



# PLAN AMENDMENT REPORT

► **FILE #:** 4-K-20-SP

**AGENDA ITEM #:** 19

**AGENDA DATE:** 4/9/2020

► **APPLICANT:** KNOXVILLE - KNOX COUNTY PLANNING

**OWNER(S):** David Fiser

**TAX ID NUMBER:** 93 K B 00201

[View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 4295 Middlebrook Farm Way

► **LOCATION:** West of Ed Shouse Dr., east of I-75 / I-640

► **APPX. SIZE OF TRACT:** 25 acres

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** N/A

**ACCESSIBILITY:** Ed Shouse Drive is a major arterial with a 25.5 ft pavement width inside a right-of-way that varies from 253 ft to 285 ft along the length of this parcel. It is a divided highway with two lanes traveling in each direction separated by a grass median with the occasional cut-through.

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

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Third Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** AGC (Agricultural Conservation) / I-MU (Industrial Mixed-Use)

► **PROPOSED PLAN DESIGNATION:** HI (Heavy Industrial)

► **EXISTING LAND USE:** Agricultural/forestry/vacant

**EXTENSION OF PLAN DESIGNATION:** Yes, HI (Heavy Industrial) is adjacent to the west

**HISTORY OF REQUESTS:** Property was rezoned from A-1 (General Agricultural) and F-1 (Floodway) Districts to C-6 (General Commercial Park) District

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Agricultural/forestry/vacant - GC (General Commercial)

South: Agricultural/forestry/vacant - AGC (Agricultural Conservation)

East: Single family residential (separated by interstate right-of-way) - TDR (Traditional Neighborhood Development)

West: Public/quasi-public land - GC (General Commercial) and HI (Heavy Industrial)

**NEIGHBORHOOD CONTEXT** The area is somewhat isolated from the nearby residential uses since they lie across the interstate to the east and across Western Avenue to the north. KUB's Hoskins Center is across Ed Shouse Way. The property is not currently visible from I-640/I-75 due to the existing vegetation.

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**STAFF RECOMMENDATION:**

- **Adopt resolution 4-K-20-SP amending the Northwest City Sector Plan to HI (Heavy Industrial) as it is an extension of the I-H designation to the west because of the changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing, and since the transportation and utility infrastructure in the area is appropriate for industrial uses.**

**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 recent changes to conditions that would warrant amending the land use plan.

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

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

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The area is developed established industrial and commercial properties. The plan should have taken this into account and realized that additional properties along Ed Shouse Drive would transition to these uses, as they are near the intersection of Ed Shouse Drive with both Middlebrook Pike and Western Avenue, and is in close proximity to an interstate interchange. Also, many of the industrial uses in the area have been there for some time.

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

1. The area has had a number of industrial and intense commercial uses for the last several decades and these uses continue to expand in the area.
2. The property is bounded by Ed Shouse Drive and industrial properties to the west, commercial properties to the north, and I-40/I-75 to the east. These adjacent land uses create an environment for industrial use of this property.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/19/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-K-20-RZ **AGENDA ITEM #:** 19  
4-G-20-PA **AGENDA DATE:** 4/9/2020

► **APPLICANT:** KNOXVILLE - KNOX COUNTY PLANNING  
**OWNER(S):** David Fiser

**TAX ID NUMBER:** 93 K B 00201 [View map on KGIS](#)  
**JURISDICTION:** Council District 6  
**STREET ADDRESS:** 4295 Middlebrook Farm Way  
► **LOCATION:** West of Ed Shouse Dr., east of I-75 / I-640  
► **TRACT INFORMATION:** 25 acres.  
**SECTOR PLAN:** Northwest City  
**GROWTH POLICY PLAN:** Within City limits  
**ACCESSIBILITY:** Ed Shouse Drive is a major arterial with a 25.5 ft pavement width inside a right-of-way that varies from 253 ft to 285 ft along the length of this parcel. It is a divided highway with two lanes traveling in each direction separated by a grass median with the occasional cut-through.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Third Creek

► **PRESENT PLAN DESIGNATION/ZONING:** AGC (Agricultural Conservation) / I-MU (Industrial Mixed-Use)  
► **PROPOSED PLAN DESIGNATION/ZONING:** HI (Heavy Industrial) / I-H (Heavy Industrial)  
► **EXISTING LAND USE:** Agricultural/forestry/vacant  
►  
**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, HI (Heavy Industrial) is adjacent to the west / No, I-H (Heavy Industrial) zoning is not adjacent  
**HISTORY OF ZONING REQUESTS:** Property was rezoned from A-1 (General Agricultural) and F-1 (Floodway) Districts to C-6 (General Commercial Park) District  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Agricultural/forestry/vacant - GC (General Commercial) - C-H-1 (Highway Commercial) District  
South: Agricultural/forestry/vacant - AGC (Agricultural Conservation) - AG (Agricultural) District  
East: Single family residential (separated by interstate right-of-way) - TDR (Traditional Neighborhood Development) - (RN-1) Single Family Residential Neighborhood District  
West: Public/quasi-public land - GC (General Commercial) and HI (Heavy

NEIGHBORHOOD CONTEXT: The area is somewhat isolated from the nearby residential uses since they lie across the interstate to the east and across Western Avenue to the north. KUB's Hoskins Center is across Ed Shouse Way. The property is not currently visible from I-640/I-75 due to the existing vegetation.

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**STAFF RECOMMENDATION:**

- ▶ **Staff recommends approval of the HI (Heavy Industrial) One Year Plan land use designation as an extension of the I-H designation to the west because of changes in the development pattern in this area, with more industrial uses locating in the area and demand for industrial land increasing and because the transportation and utility infrastructure in the area is appropriate for industrial uses.**
  
- ▶ **Staff recommends approval of the I-H (Heavy Industrial) zoning for the property as it is permitted by the Northwest City Sector Plan designation and would permit uses permitted by the C-6 zoning assigned by the City's old zoning ordinance.**

**COMMENTS:**

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

**AN ERROR IN THE PLAN:**

1. The area is home to several established industrial and commercial properties. The One Year Plan should have taken this into account and realized that additional properties along Ed Shouse Drive would transition to these uses, as they are near the intersection of Ed Shouse Drive with both Middlebrook Pike and Western Avenue, and is in close proximity to an interstate interchange. Also, many of the industrial uses in the area have been there for some time.
2. The property was zoned C-6 under the City's old zoning ordinance to accommodate the expansion of industrial uses in the area. The zoning is not consistent with the Northwest City sector plan's AG designation. Amending the sector plan for this property corrects this nonconformity.

**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:**

1. The area has had a number of industrial and intense commercial uses for the last several decades and these uses continue to expand in the area.
2. The property is bounded by Ed Shouse Drive and industrial properties to the west, commercial properties to the north, and I-40/I-75 to the east. These adjacent land uses create an environment for industrial use of this property.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. No change in public policy directly impacts this plan amendment.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. 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. Development in this area is a mix of primarily commercial and industrial uses. The property to the south, under the same ownership, is zoned Agricultural. The industrial and commercial zoning designations of area properties has been in place for some time. The pace of the development and redevelopment has quickened in the past 2 – 3 years, increasing the demand for industrial property. The C-6 zoning of the property under the old zoning code permitted many of the uses permitted in the requested I-H zone. The requested I-H zoning is a better fit for the property and the types of uses proposed than the current I-MU zoning, which is designed to

facilitate the redevelopment of older industrial properties.

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

1. The new zoning ordinance describes the I-H (Heavy Industrial) District zoning as intended to provide for a wide variety of general manufacturing, fabricating, processing, distributing, and warehousing uses. Industrial uses in the I-H District may result in some moderate external effects such as smoke, noise, glare or vibration, and typically include outdoor storage and related outdoor activities. The location of the property makes it appropriate for such uses.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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. The area is currently developed with industrial and intense commercial uses. These amendments support this development trend and allow continued growth and expansion of the City's industrial sector.
2. The proposed zoning area is bounded by highways and similar zoning.
3. The property has direct access to roadway systems capable of accommodating the traffic that would be generated by the uses permitted by the requested zoning.

