



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SB-20-C

AGENDA ITEM #: 20

AGENDA DATE: 5/14/2020

▶ **SUBDIVISION:** ROCK POINTE DEVELOPMENT, LLC

▶ **APPLICANT/DEVELOPER:** CHRIS BURKHART / ROCK POINTE DEVELOPMENT, LLC

OWNER(S): Chris Burkhart / Rock Pointe Development, LLC

TAX IDENTIFICATION: 70 M E 001,002, 00203
0711A001,00101,00201,00203, & 0711A020-028

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 325 0, 305, 288, & 308 Pelham Rd.; 1013, 1001, & 1057 Spring Hill Rd.; 0 McCalla Ave.: 0 & 383 Nash Rd.

▶ **LOCATION:** **Property bounded by I-40, Nash Rd., Spring Hill Rd & Rutledge Pk**

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 19 acres

▶ **ZONING:** **I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Mixed businesses and vacant land.**

▶ **PROPOSED USE:** **Road alignment for new public street and nonresidential lots.**

SURROUNDING LAND USE AND ZONING:
North: I-40 and the I-40 / Rutledge Pike Interchange
South: Businesses and residences - C-G-2 (General Commercial), RN-1 (Single-Family Residential Neighborhood) and I-G (General Industrial)
East: Residences - RN-1 (Single-Family Residential Neighborhood)
West: Rutledge Pike and businesses - C-N (Neighborhood Commercial)

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Fulghum, MacIndoe & Associates

ACCESSIBILITY: Access is via Rutledge Pike, a major arterial street with four lanes and a center median on the west and Spring Hill Road a local street with a 30' pavement width on the east.

▶ **SUBDIVISION VARIANCES REQUIRED:** **To be determined.**

STAFF RECOMMENDATION:

▶ **POSTPONE the concept plan until the July 9, 2020 Planning Commission meeting as requested by the applicant.**

The applicant has requested the postponement in order to allow time to complete the required Transportation Impact Analysis (TIA) and address comments by Planning and the Knoxville Department of Engineering staff.

COMMENTS:

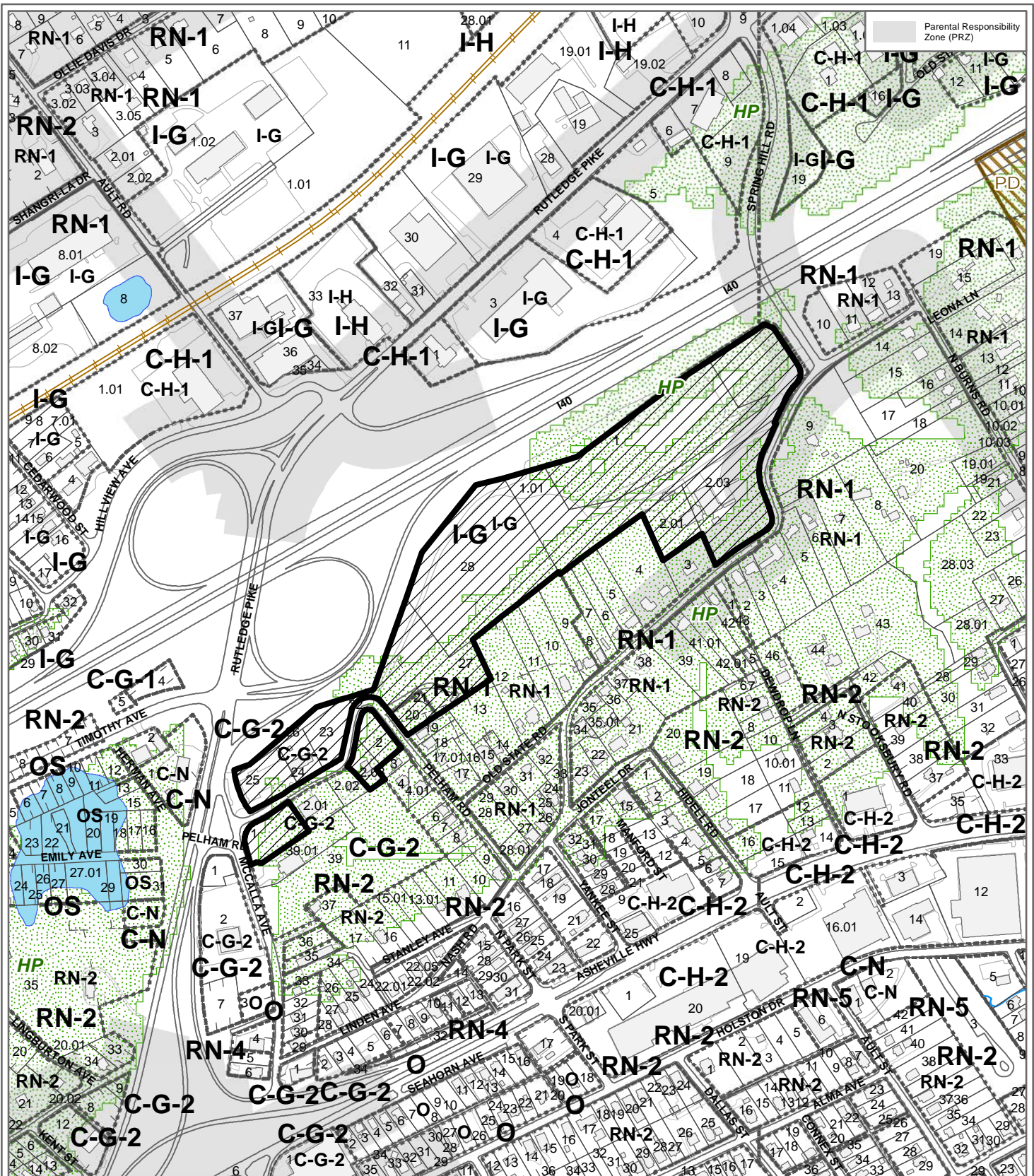
The applicant has submitted a concept plan for a proposed nonresidential subdivision located on the south side I-40 and on the east side of the I-40 / Rutledge Pike interchange. The proposed subdivision includes a new public street that will provide a connection between Spring Hill Road on the east and Rutledge Pike on the west. As designed, the new street will become an extension of Spring Hill Road, The new street will act as a collector street since it will provide a connection between two sections of Rutledge Pike, a major arterial street.

The proposed subdivision will also include the resubdivision of approximately 19 acres of land that is zoned I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential Neighborhood).

