



PLANNED DEVELOPMENT PRELIMINARY PLAN

► **FILE #:** 6-A-20-PD

AGENDA ITEM #: 27

AGENDA DATE: 6/11/2020

► **APPLICANT:** CHRIS FORTUNE

OWNER(S): Kathleen Christine

TAX ID NUMBER: 94 H Q 003, 002, & 02601

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 600, 512 & 0 Richmond Ave.

► **LOCATION:** South side of Richmond Ave., east of Richmond Hill and north of Keith Ave.

► **APPX. SIZE OF TRACT:** 7 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Within City limits

ACCESSIBILITY: Richmond Avenue is a local road with a pavement width of approximately 18.5 ft and a right-of-way width of approximately 38.5 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

► **ZONING:** RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) / HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Pocket neighborhood with passive recreational amenities

HISTORY OF ZONING: These parcels were rezoned from R-1A (Low Density Residential) to RP-1 (Planned Residential) in March, 2019 (# 11-C-18-RZ); they were also part of a larger rezoning from R-2 (General Residential) to R-1A in 1983 (# 11-H-83-RZ).

SURROUNDING LAND USE AND ZONING:

North: Transportation/communications/utilities and agricultural/forestry/vacant - INST (Institutional), OS (Open Space), and HP (Hillside Protection Overlay) Districts

South: Public/quasi-public land and single family residential - RN-1 (Single Family Residential Neighborhood), OS (Open Space), and HP (Hillside Protection Overlay) Districts

East: Agricultural/forestry/vacant - RN-1 (Single Family Residential Neighborhood) and HP (Hillside Protection Overlay) Districts

West: Public/quasi-public land - OS (Open Space) and HP (Hillside Protection Overlay) Districts

NEIGHBORHOOD CONTEXT: Richmond Avenue is populated with small-lot, single-family detached houses and vacant land. There is a cemetery to the south and a utility facility to the north. Richmond Orchard, a small-home community similar in concept to this

STAFF RECOMMENDATION:

- ▶ **This plan is being submitted under the Optional Concept Plan section of the Planned Development procedures. The Commission will not vote on this project but should provide feedback and comments for the applicant to use in further developing his plan.**

Article 16, Section 16.7 (E) (2) Optional Concept Plan:

Before submitting a formal application for a planned development, the applicant may present a concept plan before the Knoxville-Knox County Planning Commission, at his/her option, for the purpose of obtaining information and guidance prior to formal application.

The Knoxville-Knox County Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Knoxville-Knox County Planning Commission is in no way binding with respect to any official action the Knoxville-Knox County Planning Commission or City Council may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application.

The concept plan will be presented at a public meeting. Mailed and posted notice in accordance with Section 15.2 is required for the public meeting at which the concept plan is to be presented.

COMMENTS:

Site Description

The site consists of 6.66 acres on the south side of Richmond Avenue. There are some site constraints due to steep topography on the site, which is located in the Hillside Protection Overlay District. The steepest portion of the site will remain forested and would not be developed beyond the addition of walking trails.

Project Description

The applicant is proposing a pocket neighborhood containing 26 dwelling units and passive recreational amenities. The proposed development will consist of three sets of small houses arranged in double-rows with common space between them, placed perpendicularly to Richmond Avenue. Each set of dwelling units faces inward towards each other with a common open space area inside the arrangement at the front of the units. The common areas are like small parks, with trees and a walking trail that traverses throughout the development. Each set of dwelling units has a shared parking lot. These are centrally located on the site and positioned between each set of units. Each unit is provided 2 spaces separated from the others by a planted parking island; these spaces are accessible from the rear of the units. Cumulatively, there are sixty-two (62) surface vehicular parking spaces proposed.

The dwellings would be small, two-story houses with a large front porch and a swing in the "Modern Farmhouse" style. Each unit has a path at the front and rear of the unit connecting it to the walking trail, which meanders through the site. Other community amenities would include a small dog park and a large fire pit gathering area.

The current site plan is conceptual but must show that the development meets the standards of the Planned Development and other applicable City zoning and land development regulations. The plans will provide more detail during the Preliminary Plan review process.

Zoning Exception Requests

Exceptions to the zoning's design and development standards may be recommended by the Planning Commissions and approved by the City Council as part of the Planned Development approval process. The existing zoning for this property is RN-2 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay) and in order to allow the proposed use of the site, the applicant is requesting exceptions to the RN-2 and HP district regulations.

The applicant is requesting the following exceptions from the City of Knoxville Zoning Code:

1. An increase in the number of primary structures allowed on a lot
2. An increase in density allowed in the HP district

3. An increase in the permitted land disturbance area within the HP district

The applicant is also working with the City of Knoxville Engineering Department on the following requirements (these are not within the purview of the Planning Commission):

1. Allowed driveway surface materials
2. Increase in the slope allowance for the access drives to allow a slope within a range of 15-17%

Community Benefits:

The community benefits identified by the applicant to justify the requested exceptions from the City's Zoning Code are:

1. The development meets the currently unfulfilled needs of buyers looking for smaller, unique, affordable homes.
2. The development maintains the natural beauty of the setting.
3. The development respects the topography and will only develop the flatter portions of the site.
4. The development proposes to retain as much of the trees and wooded areas as possible so that the houses are situated within.
5. The development is pedestrian-centric, and through the various passive recreational amenities, provides a unique experience for home owners within the development.
6. The development offers customizable homes (within aesthetic constraints) and avoids creating a monotonous neighborhood where all homes look the same.

The applicant describes the community benefits, as defined above, in the Project Overview document as a means to explain how the proposal meets the intent statements of the planned development regulations. Regulations regarding the number of primary structures allowed on a lot are based on the RN-2 (Single Family Residential Neighborhood) district, which is intended to accommodate low density residential development on relatively small lots with smaller setbacks. The HP (Hillside Protection) Overlay District regulates density and land disturbance in designated sloped areas. The HP Overlay zone is a new zone that was not in effect at the time of the applicant's original proposal.

Staff Analysis of Requested Exceptions

The project appears to provide community benefits warranting the requested exceptions to the development standards of the underlying zoning. The project provides an opportunity to meet the current demand of smaller, more affordable homes.

1. RN-2 zoning exception: The provision requiring one primary structure per lot is intended for traditional subdivisions consisting of detached single family homes. The proposed development is in keeping with the zone's stated intent of providing for small lots and setbacks as the proposal mimics a small lot subdivision.
2. HP Overlay zoning exception for density: Since the property is in the Hillside Protection Overlay, a slope analysis was performed to determine the appropriate level of density and land disturbance as recommended by the Hillside and Ridgetop Protection Area Plan. The slope analysis recommended a density of up to 2.52 du/ac, which would yield 16 dwellings. The applicant is proposing 26 dwellings, which is a density of 3.94 du/ac. The proposed density is roughly comparable to the surrounding area (density of 3.46 du/ac) but is more than the slope analysis recommendation. Comparatively, the base zone of RN-2 zone allows a minimum lot size of 5,000 square feet per dwelling, which equates to approximately 8.7 dwelling units per acre. The proposed density is significantly lower than that.
3. HP Overlay zoning exception for land disturbance: The slope analysis recommended 3.5 of the 6.6 acres be disturbed, with the remaining land to be retained as is. As proposed, the development will disturb 4.1 acres. However, the development would be constrained to the flatter areas of the site as no structures are proposed on the heavily sloped areas. The sloped areas are not to be disturbed beyond the addition of walking trails, minimizing erosion and providing similar stormwater percolation to the pre-development state of the site at these specific areas.