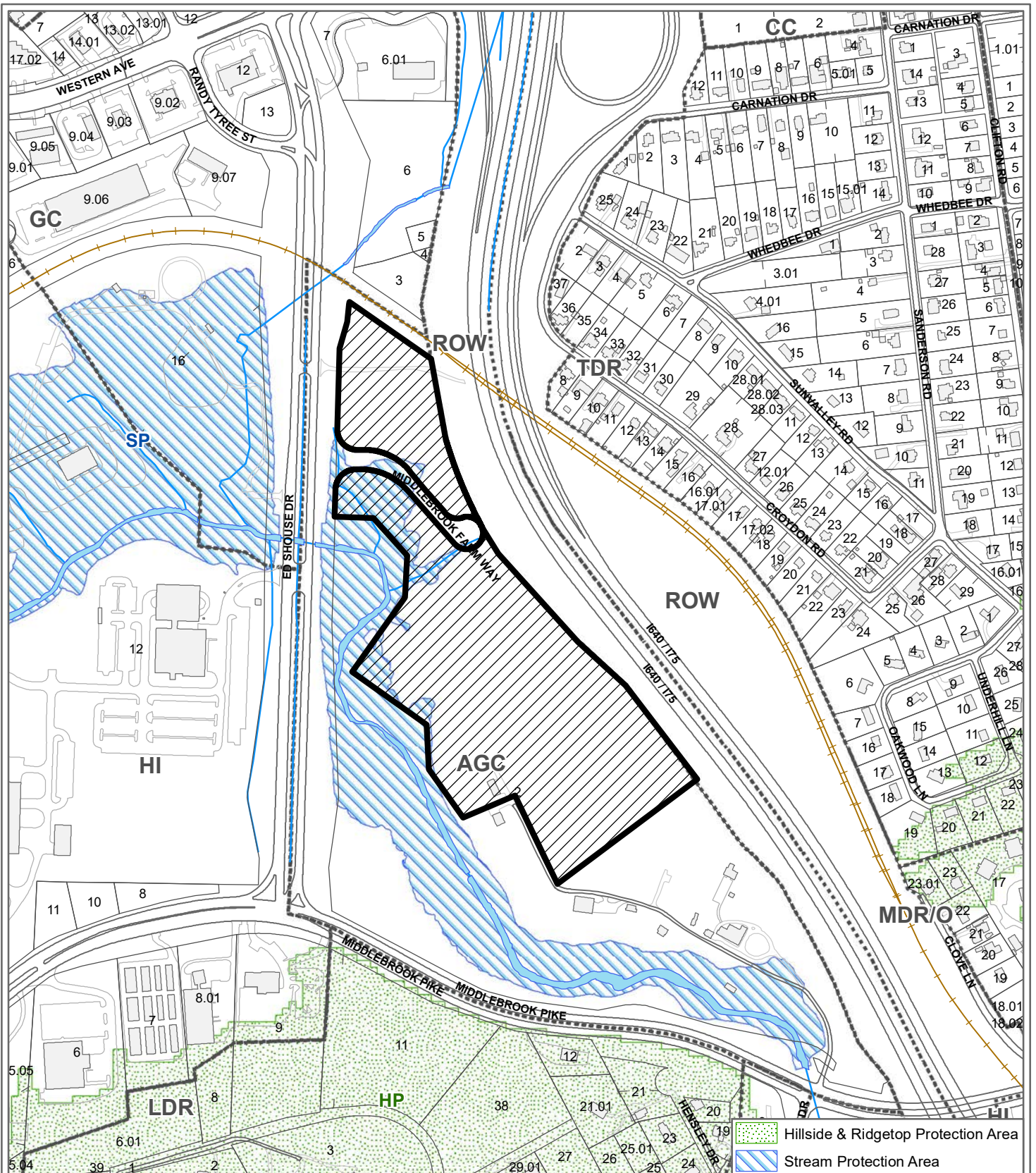
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The property is currently zoned I-MU and was zoned C-6 under the old zoning code. Amending the sector plan for this property corrects this nonconformity.
2. The northwest portion of the property is located within a FEMA designated floodway and floodplain.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 5/5/2020 and 5/19/2020. 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.



**4-K-20-SP  
NORTHWEST CITY SECTOR PLAN AMENDMENT**

From: AGC (Agricultural Conservation)



To: HI (Heavy Industrial)

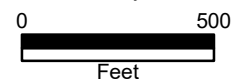
Original Print Date: 3/16/2020  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

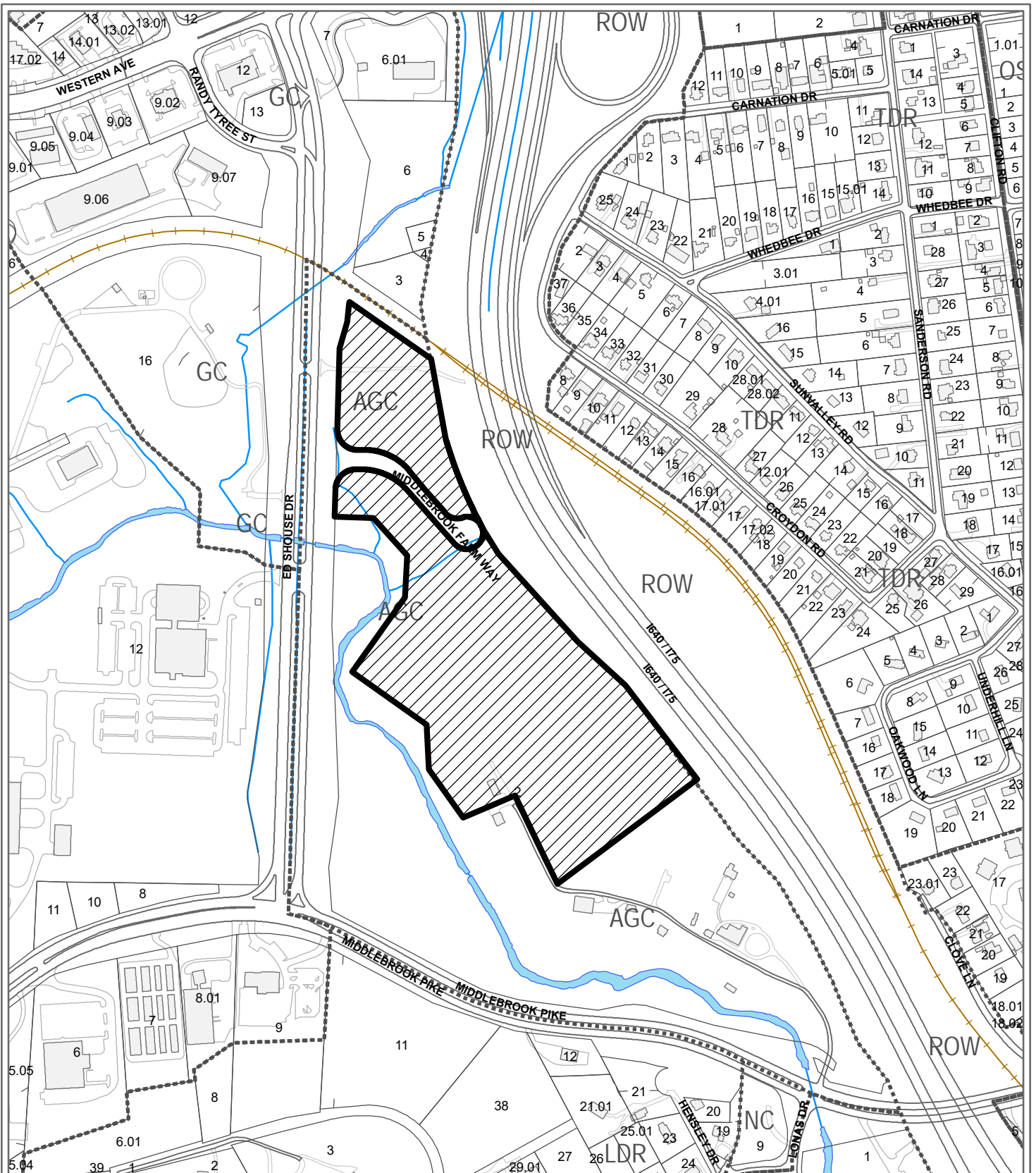
Revised:

Petitioner: Knoxville - Knox County  
Planning

Map No: 93

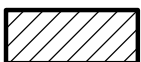
Jurisdiction: City





**4-G-20-PA / 4-K-20-RZ  
PLAN AMENDMENT**

From: AGC (Agricultural Conservation)



To: HI (Heavy Industrial)

Original Print Date: 3/16/2020  
Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

