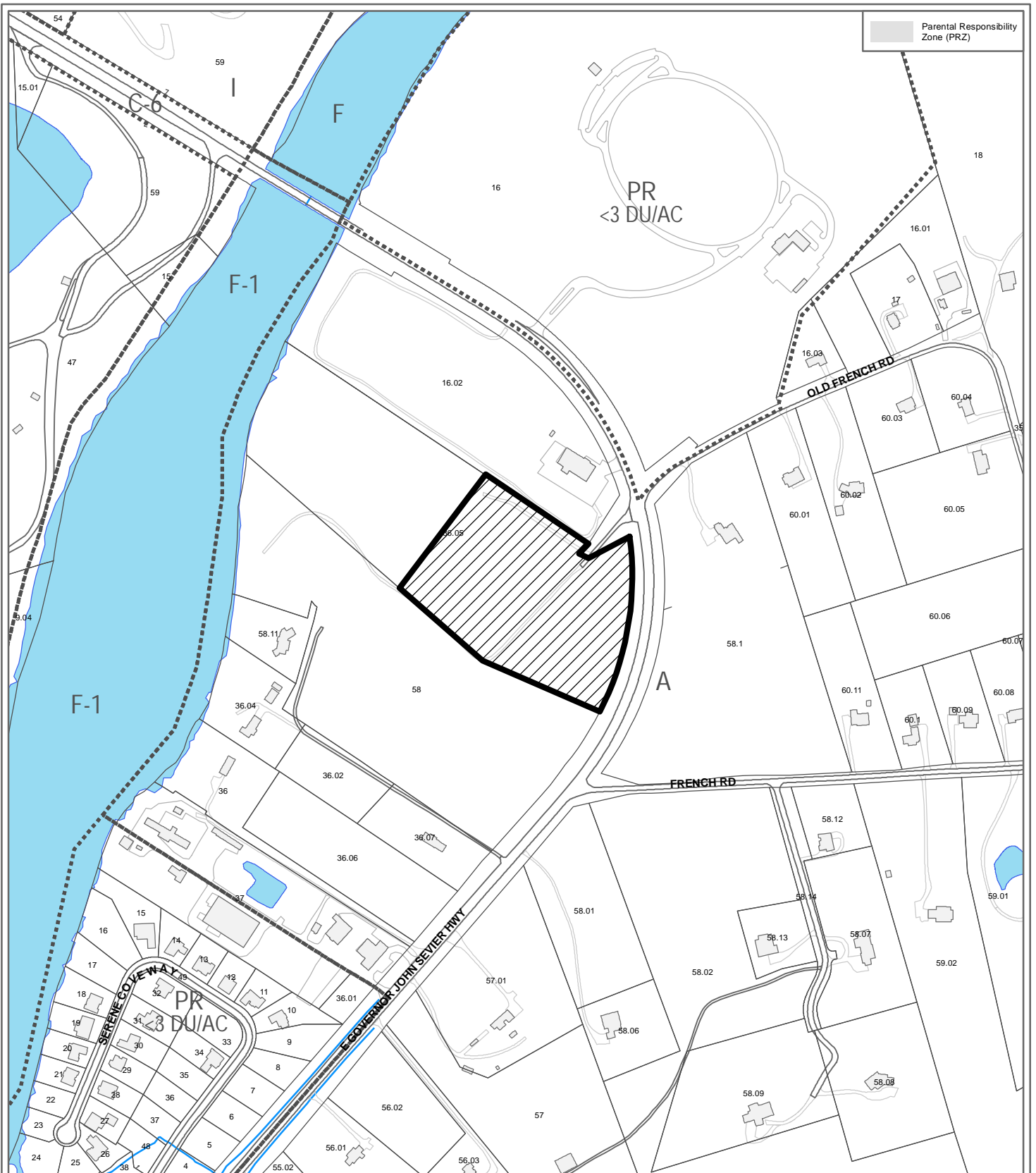


Petitioner: Toole, Robbie

Map No: 111  
Jurisdiction: County



Original Print Date: 5/16/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



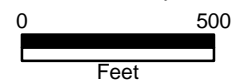
**6-I-19-RZ  
REZONING**

From: A (Agricultural)  
To: CR (Rural Commercial)

