



PLAN AMENDMENT REPORT

▶ **FILE #:** 7-B-20-SP

AGENDA ITEM #: 11

AGENDA DATE: 7/9/2020

▶ **APPLICANT:** **SPRING FARM, LLC**
OWNER(S): Spring Farm, LLC

TAX ID NUMBER: 106 D A 00622 PART OF

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1301 E. Weisgarber Rd.

▶ **LOCATION:** **Southwest side of E. Weisgarber Rd., northwest side of Middlebrook Pk.**

▶ **APPX. SIZE OF TRACT:** **6.5 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Member Lane a local street with a pavement width of 40 feet within a right-of-way width of 52 feet.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **LI (Light Industrial) / I-MU (Industrial Mixed-Use)**

▶ **PROPOSED PLAN DESIGNATION:** **O (Office)**

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

EXTENSION OF PLAN DESIGNATION: Yes, O (Office) is adjacent to the west.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office - LI (Light Industrial)

South: Public-quasi public - LI (Light Industrial)

East: Agriculture/forestry/vacant - LI (Light Industrial)

West: Agriculture/forestry/vacant - O (Office)

NEIGHBORHOOD CONTEXT This area is within the business park corridor along Middlebrook Pike, consisting primarily of office and industrial uses.

STAFF RECOMMENDATION:

▶ **Adopt resolution #7-B-20-SP amending the Northwest County Sector Plan to O (Office) because it is adjacent to existing O (Office) and consistent with the surrounding development per attached resolution, 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. ~The population of the Northwest County sector continues to grow and additional opportunities for office development are needed.
2. Office zoning is adjacent to the west and the Middlebrook Pike corridor consists of a mix of office and light industrial uses.

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. There is no obvious or significant error or omission in the plan for this area.

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

1. The population of the Northwest County sector continues to be one of the fastest growing parts of Knox County.
2. This area is within the City of Knoxville and the surrounding development consists largely of business and office parks.

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. 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 #:** 7-D-20-RZ **AGENDA ITEM #:** 11
7-A-20-PA **AGENDA DATE:** 7/9/2020

▶ **APPLICANT:** **SPRING FARM, LLC**
OWNER(S): Spring Farm, LLC

TAX ID NUMBER: 106 D A 00622 PART OF [View map on KGIS](#)
JURISDICTION: Council District 3
STREET ADDRESS: 1301 E. Weisgarber Rd.
▶ **LOCATION:** **Southwest side of E. Weisgarber Rd., northwest side of Middlebook Pk.**
▶ **TRACT INFORMATION:** **6.5 acres.**
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: N/A
ACCESSIBILITY: Access is via Member Lane a local street with a pavement width of 40 feet within a right-of-way width of 52 feet.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LI (Light Industrial) / I-MU (Industrial Mixed-Use)**
▶ **PROPOSED PLAN DESIGNATION/ZONING:** **O (Office) / O (Office)**
▶ **EXISTING LAND USE:** **Agriculture/forestry/vacant**

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, O (Office) is adjacent to the west
HISTORY OF ZONING REQUESTS: None noted.
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Office - LI (Light Industrial)
South: Public-quasi public - LI (Light Industrial)
East: Agriculture/forestry/vacant - LI (Light Industrial)
West: Agriculture/forestry/vacant, Office - O (Office)
NEIGHBORHOOD CONTEXT: This area is within the business park corridor along Middlebrook Pike, consisting primarily of office and industrial uses.

STAFF RECOMMENDATION:

► **Approve the O (Office) designation since it is consistent with the surrounding development.**

► **Approve O (Office) zoning because it is consistent with surrounding development.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

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. This area consists primarily of a mix of office, light industrial and warehouse uses.
2. O zones are common in this area, so the plan amendment to O allowing office zoning on this parcel would allow compatible zoning to the surrounding area.
3. The proposed amendment to O is consistent with the criteria listed in the One Year Plan for business and professional offices and office parks.

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. The Northwest County Sector continues to grow and additional opportunities for office development are warranted.

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

1. The proposed amendment to O (Office) zoning is intended to provide for an environment of low intensity office and service uses, mixed with residential uses. The O District may additionally serve as a transition between single-family residential areas and more intensely developed commercial or industrial areas within the City of Knoxville.
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. Office zoning is adjacent to the area
2. This is within the office and business park corridor along Middlebrook Pike and additional office zoning should not have any direct or indirect adverse effects.

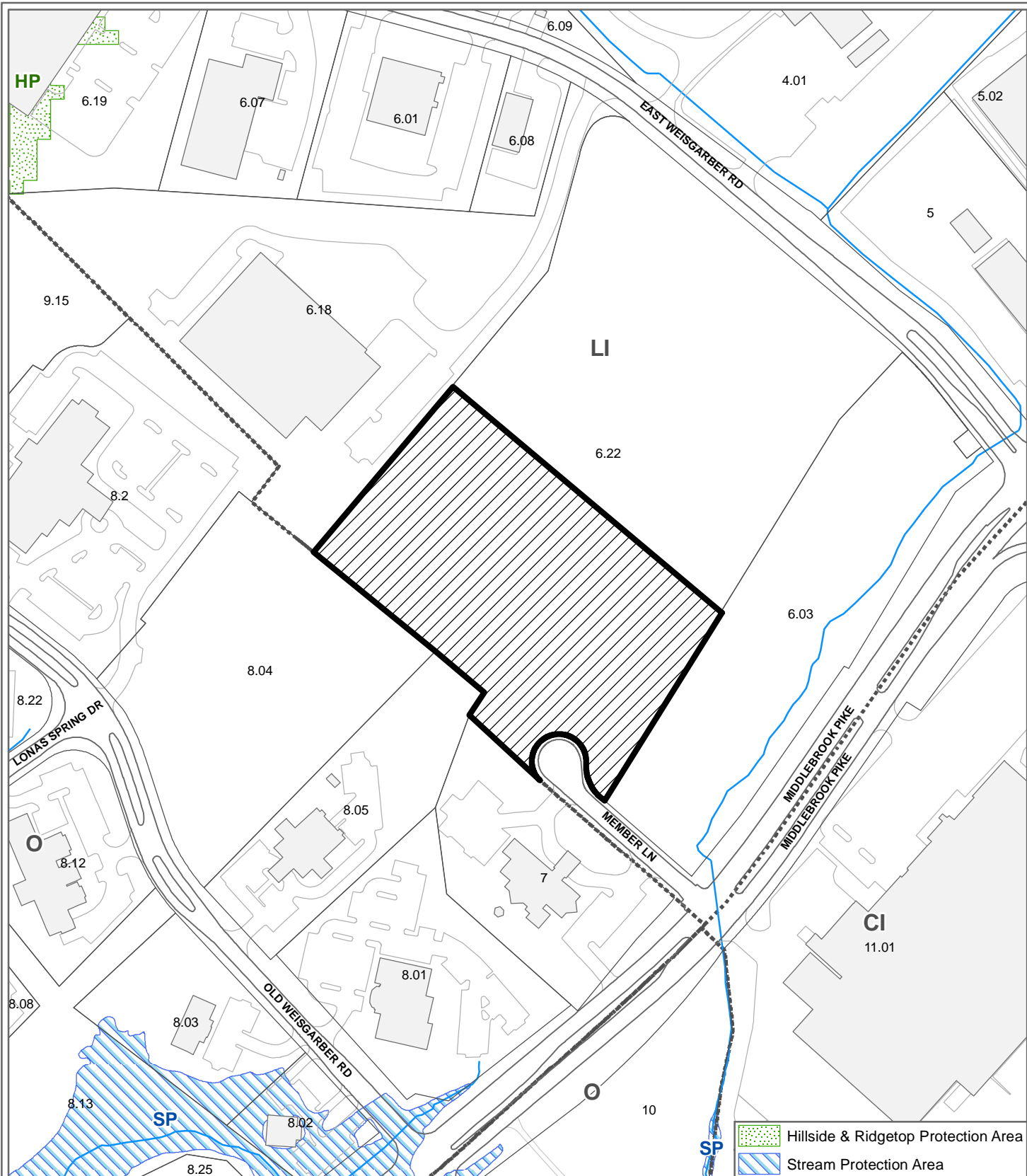
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:



1. The O zone is consistent with the accompanying staff recommended plan amendment to the O (Office) land use designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

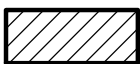
If approved, this item will be forwarded to Knoxville City Council for action on 8/11/2020 and 8/25/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



 Hillside & Ridgetop Protection Area
 Stream Protection Area

**7-B-20-SP
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

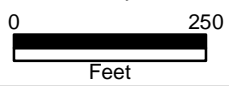
From: LI (Light Industrial)
To: O (Office)

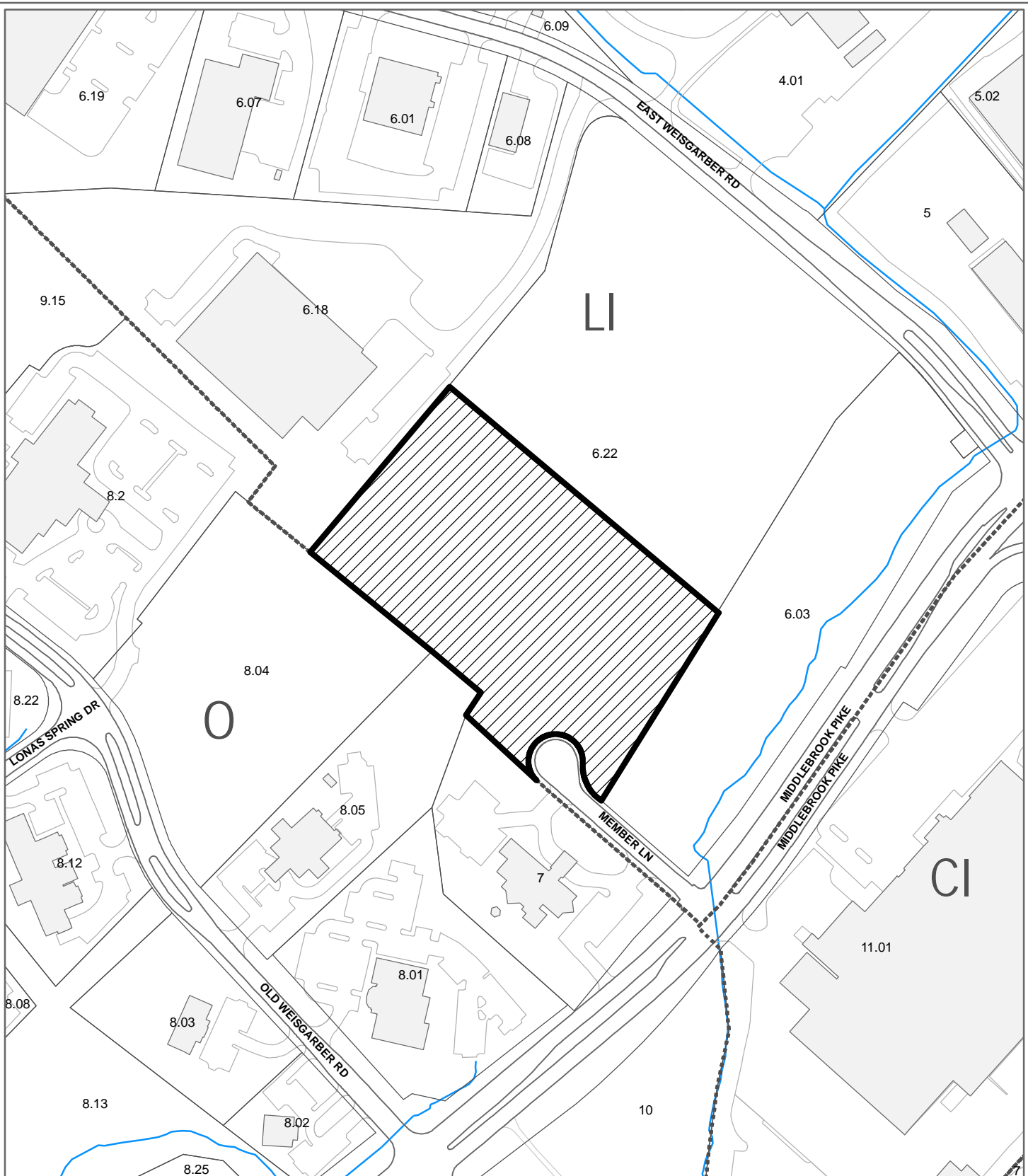


Petitioner: Spring Farm, LLC

Map No: 106
Jurisdiction: City

Original Print Date: 6/16/2020 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





**7-A-20-PA / 7-D-20-RZ
PLAN AMENDMENT**

Petitioner: Spring Farm, LLC



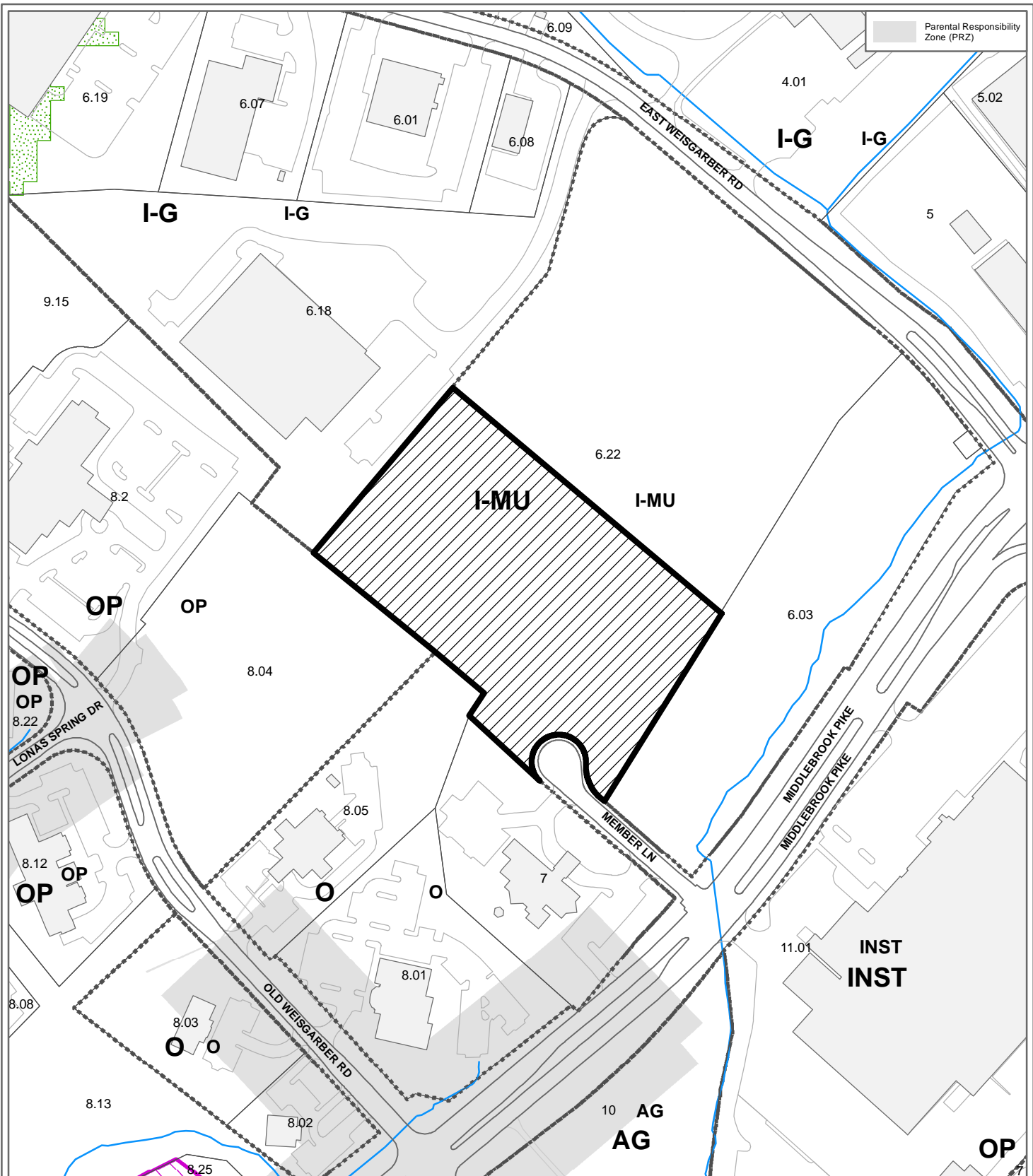
From: LI (Light Industrial)

To: O (Office)

Map No: 106

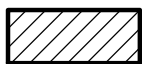
Jurisdiction: City





**7-D-20-RZ
REZONING**

From: I-MU (Industrial Mixed-Use)
To: O (Office)



Petitioner: Spring Farm, LLC

Map No: 106
Jurisdiction: City



Original Print Date: 6/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY 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 County 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, Spring Farm, LLC has submitted an application to amend the Sector Plan from Light Industrial to Office, for property described in the application; and

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

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on July 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 County Sector Plan, with its accompanying staff report and map, file #7-B-20-SP.