Items in question requiring discussion before the Preliminary Plan submission:

1. The applicant would like the access drives to allow a slope of 15-17%.
 - a. This is higher than the standard allowance. One of the reasons for the maximum slope required is for fire truck access to and from the site.
2. The parking spaces and drive aisles are not planned at the same slope.
 - a. The parking spaces will be almost flat; the slope is proposed to transition from the edge of the main

driveway slope down to the lowest space. This situation creates an awkward transition for drivers maneuvering their vehicles from the drive aisle into the parking space, with the drive aisle being higher on the uphill side of the space and lower on the downhill side of the space.

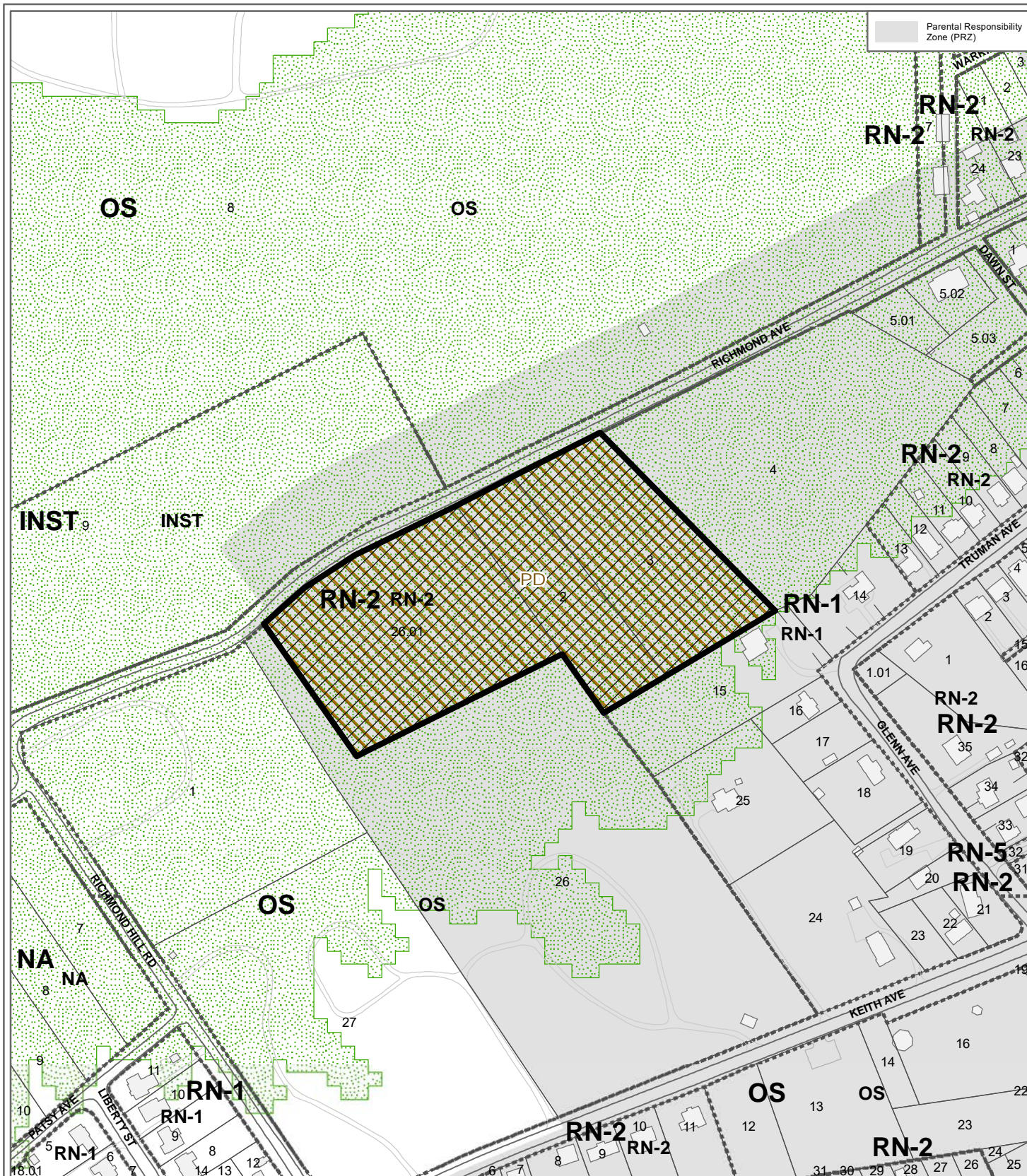
b. This needs further review as the spaces and the drive aisles should have the same slope. This could impact the number of spaces they can accommodate if a longer strip of driveway is needed to transition vehicles from the grade at the roadway to where the parking area slope can meet the Zoning Ordinance requirement of 10%. Or, it could impact the amount of land disturbance if more land is required to accommodate the number of units and spaces proposed.

3. The applicant would like to use a gravel grid system in lieu of concrete or asphalt.

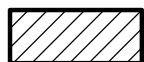
4. The preliminary plan will need to show the number of one- and two-bedroom units in order to determine project's compliance with the required number of parking spaces.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.



6-A-20-PD DEVELOPMENT PLAN



Pocket neighborhood with passive recreational amenities in RN-2 (Single-Family Residential Neighborhood) / PD (Planned Development) / HP

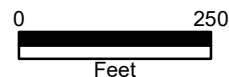
Original Print Date: 5/18/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Fortune, Chris