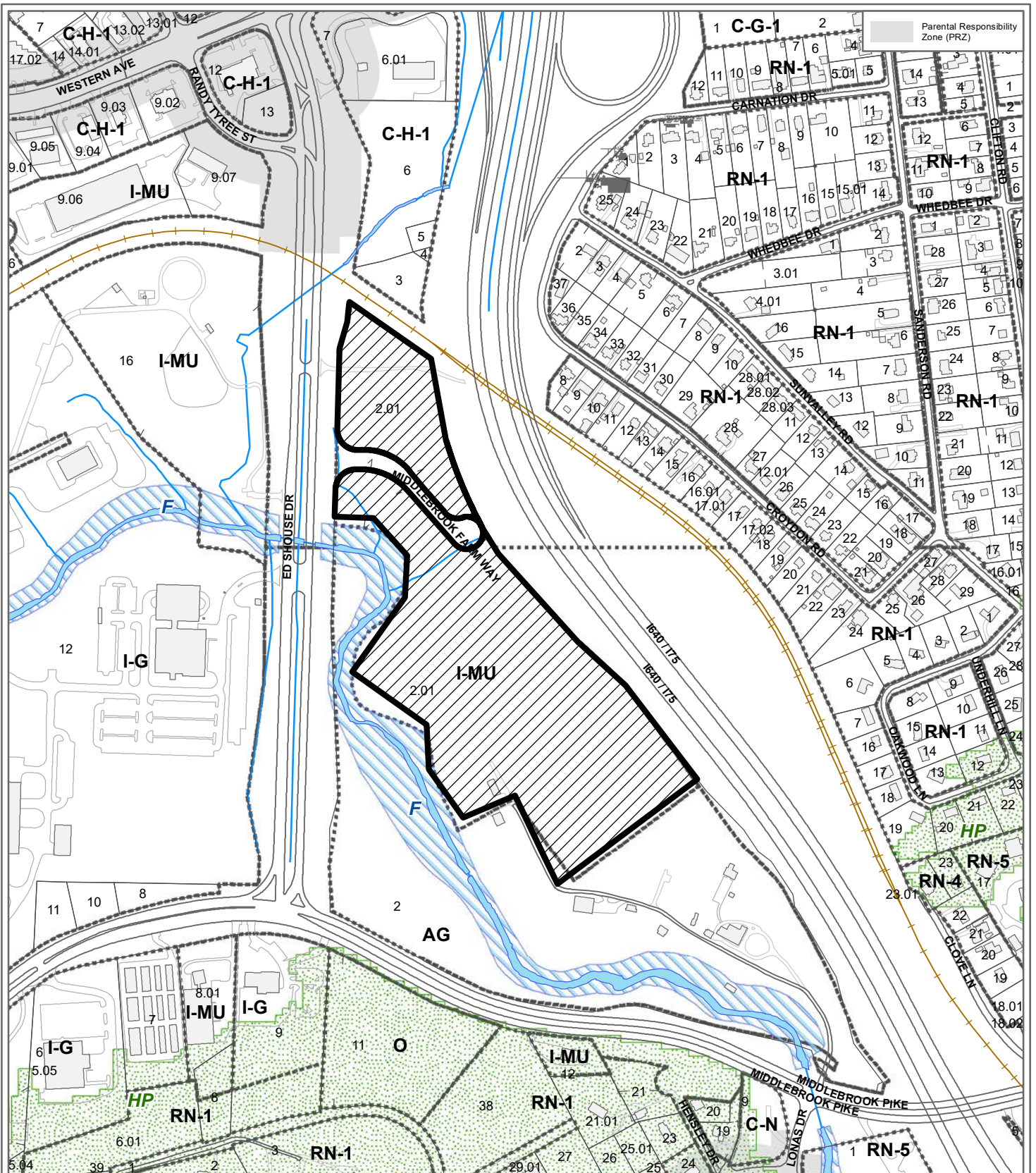
Petitioner: Knoxville - Knox County  
Planning

Map No: 93

Jurisdiction: City

0 500  
Feet





### 4-K-20-RZ REZONING



From: I-MU (Industrial Mixed-Use)

To: I-H (Heavy Industrial)

Original Print Date: 3/17/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Knoxville - Knox County  
Planning