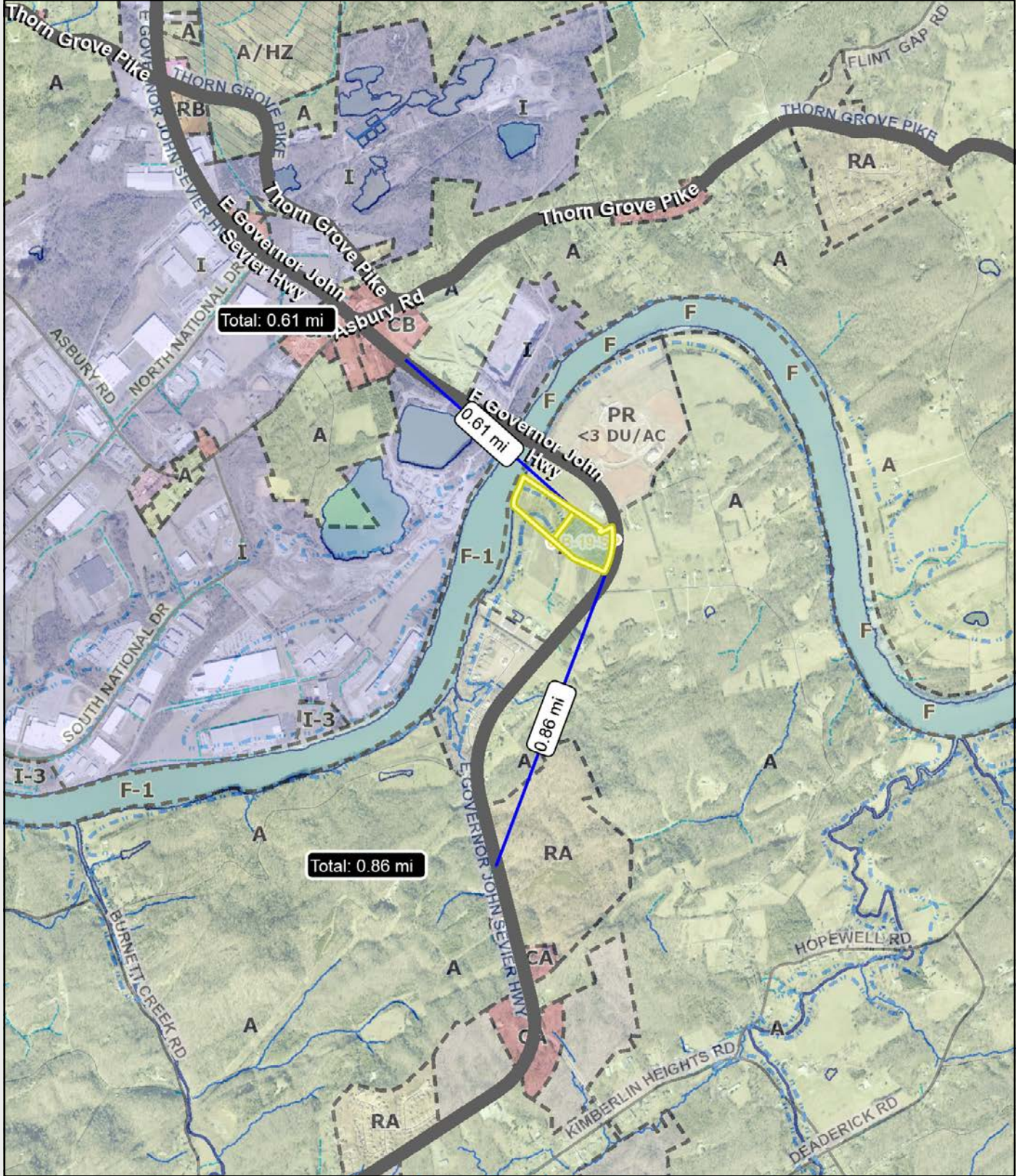


Petitioner: Toole, Robbie

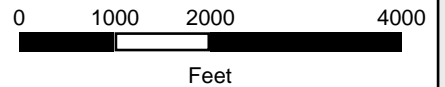
Map No: 111  
Jurisdiction: County



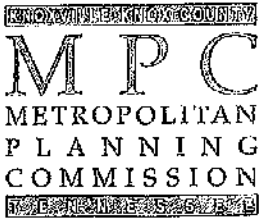
Original Print Date: 5/16/2019  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**Exhibit A. 6-B-19-SP & 6-I-19-RZ**  
 2018 aerial photo with current zoning map