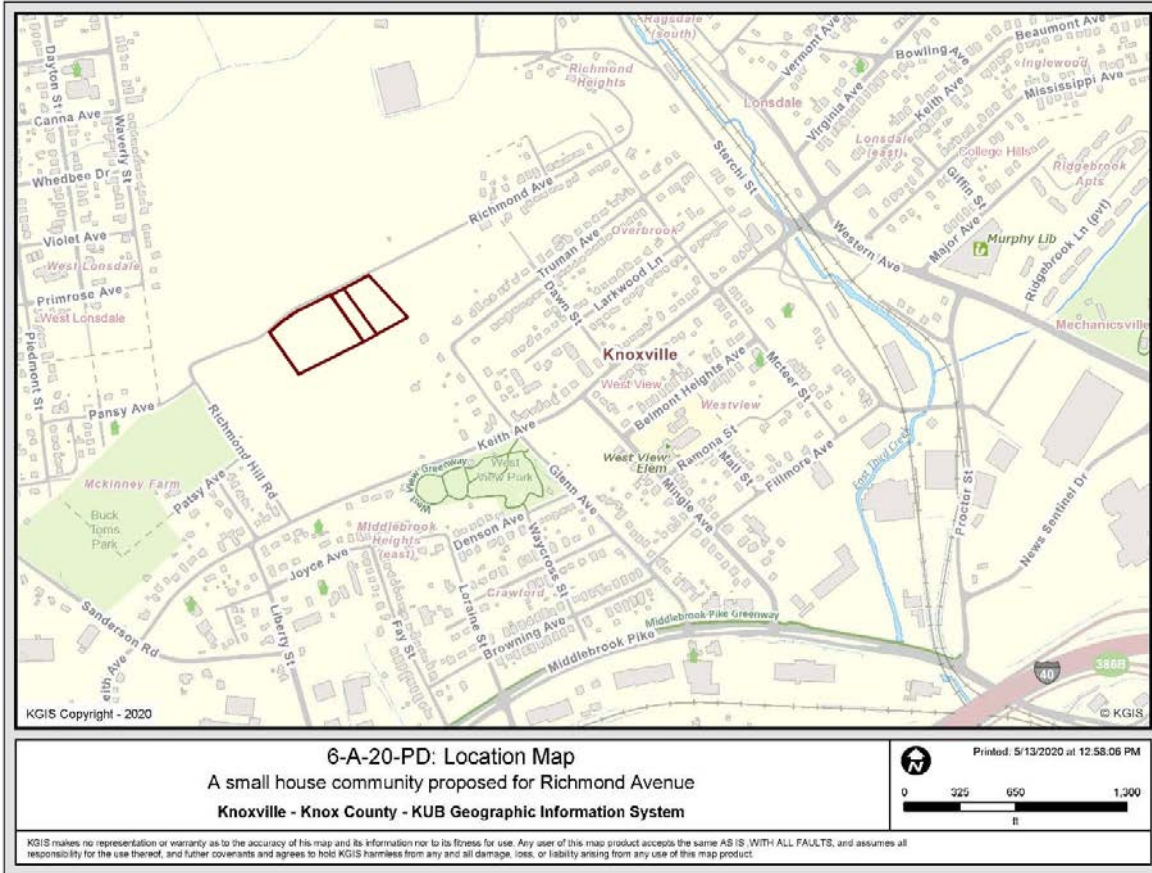
Map No: 94

Jurisdiction: City



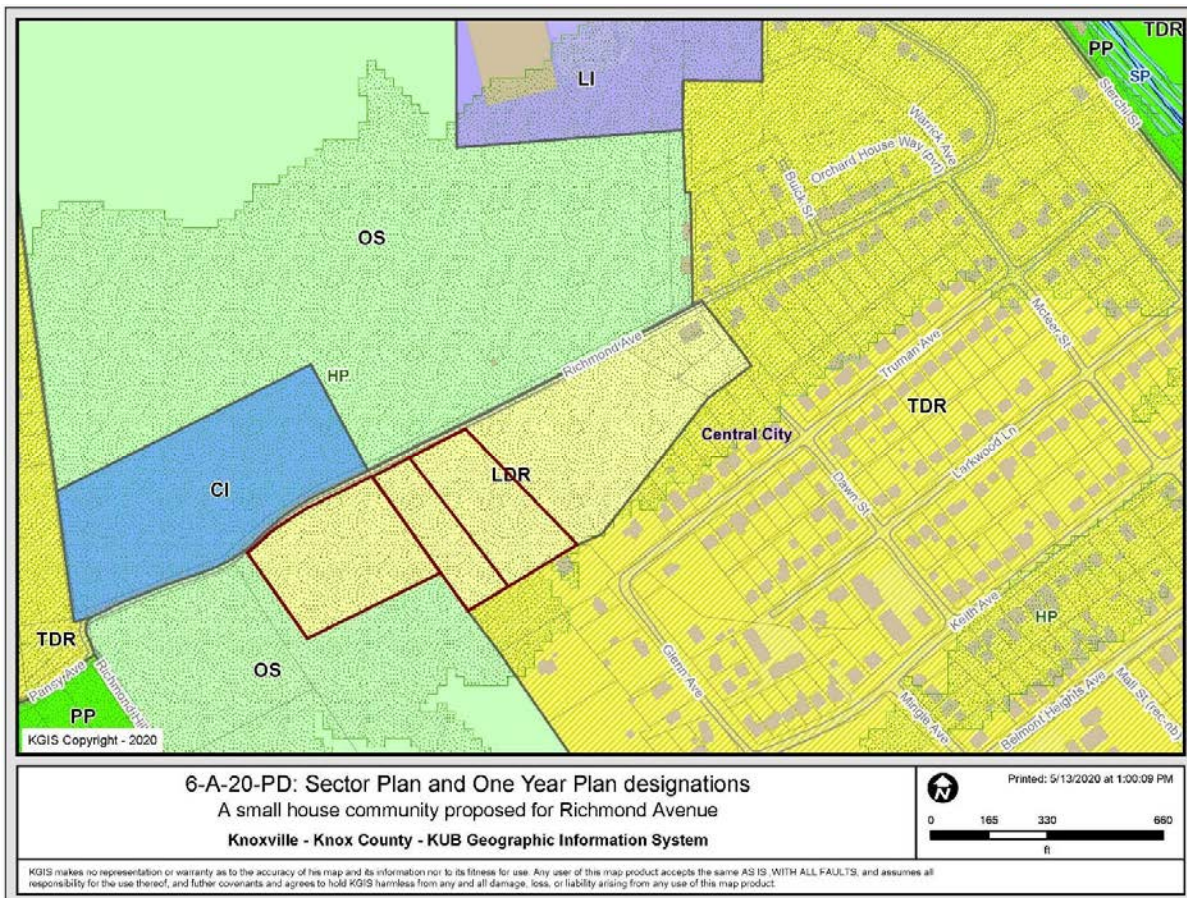
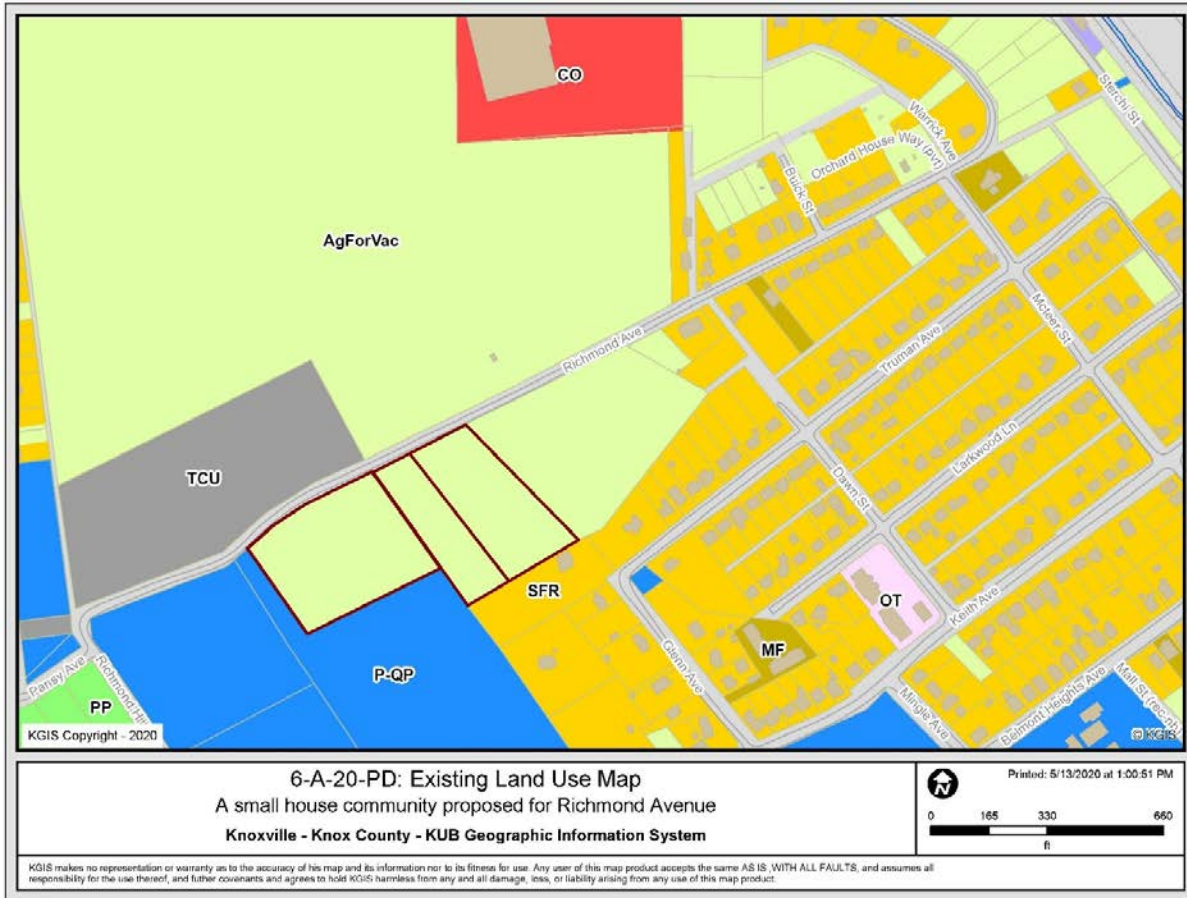
6-A-20-PD