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

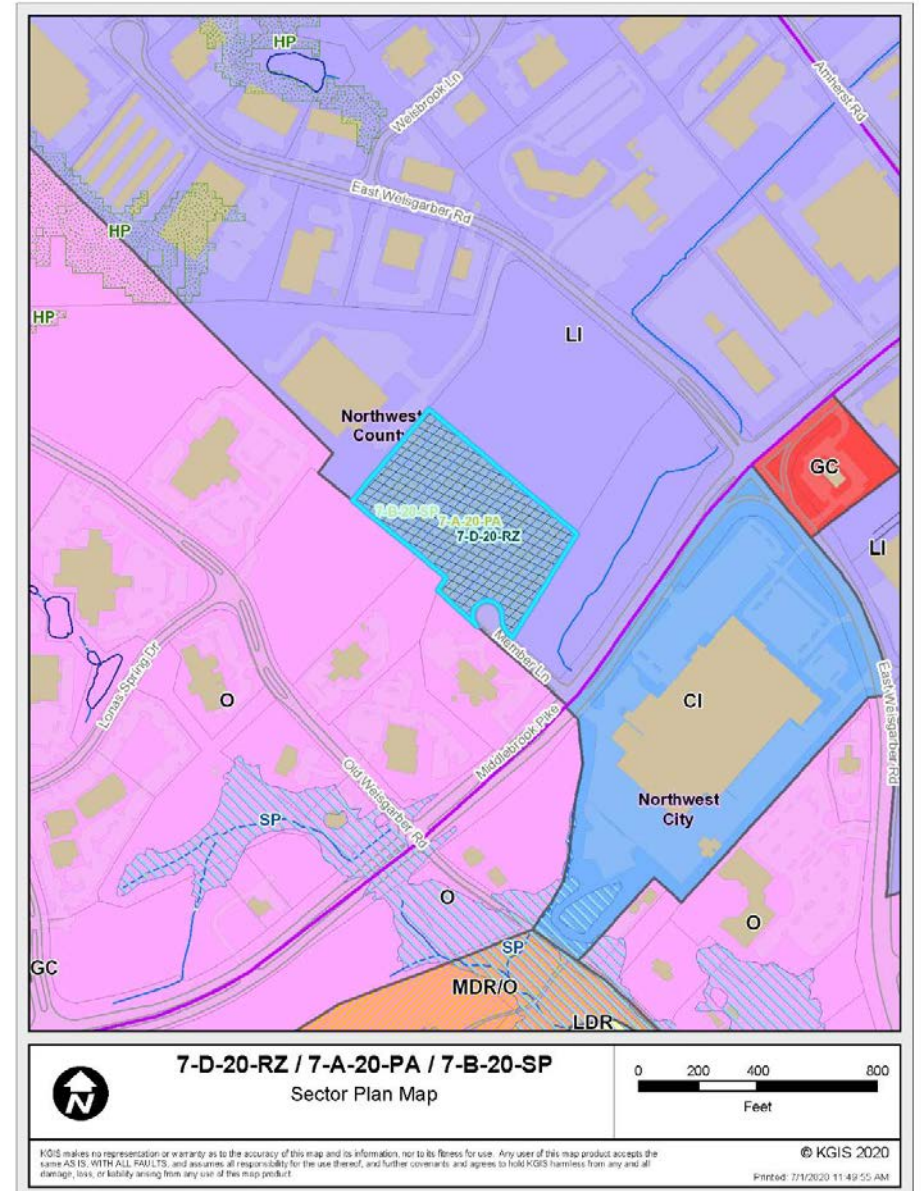
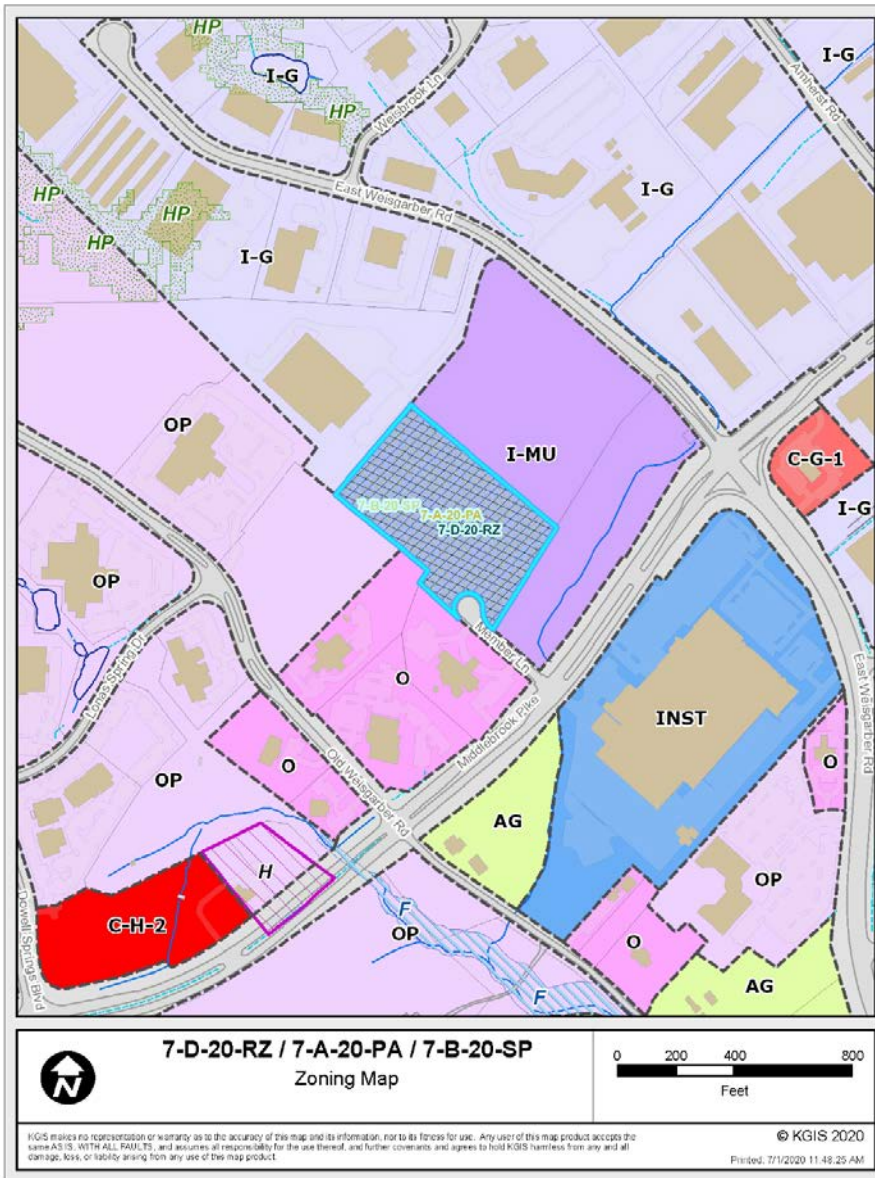
SECTION 3: The Planning Commission further recommends that Knoxville City Council likewise consider this revised amendment to the General Plan 2033.