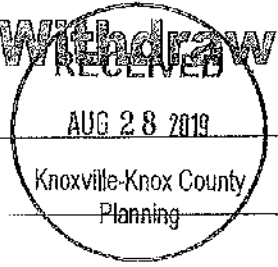


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Suite 103 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# Request to Postpone • Table • Withdraw



Name of Applicant: Robbie Toole  
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 6-I-19-RZ 6-B-19-SP

Date Scheduled for MPC Review: 9-12-19

Date Request Filed: 8/28/19 Request Accepted by: Sherry Michewy

### REQUEST

Postpone

Please postpone the above application(s) until:

10-10-19

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Previously scheduled vacation

Eligible for Fee Refund?  Yes  No

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

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

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

### APPLICATION AUTHORIZATION

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

Signature: [Signature]

PLEASE PRINT

Name: Robbie Toole

Address: 2305 Asbury Road

City: Knoxville State: TN Zip: 37914

Telephone: (865) 609-9176

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

E-mail: \_\_\_\_\_

### PLEASE NOTE

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

#### POSTPONEMENTS

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

#### TABLINGS

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

#### WITHDRAWALS

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

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

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



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
REPORT OF RECOMMENDATION**

**APPEAL OF PLANNING COMMISSION DECISION**

6/20/2019 12:07 PM

FILE NUMBER: 6-I-19-RZ

**ROBBIE TOOLE**

*APPELLANT:* Robbie Toole

*DECISION APPEALED:* REZONING

*FROM:* A (Agricultural)

*TO:* CR (Rural Commercial)

*COMM. RECOMMENDATION:* **DENY the CR (Rural Commercial) zoning consistent with the denial recommendation of the associated sector plan amendment.**

*COMMISSION VOTE COUNT:* 12-0

*LOCATION:* 0 E. Governor John Sevier Hwy. / Parcel ID 111 036.05  
(part of)

*ACREAGE:* 9 acres

*DISTRICT:* Commission District 9

*COMMISSION HEARING ON:* 6/13/2019

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/11/2019

*LEGISLATIVE HEARING ON:* 7/22/2019

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 6/20/2019

*APPELLANT'S ADDRESS:* Robbie Toole  
2305 Asbury Road  
Knoxville, TN 37914

*APPLICANT'S ADDRESS:* Robbie Toole  
2305 Asbury Road  
Knoxville, TN 37914

*LEGISLATIVE BODY:* Knox County Commission

**MPC**

METROPOLITAN  
PLANNING  
COMMISSION

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

# APPEAL OF DECISION

(Please Note: Original application and staff report are made a part of this application.)

Type:  One Year Plan Amendment  Sector Plan Amendment  Rezoning  Variance  
 Use on Review  Street Name Change  Right-of-Way Closure  
 Certificate of Appropriateness  Other: \_\_\_\_\_

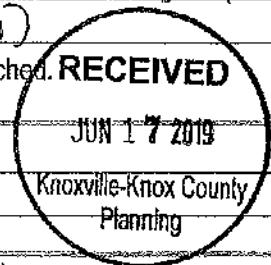
Decision by:  MPC  BZA  Other: \_\_\_\_\_ Date of Decision: 6/13/19  
 Jurisdiction:  City  Councilmanic District  County  Commission District

Original Applicant Name: Robbie Toole Original File Number: 6-1-19-22

Name of Owner of Subject Property: Robbie Toole

Description of Subject Property (Include city block and parcel number or lot number): West side of E. Gov John Senene Hwy. NW of French Rd. Parcel ID 111 036 05 (Partial parcel, easement)

Zoning map of all property within 300 feet of the subject property is attached.



**DECISION BEING APPEALED**

Denial of rezoning and sector plan amendment

**REASON FOR THE APPEAL**

Attach additional pages, if necessary. Property cannot be used by owner for LDR because of flood zone and geologic dynamic activity directly across the river. Please see original application documents for proposed use, which is in keeping with the spirit of scenic designation initiatives.

**PETITIONER INFORMATION**

Name of Petitioner: Robbie Toole

Petitioner's Interest in the Matter (Include a description of affected property owned by Petitioner):

Would like to build on property - see original documents

Application Authorization: I hereby certify that I am the applicant/authorized representative for the above named petitioner.