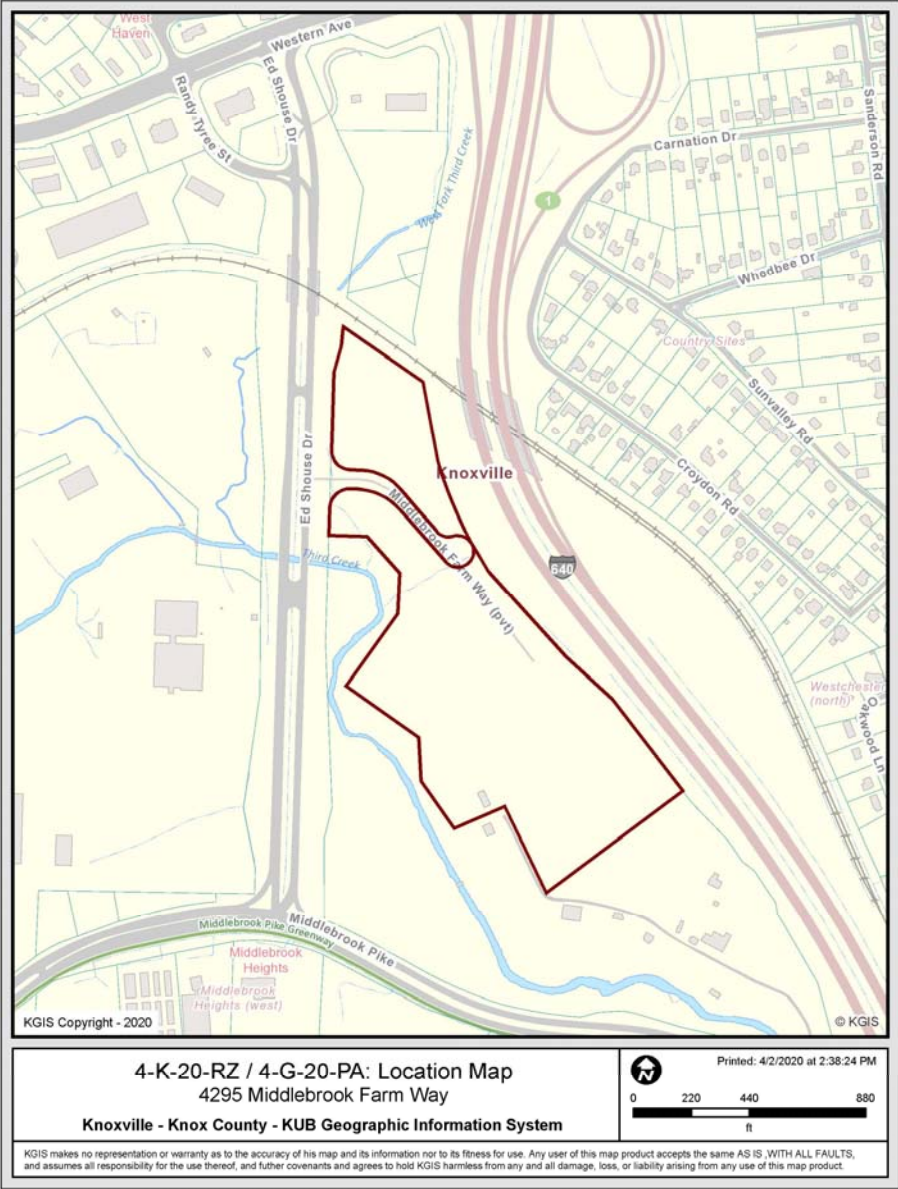
Map No: 93

Jurisdiction: City

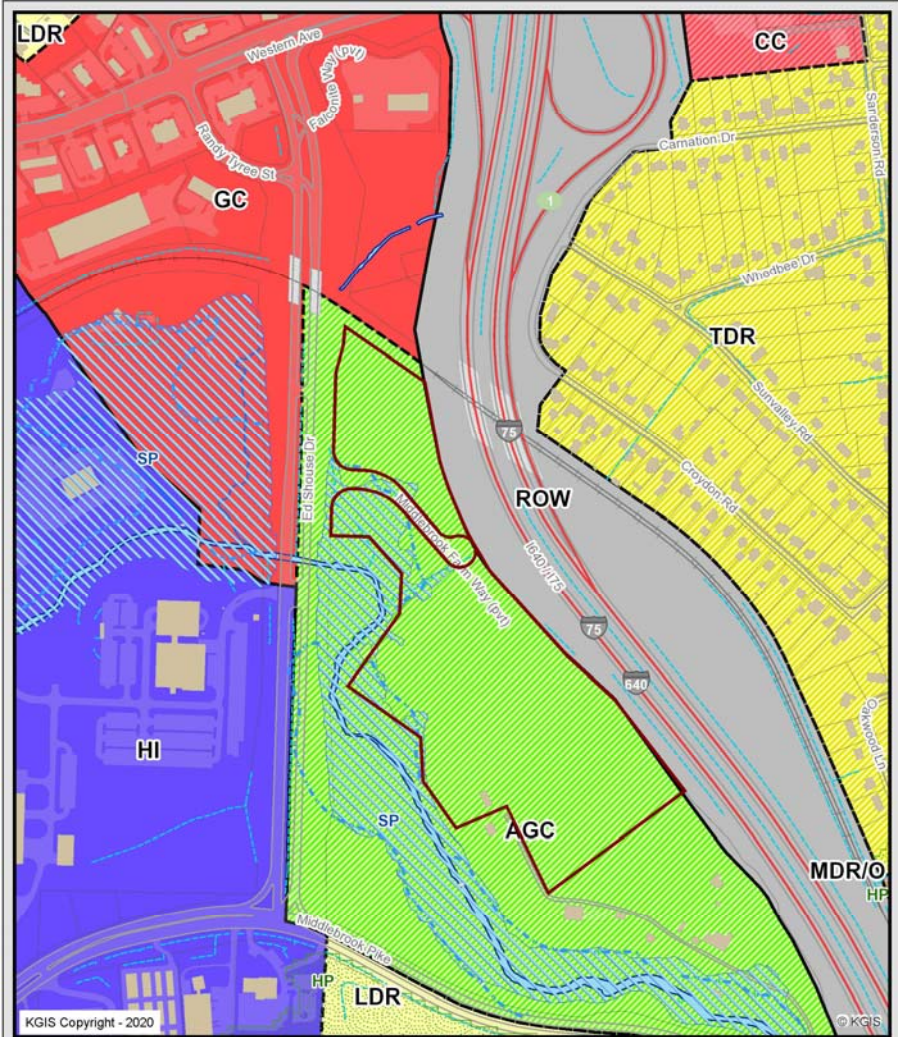
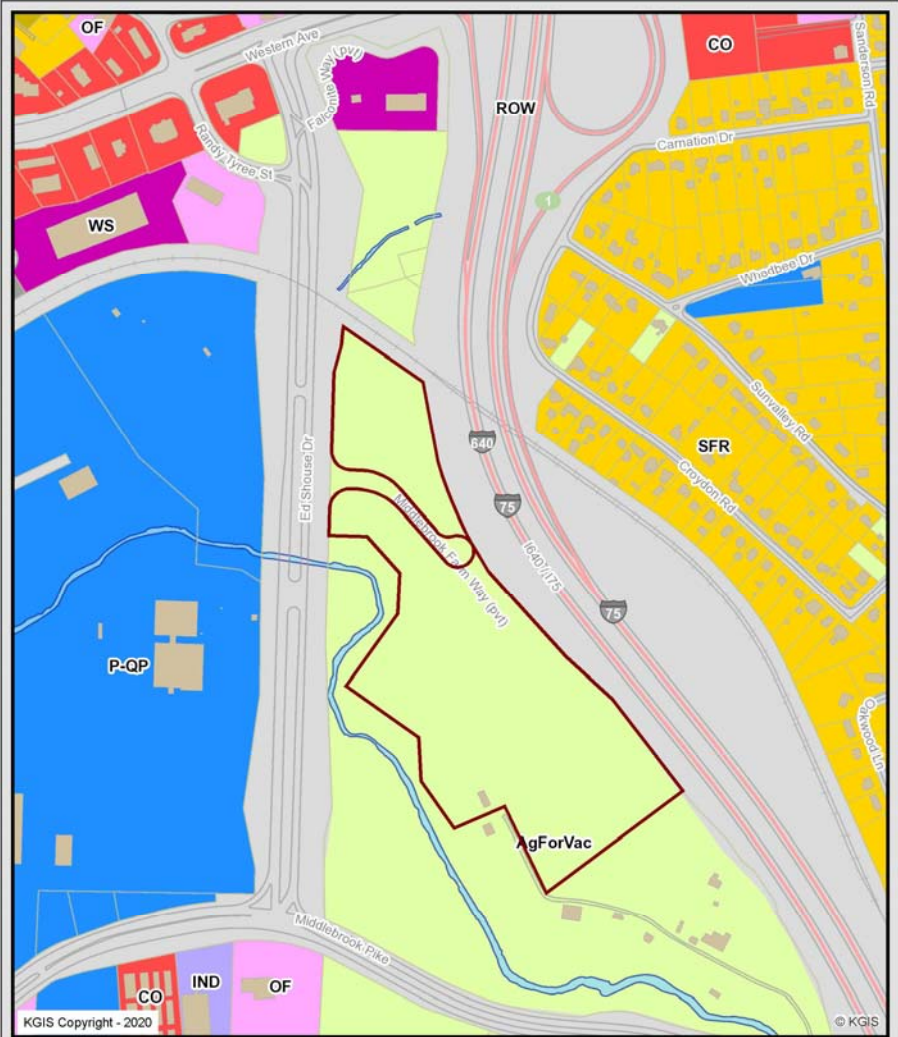
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Feet



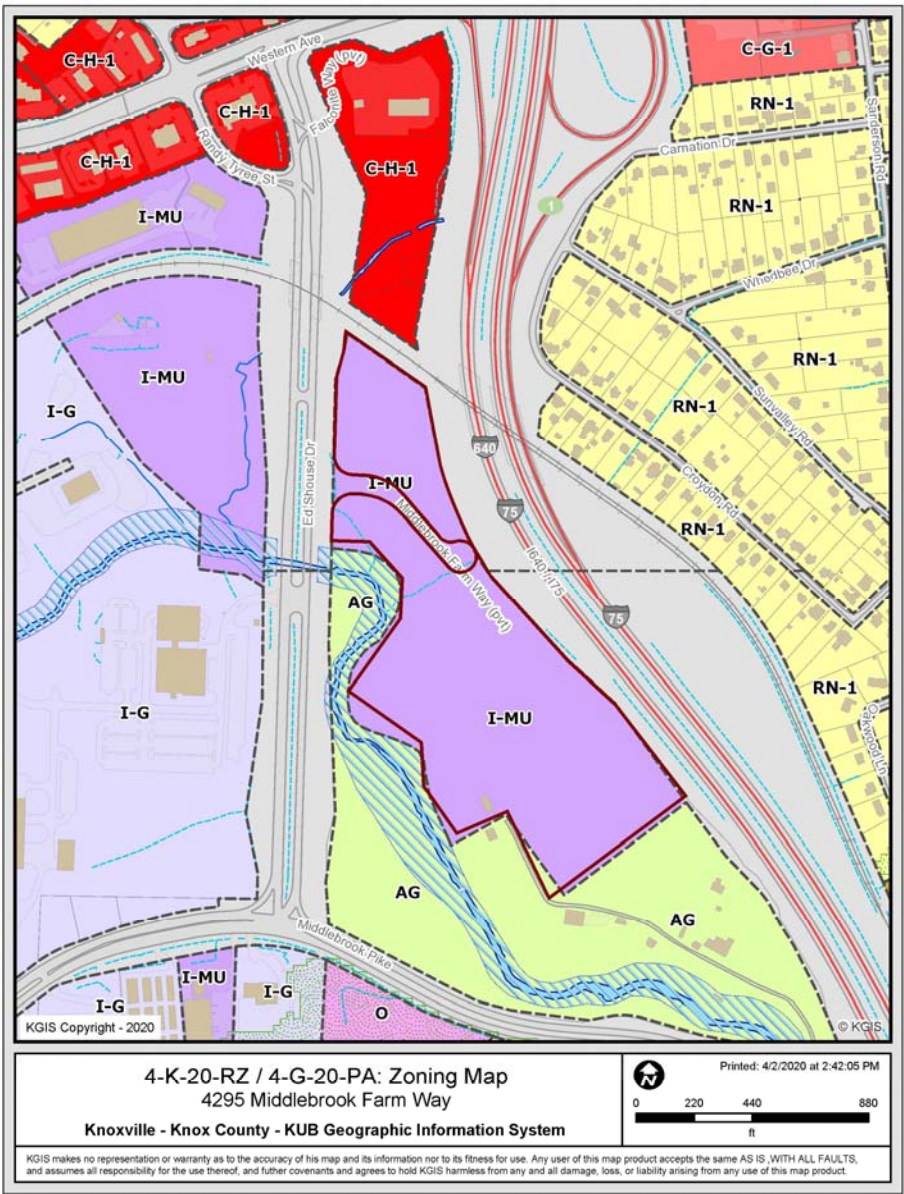
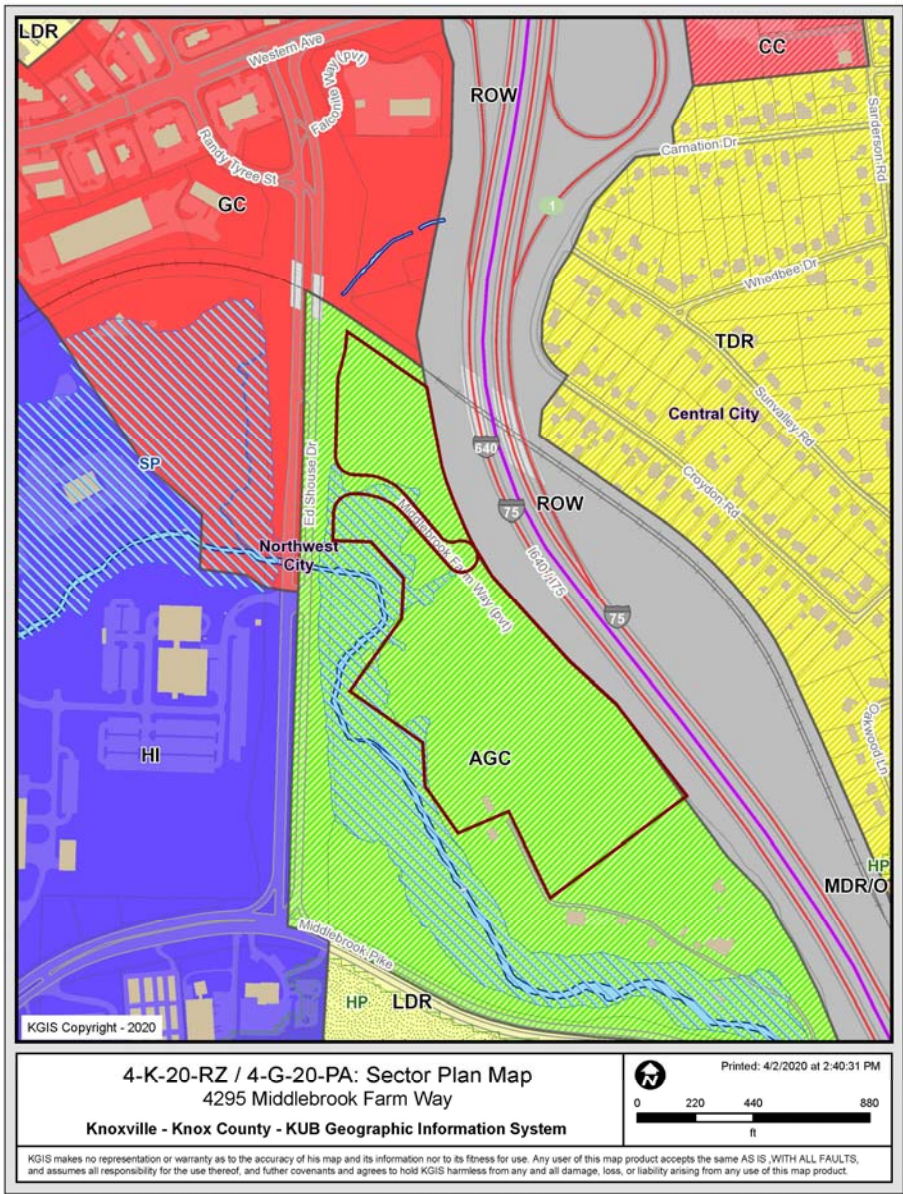
4-K-20-RZ / 4-G-20-PA  
EXHIBIT A. Contextual Images