Exhibit A. Contextual Images



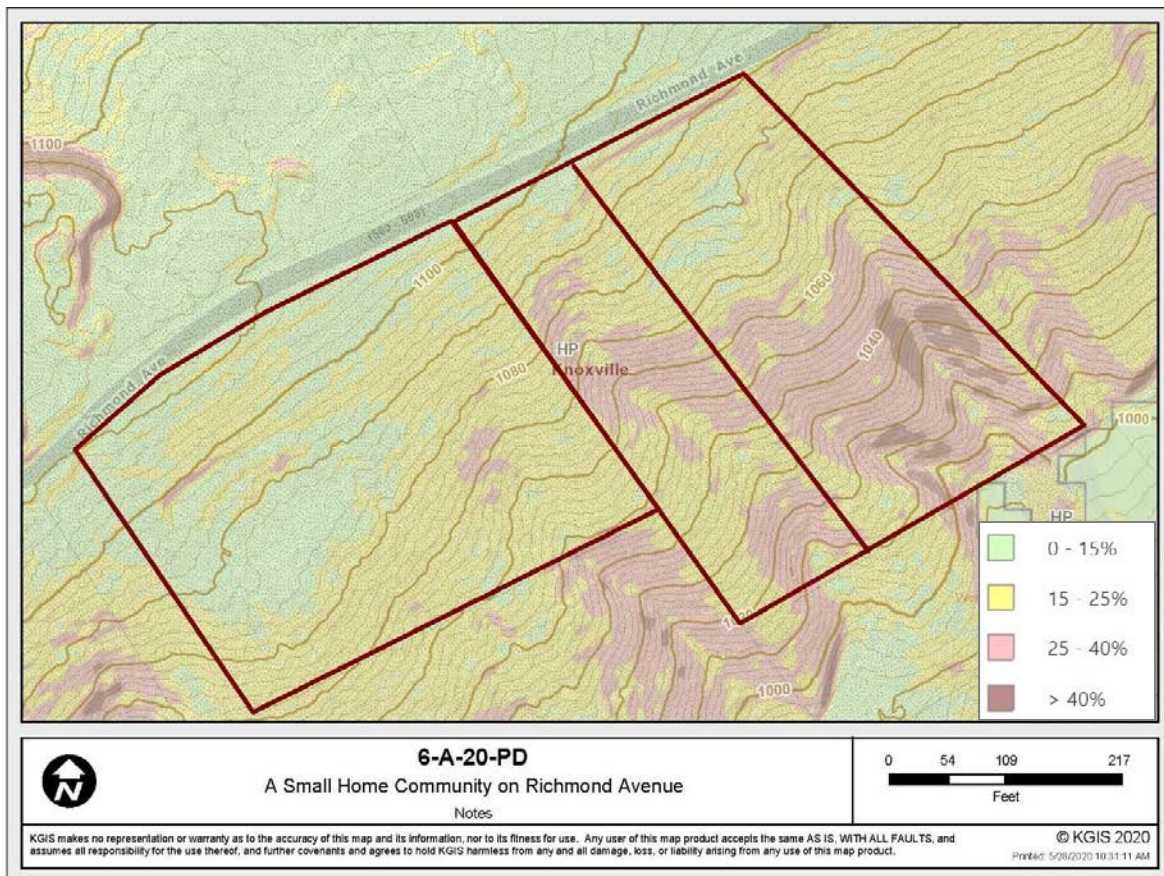
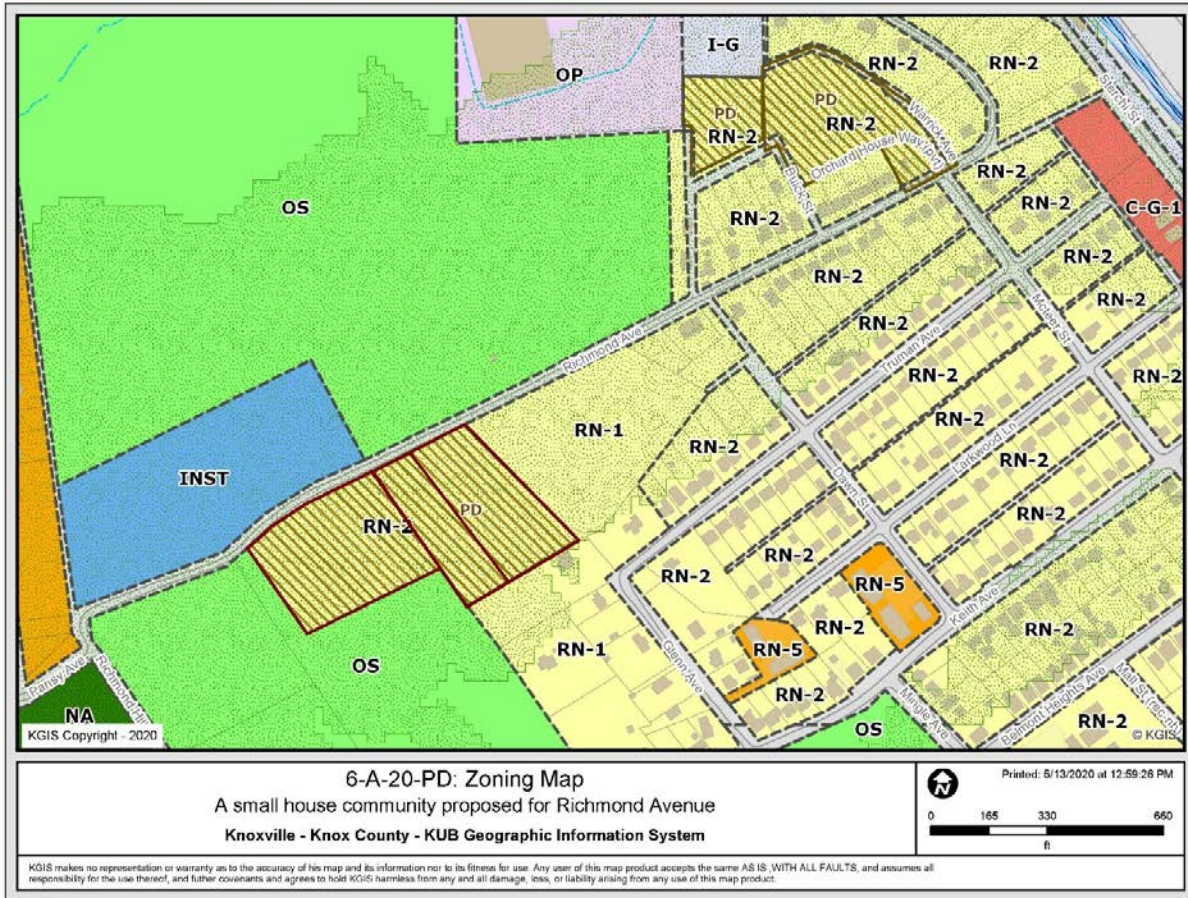
6-A-20-PD