Signature: [Signature]

All correspondence should be sent to: Name (Print): Robbie Toole

2305 Ashbury Road Knoxville TN 37914  
 Street Address City State Zip

Phone: (605) 609-9176 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

**For MPC Staff Use Only**

Application Accepted by MPC Staff Member: M. Payne

Appeal Fee Amount: 550.00 Date Appeal Received: 6/17/19

**BODY WHO WILL HEAR THE APPEAL & MEETING DATE OF THE APPEAL**

<input type="checkbox"/> City Council - 6 p.m.	<input checked="" type="checkbox"/> County Commission - 7 p.m.	<input type="checkbox"/> City BZA - 4 p.m.	<input type="checkbox"/> MPC - 1:30 p.m.
_____	<u>7 / 22 / 2019</u>	_____	_____
Month • Date • Year	Month • Date • Year	Month • Date • Year	Month • Date • Year

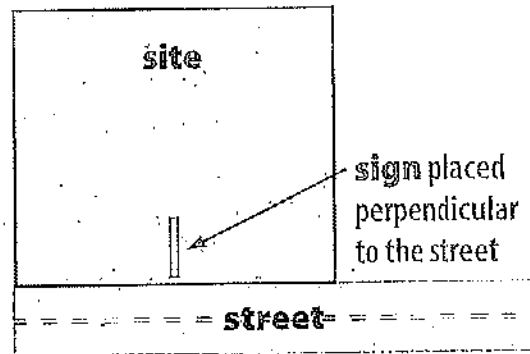
## REQUIRED SIGN POSTING AGREEMENT

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:

7/6/19 and 7/23/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Janna Toole

Phone: (605) 919-4225 Email: [Redacted]

Date: 6/17/19

File Number: 6-I-19-RZ / 6-B-19-SP



# Knox County Commission

Suite 603, City County Building  
400 West Main Street  
Knoxville, Tennessee 37902  
Phone (865) 215-2534  
Fax (865) 215-2038

EVELYN GILL, 1ST DISTRICT  
MICHELE CARRINGER, 2ND DISTRICT, VICE-CHAIR  
RANDY SMITH, 3RD DISTRICT  
HUGH NYSTROM, 4TH DISTRICT, CHAIRMAN  
JOHN SCHOONMAKER, 5TH DISTRICT

BRAD ANDERS, 6TH DISTRICT  
CHARLES BUSLER, 7TH DISTRICT  
RICHIE BEELER, 8TH DISTRICT  
CARSON DAILEY, 9TH DISTRICT  
LARSEN JAY, AT-LARGE SEAT 10  
JUSTIN BIGGS, AT-LARGE SEAT 11

THE KNOX COUNTY BOARD OF COMMISSIONERS SHALL MEET IN REGULAR SESSION ON MONDAY, JULY 22, 2019 AT 5:00 P.M. IN THE MAIN ASSEMBLY ROOM OF THE CITY COUNTY BUILDING, 400 WEST MAIN STREET. ALL AGENDA ITEMS ARE SUBJECT TO VOTE.

## I. CALL TO ORDER/ROLL CALL (5:00 P.M.):

### A. Devotional

*Commissioner John Schoonmaker*

### B. Pledge to the Flag

*Commissioner Richie Beeler*

### C. Public Forum

### D. Honorary Resolutions

1. R-19-7-101      Consideration of a Resolution of the Commission of Knox County, Tennessee, honoring Sandra Sexton upon the occasion of her retirement.  
*Approved*  
No  
Recomm.      **Work Session Recommendation:      No Recommendation      11-0-0-0**  
(Full Commission)
  
2. R-19-7-102      Consideration of a Resolution of the Commission of Knox County, Tennessee, memorializing William E. "Budd" Childress, Jr.  
*Approved*  
No  
Recomm.      **Work Session Recommendation:      No Recommendation      11-0-0-0**  
(Full Commission)

### E. Approval of Minutes of Previous Meeting - *Approved*

### F. Amendments to the Agenda

### G. Drives and Roads

69. 6-I-19-RZ :  
SEE MOTION  
BELOW

Appeal by Robbie Toole of Knoxville-Knox County Planning Commission's decision to deny rezoning from A (Agricultural) to CR (Rural Commercial). Property located at 0 E. Governor John Sevier Highway / Parcel ID 111 part of 036.05, Commission District 9. Planning Commission Recommendation: DENY rezoning to CR (Rural Commercial) consistent with the denial recommendation of the associated sector plan amendment by a vote of 12-0.