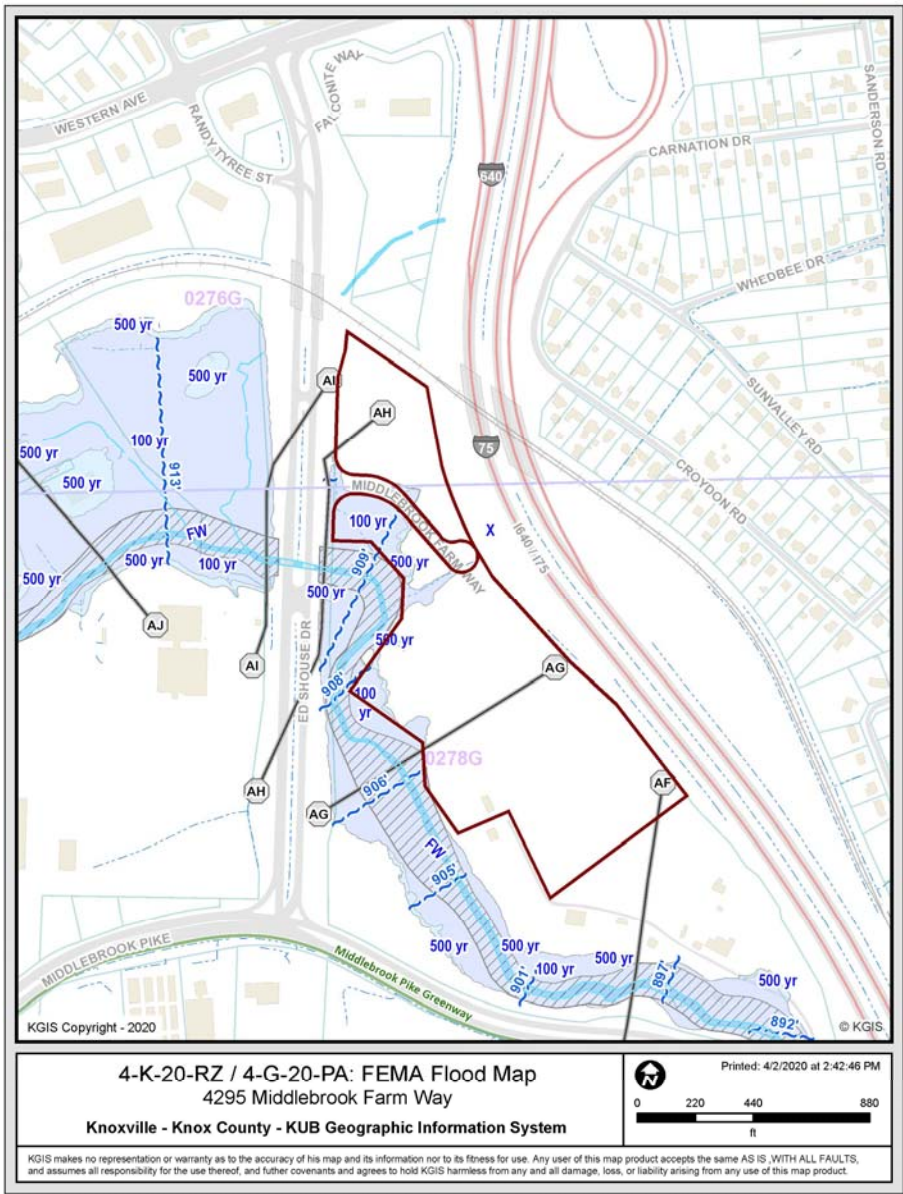
4-K-20-RZ / 4-G-20-PA  
EXHIBIT A. Contextual Images



4-K-20-RZ / 4-G-20-PA  
EXHIBIT A. Contextual Images



4-K-20-RZ / 4-G-20-PA  
EXHIBIT A. Contextual Images



***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**, Knoxville-Knox County Planning has submitted an application to amend the Sector Plan from Agricultural Conservation to Heavy Industrial, 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 April 9, 2020, 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 #4-K-20-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.*

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*Date*

---

*Chairman*

---

*Secretary*



## DEVELOPMENT REQUEST

RECEIVED

FEB 28 2020

Knoxville-Knox County  
Planning

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☒ Plan Amendment  
☒ Rezoning

Knoxville-Knox County Planning

Applicant Name

Affiliation

2/28/2020

4/9/2020

4-K-20-SP

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## CORRESPONDENCE

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

☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Gerald Green

Knoxville-Knox County Planning

Name

Company

400 Main Street

Knoxville

TN

37902

Address

City

State

Zip

865.215.3758

gerald.green@knoxplanning.org

Phone

Email

## CURRENT PROPERTY INFO

Middlebrook Farm LLC c/o David Fiser

132 Sherlake LN Knoxville, TN 37922

865.693.0711

Owner Name (if different)

Owner Address

Owner Phone

4295 Middlebrook Farm Way

093KB00201

Property Address

Parcel ID

W of Ed Shouse Dr, E of I-75/I-640

Approx 25 AC

General Location

Tract Size

City Council District 2

I-MU (Industrial Mixed Use)