Date

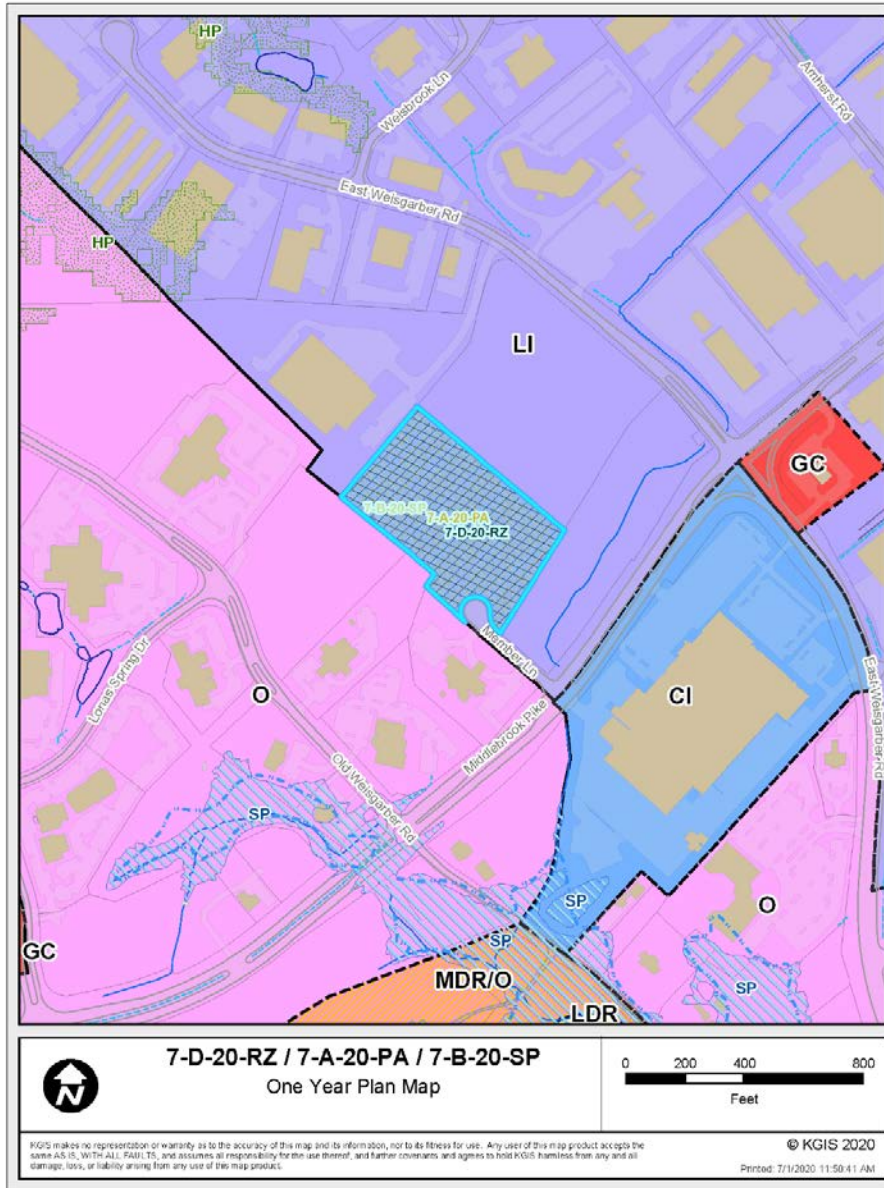
Vice-Chair

Secretary

7-D-20-RZ / 7-A-20-PA / 7-B-20-SP: Exhibit A – Contextual Images



7-D-20-RZ / 7-A-20-PA / 7-B-20-SP: Exhibit A – Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Spring Farm, LLC

Applicant Name

5/20/2020

Date Filed

7/6/9/2020

Meeting Date (if applicable)

Affiliation

7-B-20-SP

File Number(s)

(7-D-20-RZ / 7-A-20-PA)

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

Spring Farm, LLC

Spring Farm, LLC

Name

Company

900 South Gay St, Ste 1600

Knoxville

TN

37902

Address

City

State

Zip

865-246-1331; 865-770-4009

jpetre@conversionprop.com; agrissom@cannon-cannon.com

Phone

Email

CURRENT PROPERTY INFO

Spring Farm, LLC

900 South Gay St, Ste 1600

865-246-1331

Owner Name (if different)

Owner Address

Owner Phone

1301 East Weisgarber Rd Knoxville, TN 37909

106DA00622 (part of)

Property Address

Parcel ID

Corner of East Weisgarber Rd and Middlebrook Pike

6.5 acres

General Location

Tract Size

District 3

I-MU

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LI (Light Industrial)

Inside City Limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Agriculture/Forestry/Vacant

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

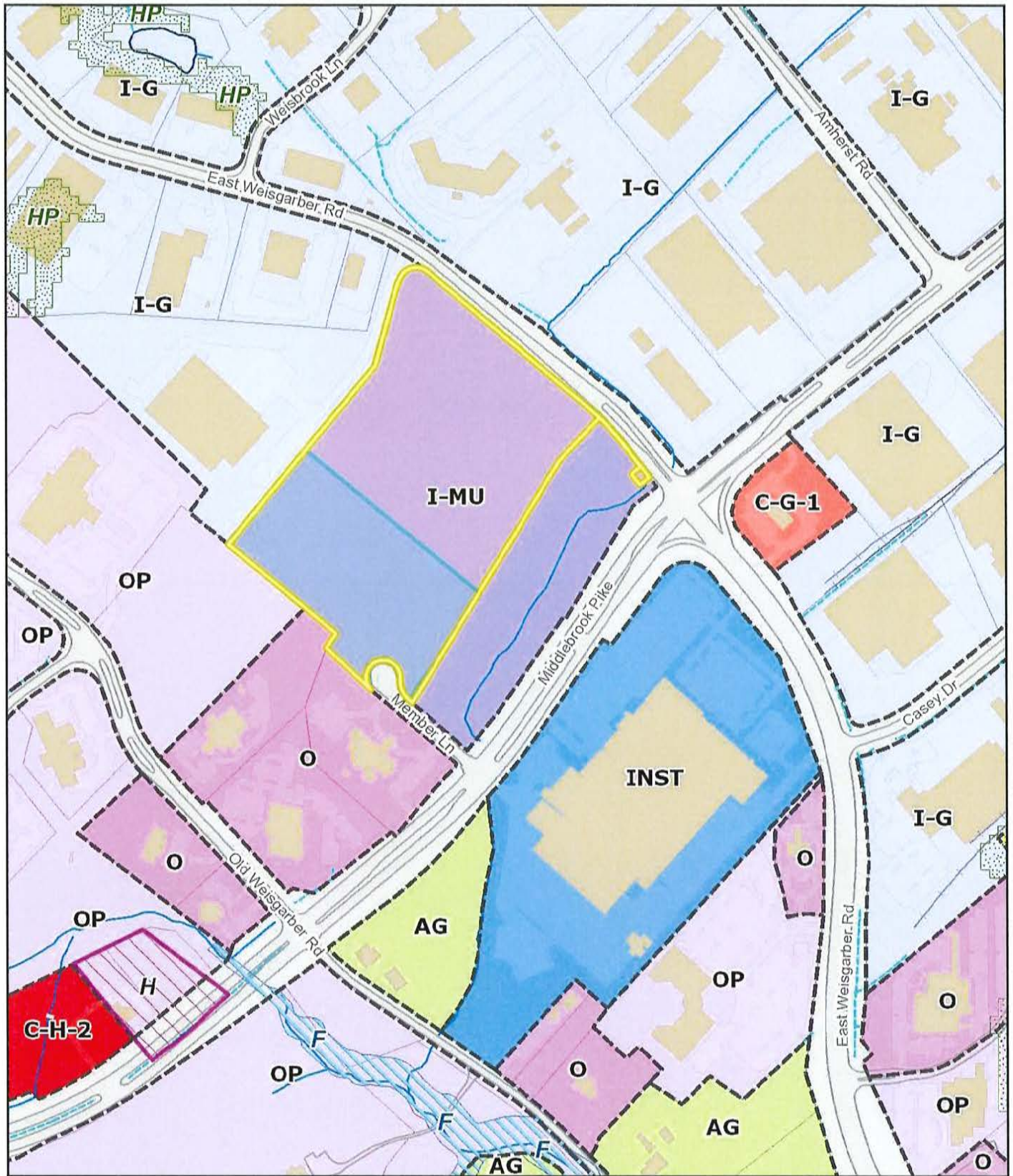
REQUEST

| | |
|---|--|
| 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): _____ |
| 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: _____ |
| ZONING | <input type="checkbox"/> Other (specify): _____ |
| | <input type="checkbox"/> Attachments / Additional Requirements |
| | <input checked="" type="checkbox"/> Zoning Change: <u>O</u> Proposed Zoning _____ |
| | <input checked="" type="checkbox"/> Plan Amendment Change: <u>O (Office)</u> Proposed Plan Designation(s) _____ |
| | <u>One Year Plan Amendment to O (Office)</u> |
| Proposed Density (units/acre) _____ Previous Rezoning Requests _____ | |
| <input checked="" type="checkbox"/> Other (specify): <u>One Year Plan Amendment to O (Office)</u> | |