70. 4-J-19-RZ  
Withdrawn at  
the applicant's  
request via  
email

Appeal by Taylor D. Forrester for Natural Roots Realty Holding LLC of Knoxville-Knox County Planning Commission's decision to deny rezoning from A (Agricultural) to T (Transition). Property located at 9222 Tedford Lane / Parcel ID 155 04324 [southside of Tedford Lane, east of Lakefront Drive]. Commission District 4. Planning Commission Recommendation: Deny rezoning to T (Transition) by a vote of 12-2. (DEFERRED FROM JUNE AT REQUEST OF SPONSOR VIA LETTER)

- C. Amendments to the Knox County Zoning Ordinance
- D. Other Business
- E. Adjournment

**THE FOLLOWING MOTION IS REGARDING THE FOLLOWING ITEM:**

6-I-19-RZ – Appeal by Robbie Toole of Knoxville-Knox County Planning Commission's decision to deny rezoning from A Agricultural to CR Rural Commercial.

Commissioner Anders moved to refer back for a Sector Plan Amendment request as per the applicant's request to make sure all questions are answered before the applicant's land is tied up for a year. Commissioner Jay seconded the motion and the motion carried.

**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Robbie Toole

Date Filed: 4/26/19      Meeting Date: 6/13/19

Application Accepted by: Jesse Reed

Fee Amount: \$1900      File Number: Rezoning 6-I-19-RZ

Fee Amount: \$800      File Number: Plan Amendment 6-B-19-SP

**PROPERTY INFORMATION**

Address: 0 John Sevier Highway  
General Location: South Knoxville West side  
of E Gov John Sevier Hwy, Northwest  
of French Rd

Parcel ID Number(s): 111 03005 (part of)  
18.79 Acres

Tract Size: 9 acres to be rezoned (18.79 total)

Existing Land Use: Ag Forest

Planning Sector: South County

Growth Policy Plan: Planned Growth

Census Tract: 59.01

Traffic Zone: 12A

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission AM District

**Requested Change**

**REZONING**

FROM: Agriculture

TO: Rural Commercial

**PLAN AMENDMENT**

One Year Plan     South County Sector Plan

FROM: LDR

TO: Rural Commercial

**PROPOSED USE OF PROPERTY**

Front half to Rural Commercial, back  
half to stay Agriculture.