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Northwest City

AGC

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider



# REQUEST

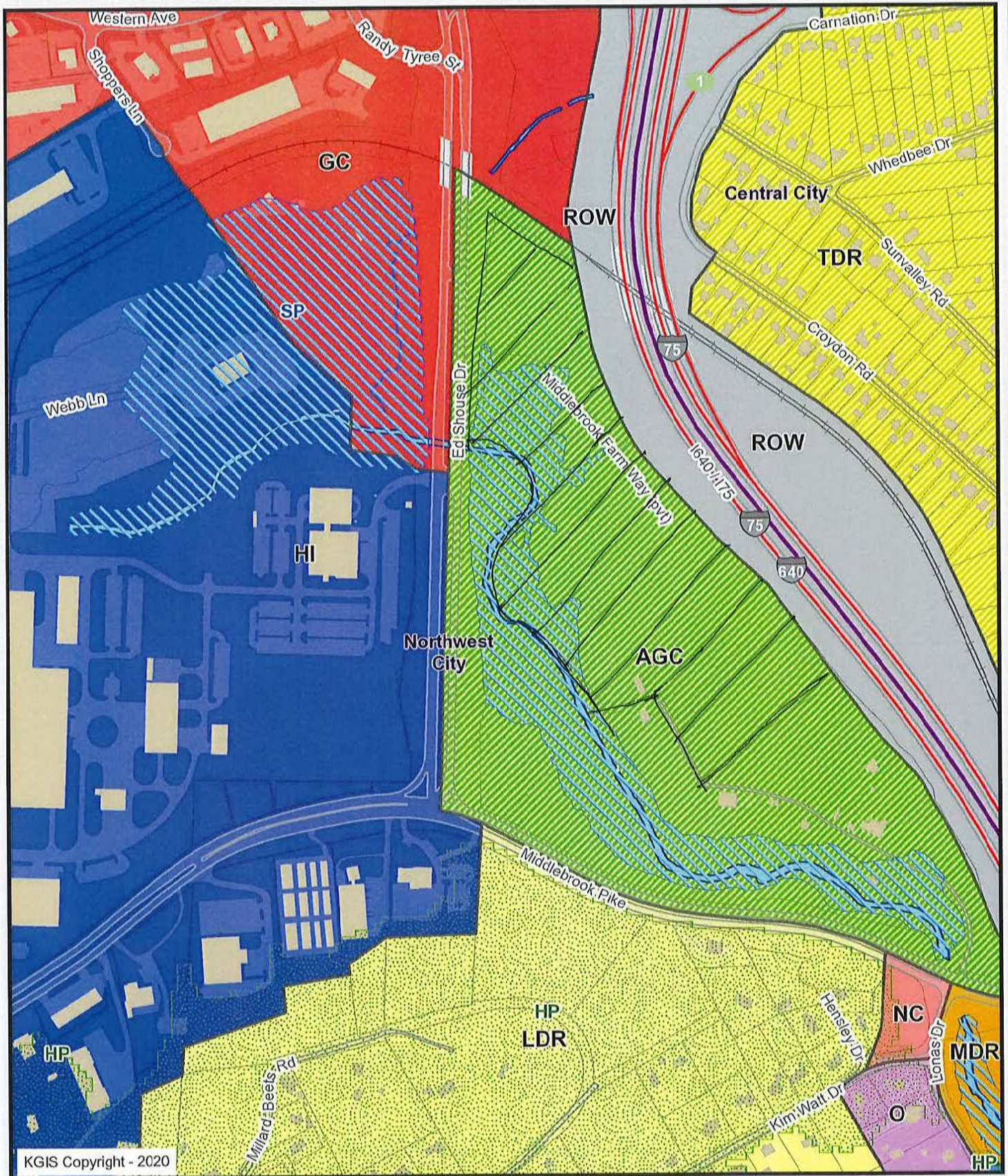
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<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel
	Total Number of Lots Created: _____	
<input type="checkbox"/> Other (specify): _____		
<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>IH (Heavy Industrial)</u>	
	Proposed Zoning _____	
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>HI</u>	
	Proposed Plan Designation(s) _____	
Uses permitted by requested zoning _____		
<input checked="" type="checkbox"/> Property Use (specify) _____		Proposed Density (units/acre) _____
<input type="checkbox"/> Other (specify): _____		Previous Rezoning Requests _____

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>	
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission		<u>05171</u> <u>0</u>
	<b>ATTACHMENTS</b>			<b>FEE 2:</b>
	<input type="checkbox"/> Property Owners / Option Holders			<input type="checkbox"/> Variance Request
<b>ADDITIONAL REQUIREMENTS</b>		<b>FEE 3:</b>	<u>0</u>	
<input type="checkbox"/> Design Plan Certification (Final Plat only)				
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)				
<input type="checkbox"/> Traffic Impact Study				

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Gerald Green	2/28/2020
Applicant Signature	Please Print	Date
865.215.3758	gerald.green@knoxplanning.org	
Phone Number	Email	
	Marc Payne	2/28/20
Staff Signature	Please Print	Date



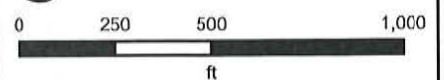
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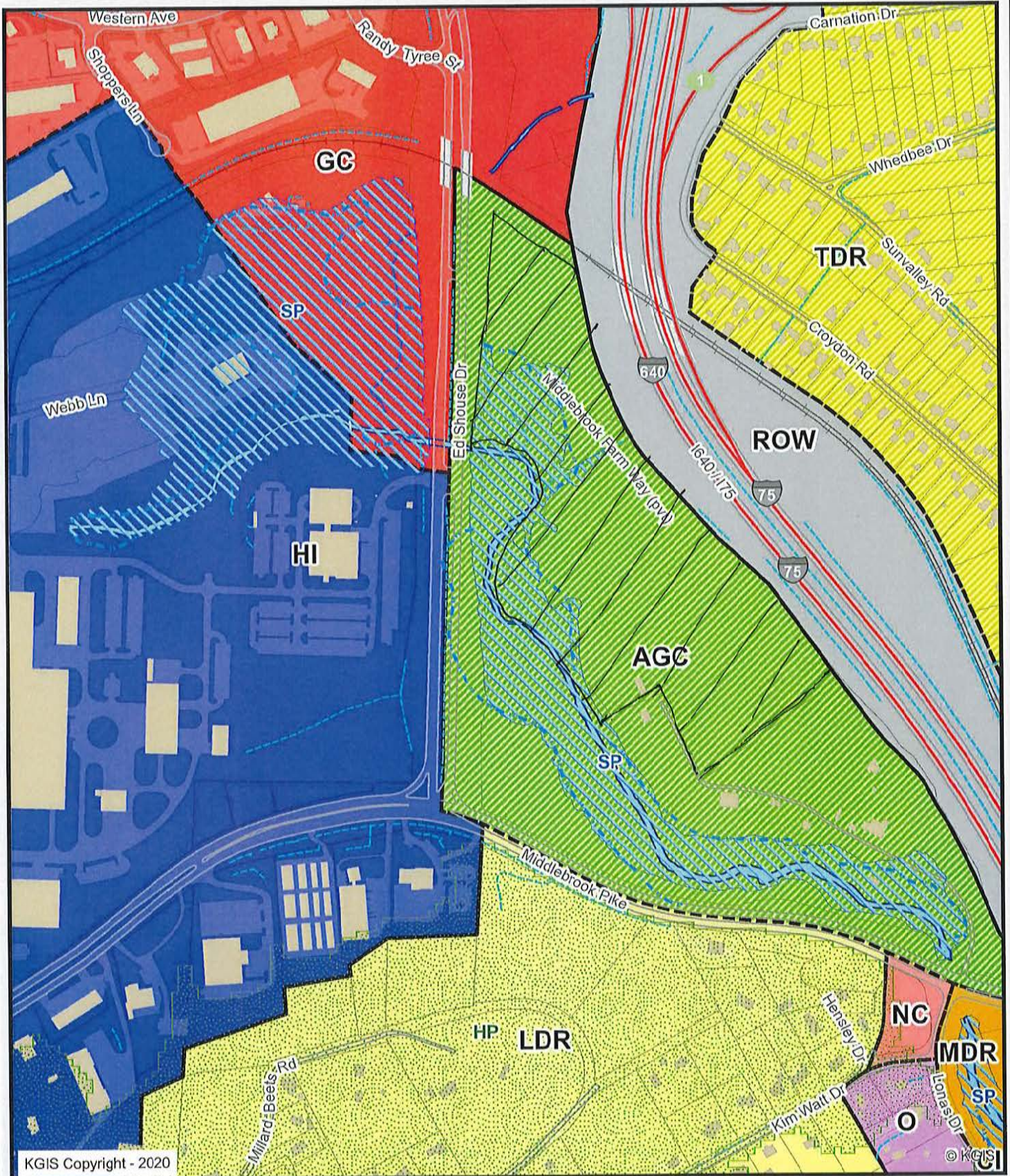
Knoxville - Knox County - KUB Geographic Information System

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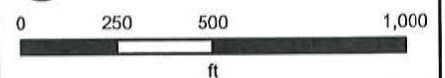