ESTIMATED TRAFFIC IMPACT: Not required.

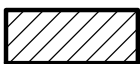
ESTIMATED STUDENT YIELD: Not applicable.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**5-SB-20-C
CONCEPT PLAN**

Subdivision: Rock Pointe Development, LLC



Approval of Concept Plan

Original Print Date: 4/6/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 70
 Jurisdiction: City





Request to Postpone • Table • Withdraw

Name of Applicant: Rock Pointe Development, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-SB-20-C

Date Scheduled for Planning Review: May 14, 2020

Date Request Filed: May 4, 2020 Request Accepted by: Sherry Michienzi

REQUEST

Postpone

Please postpone the above application(s) until:

July 9, 2020

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Completed TIA Required

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

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

Signature: Chris Burkhart

PLEASE PRINT

Name: Chris Burkhart

Address: 900 South Gay Street, Suite 1900

City: Knoxville State: TN Zip: 37902

Telephone: 865.329.3232

E-mail: chrisb@shoresouth.com

PLEASE NOTE

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

POSTPONEMENTS

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

TABLINGS

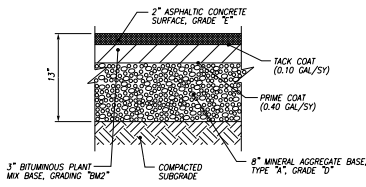
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

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

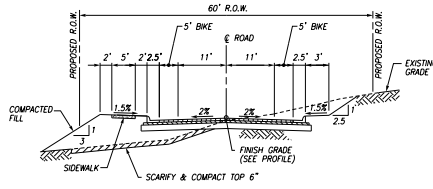
Any new item withdrawn may be eligible for a fee refund according to the following:

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

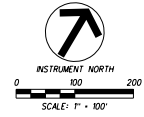


NOTES:
 1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

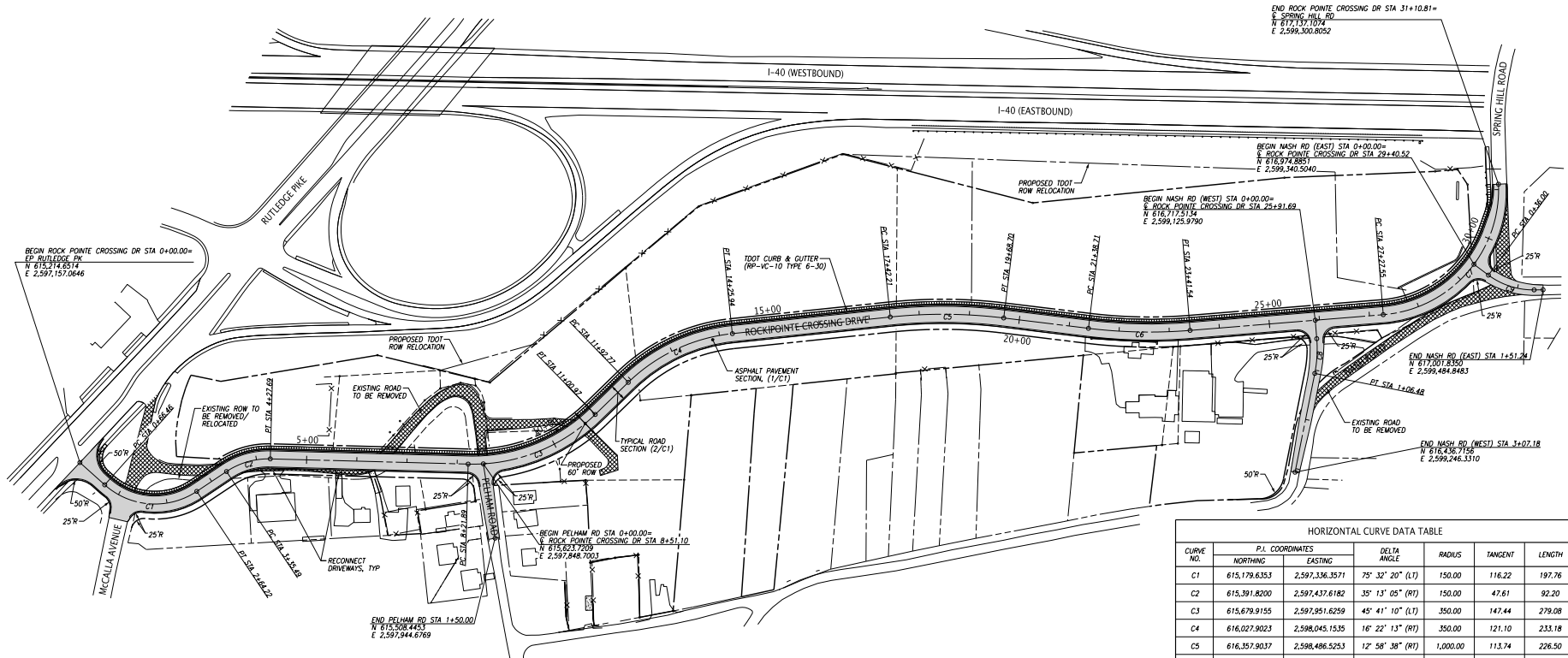
1 ASPHALT PAVEMENT SECTION
 C1 NTS



2 TYPICAL ROAD SECTION
 C1 NTS



- NOTES:
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKY MOUNTAIN LAND SURVEYING, INC. DATED 03/29/11 & AVAILABLE KGIS MAPS.
 - UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
 - THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 - TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - PROPERTY CONCERNED REFLECTS PARCELS 020M001, 071A023, 071A024, 071A025, 071A026, 071A027, 071A028, 071A029, 071A030, 071A031 & 071A032 AS SHOWN IN KNOX COUNTY CLI MAP 105. ZONING FOR THE PROPERTIES IS C-4, R-1A & I-3. CITY BLOCK NO. 13122, 31050 & 31060. WARD NO. 3. TOTAL AREA = 19.14 AC. TOTAL DISTURBED AREA = 3.368 AC. OWNER: ROCK POINTE DEVELOPMENT, LLC. 900 S GAY STREET, SUITE 1900 KNOXVILLE, TN 37902
 - PROPOSED IMPROVEMENTS INCLUDE 22' WIDE ROAD WITH CURB & GUTTER, SIDEWALK AND TWO, 5' WIDE BIKE LANES.



CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	615,179.6353	2,597,336.3571	75° 32' 20" (L)	150.00	116.22	197.76
C2	615,391.8200	2,597,437.6182	35° 13' 05" (R)	150.00	47.61	92.20
C3	615,679.9155	2,597,951.6259	45° 41' 10" (L)	350.00	147.44	279.08
C4	616,027.9023	2,598,045.1535	16° 22' 13" (R)	350.00	121.10	233.18
C5	616,357.9037	2,598,486.5253	12° 58' 38" (R)	1,000.00	113.74	226.50
C6	616,513.5175	2,598,839.2303	11° 37' 17" (L)	1,000.00	101.76	202.83
C7	616,935.0207	2,599,432.8447	87° 50' 08" (L)	250.00	240.73	383.25
C8	616,658.8896	2,599,167.6846	15° 56' 06" (R)	250.00	34.99	69.53
C9	616,966.2074	2,599,426.5050	37° 10' 20" (L)	250.00	50.44	97.32

5-SB-20-C
 3/23/2020

FULGHUM
MACINDOE
 ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6418
 www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

ROCK POINTE CROSSING
 MCCAIIA AVE
 KNOXVILLE, TENNESSEE 37914

ROCK POINTE DEVELOPMENT, LLC
 900 SOUTH GAY STREET, SUITE 1900
 KNOXVILLE, TN 37902
 CONTACT: CHRIS BURKHART
 TELEPHONE NO.: 865.329.3232
 EMAIL: CHRISB@SHORESOUTH.COM

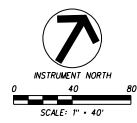
CONCEPT PLAN

PROJECT NO.	398.007
DATE	03/19/20
SCALE	1" = 100'

DESIGNED BY	CHK	DATE	
DRAWN BY	HNU	REVISION/ISSUE	
CHECKED BY	MEF	NO.	
ISSUED FOR CONCEPT PLAN			

FOR RECORD: 5-SB-20-C (MDS) (MDS) 1808031051.dwg
 Plot Date: 3/23/2020

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CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESOUTH.COM

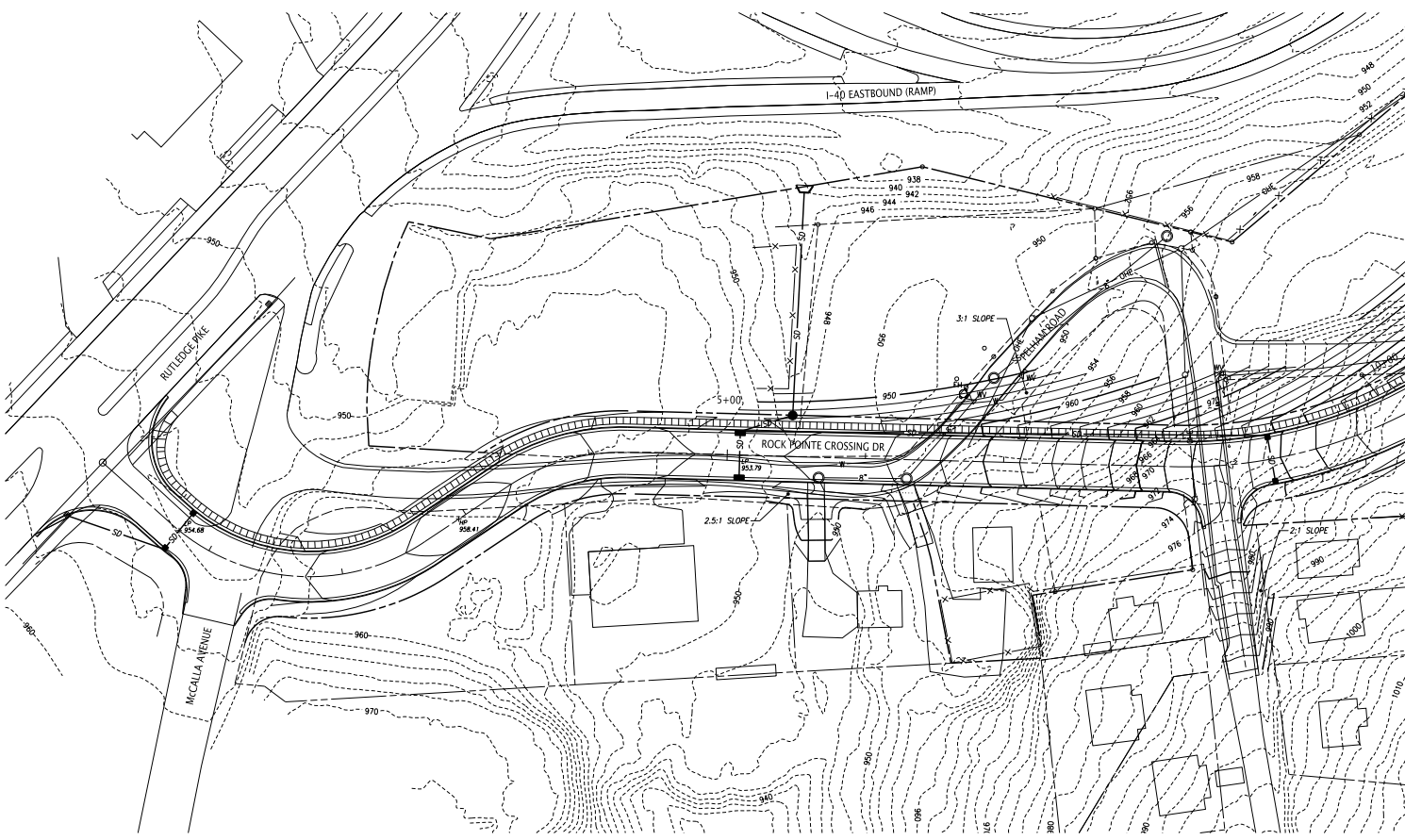
CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	CHK	APPR. BY	DATE
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**5-SB-20-C
3/23/2020**

LEGEND:

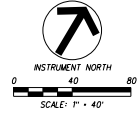
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---	EXISTING CONTOUR
- - -	PROPOSED CONTOUR
1007.9 [±]	PROPOSED SPOT SHOT
(1/1/2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL



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Plot Date: 3/19/2020

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Project: 398.007
Date: 03/19/20
Scale: 1"=40'
Sheet: C2