See letter for more details

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

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

**PROPERTY OWNER**     **OPTION HOLDER**

PLEASE PRINT  
Name: Roger Toole

Company: \_\_\_\_\_

Address: 2305 Ashbury Road

City: Knoxville      State: TN      Zip: 37914

Telephone: (605) 609-9176

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

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Robbie Toole

Company: \_\_\_\_\_

Address: 2305 Ashbury Road

City: Knoxville      State: TN      Zip: 37914

Telephone: (605) 609-9176

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

E-mail: \_\_\_\_\_

**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: Robbie Toole

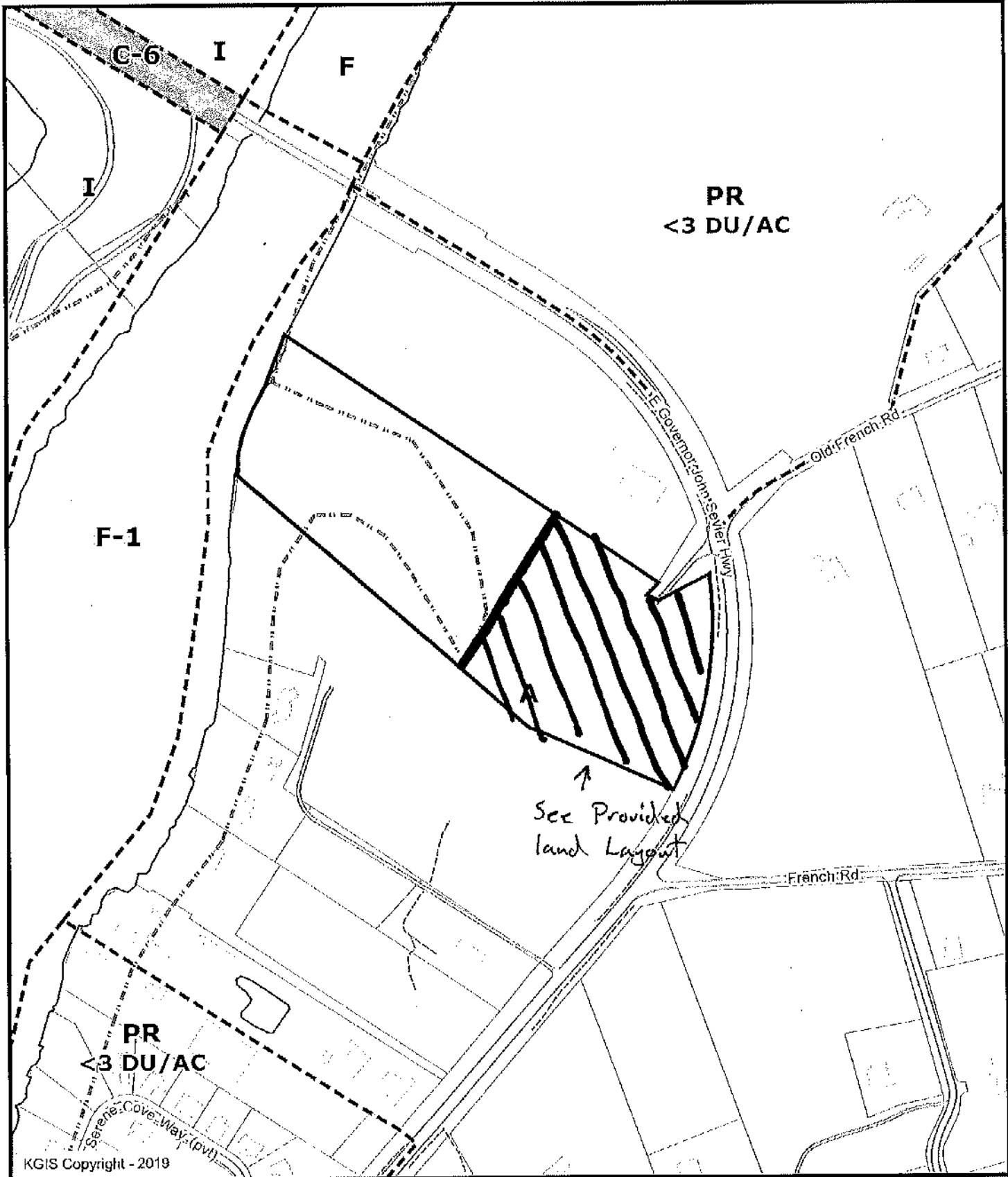
Company: \_\_\_\_\_

Address: 2305 Ashbury Road

City: Knoxville      State: TN      Zip: 37914

Telephone: (605) 609-9176

E-mail: \_\_\_\_\_

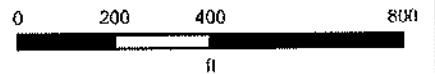


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### Letter Portrait



Printed: 4/26/2019 at 12:26:25 PM



### Knoxville - Knox County - KUB Geographic Information System

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To the Members of the MPC and the Community:

We are applying to rezone a portion of a piece of property on John Sevier Highway from Agriculture to Rural Commercial. Our company has been providing erosion and sediment control services and products in the Knoxville area since 2005. In this letter we would like to detail what we have in mind for the property and how it can benefit the community.

Our company, Erosion Supply, promotes clean water and green infrastructure in East Tennessee. We supply farmers, homeowners, and contractors with a variety of erosion prevention and sediment control products. We can help our customers with storm water management, streamline restoration, drainage, slope vegetation, and sodding.


Attached is a rendering of what we envision for the space on John Sevier. We would like to have a building to serve our customers. We would also like to grow some of the products on the site, such as straw, sod, trees, bushes and other plant species. For this reason, We are only requesting the road front portion to be zoned Rural Commercial and would like to keep the river side of the property zoned agriculture. This will allow our family owned business to better serve our neighbors and community by selling locally farmed products, grown and sold on the property.

