



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 8-H-20-RZ
8-C-20-SP

AGENDA ITEM #: 14
AGENDA DATE: 8/13/2020

▶ **APPLICANT:** I-40/75 BUSINESS PARK, LLC
OWNER(S): I-40/75 Business Park, LLC

TAX ID NUMBER: 141 028, 02805, 02806 & 02802 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 13206 & 0 Buttermilk, 0 Everett Rd.

▶ **LOCATION:** Southwest side of Everett Rd., between Buttermilk Rd. & El Camino Ln.

▶ **TRACT INFORMATION:** 118 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Road, a minor arterial with a pavement width of 24 feet within a right of way width of 60 feet. Access is also via Buttermilk Road, a minor collector with a pavement width of 18.1 feet within a right-of-way width of 60 feet.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) & AG (Agricultural) / PC (Planned Commercial) CA (General Business) & AG (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & MDR (Medium Density Residential) / CB (Business and Manufacturing) & RB (General Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** YES for the area requested to go to GC, but NO for the area requested to go to MDR.

HISTORY OF ZONING REQUESTS: 3-B-94-RZ, 3-O-94-RZ, 6-A-99-RZ, 6-A-99-RZ - Request A to CB denied, appealed went to PC

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family and rural residential, Public/quasi-public, commercial - Ag (Agricultural) and HP (Hillside Protection)

ZONING South: Agriculture/forestry/vacant - GC (General Commercial) and HP (Hillside Protection)

East: Mining/landfills, Industrial, Public/quasi-public, single family and rural residential - HIM (Mining) and HP (Hillside Protection)

West: Agriculture/forestry/vacant - Loudon County - Conservation Area/Open Space, Rural Residential/Agricultural)

NEIGHBORHOOD CONTEXT: The area is largely steeply sloped, forested land consisting primarily of large lot agricultural, forested and vacant land uses. The area is across Everett Road from a large quarrying operation. Single family and rural residential uses are primarily to the north and a small portion of commercial exists closest to the I-40 interchange at Watt Road.

STAFF RECOMMENDATION:

- ▶ **Deny GC (General Commercial) and MDR (Medium Density Residential) because it is inconsistent with the surrounding development, zoning and proposed land use for the area. The criteria for plan amendments is not met and could cause adverse impacts for neighboring properties.**

- ▶ **Deny CB and RB because it is not consistent with the Northwest County Sector Plan or the surrounding development and could cause adverse impacts to neighboring properties.**

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 have been no changes to conditions to warrant amending the land use plan.
2. The area is characterized by steep slopes and forested hillsides.

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

1. No new roads or major improvements have been introduced in this area since the Northwest County Sector Plan was adopted in 2016.
2. The West Knox Utility District is in the process of completing a new wastewater treatment facility near Hickory Creek and Buttermilk Road to help serve the significant growth that is occurring and is projected to occur around schools in the Hardin Valley area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding these parcels.
2. Amending the sector plan map for these parcels would allow for possible rezonings to allow more intense, non-planned commercial and higher intensity residential zone districts that would permit uses that could increase population and traffic in this area.

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 proposed land uses for this area of the Northwest County Sector Plan .

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- 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.
- 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. There have been no recent, significant changes in this area that would prompt a rezoning.
2. Previous attempts to rezone the area to CB in 1994 and 1999 both were denied at Planning Commission

however, a portion of the area was rezoned to PC (Planned Commercial) on appeal to Knox County Commission in 1994 and 1999.

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

1. The CB (Business and Manufacturing) zone district is intended to provide for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion. Uses permitted in the CB, Business and Manufacturing Zone are intensive users of roads, sewers and other public facilities.
2. The RB (General Residential) zone district is intended to provide for medium population density. The principal uses of land may range from houses to multi-dwelling structures or developments. Certain uses which are more compatible functionally with intensive residential uses than with commercial uses are permitted. Other related uses in keeping with the residential character of the zone may be permitted on review by the planning commission.
3. 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. This rezoning to CB for approximately 92 acres along Everett Road could have significant adverse impacts due to the higher intensity of commercial uses permitted by the CB zone district. Plan review by the Planning Commission is also not a requirement of the CB zone district, except for a few uses permitted on review, as described in 5.23.03.
2. The rezoning to RB for approximately 26 acres with frontage along Buttermilk Road could have significant adverse impacts due to the increased density of residential development that would be permitted and that would not be in character with the surrounding rural, residential and agricultural areas.
3. Additional truck and car and traffic could cause adverse impacts to the existing road infrastructure, and could adversely impact neighboring property owners and the surrounding rural, agricultural character of the area.
4. Steep slopes and forested hillsides would likely have to have significant clearing and grading to accommodate the uses permitted by a rezoning to CB and RB for this 118 acre area. Images demonstrating the adjacent CB zoned development along El Camino Lane near the I-40 interchange are provided in Exhibit A.

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 current sector plan designation does not support CB (Business and Manufacturing) zoning.
2. The current sector plan designation does not support RB (General Residential) zoning.
3. Amending the Northwest County Sector Plan and rezoning these parcels for more intense commercial and residential uses is not consistent with the adopted plans of Knox County.

ESTIMATED TRAFFIC IMPACT: 2928 (average daily vehicle trips)