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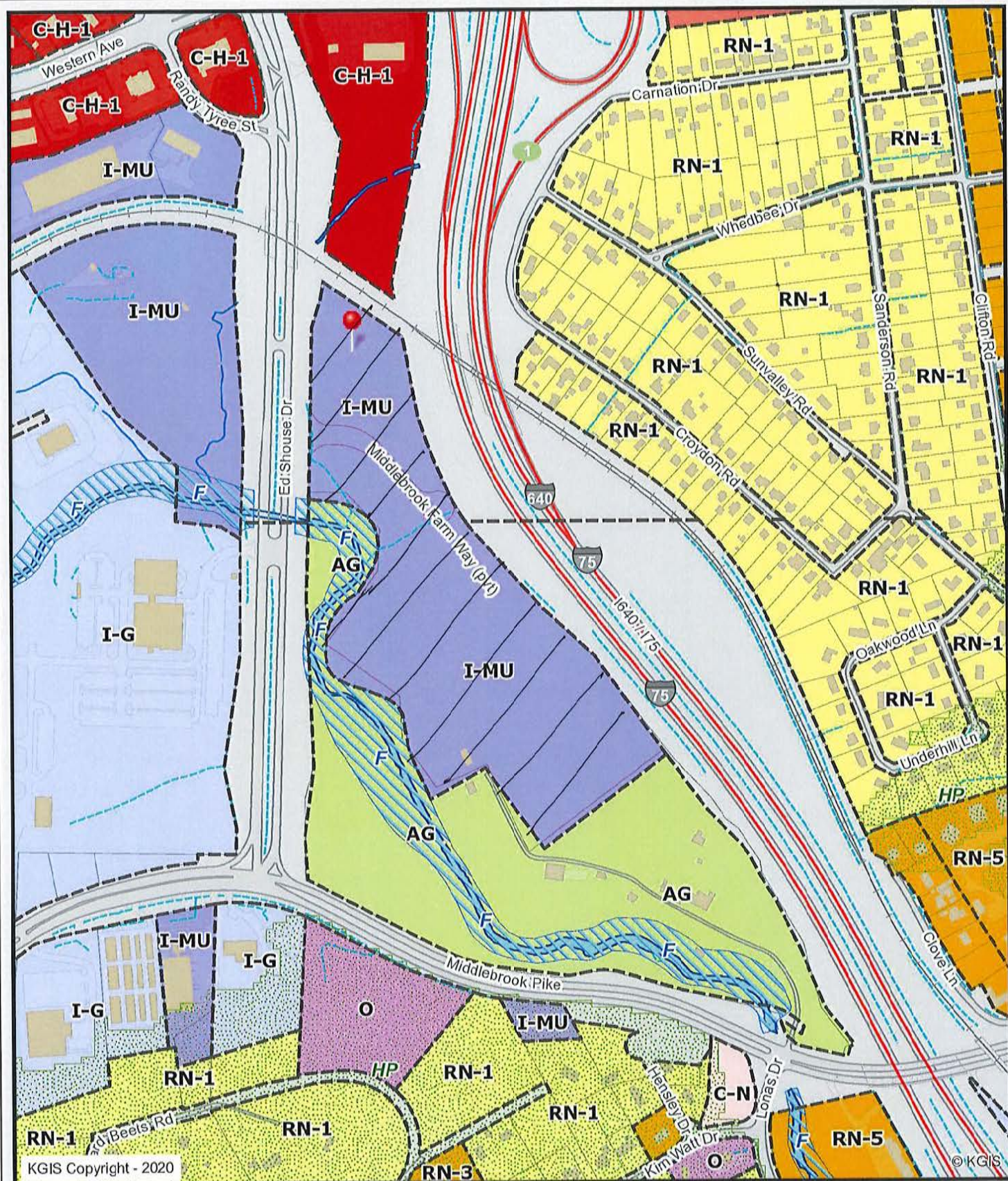
Knoxville - Knox County - KUB Geographic Information System



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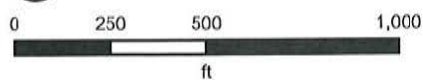
4295 Middlebrook Farm Way

Knoxville - Knox County - KUB Geographic Information System

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## DEVELOPMENT REQUEST



### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

### ZONING

- ☒ Plan Amendment  
☒ Rezoning

Knoxville-Knox County Planning

Applicant Name

Affiliation

2/28/2020

4/9/2020

4-K-20-RZ

Date Filed

Meeting Date (if applicable)

File Number(s)

4-G-20-PA

## CORRESPONDENCE

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- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Gerald Green

Knoxville-Knox County Planning

Name

Company

400 Main Street

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Address

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gerald.green@knoxplanning.org

Phone

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Owner Name (if different)

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093KB00201

Property Address

Parcel ID

W of Ed Shouse Dr, E of I-75/I-640

Approx 25 AC

General Location

Tract Size

City Council District 2

I-MU (Industrial Mixed Use)

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

Northwest City

AGC

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider


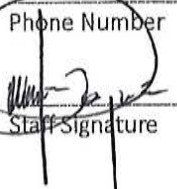
# REQUEST

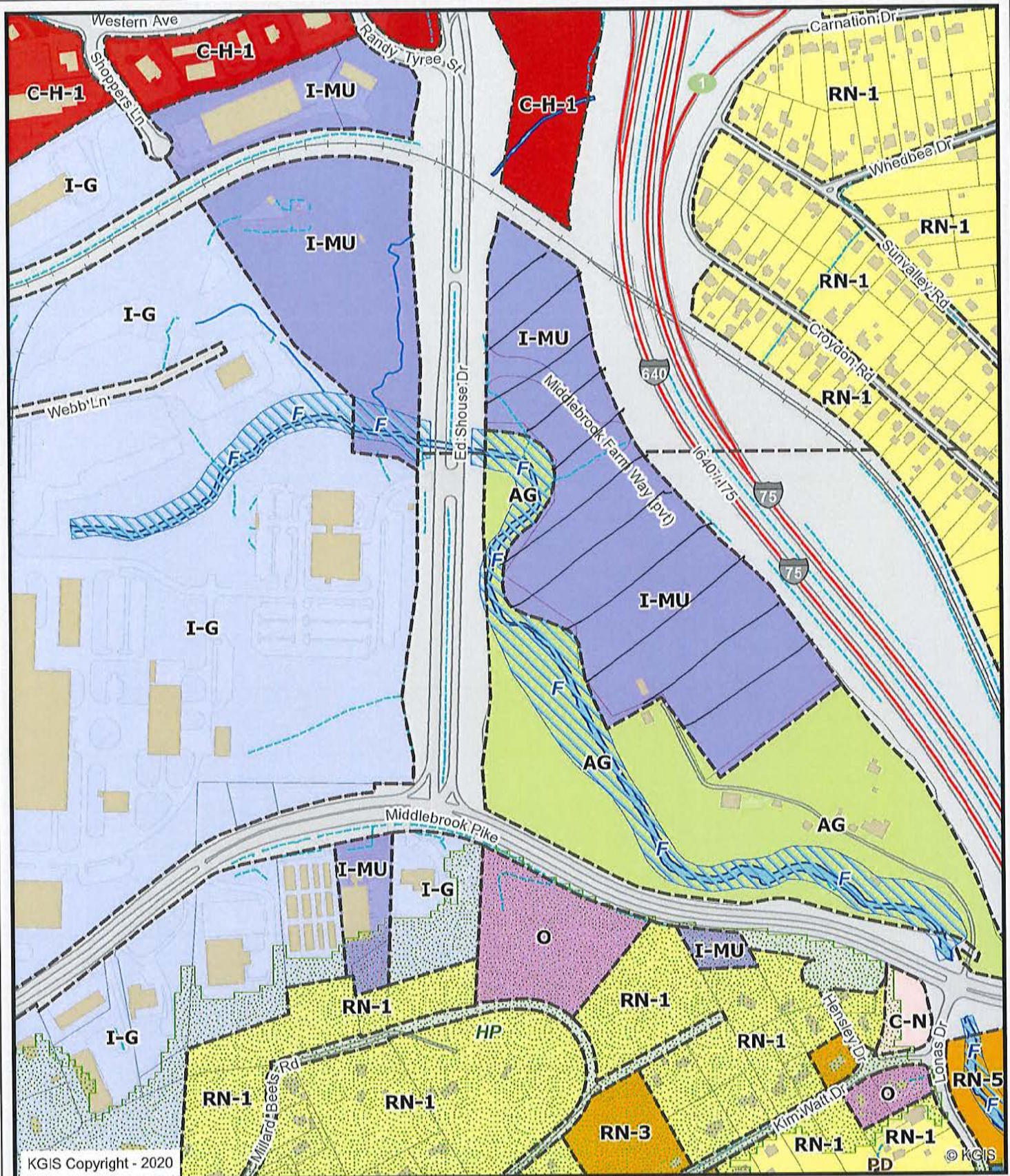
DEVELOPMENT	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____	
<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____	
	<input type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel
	Total Number of Lots Created: _____	
	<input type="checkbox"/> Other (specify): _____	
ZONING	<input type="checkbox"/> Attachments / Additional Requirements	
	<input checked="" type="checkbox"/> Zoning Change: <u>IH (Heavy Industrial)</u>	
	Proposed Zoning _____	
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>HI</u>	
	Proposed Plan Designation(s) _____	
Uses permitted by requested zoning _____		
<input checked="" type="checkbox"/> Property Use (specify) _____		Proposed Density (units/acre) _____
<input type="checkbox"/> Other (specify): _____		Previous Rezoning Requests _____