| | | | |
|--|---|--------------------|---------------|
| STAFF USE ONLY | PLAT TYPE | FEE 1: | TOTAL: |
| | <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission | 0327 \$1,650.00 | \$2,850.00 |
| | ATTACHMENTS | FEE 2: | |
| | <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request | 0527 \$800.00 | |
| | ADDITIONAL REQUIREMENTS | FEE 3: | |
| <input type="checkbox"/> Design Plan Certification (Final Plat only) | 0517 \$400.00 | | |
| <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.

Applicant Signature: [Signature] Please Print: JOE E. PETRE Date: 5/20/2020
 Phone Number: 865-599-1696 Email: jpetre@conversionprop.com
 Staff Signature: Elizabeth Albertson Digitally signed by Elizabeth Albertson Elizabeth Albertson Date: 2020.05.20 13:48:56 -04'00' Date: 5/20/20



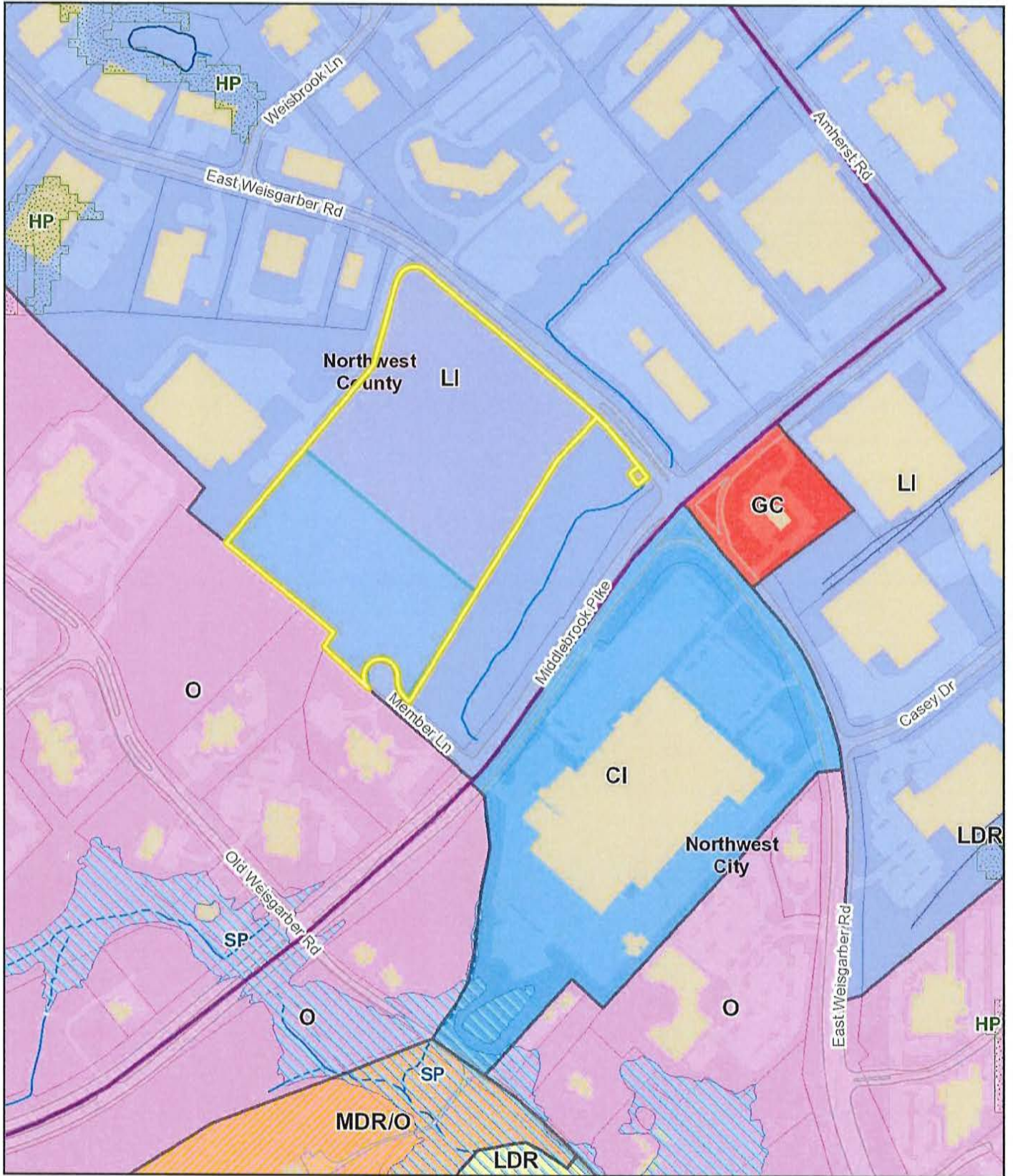
Spring Farm LLC
Zoning Map



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

© KGIS 2020

Printed: 5/21/2020 4:34:29 PM



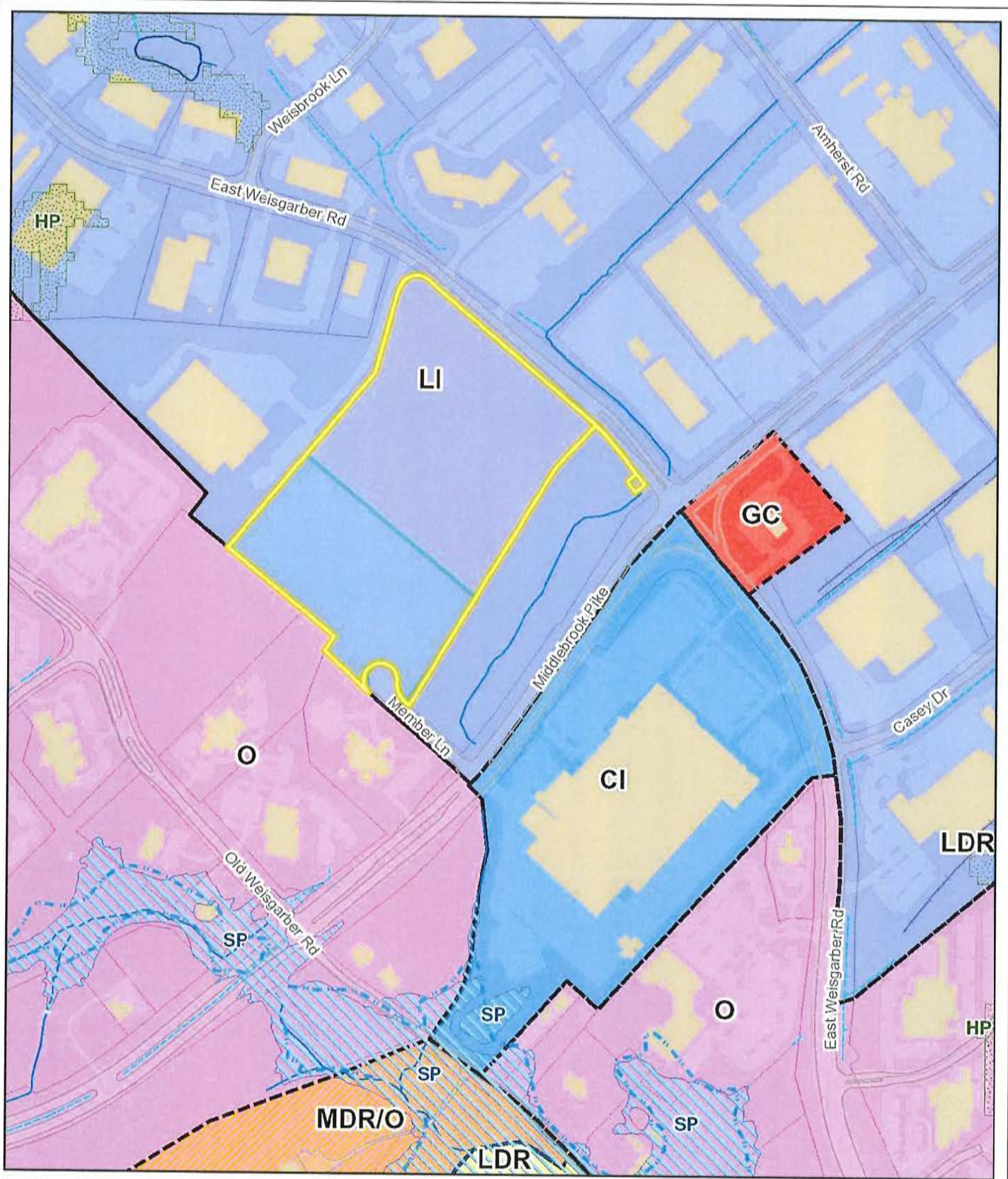
Spring Farm LLC
Sector Plan Map



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

© KGIS 2020

Printed: 5/21/2020 4:35:26 PM



Spring Farm LLC
One Year Plan Map



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

© KGIS 2020

Printed: 5/21/2020 4:36:23 PM

RECEIVED

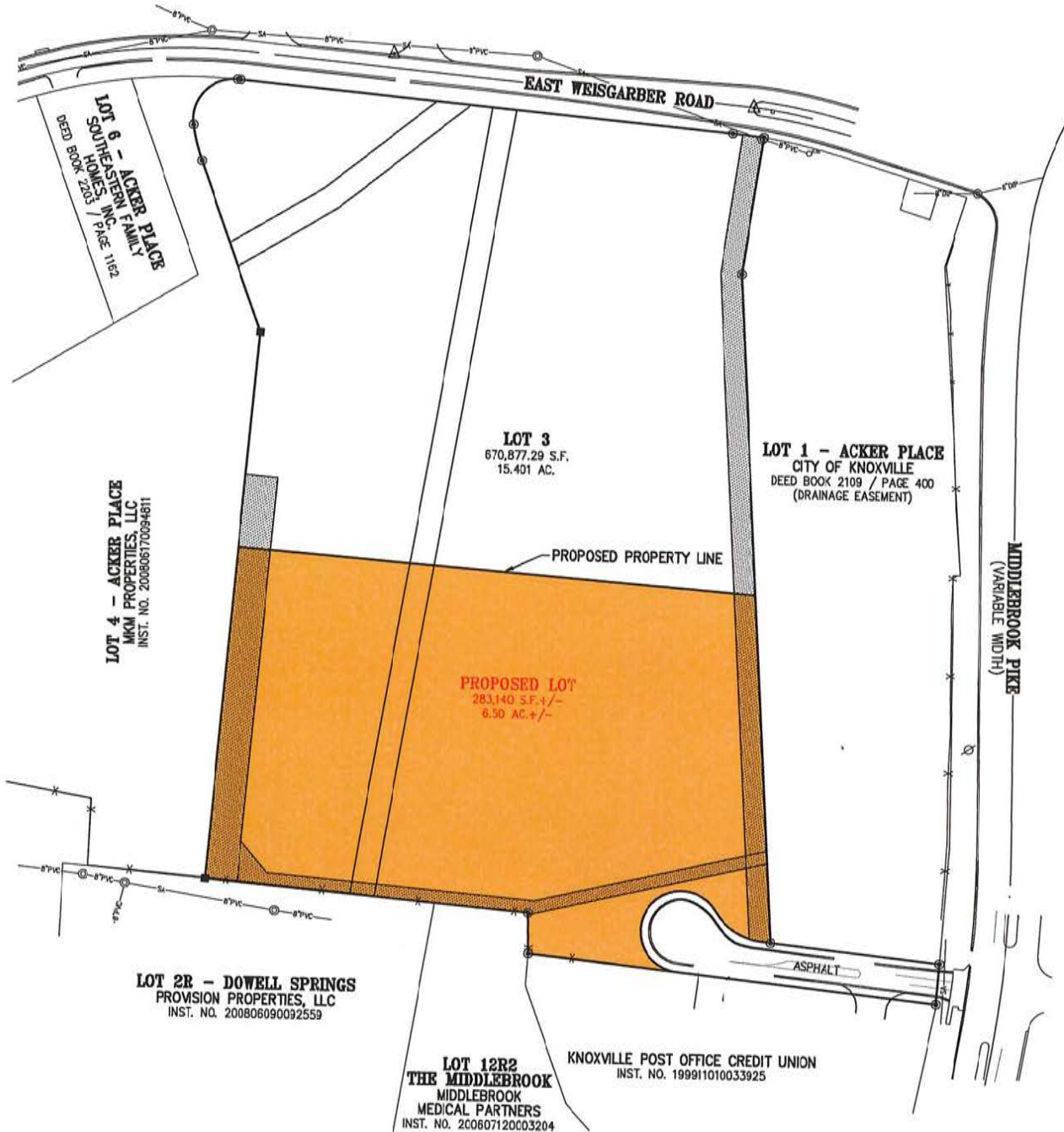
By Elizabeth Albertson at 1:59 pm, May 20, 2020



GRID NORT



SCALE: 1" = 200'



CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555