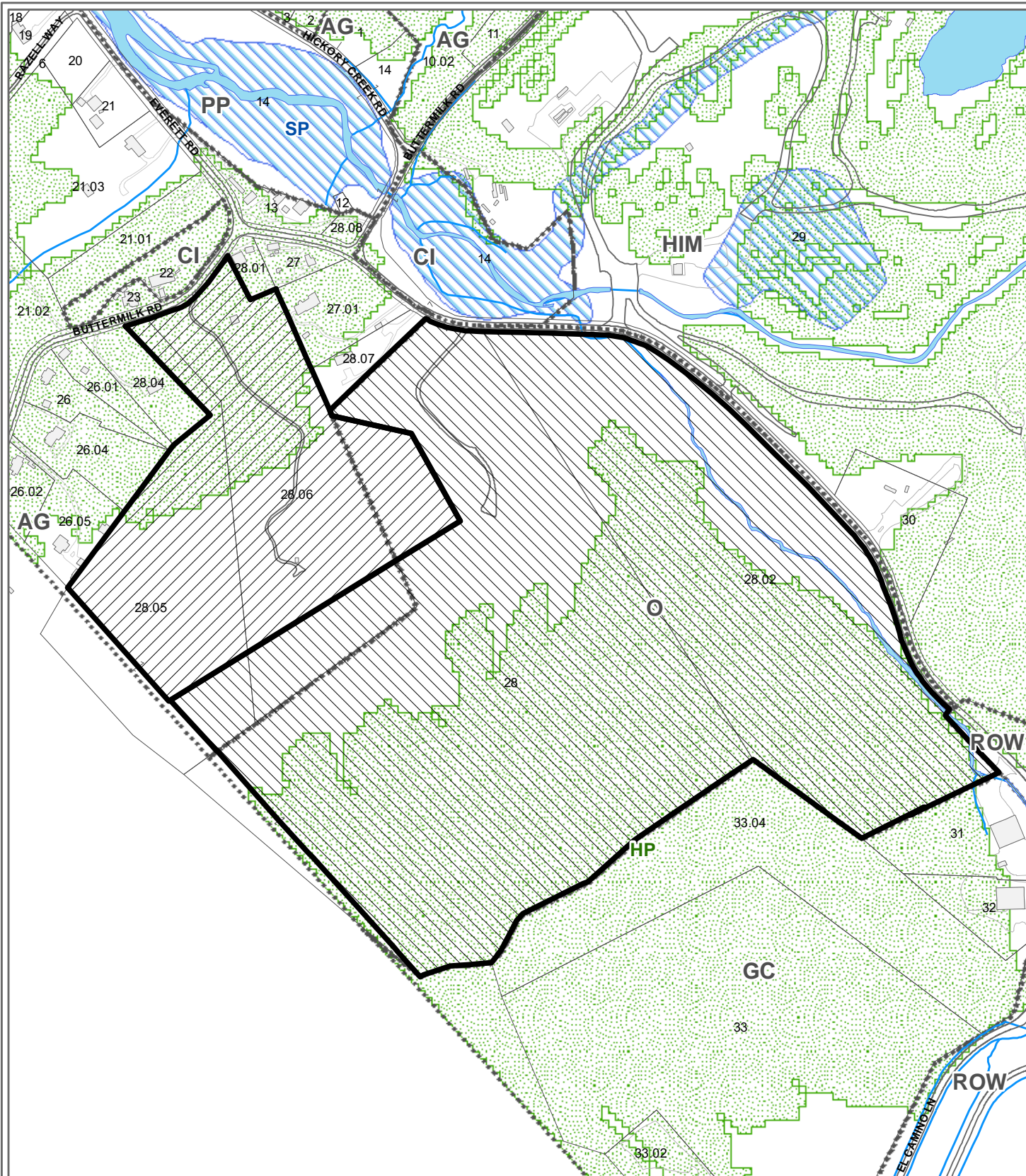
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 31 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Elementary, and Hardin Valley Elementary.

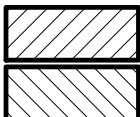
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 9/28/2020. 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.



**8-C-20-SP / 8-H-20-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: I-40/75 Business Park, LLC



From AG (Agricultural) and O (Office) to MDR (Medium Density Residential)

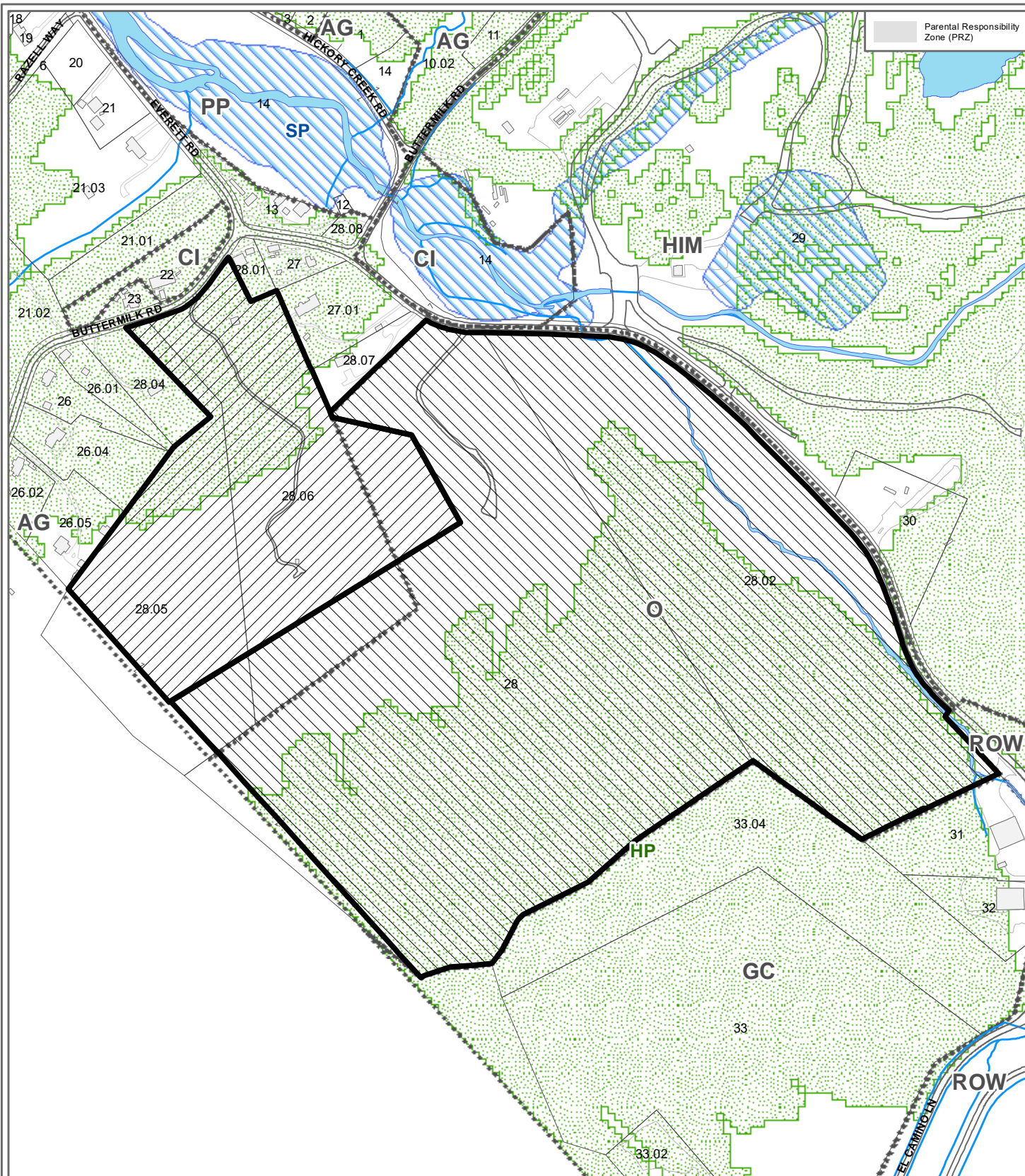
From AG (Agricultural) and O (Office) to GC (General Commercial)

Original Print Date: 7/15/2020 Revised: 8/7/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 141