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>	
	<input type="checkbox"/> Staff Review	<input type="checkbox"/> Planning Commission		0327, 0
	<b>ATTACHMENTS</b>			<b>FEE 2:</b>
	<input type="checkbox"/> Property Owners / Option Holders			<input type="checkbox"/> Variance Request
	<b>ADDITIONAL REQUIREMENTS</b>			<b>FEE 3:</b>
<input type="checkbox"/> Design Plan Certification (Final Plat only)		0517, 0	0	
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)				
<input type="checkbox"/> Traffic Impact Study				

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Gerald Green	2/28/2020
Applicant Signature	Please Print	Date
865.215.3758	gerald.green@knoxplanning.org	
Phone Number	Email	
	Marc Payne	2/28/20
Staff Signature	Please Print	Date

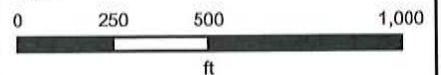


4295 Middlebrook Farm Way

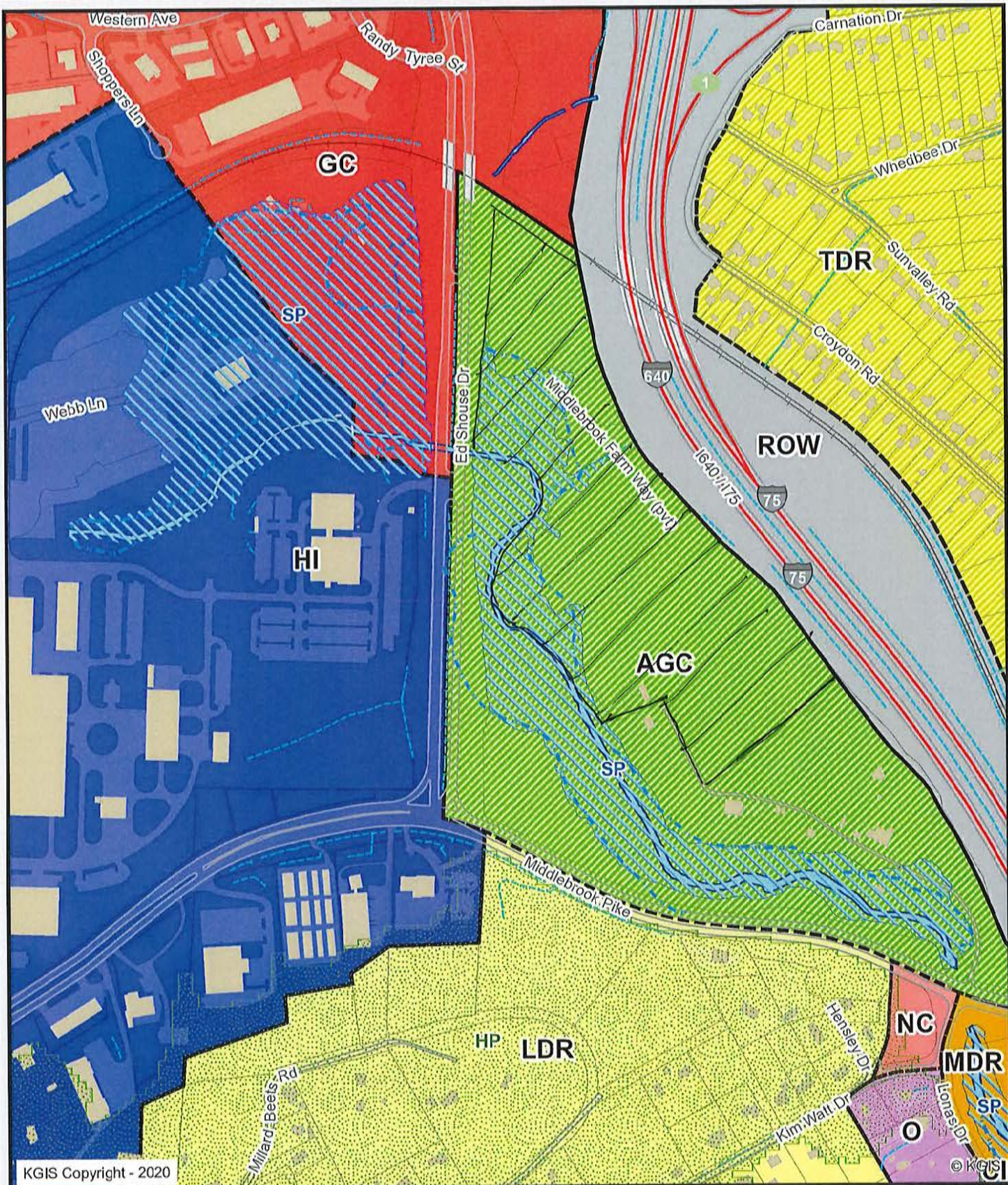
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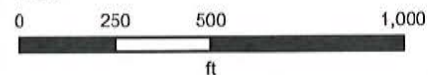


4295 Middlebrook Farm Way

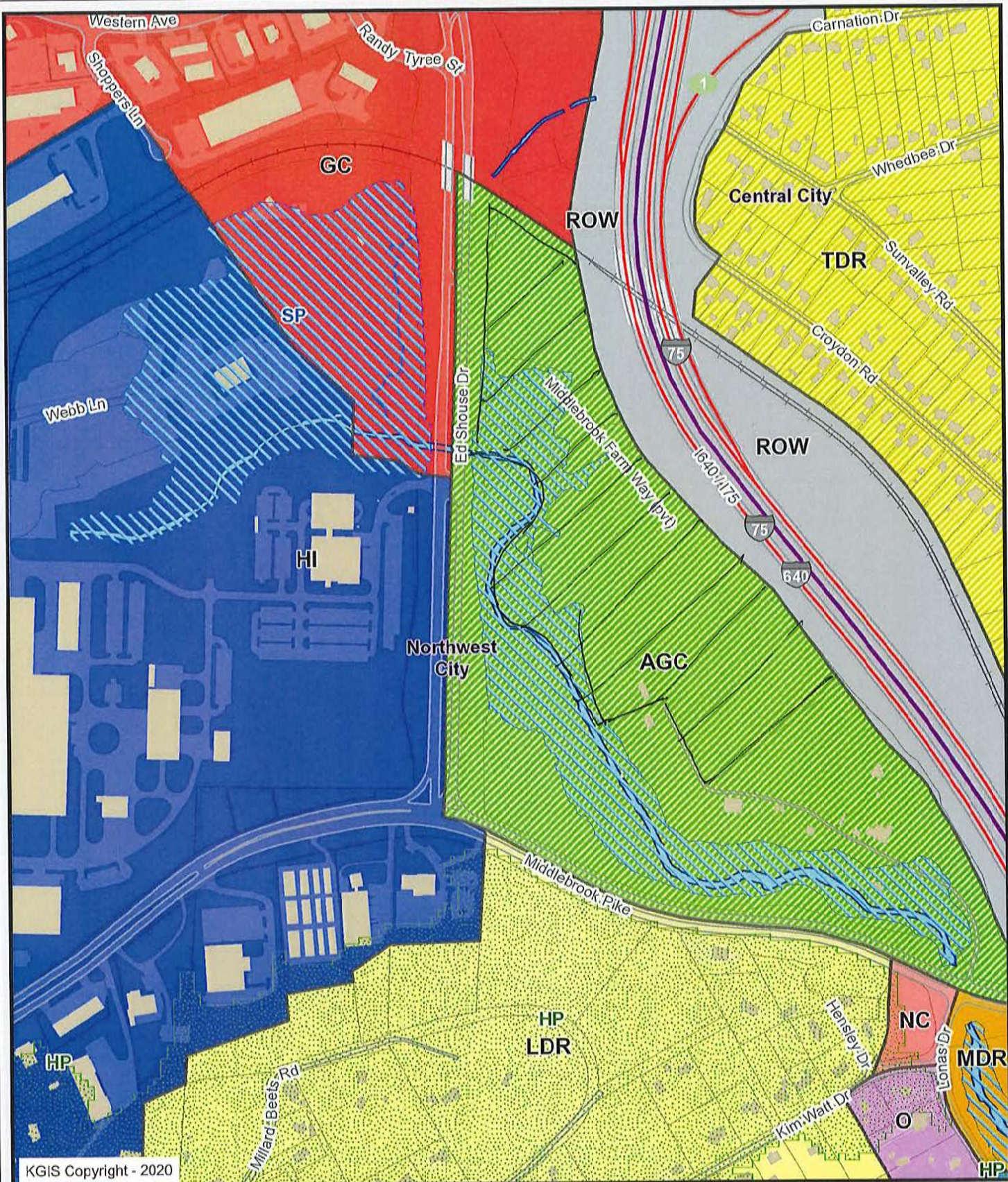
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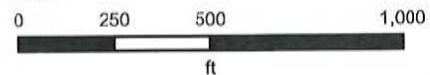


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