Exhibit A. Contextual Images



6-A-20-PD

Exhibit A. Contextual Images



CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.001	6.00	0.0
0-15% Slope	1.48	6.00	8.9
15-25% Slope	3.51	2.00	7.0
25-40% Slope	1.46	0.50	0.7
Greater than 40% Slope	0.15	0.20	0.0
Ridgetops	0		0.0
Subtotal: Sloped Land	6.6		16.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	6.601	2.52	16.7
Proposed Density (Applicant)	6.601	2.73	18.0

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***	***	***

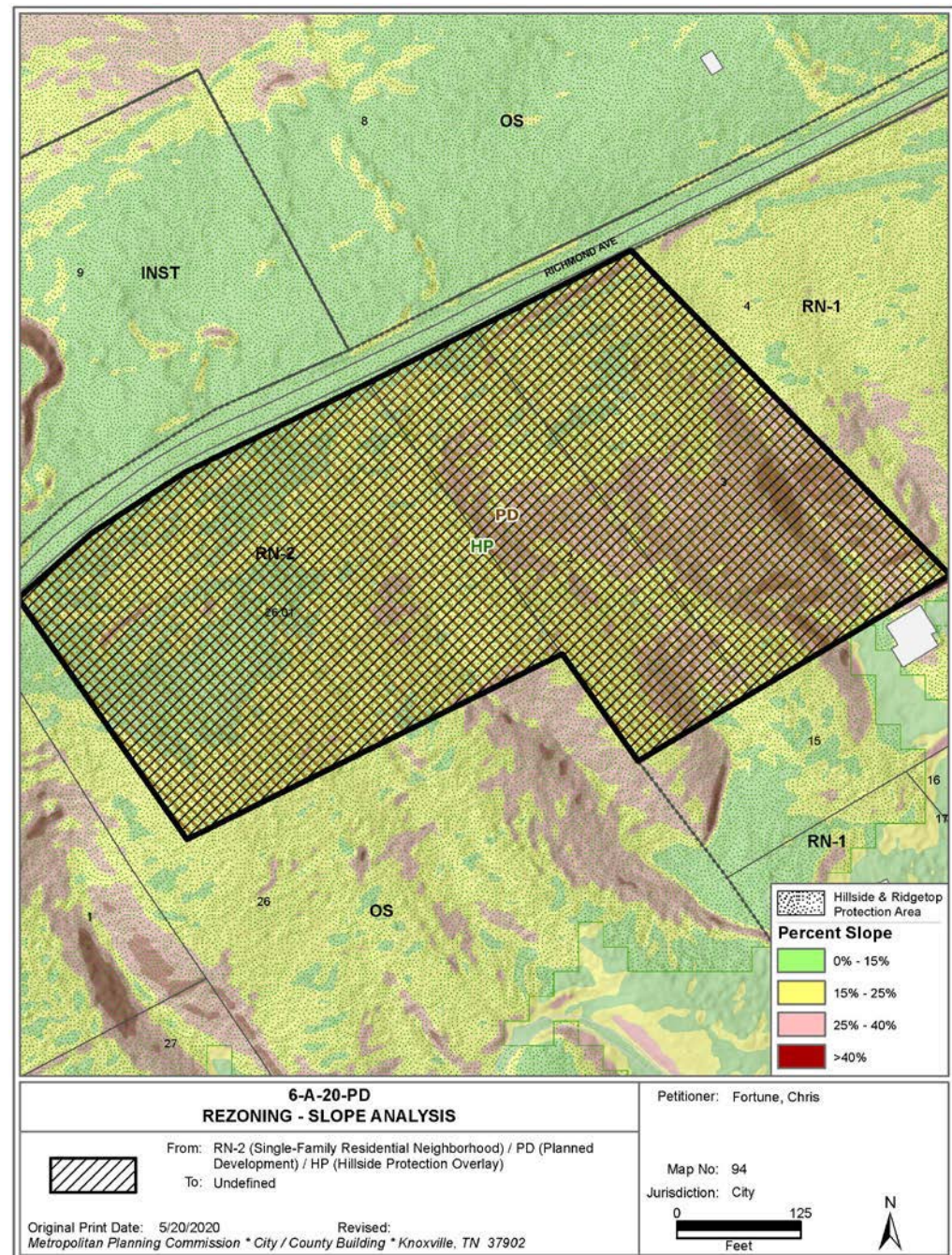
dua: dwelling units per acre

* 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 rezoning and related development proposal.

The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning



Chris Fortune
Applicant Name

Affiliation

4/27/20
Date Filed

June 11, 2020
Meeting Date (if applicable)

6-A-20-PD
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

Chris Fortune
Name

Company

1509 Duncan Rd
Address

Knoxville
City

TN
State

37919
Zip

865 237 0482
Phone

Food4women33@gmail.com
Email

CURRENT PROPERTY INFO

Kathleen Christie
Owner Name (if different)

1509 Duncan Rd Knoxville TN 37919
same
Owner Address

865 237 0451
Owner Phone

Richmond Avenue

094HQ003, 002, 026.01

0,600,512 sq ft
Property Address

094HQ003 (2nd floor 1/2) adjacent to the east of 512
Parcel ID

Side Richmond Ave.