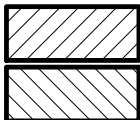
Jurisdiction: County





**8-C-20-SP / 8-H-20-RZ
REZONING**

Petitioner: I-40/75 Business Park, LLC

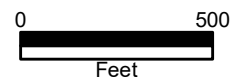


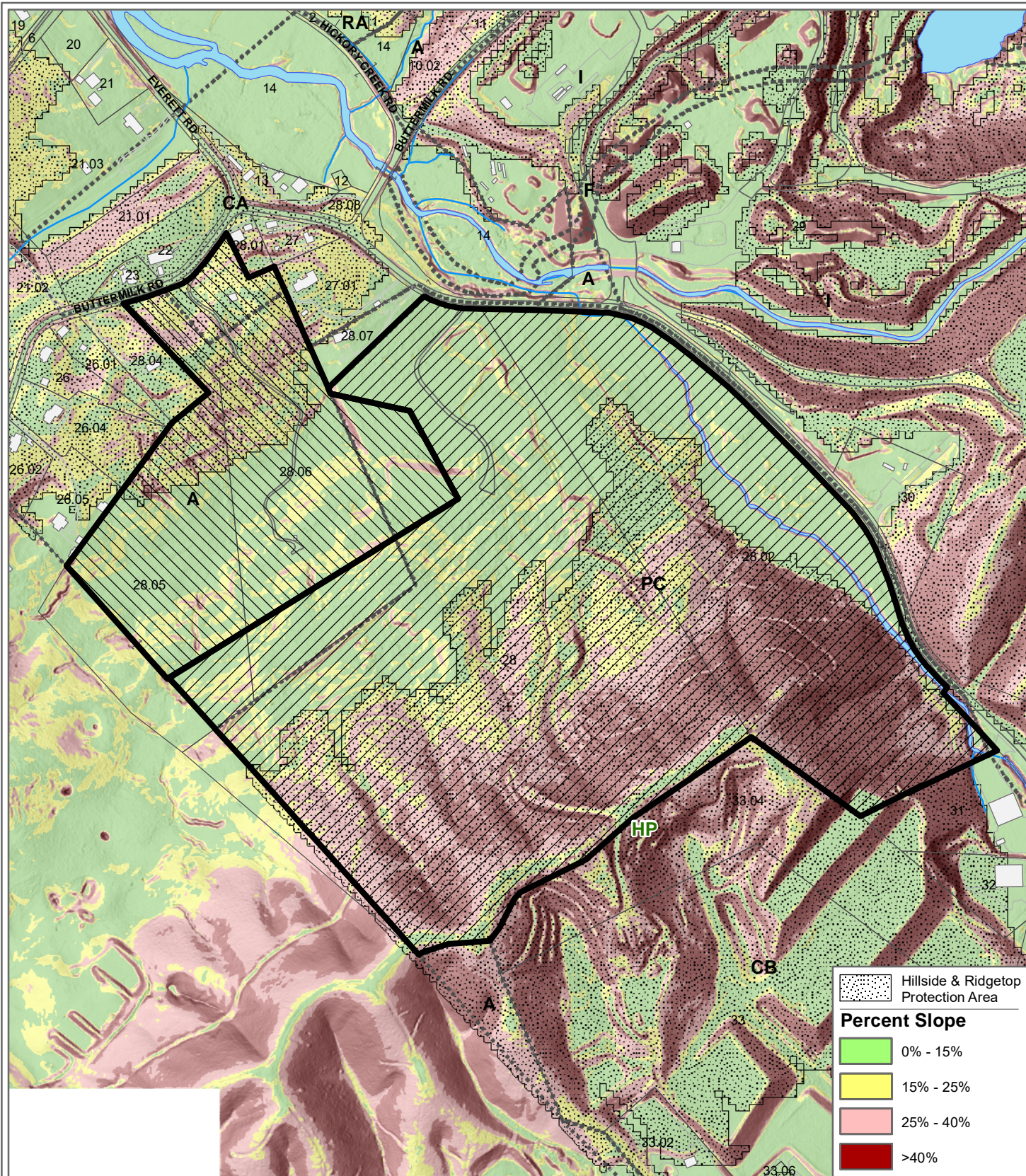
From A (Agricultural) and PC (Planned Commercial)
to RB (General Residential)

From A (Agricultural) and PC (Planned Commercial)
to CB (Business and Manufacturing)

Map No: 141

Jurisdiction: County





**8-H-20-RZ / 8-C-20-SP
REZONING - SLOPE ANALYSIS**

Petitioner: I-40/75 Business Park, LLC



From: PC (Planned Commercial) CA (General Business) & A (Agricultural)

To: RB (General Residential)



From: PC (Planned Commercial) & A (Agricultural)

To: CB (Business and Manufacturing)

Original Print Date: 8/6/2020

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 141

Jurisdiction: County



Staff - Slope Analysis
Case: 8-H-20-RZ_8-C-20-SP - Area Proposed for RB Zone ONLY

DENSITY CALCULATION

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	17.28	4.36	75.3
0-15% Slope	1.69	4.36	7.4
15-25% Slope	4.21	2.00	8.4
25-40% Slope	2.18	0.50	1.1
Greater than 40% Slope	0.30	0.20	0.1
Ridgetops	0.00		
Subtotal: Sloped Land	8.37		16.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	25.65	3.60	92.3
Maximum Proposed Density (Applicant - RB and MDR)	25.65	12.00	307.8

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
 for Recommendations on Changes to the Zoning Map and Development Plan/
 Concept Plan Review within the Hillside and Ridgetop Protection Area
 that is within the Urban Growth and the Planned Growth Area

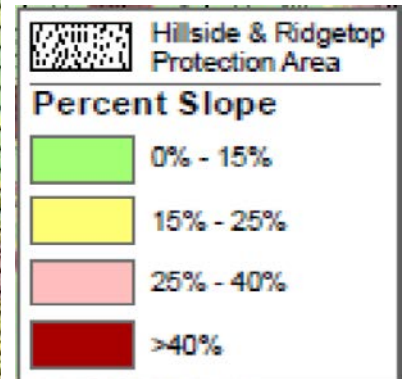
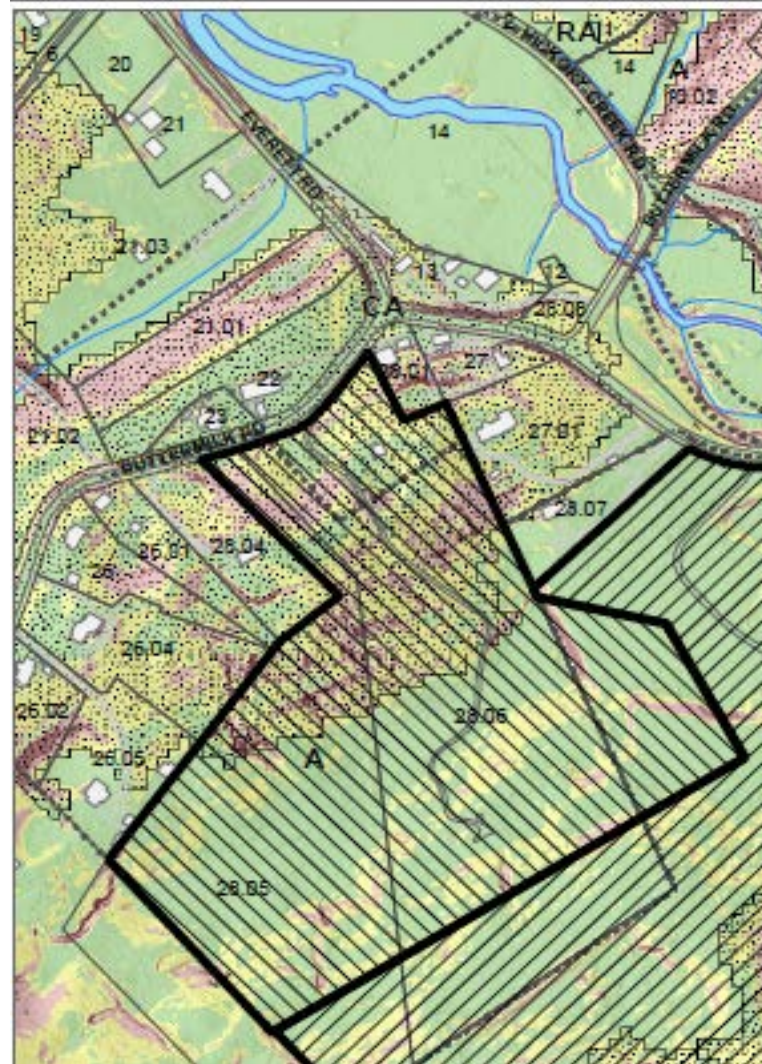
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	2 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case-by-case basis with each zoning and related development proposal.