WWW.CANNON-CANNON.COM

8550 Kingston Pike
Knoxville, TN 37919



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Spring Farm, LLC

Applicant Name

Affiliation

5/20/2020

6/9/2020

7-D-20-RZ / 7-A-20-PA
(7-B-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

Spring Farm, LLC

Spring Farm, LLC

Name

Company

900 South Gay St, Ste 1600

Knoxville

TN

37902

Address

City

State

Zip

865-246-1331; 865-770-4009

jpetre@conversionprop.com; agrissom@cannon-cannon.com

Phone

Email

CURRENT PROPERTY INFO

Spring Farm, LLC

900 South Gay St, Ste 1600

865-246-1331

Owner Name (if different)

Owner Address

Owner Phone

1301 East Weisgarber Rd Knoxville, TN 37909

106DA00622 (part of)

Property Address

Parcel ID

Corner of East Weisgarber Rd and Middlebrook Pike

6.5 acres

General Location

Tract Size

District 3

I-MU

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LI (Light Industrial)

Inside City Limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Agriculture/Forestry/Vacant

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential

- Home Occupation (specify): _____
- Other (specify): _____

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Zoning Change: O
Proposed Zoning _____
- Plan Amendment Change: O (Office)
Proposed Plan Designation(s) _____
- One Year Plan Amendment to O (Office)**
- Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Other (specify): One Year Plan Amendment to O (Office)