North of Middlebrook Pike @ Liberty St
General Location

Appx 7 acres +/-
Tract Size

3rd
Jurisdiction (specify district above)

☒ City ☐ County

RN-2/PD
Zoning District

Central City
Planning Sector

LDR
Sector Plan Land Use Classification

Inside City
Growth Policy Plan Designation

Vacant land
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

KUB
Water Provider

REQUEST

DEVELOPMENT	<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use
	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
SUBDIVISION	<input type="checkbox"/> Home Occupation (specify):	
	<input type="checkbox"/> Other (specify):	See attachment
	<input checked="" type="checkbox"/> Proposed Subdivision Name	The Burrows
	<input checked="" type="checkbox"/> Parcel Change	
ZONING	<input checked="" type="checkbox"/> Combine Parcels	<input type="checkbox"/> Divide Parcel
	Total Number of Lots Created:	
	<input type="checkbox"/> Other (specify):	
	<input checked="" type="checkbox"/> Attachments / Additional Requirements	
	<input type="checkbox"/> Zoning Change:	Proposed Zoning
	<input type="checkbox"/> Plan Amendment Change:	Proposed Plan Designation(s)
	+/- 3.7	was PR prior to citywide rezoning
	Proposed Density (units/acre)	Previous Rezoning Requests
	<input type="checkbox"/> Other (specify):	See attachment

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 (Final Plat only)		
	<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)		
	<input type="checkbox"/> Traffic Impact Study		
	FEE 1:	Planned Development	TOTAL:
		5-10 acres	
	FEE 2:		
			\$2000.00
	FEE 3:		

AUTHORIZATION

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

Chris Fortune
Applicant Signature

Chris Fortune
Please Print

4/27/20
Date

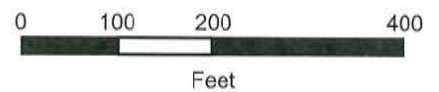
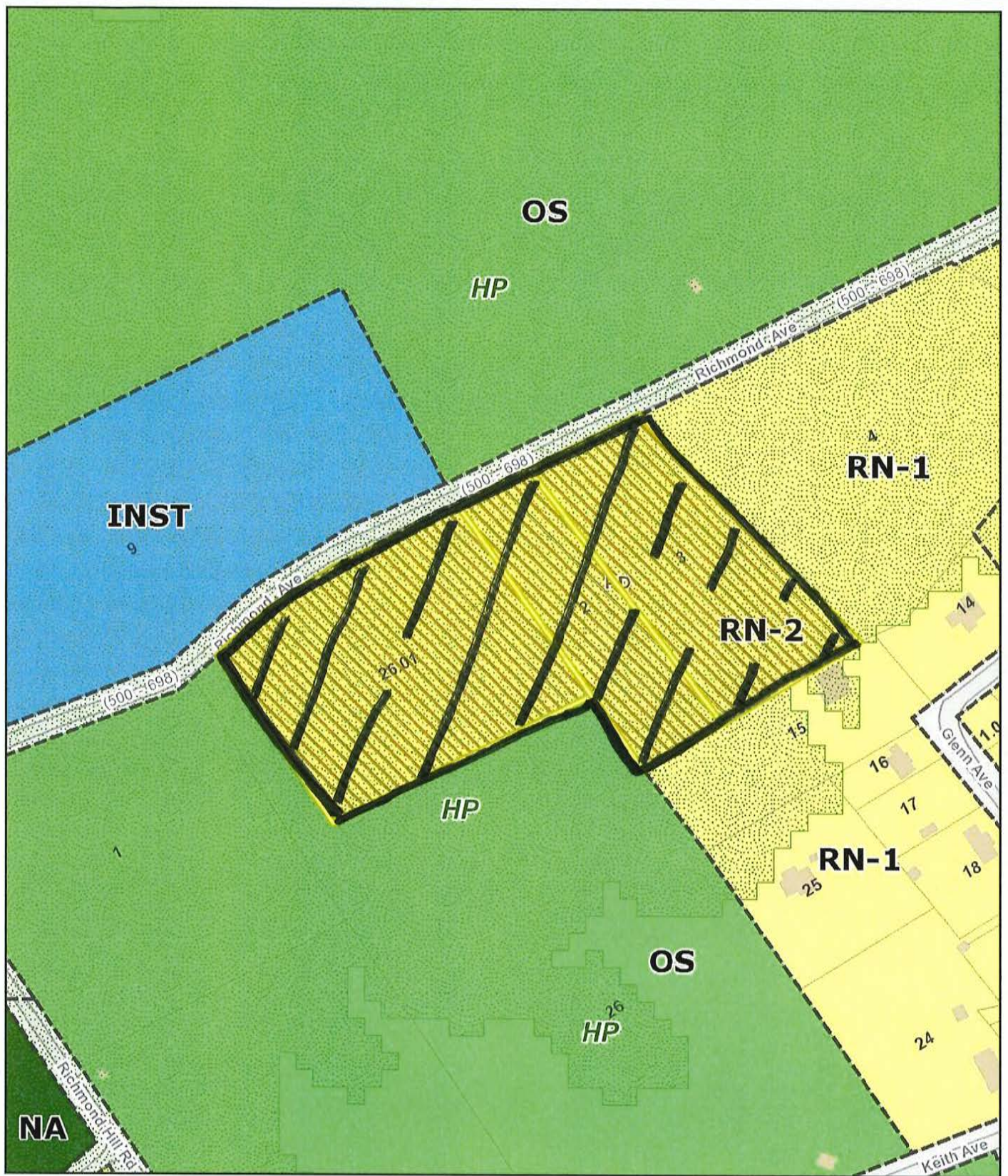
865 237 0482
Phone Number

Food4worms33@gmail.com
Email

Michael Reynolds
Staff Signature

Michael Reynolds
Please Print

4/27/2020
Date



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

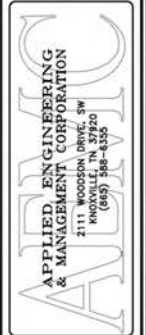
Printed: 4/27/2020 9:02:42 AM



FOR REVIEW ONLY
NOT FOR CONSTRUCTION



AEMC



CONCEPT PLAN

THE BURROWS
COMMUNITY
A SMALL HOUSE COMMUNITY
KNOX COUNTY
TENNESSEE

file: 6-A-20-PD

DATE: 5-24-20
SCALE: 1"=50'
DRAWN BY: JT
CHECKED BY: JBT

REVISIONS

DRAWING NO: TERRA-001

SHEET:
CP1

OF: 1

Example of proposed house style



Example of proposed house style

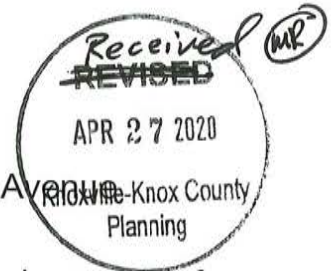


WEST VIEW HISTORIC CEMETERY DISTRICT

The West View Community requested design assistance from the CDC to create a plan for use and linkage of the historic cemeteries in their neighborhood. The design team was comprised of the CDC staff and volunteer Landscape Architect Sara Hedstrom Pinnell, Principal with Hedstrom Designs. We first studied linkages between all of the historic cemeteries including Lonas, Jewish Cemetery, Middlebrook, Crestview, Longview, and Southern Chain Cemeteries. We then focused our design efforts on improving Crestview, Longview, and Southern Chain Cemeteries. We studied security, defining edges, and entrances.



6-A-20-PD



Overview of New Residential Neighborhood at 512 Richmond Avenue

It is the intention of Chris Fortune Construction to develop the wooded acreage of 512 Richmond Avenue (three lots) into a nice, self-contained, HOA-managed pocket neighborhood that meets the currently unfulfilled needs of buyers looking for smaller, unique, affordable homes, while maintaining the natural beauty of the setting.