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

I-40/75 Business Park, LLC

Owner

Applicant Name

Affiliation

6/25/2020

8/13/2020

8-H-20-RZ / 8-C-20-SP

Date Filed

Meeting Date (if applicable)

File Number(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

Steven K. Maddox

Maddox Companies

Name

Company

100 Dalton Place Way Ste 105

Knoxville

TN

37912

Address

City

State

Zip

865-522-9910

smaddox@maddoxcompany.com

Phone

Email

CURRENT PROPERTY INFO

Same

Same

Same

Owner Name (if different) ^①

Owner Address ^②

^①

^②

Owner Phone ^④

Same

① Everett Rd, ② Buttermilk Rd, ③ 13206 Buttermilk Rd, ④ Everett

141028, 141028.05, 141028.06, 141028.02

Property Address

Parcel ID

Everett Road, Knoxville TN 37932

118 acres

General Location

Tract Size

Along Everett Road between El Camino and Hickory Creek

PC, CA & A

Jurisdiction (specify district above)

- City
- County

Zoning District

NW

O,AG

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

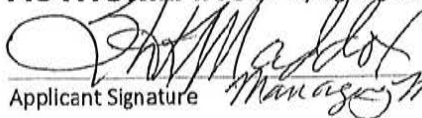
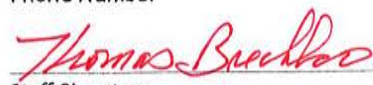
REQUEST

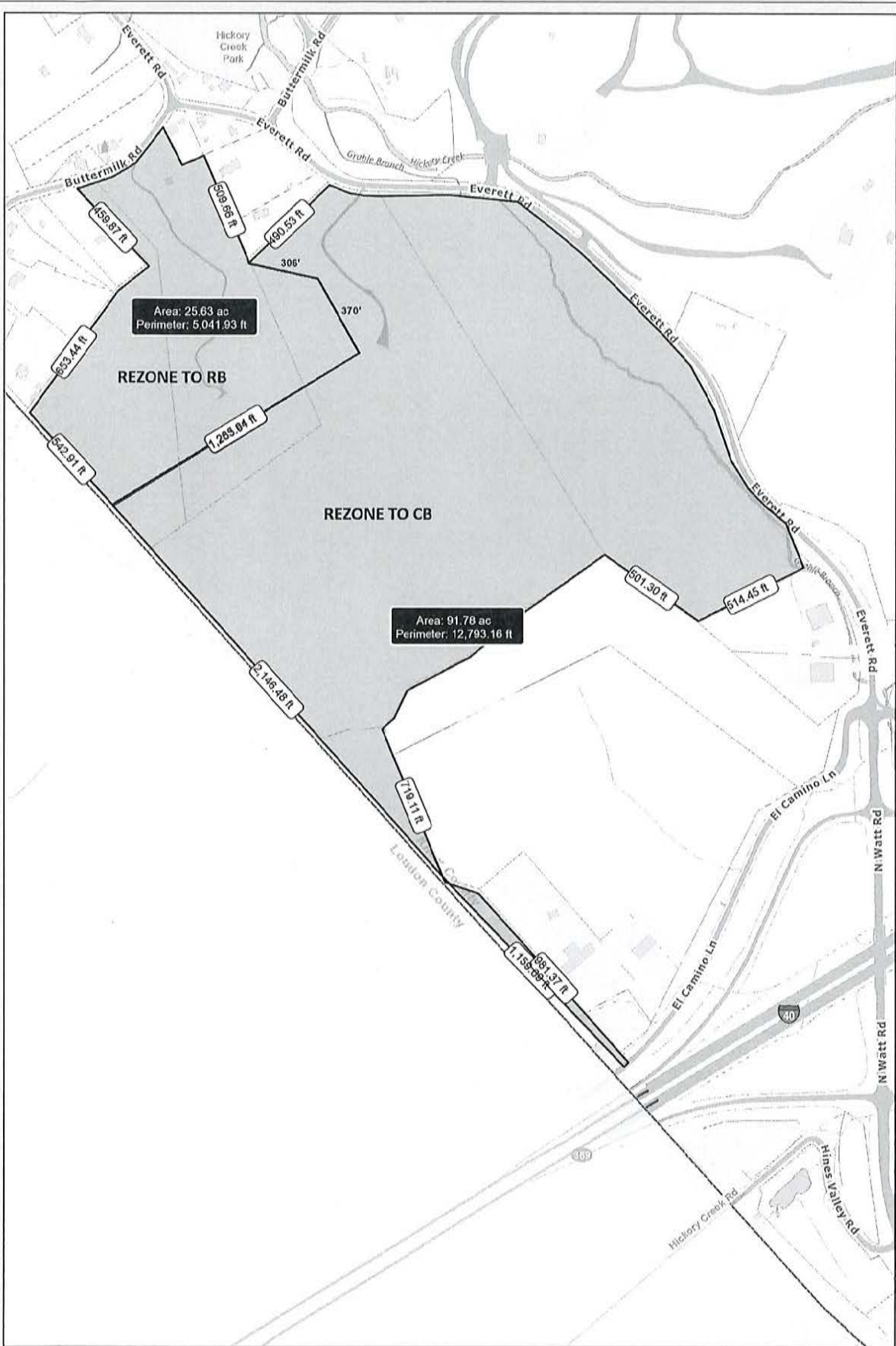
DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
SUBDIVISION	<input type="checkbox"/> Other (specify): _____
	<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>CB & RB</u> Proposed Zoning _____
	<input checked="" type="checkbox"/> Plan Amendment Change: <u>GC & MDR</u> Proposed Plan Designation(s) _____
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE	FEE 1:	TOTAL:
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	5000.00	5000.00
	ATTACHMENTS	FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<i>Sector Plan over SAC</i> 800.00	800.00
ADDITIONAL REQUIREMENTS	FEE 3:		
<input type="checkbox"/> Design Plan Certification (Final Plat only)			<u>\$5800.00</u>
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)			
<input type="checkbox"/> Traffic Impact Study			