Our family has been in Knoxville for 9 generations, and we are also long time members of the South Knoxville community. We embrace efforts to preserve the character of the area, as well as current initiatives to keep John Sevier Highway a scenic corridor. Any signage would be in keeping with the spirit of the scenic corridor initiative. We are committed to keeping or enhancing the natural vegetative boundaries surrounding the property. Our main core value as a company is to keep East Tennessee beautiful, and we hope to make that evident in this new space.

Besides our services and products, we have also been proud to give back to the community in many ways. We are a proud financial supporter of Wreaths Across America, and our employees place wreaths at the Veteran Cemeteries on John Sevier Highway and Lyons View Pike each year. We were quick to help those affected by the Gatlinburg wildfire by donating materials needed for restoration. We support Knoxville Pro Corps and their efforts to improve water quality in impoverished communities. We have supported natural preservation and enhancement of recreational areas through donations of materials for the Baker's Creek Preserve Bike Trail in South Knoxville and the Haw Ridge Bike Trail System near Oak Ridge. By donating and running, we have supported the Tennessee River Runoff Cheers to Clean Water Celebration, an event that showcases how to protect our local streams and rivers. Giving in different ways has been rewarding and creates fun traditions for our employees; therefore we are always looking for new ways to have a meaningful impact in the community.

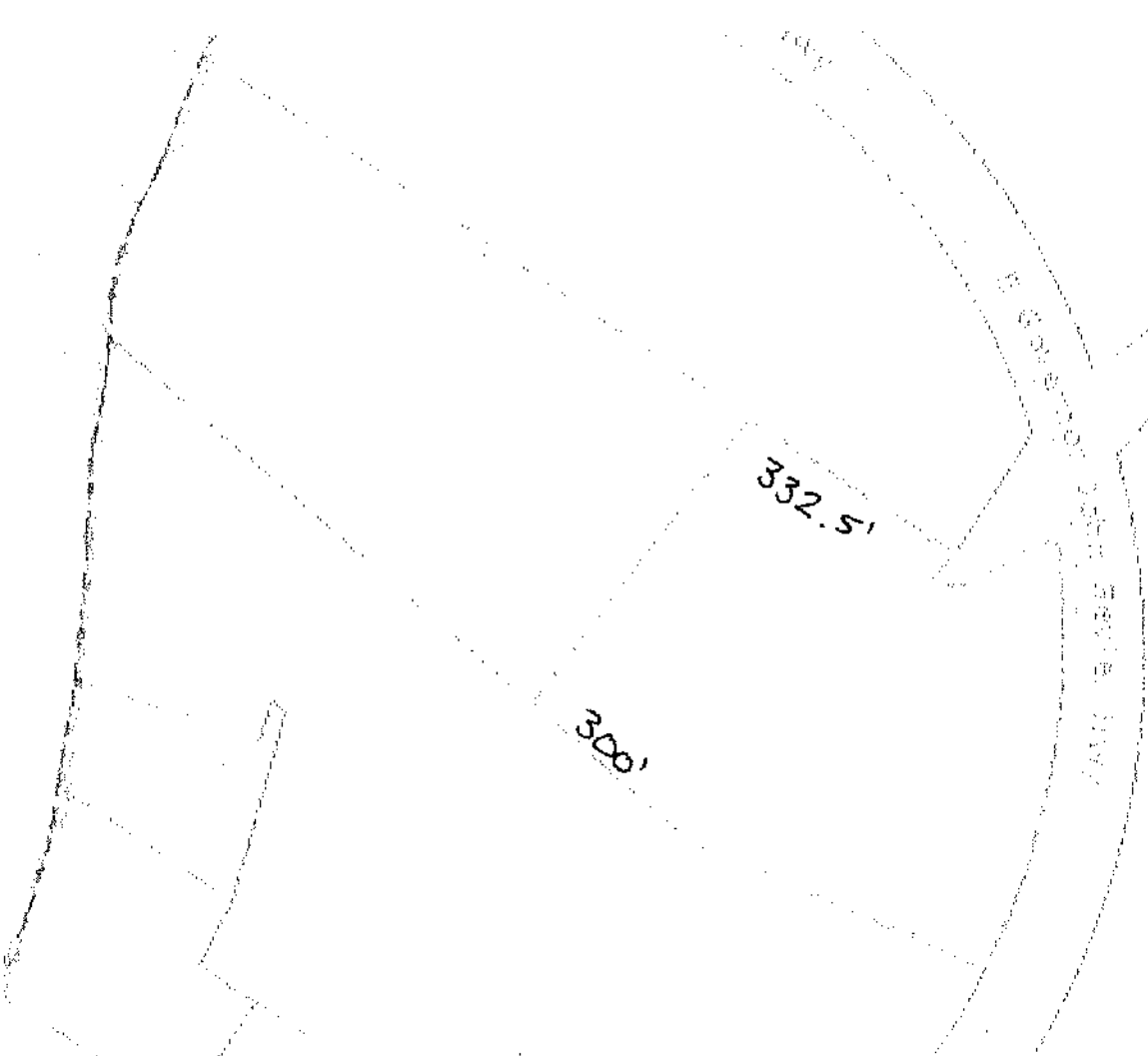
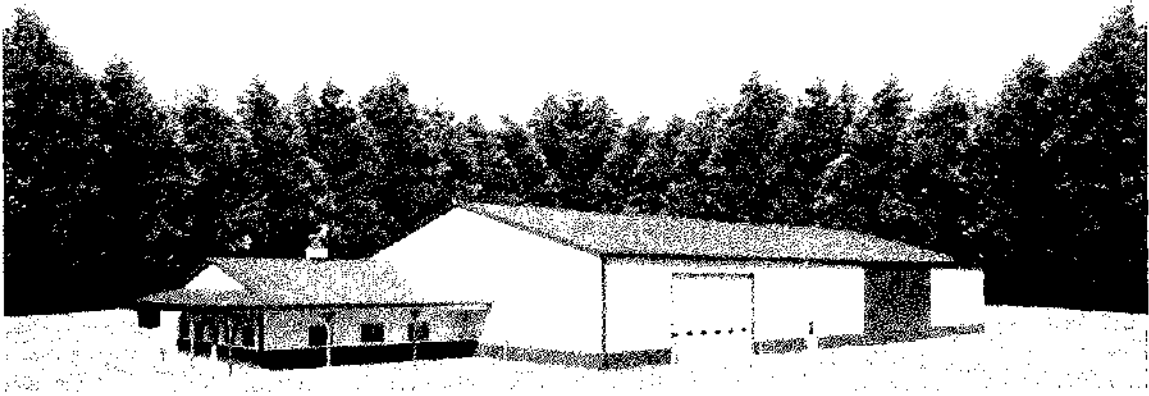
Thank you for your time and your consideration of this request. We hope that you can see how the addition of my business on this property would benefit this beautiful community.