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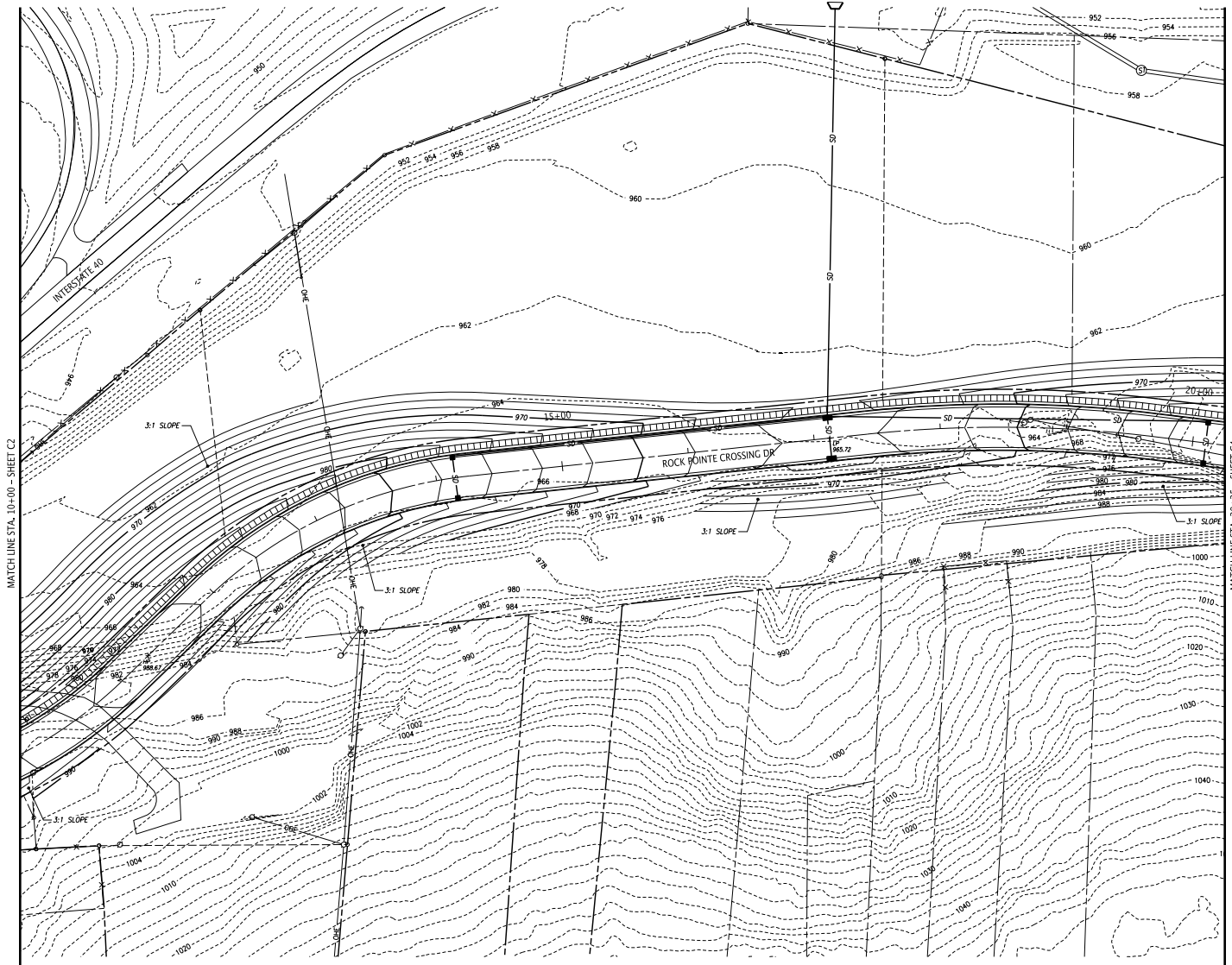
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CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
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	MCJ		
	HNJ	03/19/20	

Project	398.007	Sheet	C3
Date	03/19/20		
Scale	1"=40'		



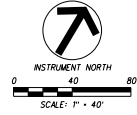
5-SB-20-C
3/23/2020

LEGEND:

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----- 1012 -----	PROPOSED CONTOUR
1007.9 [±]	PROPOSED SPOT SHOT
(1/1/2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

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Plot Date: 3/19/2020

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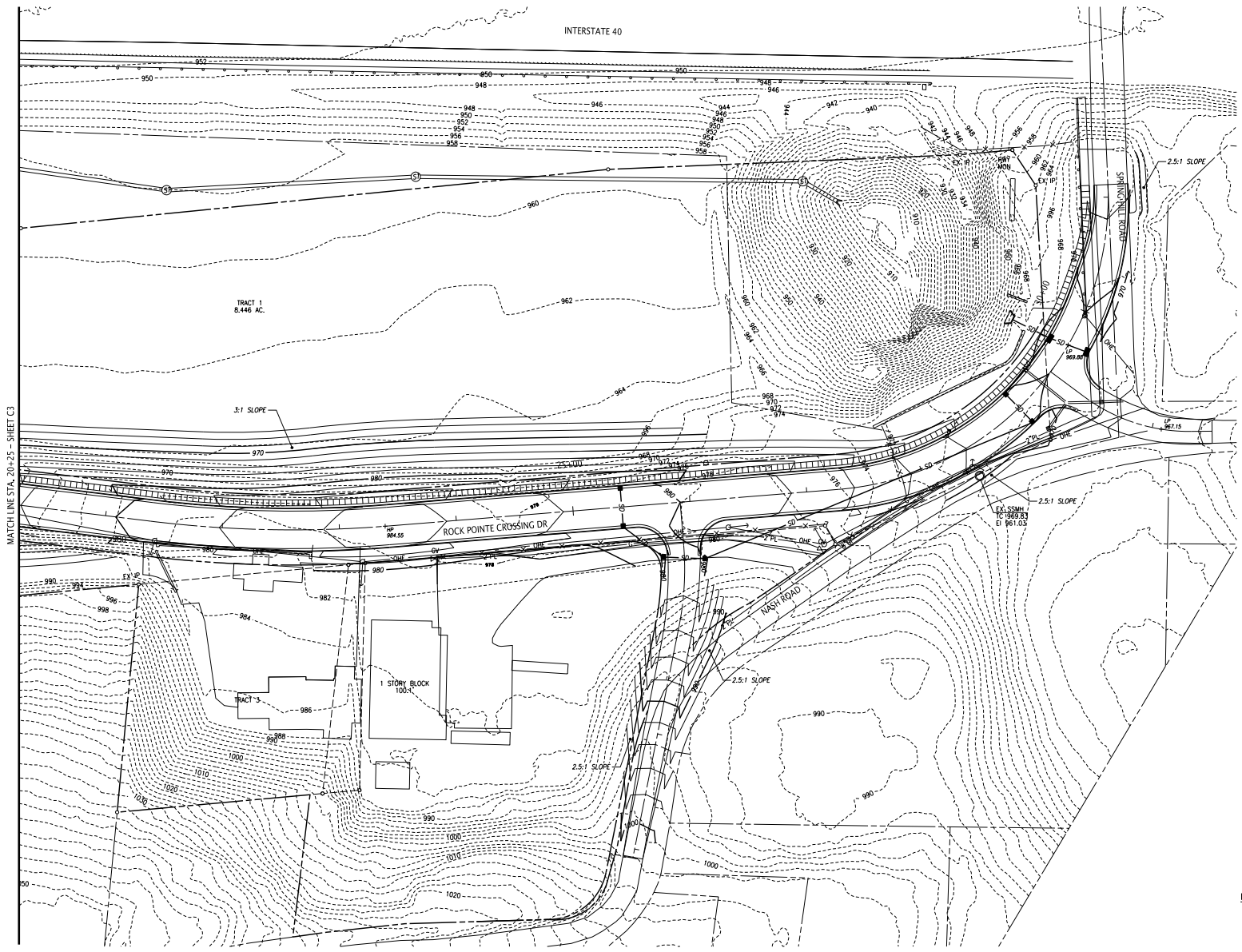
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CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
	CHK		
	APP		
	DESIGNED BY		
	DRAWN BY		
	ISSUED FOR CONCEPT PLAN	03/19/20	Date
	NO.		