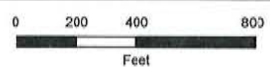
AUTHORIZATION

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

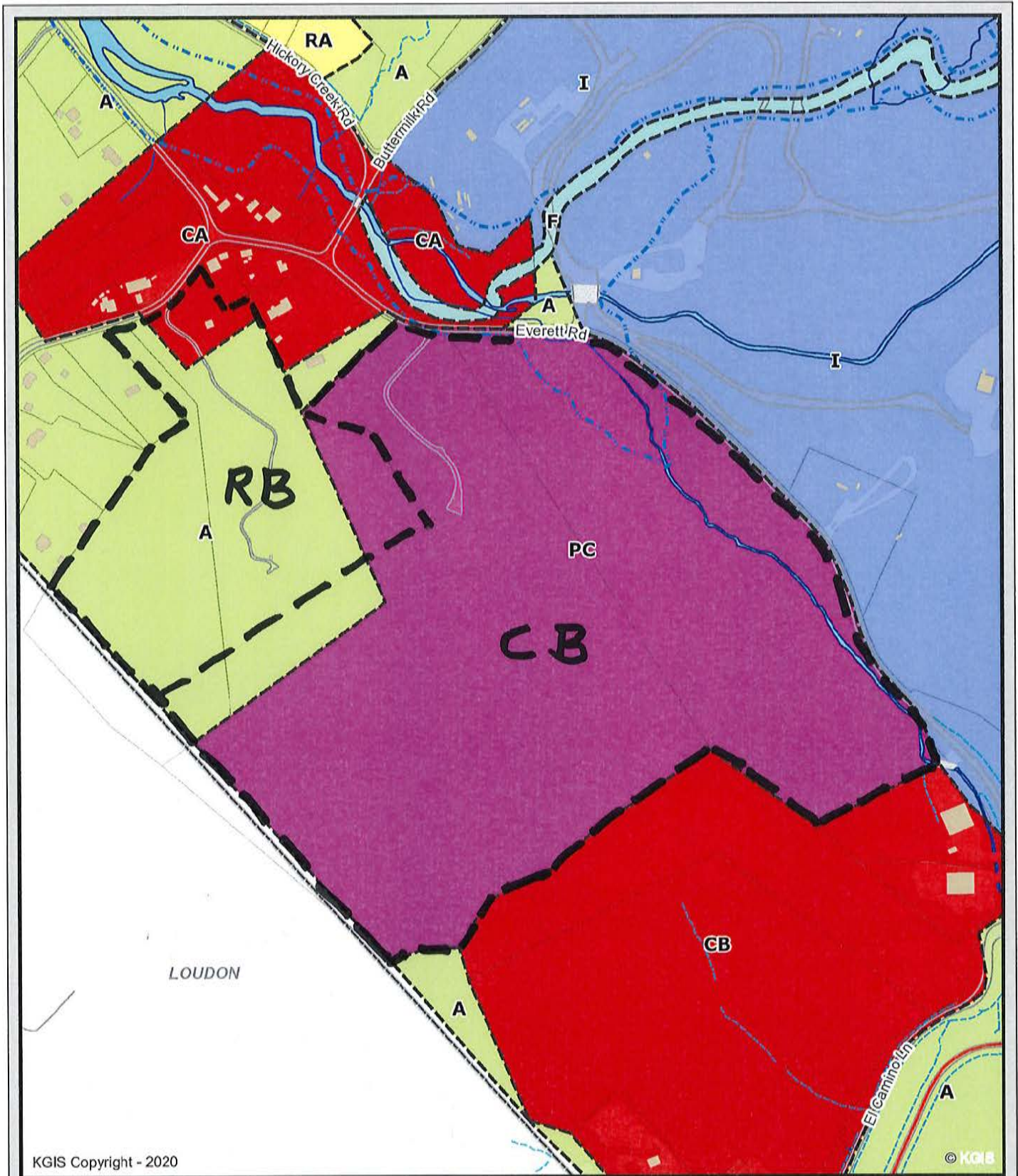
	Steven K. Maddox	6/25/20
Applicant Signature	Please Print	Date
865-522-9910	smaddox@maddoxcompany.com	
Phone Number	Email	
	Thomas Brechko	6/29/2020
Staff Signature	Please Print	Date



Proposed Rezoning
 92 Acres to CB
 26 Acres to RB



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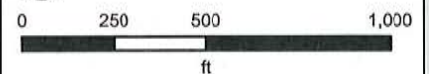


Letter Portrait

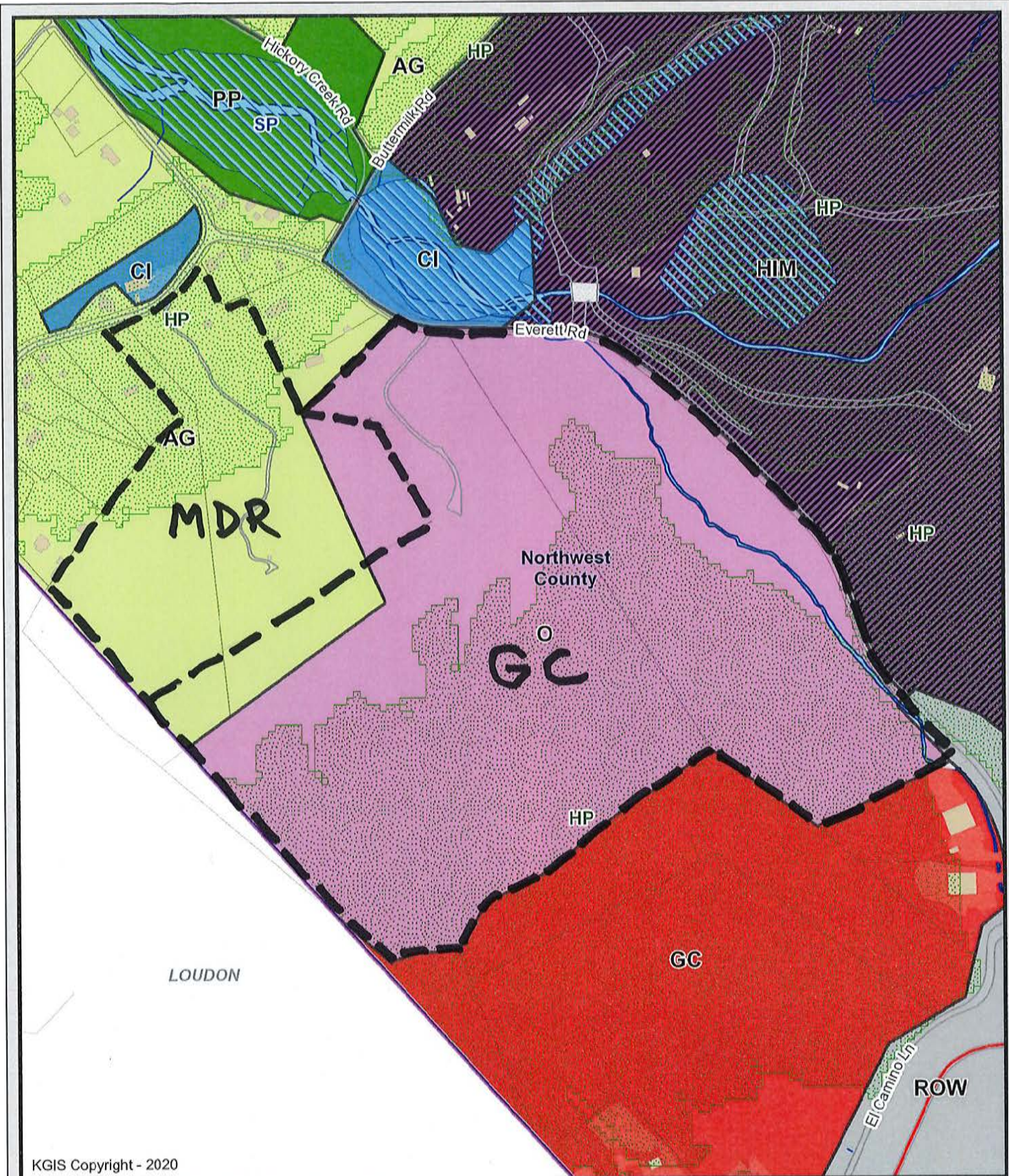
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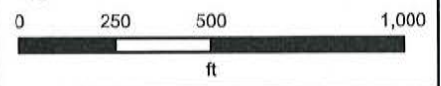
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Letter Portrait