We previously introduced the plan to MPC as a part of a rezoning request to RP for all three tracts, but did not submit the concept plan prior to the recent mass rezoning that transferred this property into RN-1 zoning. Under this new zoning, we now are not able to develop the neighborhood as we had envisioned and shared with MPC at the prior rezoning. Therefore, we are requesting the Planned Development approval that will allow us to proceed with construction as previously presented. Our plan is a comprehensive one that encourages outdoor activity and social interaction in the neighborhood, including:

- popular, modern farmhouse looks
- open connected front yards with walkways, landscaping and grassy common areas
- walking trails
- large fire pit gathering area
- generous front porches, with swings
- small dog park

Planned Development

The following seven statements (in black) are the intentions of Planned Developments according to the Knoxville City Zoning Code. Our comments on how Chris Fortune Construction plans to achieve each of these are listed in blue.

1. Encourage flexibility in the development of land and in the design of structures.

Eliminating lot lines and restricted dimensions allows us to work with buyers to customize floor plans, with some houses more narrow than others. Having the ability to build as we go allows us to use the minimum

space per house as opposed to overcompensating the lot sizes, which would give us that same flexibility but use more of the land.

2. Encourage a creative approach to the use of land that results in a better development and design that might otherwise be accomplished under the strict application of other sections of this code.

A stricter application of the zoning would require more land disturbance, which would be detrimental to the look and usability of the property.

3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.

Architecturally, we are proposing a Modern Farmhouse look that is very sought after in today's market, but not to be found in most of the residential developments around Knoxville. This is not a typical "Knox Box" development. Instead of large, indistinguishable homes on small lots, all of our residents will be allowed to customize the exterior of their homes, within aesthetic constraints. Residents will be able to step out of their front doors into open, grass-covered quads with no asphalt in site, aside from small walkways to each front porch.

4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.

Our different uses come from the large variety of onsite activities which will encourage a vibrant and active constituency. We'll offer walking trails winding through old growth trees, a plethora of fauna and flora, relaxing open spaces to enjoy a sunny day or starry night, a large fire pit area for community marshmallow roasts or outdoor movie nights, all while being surrounded by wooded lands to create a unique lifestyle that cannot be found elsewhere in Knoxville.

5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities

There is no wasted space in our development plan. Typical subdivision regulations create too much space designed for travel needs within the

subdivision. Our design is outdoor pedestrian-centric without requiring the creation of open recreation areas with flow-through traffic.

6. Encourage land development that , to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecological conditions.

Our design is focused on minimizing land disturbance. The site is heavily wooded and we want to keep as much of that undisturbed as possible. We are going to propose several options that allow for us to have minimal storm water production beyond the natural state, which allows us to disturb even less land for detention. Our grading plan will follow the existing topography, with the individual houses stepping down to match the existing terrain.

7. Facilitate the implementation of the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents, particularly with respect to areas planned for potential redevelopment.

This project is directly in line with creating “attractive places to live, work, and play!” Very few neighborhoods in Knoxville offer the amenities that will be a part of this development. All contained within an HOA to manage the grounds and make sure design standards and upkeep are maintained. This will be a model development Knoxville will be happy to call our own.

Our main goal for this Planned Development is to become a vibrant, close-to-downtown, residential pocket community that has the best of all worlds. Beautiful, modern architecture combined with outdoor living areas that promote neighbor interactions and activity contained within a managed subdivision. These affordable houses are exactly what a sizeable population of Knoxville has been looking for, but can’t find. We will ensure appreciating values and long lasting memories of living in a one of a kind neighborhood in Knoxville.

In order to accomplish our development goals, we are proposing that the standards within the RN-2 be altered to allow for:

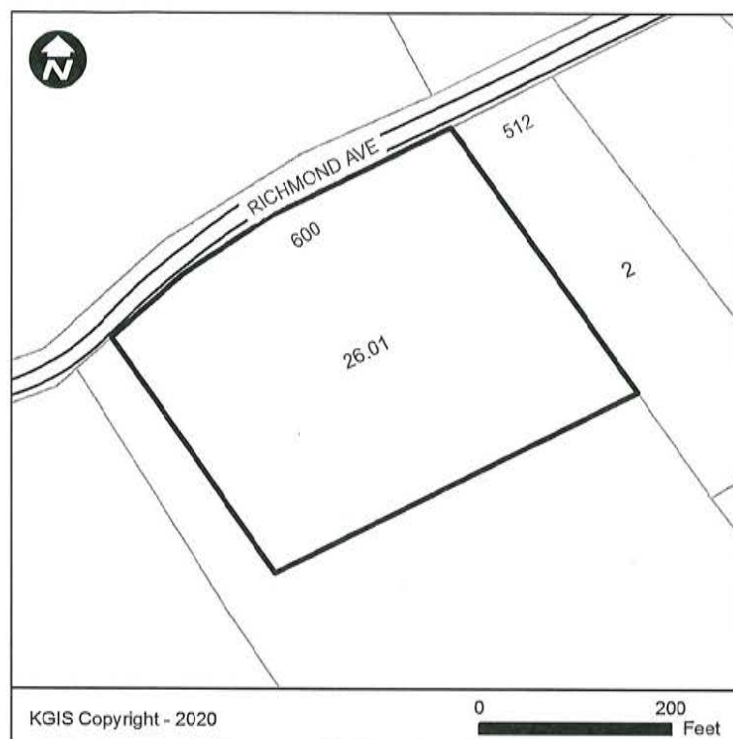
- 1) Increase the number of primary structures on a lot since there will be no lot lines in this project. All land is common area. The site will be developed like a true condo complex. All the grounds would be maintained by the HOA to ensure a well maintained development.
- 2) The total acreage disturbed would be 4.1 acres which is above the 3.6 maximum so we would like a variance on that. We are building only in the areas that are less steep in order to preserve the slopes and we are preserving all of the wooded areas outside of the housing area for the benefit of the residents only improving with walking trails.
- 3) The recommended total density is 2.52 du/ac and our proposal is 3.9 du/ac. Our proposed density is comparable to the surrounding area of 3.46 du/ac. We are building smaller footprint homes with no lot lines which allows us to stay away from the steeper sections of the property.

Regarding Engineering standards:

- 1) We are also asking for the driveways to be a gravel grid system similar to Richmond Orchard, which gives us less impermeable surface allowing for less land disturbance/clearing for storm water detention.
- 2) The access drives will also need a slight variance to a maximum slope of 17% from 15%. Our calculations are actually a max of 15.8% on first review but we would like a little buffer just in case. We are trying to prevent any excess grading/land disturbance needed to build up the access drives to meet the currently allowed slope.

Hammerhead turn arounds will meet standards for emergency vehicles required by the City of Knoxville.

Parcel 094HQ02601 - Property Map and Details Report



Property Information

Parcel ID:	094HQ02601
Location Address:	600 RICHMOND AVE
CLT Map:	94
Insert:	H
Group:	Q
Condo Letter:	
Parcel:	26.01
Parcel Type:	
District:	
Ward:	23
City Block:	23320
Subdivision:	PROP OF CRESTVIEW CEM
Rec. Acreage:	3.06
Calc. Acreage:	0
Recorded Plat:	93L - 30
Recorded Deed:	20190315 - 0053886
Deed Type:	Deed:Full Coven
Deed Date:	3/15/2019

Address Information

Site Address:	600 RICHMOND AVE KNOXVILLE - 37921
Address Type:	BUSINESS
Site Name:	CRESTVIEW CEMETERY

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Political Districts

Voting Precinct:	23
Voting Location:	West View School 1714 MINGLE AVE
TN State House:	13 Gloria Johnson
TN State Senate:	7 Richard Briggs
County Commission:	1 Evelyn Gill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	3 Seema Singh
(at large seat A)	Lynne Fugate
(at large seat B)	Janet Testerman
(at large seat C)	Amelia Parker
School Board:	1 Evetty Satterfield

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

Owner Information

CHRISTIE KATHLEEN
1509 DUNCAN RD
KNOXVILLE, TN 37919

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.