Project	398.007	Sheet	C4
Date	03/19/20		
Scale	1"=40'		



5-SB-20-C
3/23/2020

LEGEND:

—	PROPERTY LINE
- - - -	EXISTING CONTOUR
- · - · -	PROPOSED CONTOUR
1007.9 ⁺	PROPOSED SPOT SHOT
(1/1/2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

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 Plot Name: 3/19/2020

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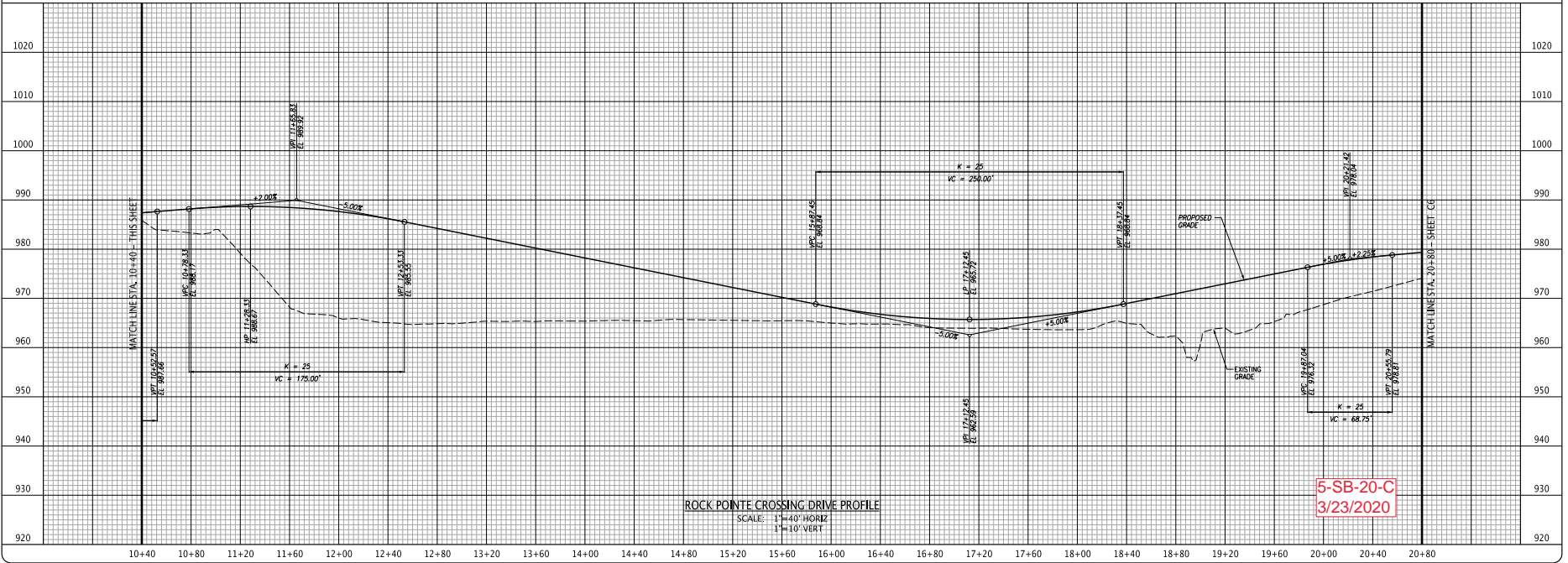
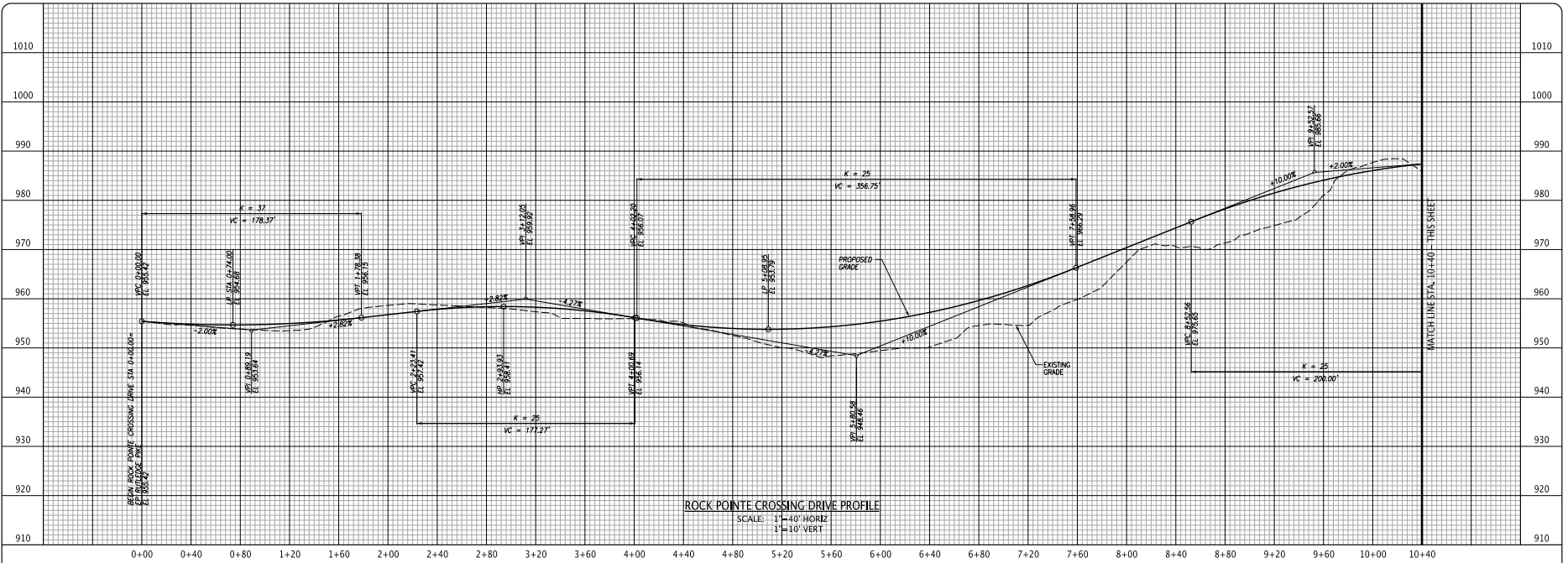
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ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE
398.007	DWG	03/19/20
Sheet	Revision/Issue	No.
C5		