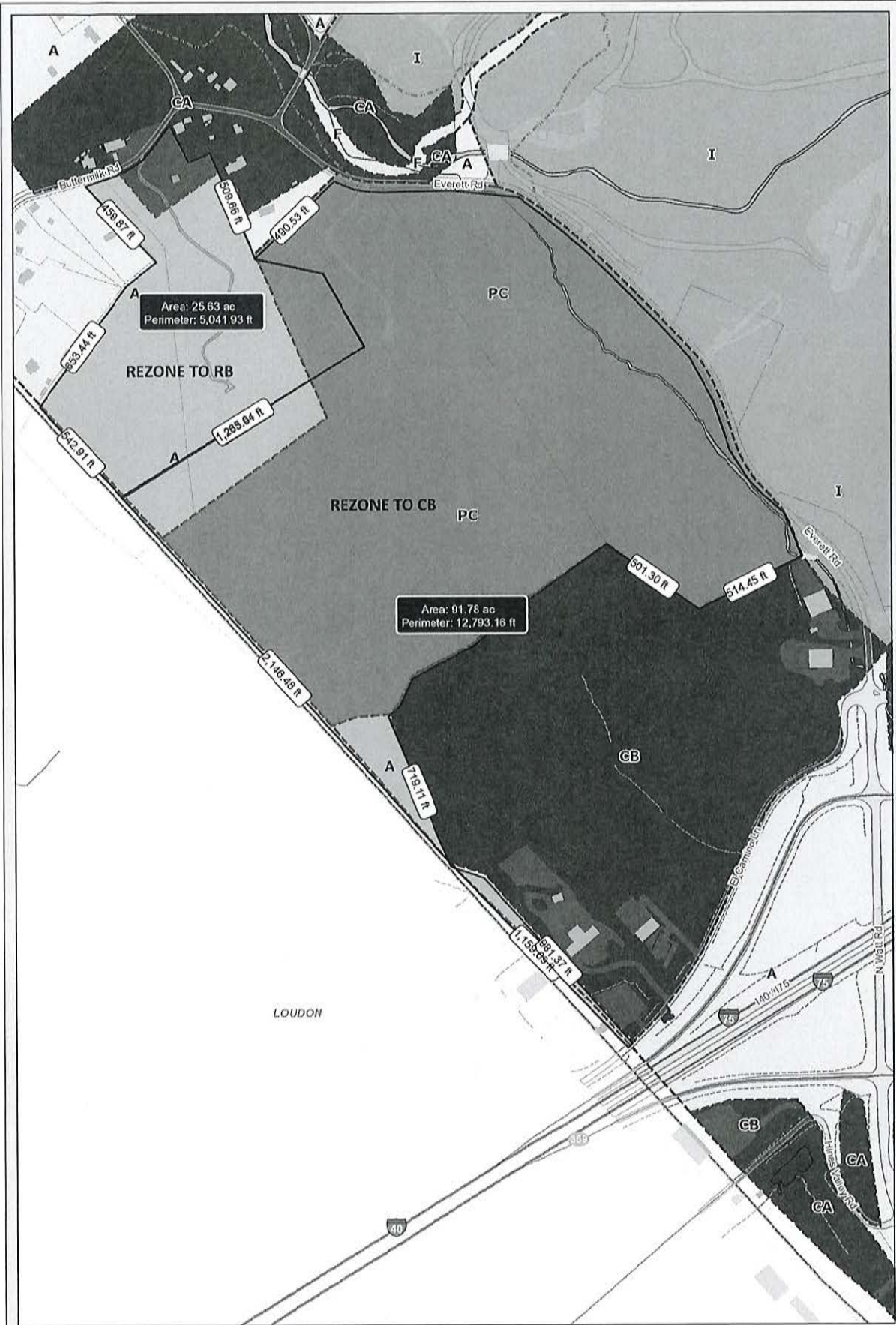
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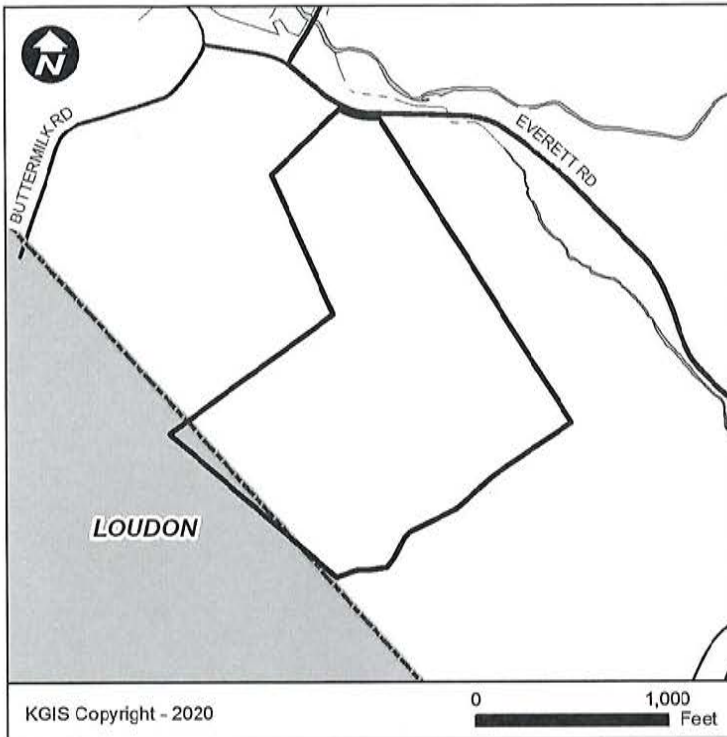
Proposed Rezoning
 92 Acres to CB
 26 Acres to RB