MPC Information

Census Tract:	27
Planning Sector:	Central City

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

School Zones

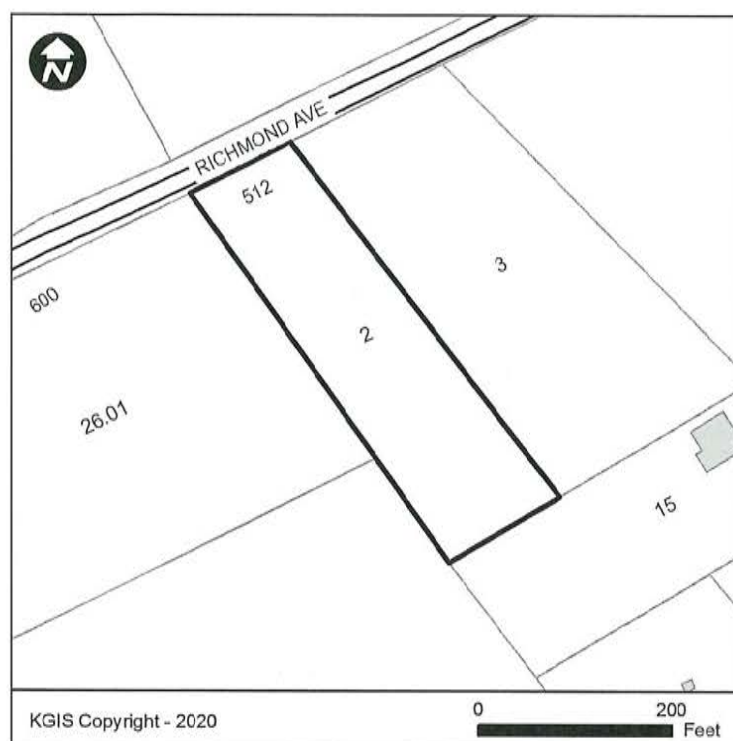
Elementary:	WEST VIEW ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

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

Disclaimer: 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 damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

Parcel 094HQ002 - Property Map and Details Report



Property Information

Parcel ID:	094HQ002
Location Address:	512 RICHMOND AVE
CLT Map:	94
Insert:	H
Group:	Q
Condo Letter:	
Parcel:	2
Parcel Type:	
District:	
Ward:	23
City Block:	23362
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20190109 - 0041585
Deed Type:	Deed:Full Coven
Deed Date:	1/9/2019

Address Information

Site Address:	512 RICHMOND AVE KNOXVILLE - 37921
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Political Districts

Voting Precinct:	23
Voting Location:	West View School 1714 MINGLE AVE
TN State House:	13 Gloria Johnson
TN State Senate:	7 Richard Briggs
County Commission:	1 Evelyn Gill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	3 Seema Singh
(at large seat A)	Lynne Fugate
(at large seat B)	Janet Testerman
(at large seat C)	Amelia Parker
School Board:	1 Evetty Satterfield

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

Owner Information

CHRISTIE KATHLEEN
1509 DUNCAN RD
KNOXVILLE, TN 37919

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.

MPC Information

Census Tract:	27
Planning Sector:	Central City

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

School Zones

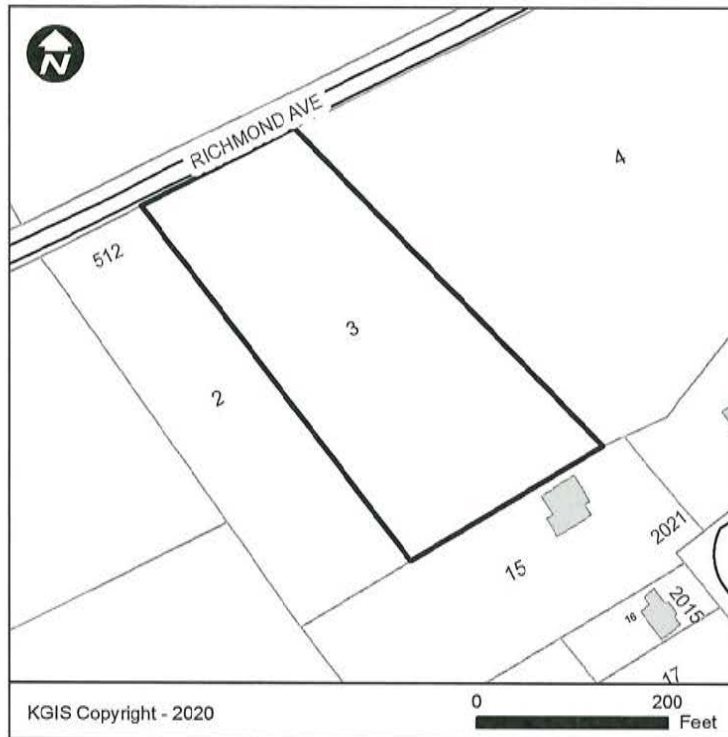
Elementary:	WEST VIEW ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

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

Disclaimer: 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 damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.

Parcel 094HQ003 - Property Map and Details Report



Property Information

Parcel ID:	094HQ003
Location Address:	0 RICHMOND AVE
CLT Map:	94
Insert:	H
Group:	Q
Condo Letter:	
Parcel:	3
Parcel Type:	
District:	
Ward:	23
City Block:	23362
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20181228 - 0039667
Deed Type:	Deed:Full Coven
Deed Date:	12/28/2018

Address Information

Site Address:	0 RICHMOND AVE KNOXVILLE - 37921
Address Type:	UNUSED LAND
Site Name:	

Owner Information

CHRISTIE KATHLEEN
1509 DUNCAN RD
KNOXVILLE, TN 37919

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:	Knoxville

MPC Information

Census Tract:	27
Planning Sector:	Central City

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

Political Districts

Voting Precinct:	23
Voting Location:	West View School 1714 MINGLE AVE
TN State House:	13 Gloria Johnson
TN State Senate:	7 Richard Briggs
County Commission:	1 Evelyn Gill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	3 Seema Singh
(at large seat A)	Lynne Fugate
(at large seat B)	Janet Testerman
(at large seat C)	Amelia Parker
School Board:	1 Evetty Satterfield

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

School Zones

Elementary:	WEST VIEW ELEMENTARY
Intermediate:	
Middle:	BEARDEN MIDDLE
High:	WEST HIGH

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

Disclaimer: 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 damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

Proprietary Info: The map products and databases on this Web Site have been copyrighted by the KGIS Policy Board. The KGIS Policy Board hereby reserves all rights thereto, and no portion of the products or databases on this Web Site may be reproduced in any form or by any means without the express written authorization of the KGIS Policy Board or its authorized agents.