Project: 398.007
Date: 03/19/20
Scale: AS SHOWN



5-SB-20-C
3/23/2020



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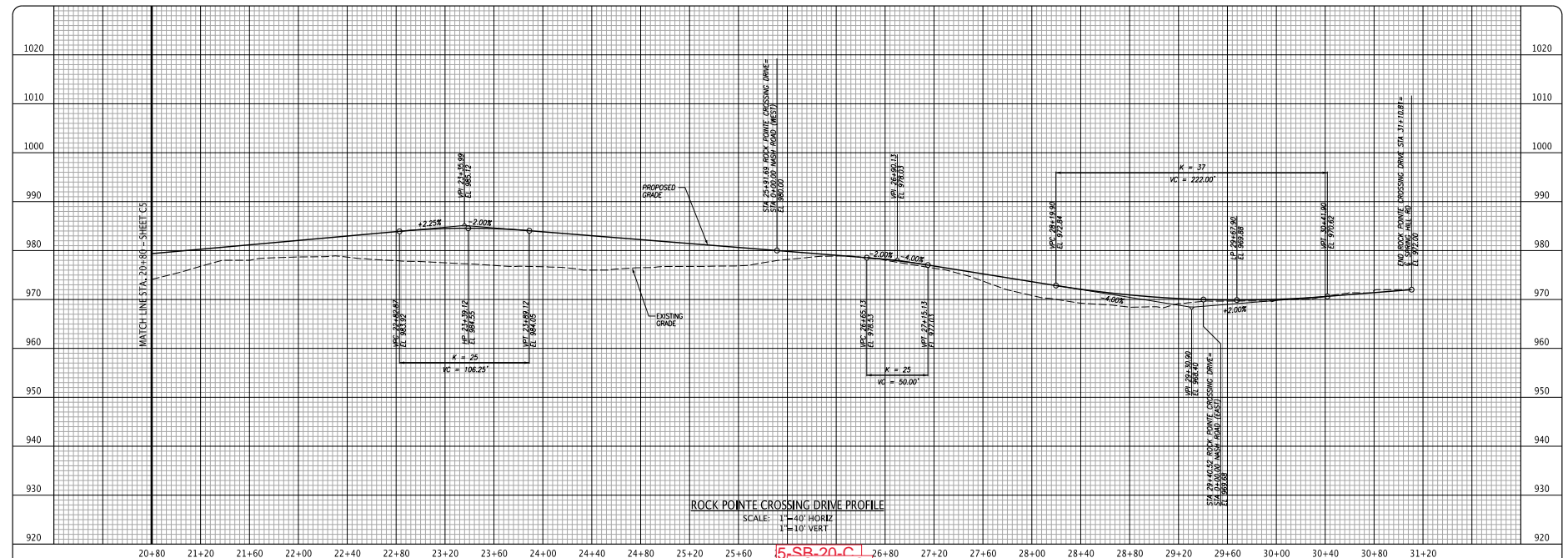
PRELIMINARY
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KNOXVILLE, TENNESSEE 37914

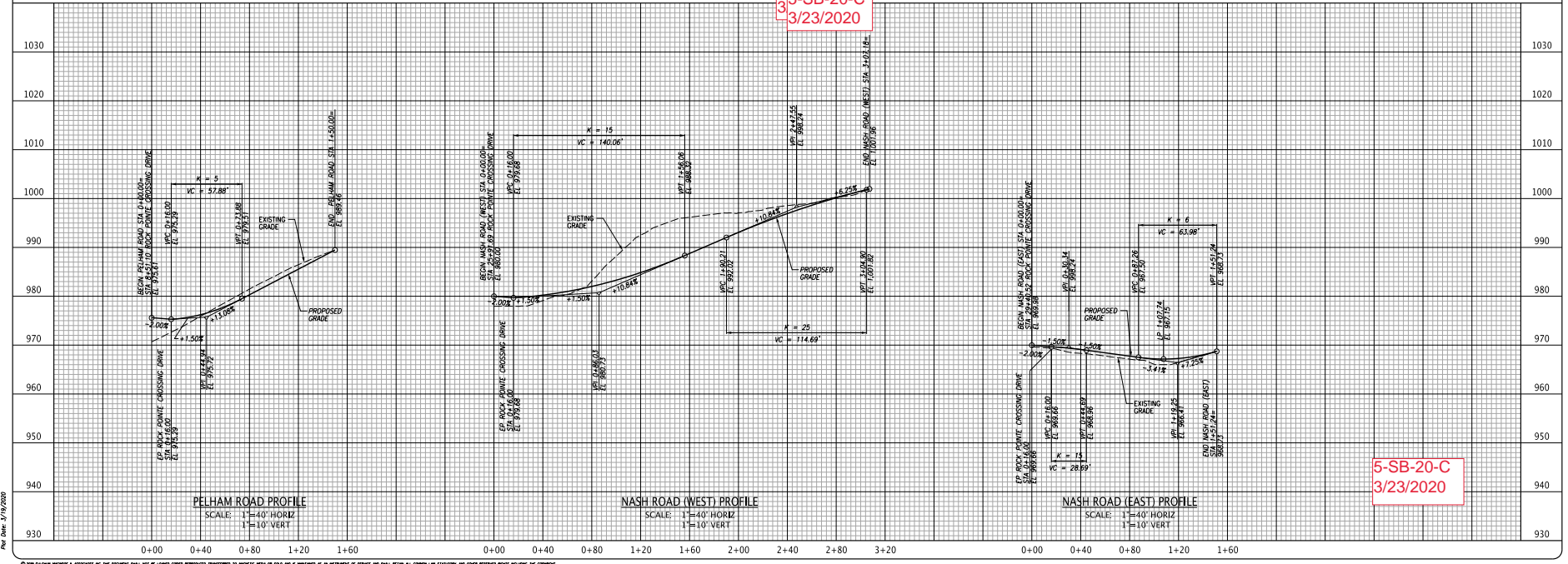
ROCK POINT DEVELOPMENT, LLC
900 SOUTH MAIN STREET, SUITE 1900
KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRIS@SHORE SOUTH.COM

ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	NO.
398.007	CHG	03/19/20	
Scale	AS SHOWN	Sheet	C6
Revision/Issue			

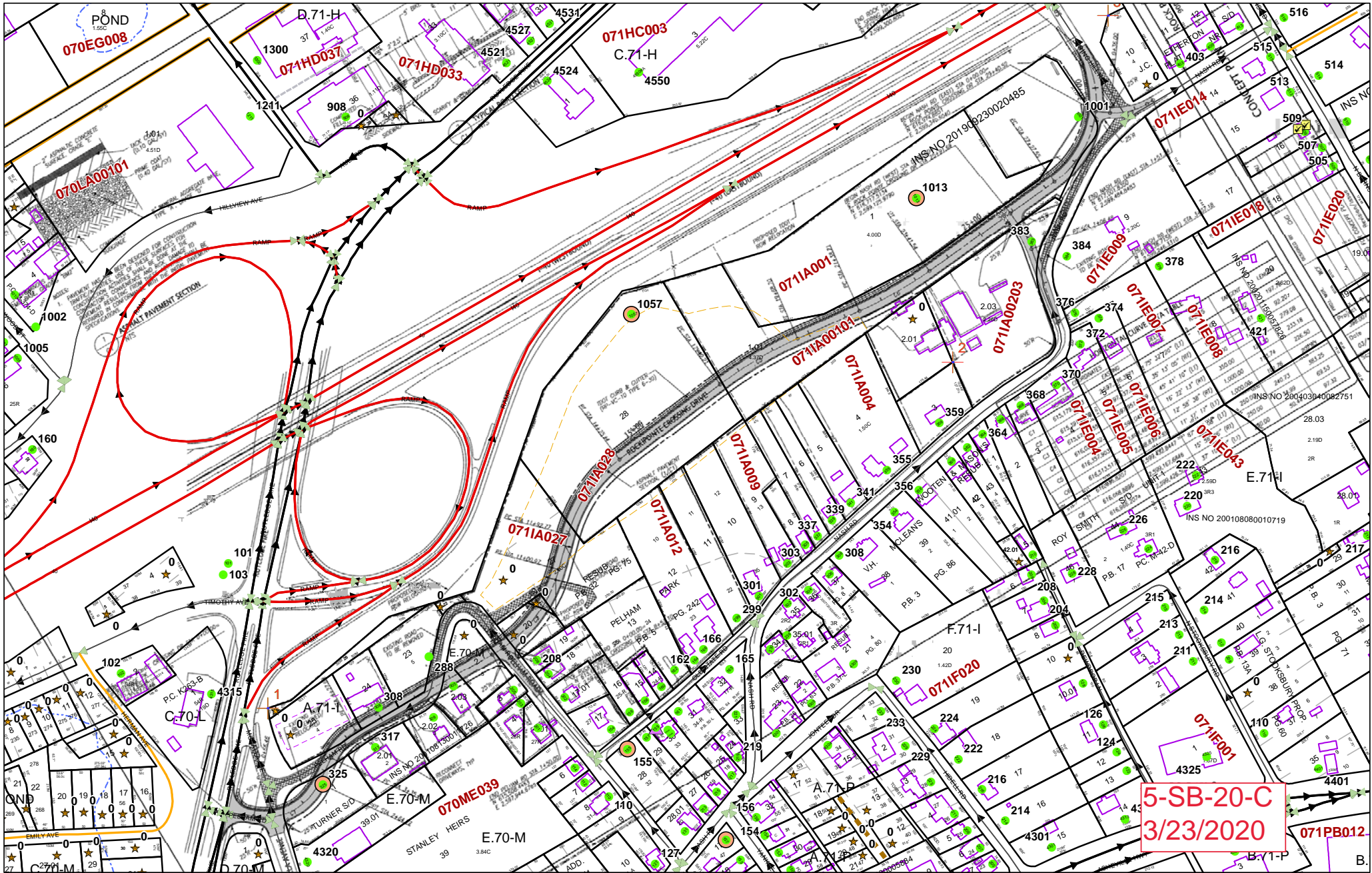


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3/23/2020



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5-SB-20-C
3/23/2020



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mr. Chris Burkhart	Rock Pointe Development, LLC
Applicant Name	Affiliation
<i>B-23-20</i>	
	May 14th, 2020
Date Filed	Meeting Date (if applicable)
	<i>5-SB-20-C</i>
	File Numbers(s)

CORRESPONDENCE

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

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

Christopher Gollhofer, P.E.	Fulghum MacIndoe & Associates, Inc.
Name	Company
10330 Hardin Valley Road, Suit 201	Knoxville TN 37932
Address	City State Zip
865-690-6419	Gollhofer@fulghummacindoe.com
Phone	Email

CURRENT PROPERTY INFO

Rock Pointe Development, LLC	900 S. Gay Street, Suite 1900 Knoxville, TN 37902	865-329-3232
Owner Name (if different)	Owner Address	Owner Phone
N/A	070ME001, 070ME00203, 071 ^I KA020-21,23-25,27-28	<i>See attached sheet</i>
Property Address	Parcel ID	
Property bounded by 1-40, Nash Road, Spring Hill Road & Rutledge Pike		<i>~19</i> acres
General Location		Tract Size
<i>City Council 6</i>	<i>C-G-2, RN-1</i>	I-G, HP: General Industrial & Hilltop Protection
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
East City	<i>MU-SD/EC-2, MDR, LDR</i>	LI - Light Industrial
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant <i>and Existing Businesses</i>	No	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____
<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name: <u>Rock Pointe Development, LLC</u> Unit / Phase Number: _____
	<input checked="" type="checkbox"/> Parcel Change
	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____
	<input checked="" type="checkbox"/> Other (specify): <u>Proposed Road Alignment</u> <u>New for Public Street</u>
<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)
	Proposed Density (units/acre) Previous Rezoning Requests
	<input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	FEE 1: \$ 500.00	TOTAL: \$ 500.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	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 3:	