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Parcel 141 028 - Property Map and Details Report



Property Information

Parcel ID: 141 028
 Location Address: 0 EVERETT RD
 CLT Map: 141
 Insert:
 Group:
 Condo Letter:
 Parcel: 28
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision: GREENBELT APP #A-3248
 Rec. Acreage:
 Calc. Acreage: 57.34
 Recorded Plat: -
 Recorded Deed: 20040407 - 0093102
 Deed Type: Deed:Special Wa
 Deed Date: 4/7/2004

Address Information

Site Address: 0 EVERETT RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name:

Owner Information

I 40/75 BUSINESS PARK LLC
 101 DALTON PLACE WAY # #100
 KNOXVILLE, TN 37912

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 59.05
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 62
 Voting Location: Hardin Valley School
 11445 HARDIN VALLEY RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 5 Randy McNally
 County Commission: 6 Brad Anders
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

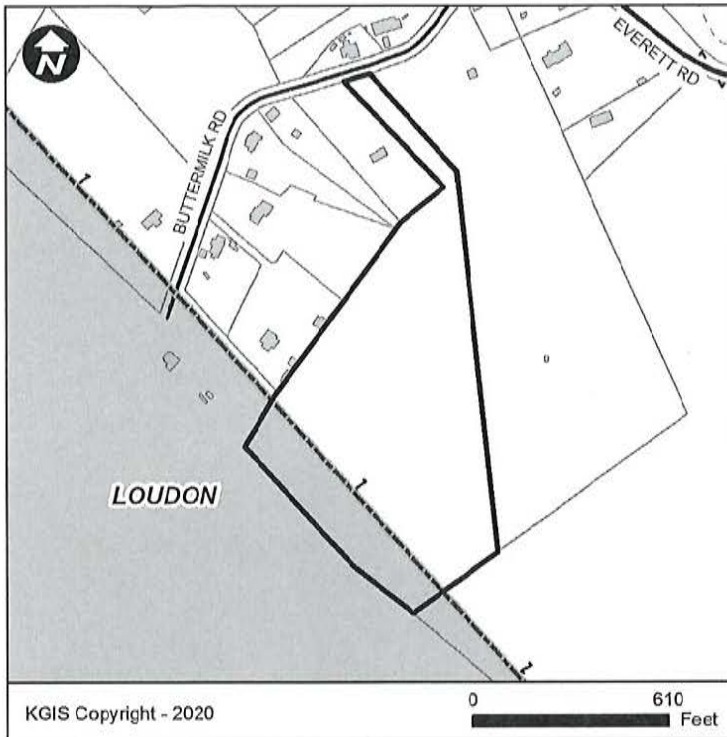
School Zones

Elementary: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 141 02805 - Property Map and Details Report**Property Information**

Parcel ID:	141 02805
Location Address:	0 BUTTERMILK RD
CLT Map:	141
Insert:	
Group:	
Condo Letter:	
Parcel:	28.05
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	13.43
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20131211 - 0036298
Deed Type:	Deed:Full Coven
Deed Date:	12/11/2013

Address Information

Site Address:	0 BUTTERMILK RD KNOXVILLE - 37932
Address Type:	UNUSED LAND
Site Name:	

Owner Information

I-40/75 BUSINESS PARK LLC
101 DALTON WAY ##100
KNOXVILLE, TN 37912

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	

MPC Information

Census Tract:	59.05
Planning Sector:	Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct:	62
Voting Location:	Hardin Valley School 11445 HARDIN VALLEY RD
TN State House:	89 Justin Lafferty
TN State Senate:	5 Randy McNally
County Commission:	6 Brad Anders (at large seat 10) Larsen Jay (at large seat 11) Justin Biggs
School Board:	6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

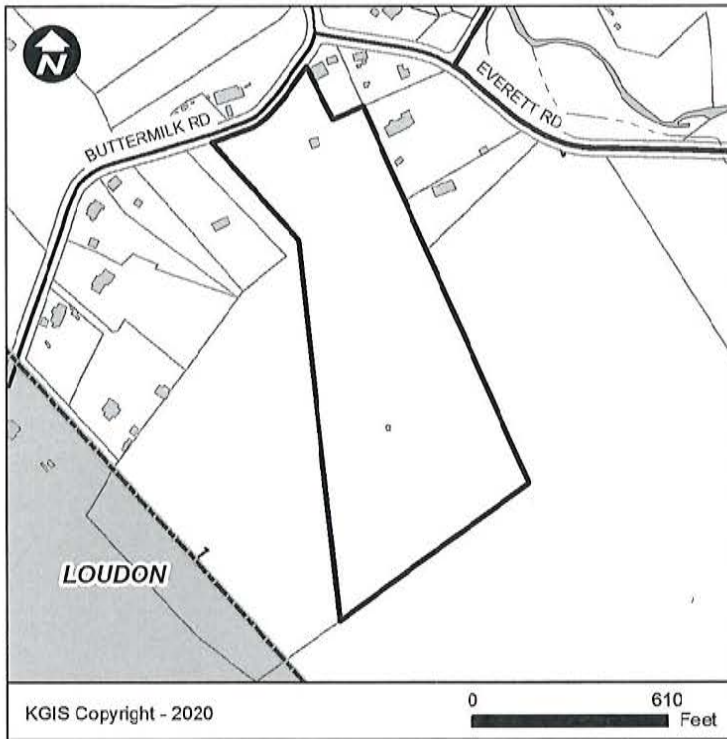
Elementary:	HARDIN VALLEY ELEMENTARY
Intermediate:	
Middle:	HARDIN VALLEY MIDDLE
High:	HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 141 02806 - Property Map and Details Report



Property Information

Parcel ID: 141 02806
 Location Address: 13206 BUTTERMILK RD
 CLT Map: 141
 Insert:
 Group:
 Condo Letter:
 Parcel: 28.06
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 16.49
 Recorded Plat: -
 Recorded Deed: 20131211 - 0036298
 Deed Type: Deed:Full Coven
 Deed Date: 12/11/2013

Address Information

Site Address: 13206 BUTTERMILK RD
 KNOXVILLE - 37932
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:

Owner Information

I-40/75 BUSINESS PARK LLC
 101 DALTON WAY ##100
 KNOXVILLE, TN 37912
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 59.05
 Planning Sector: Northwest County
 Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 62
 Voting Location: Hardin Valley School
 11445 HARDIN VALLEY RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 5 Randy McNally
 County Commission: 6 Brad Anders
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Terry Hill
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

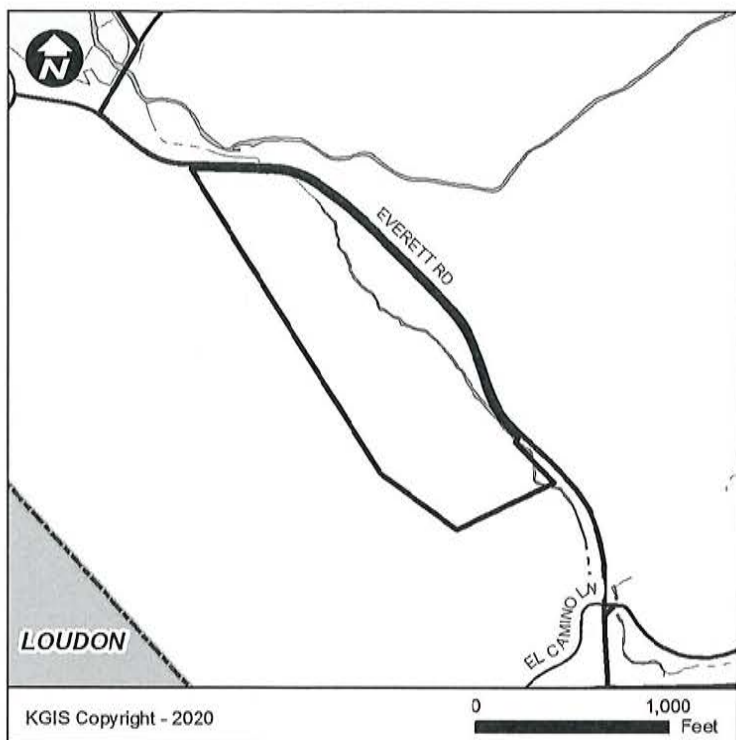
School Zones

Elementary: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 141 02802 - Property Map and Details Report



Property Information

Parcel ID: 141 02802
 Location Address: 0 EVERETT RD
 CLT Map: 141
 Insert:
 Group:
 Condo Letter:
 Parcel: 28.02
 Parcel Type:
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 34.10
 Recorded Plat: -
 Recorded Deed: 20170413 - 0062686
 Deed Type: Deed:Gift Deed
 Deed Date: 4/13/2017

Address Information

Site Address: 0 EVERETT RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name:

Owner Information

GURLEY LARRY M CO-TR & GURLEY JO ANNA CO-TR
 5 MARSH PALM PL
 BLUFFTON, SC 29910
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

MPC Information

Census Tract: 59.05
 Planning Sector: Northwest County
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Voting Precinct: 62
 Voting Location: Hardin Valley School
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 TN State House: 89 Justin Lafferty
 TN State Senate: 5 Randy McNally
 County Commission: 6 Brad Anders
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Terry Hill

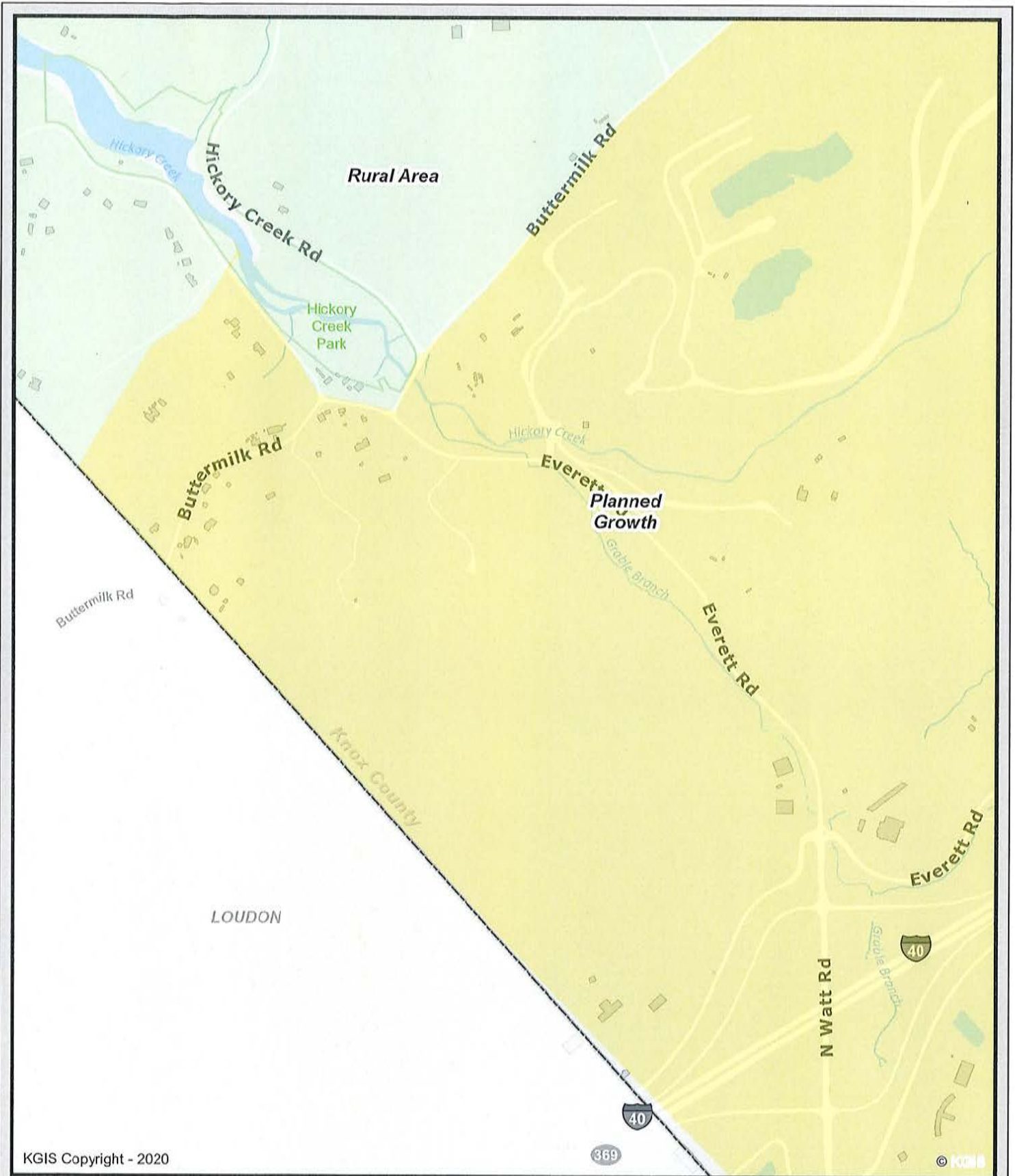
School Zones

Elementary: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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