Sincerely,



Robbie Toole





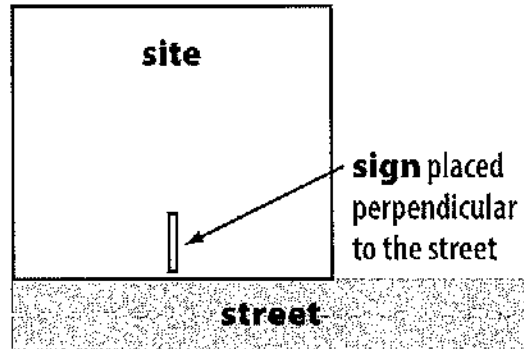
## REQUIRED SIGN POSTING AGREEMENT

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:

May 29 and June 14  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Joanna Toole

Printed Name: Joanna Toole

Phone: (606) 919-4225 Email: joannat@icloud.com

Date: 4/26/19

File Number: 6-I-19-RZ

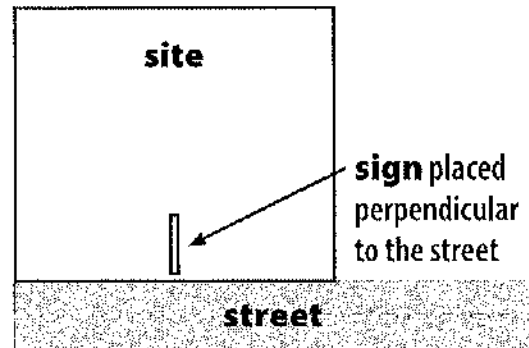
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Phone: (865) 919-4225 Email: joannat@icloud.com

Date: 4/26/19

File Number: 6-B-19-SP