AUTHORIZATION

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

Chris Burkhart Mr. Chris Burkhart 3-23-20
Applicant Signature Please Print Date

865-329-3232 chrisb@shoresouth.com
Phone Number Email

Thomas Brechko Thomas Brechko 3-23-2020
Staff Signature Please Print Date

C-G-2 070 ME 001 325 Pelham Rd East Rock Dev.
 C-G-2 070 ME 002 0 Pelham Rd. TN Land Invest Prop.
 C-G-2 070 ME 00203 305 Pelham Rd. Rock Pointe Dev.

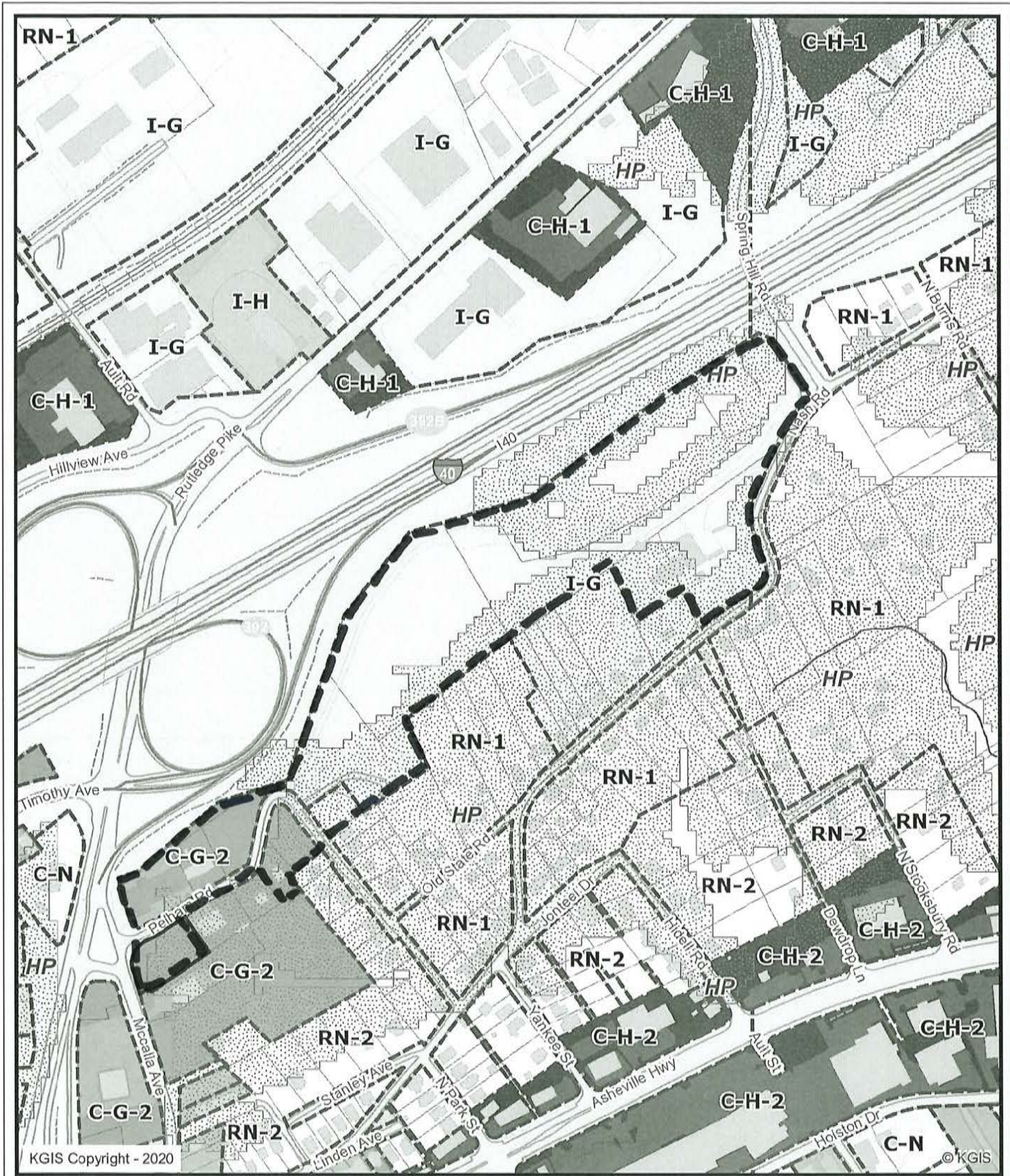
I-G 071 IA 001 1013 Spring Hill Rd MPV Knoxville
 I-G 071 IA 00101 1001 Spring Hill Rd 1-40 Construction Ser.
 I-G ? 071 IA 00201 0 Nash Rd 1-40 Const Ser.
 I-G 071 IA 00203 383 Nash Rd Rock Pointe Dev.

RN-1 071 IA 020 0 Pelham Rd TN Land Inv
 RN-1 071 IA 021 0 Pelham Rd Rock Pointe Dev
 C-G-2 071 IA 022 0 Pelham Rd Rock Pointe Dev.
 C-G-2 071 IA 023 288 Pelham Rd TN Land Inv.
 C-G-2 071 IA 024 308 Pelham Rd Rock Pointe Dev.
 C-G-2 071 IA 025 0 McCalla Ave Rock Pointe Dev.
 C-G-2 071 IA 026 0 McCalla Ave Rock Pointe Dev
 I-G 071 IA 027 0 Pelham Rd TN Land Inv.
 I-G 071 IA 028 1057 Spring Hill Rd 1-40 Const. Ser.

East Rock Development 900 S Gay St Ste 2300
 TN Land Investment Prop LLC 900 S Gay St Ste 2300
 Rock Pointe Development 900 S Gay St Ste 2300
 1900

1-40 Construction Services LLC 900 S Gay St. Ste 1900

MPV Knoxville LLC 2400 South Blvd #2400 Charlotte
 NC.

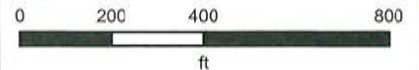


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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