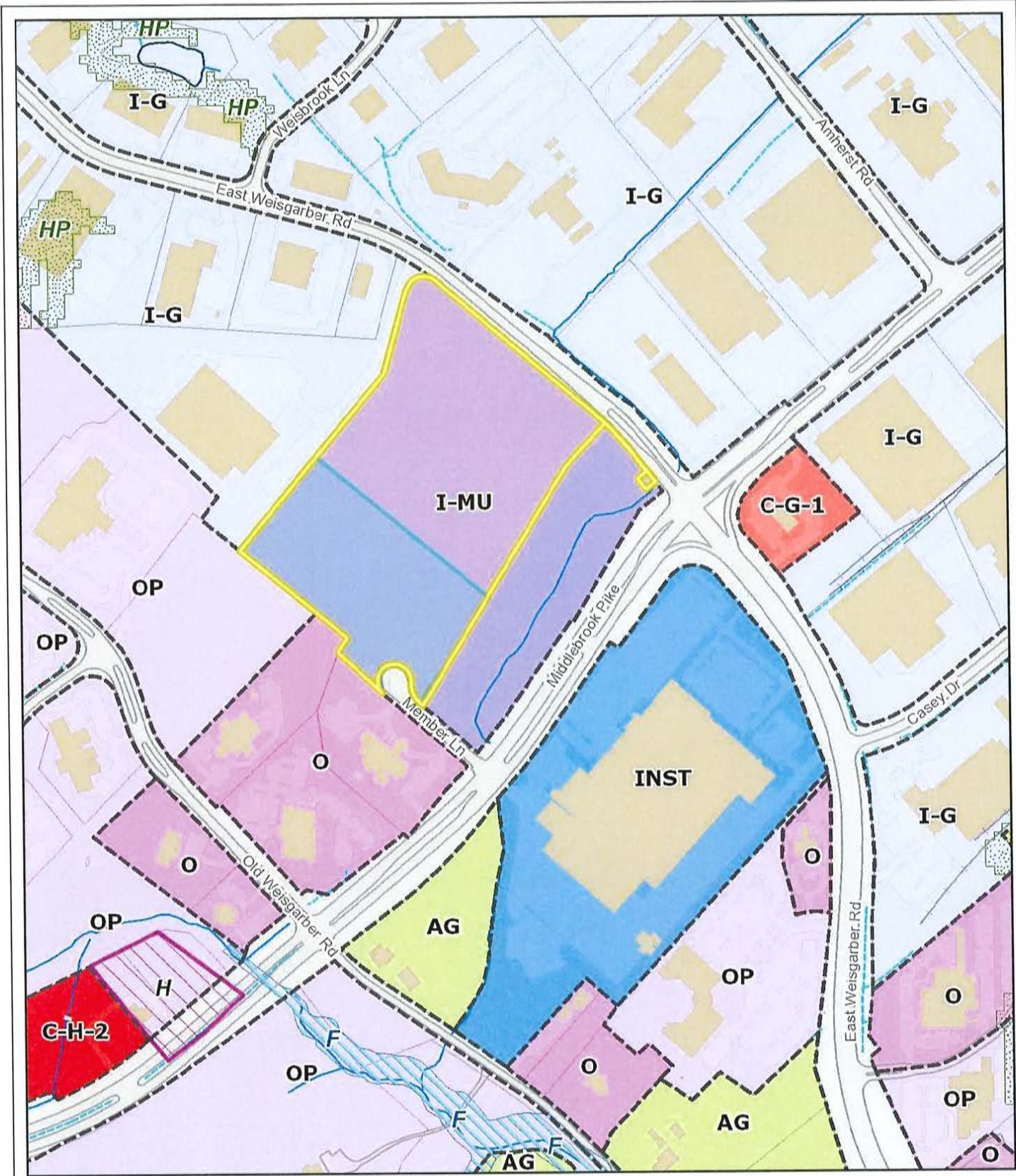
STAFF USE ONLY

| | | | |
|--|---------------|---------------|------------|
| PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study | FEE 1: | TOTAL: | |
| | 0327 | \$1,650.00 | \$2,850.00 |
| | FEE 2: | | |
| | 0527 | \$800.00 | |
| | FEE 3: | | |
| | 0517 | \$400.00 | |

AUTHORIZATION

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

Applicant Signature: [Signature] Please Print: JOE E. PETRE Date: 5/20/2020
 Phone Number: 865-599-1696 Email: jpetre@conversionprop.com
 Staff Signature: Elizabeth Albertson Please Print: Elizabeth Albertson Date: 5/20/20
Digitally signed by Elizabeth Albertson Date: 2020.05.20 13:48:56 -04'00'



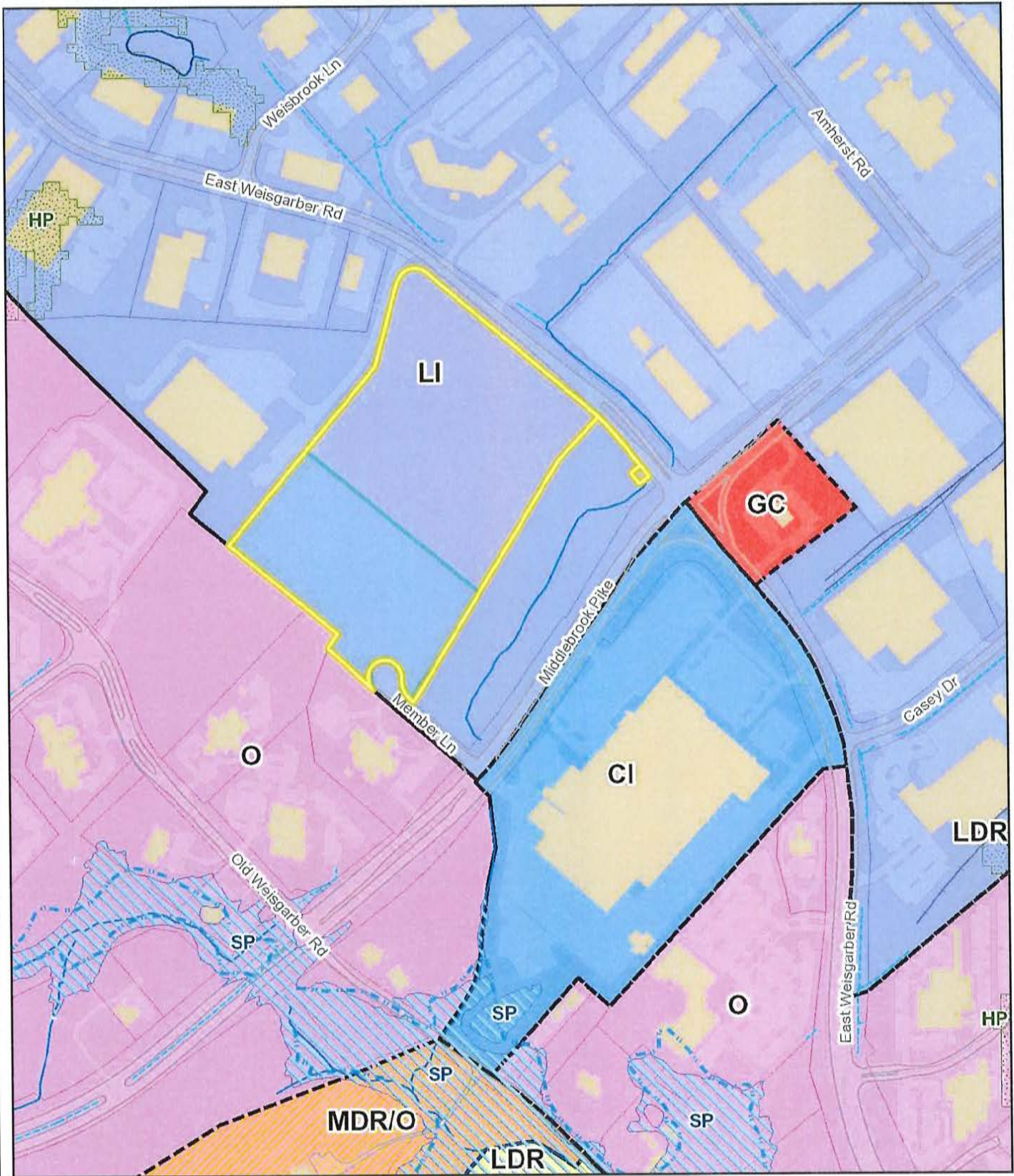
Spring Farm LLC
Zoning Map



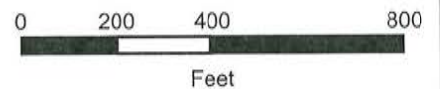
KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FALLTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

© KGIS 2020

Printed: 5/21/2020 4:34:29 PM



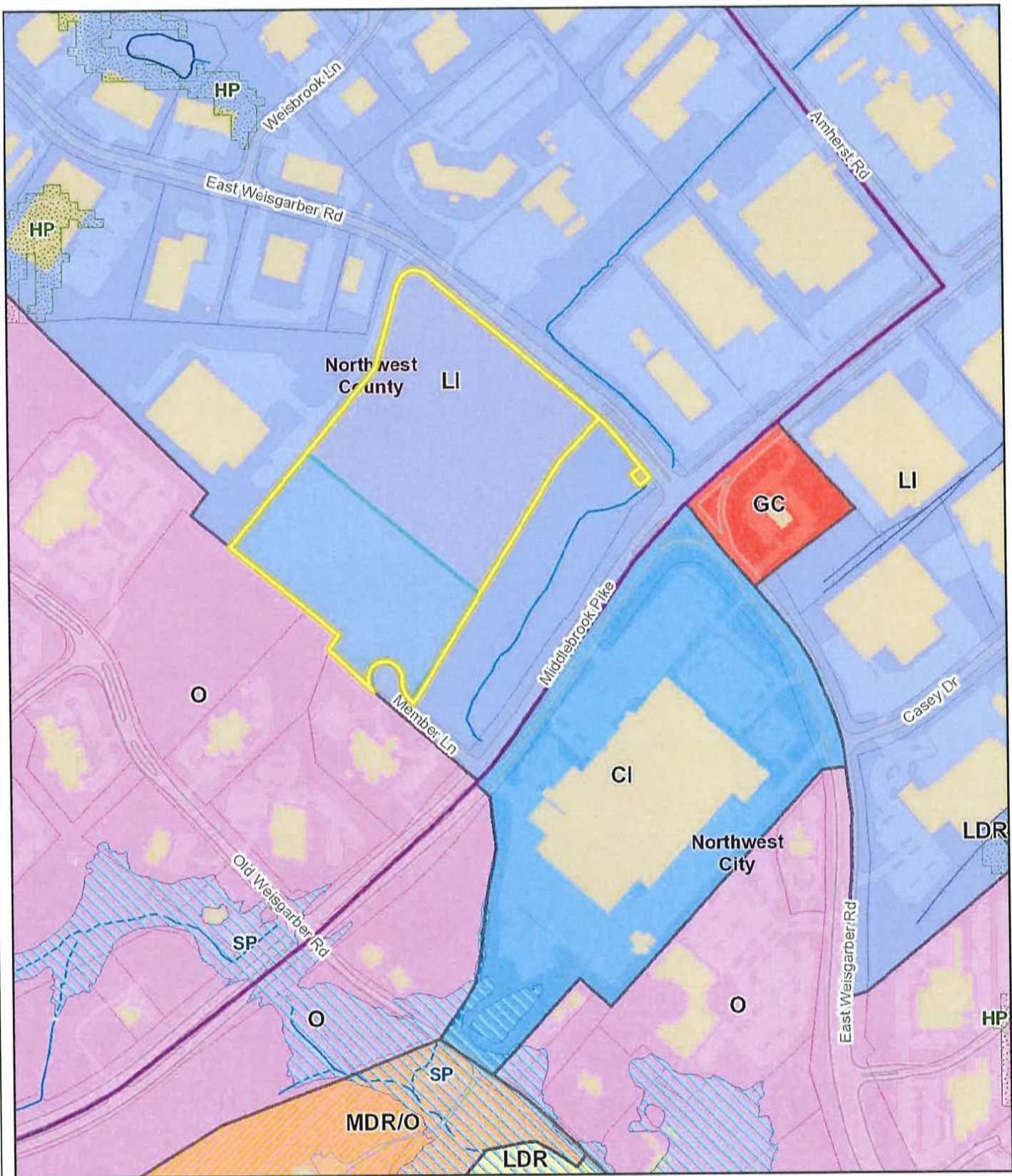
Spring Farm LLC
One Year Plan Map



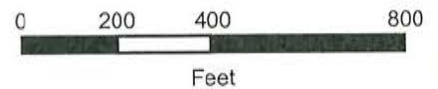
KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from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

© KGIS 2020

Printed: 5/21/2020 4:36:23 PM



Spring Farm LLC
Sector Plan Map



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

© KGIS 2020

Printed: 5/21/2020 4:35:26 PM

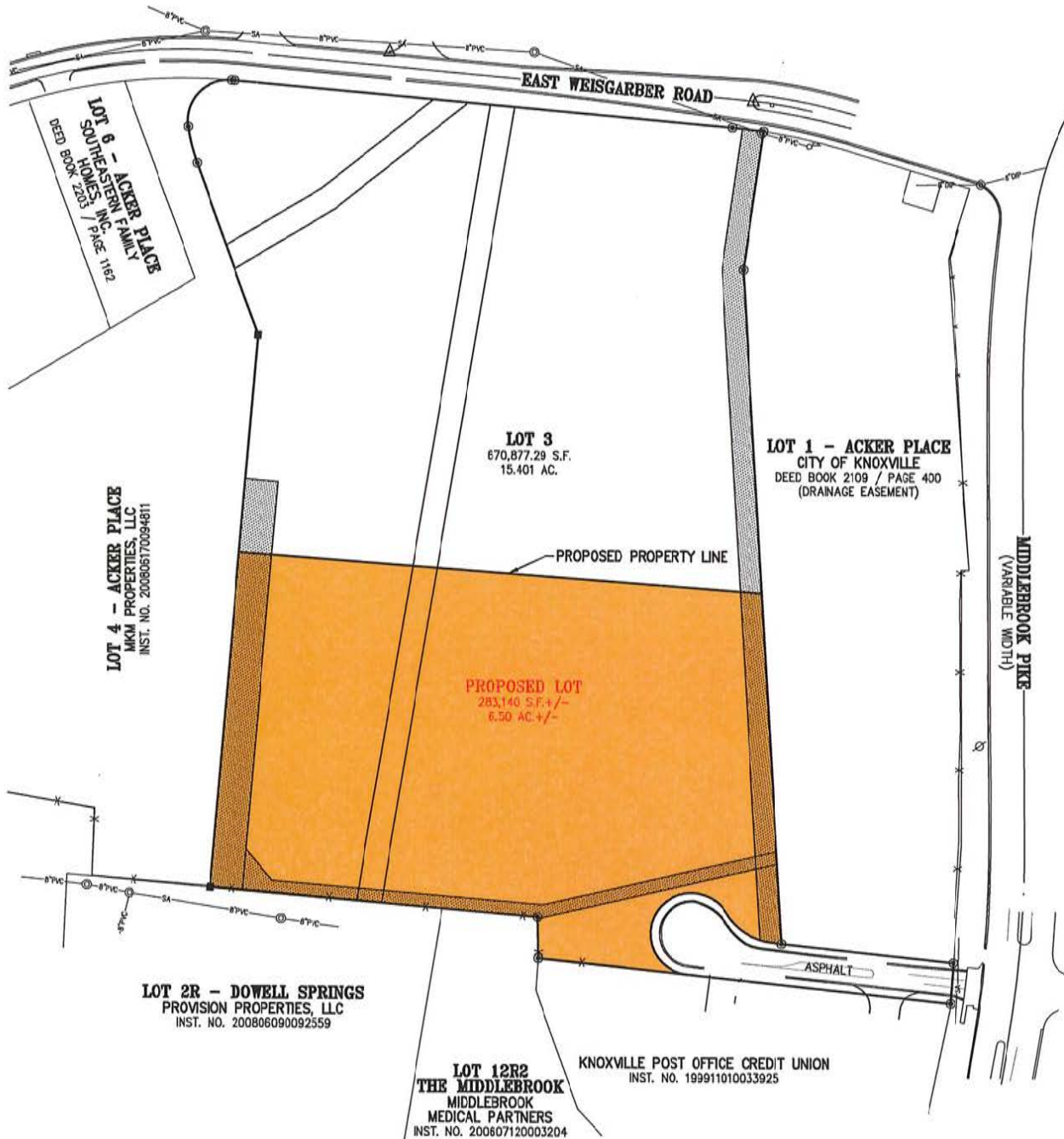
RECEIVED
By Elizabeth Albertson at 1:59 pm, May 20, 2020



GRID NORT



SCALE: 1" = 200'



 **CANNON & CANNON INC**
CONSULTING ENGINEERS · FIELD SURVEYORS

TEL 865.670.8555
WWW.CANNON-CANNON.COM

8550 Kingston Pike
Knoxville, TN 37919