



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-A-21-RZ

AGENDA ITEM #: 7

8-A-21-SP

AGENDA DATE: 8/12/2021

► **APPLICANT:** BENJAMIN C. MULLINS O/B/O DAVID EUBANKS

OWNER(S): David and Patricia Eubanks

TAX ID NUMBER: 118 H C 001, 002, 00301, 004, 118 066 & 118 I F 00201 [View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 1308 , 1304, 1232, 0 & 0 Lovell Road and 0 High Meadow Drive

► **LOCATION:** North of High Meadow Drive, east of Lovell Road, south of Bob Gray Road

► **TRACT INFORMATION:** 7.77 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft, within a right-of-way width of 100-ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek and Beaver Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection) / A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) & HP (Hillside Protection) / CA (General Business) / TO (Technology Overlay)

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

► **EXTENSION OF PLAN DESIGNATION/ZONING:** GC is not adjacent, CA(k)/TO is across the street

HISTORY OF ZONING REQUESTS: 11-F-04-RZ: A/TO and RA/TO to OB/TO

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant / O (Office) & HP (Hillside Protection) / A (Agriculture) & TO (Technology Overlay)

ZONING

South: Single family residential / O (Office) / OB (Office, Medical and Related Services) & TO (Technology Overlay)

East: Agriculture/forestry/vacant / LDR (Low Density Residential) & HP (Hillside Protection) / RB (General Residential)) & TO (Technology

Overlay)

West: Commercial, single family residential / MU-SD NWCO-4 (Mixed Use Special District: Saddlebrook) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection) / CA (General Business)) & TO (Technology Overlay) (k)

NEIGHBORHOOD CONTEXT: This area of Lovell Road is within a half-mile of the Pellissippi Parkway and is part of the Tennessee Technology Corridor area. It is a mix of single family and multi-family neighborhoods, and some office and commercial uses along the roadway.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30-days to the September 9, 2021 Planning Commission meeting, as requested by the applicant.**

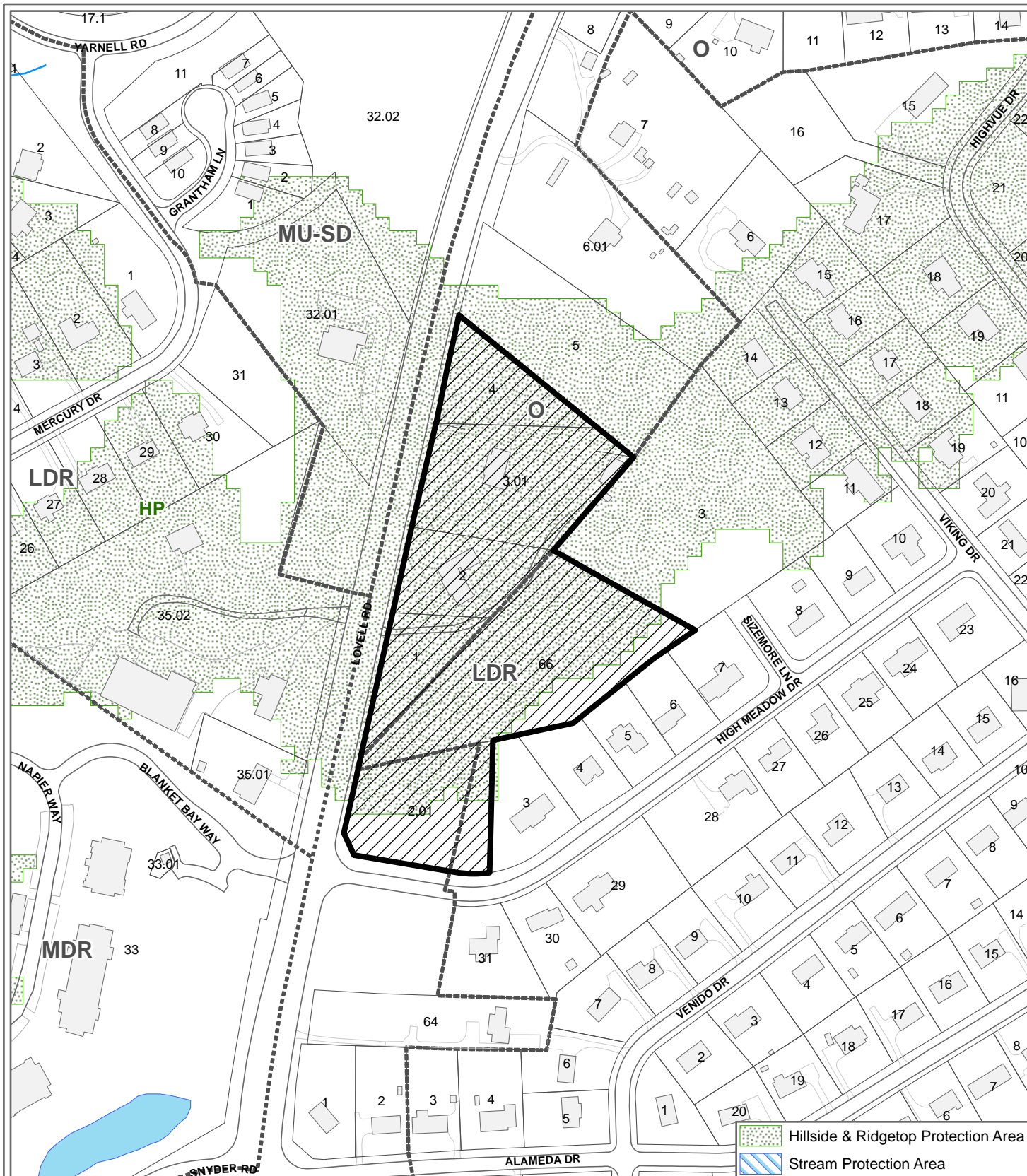
- ▶ **Postpone for 30-days to the September 9, 2021 Planning Commission meeting, as requested by the applicant.**

COMMENTS:

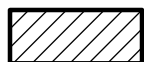
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 9/27/2021. 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-A-21-SP / 8-A-21-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**



From: O (Office) & HP (Hillside Protection), LDR (Low Density Residential) & HP (Hillside Protection)
To: GC (General Commercial) & HP (Hillside Protection)

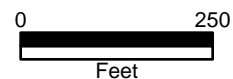
Original Print Date: 7/7/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Mullins O/B/O David Eubanks, Benjamin C.

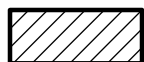
Map No: 118

Jurisdiction: County





8-A-21-RZ REZONING



From: A (Agricultural) / TO (Technology Overlay), OB (Office, Medical, and Related Services) / TO (Technology Overlay), RB (General Residential) / TO (Technology Overlay), RA (Low Density Residential) / TO (Technology Overlay)

To: CA (General Business) / TO (Technology Overlay)

Original Print Date: 7/7/2021

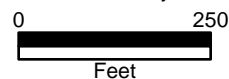
Revised:

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

Petitioner: Mullins O/B/O David Eubanks,
Benjamin C.

Map No: 118

Jurisdiction: County



#7

AP 30



Planning
KNOXVILLE | KNOX COUNTY

Request to Postpone • Table • Withdraw

Name of Applicant: Benjamin C. Mullins o/b/o David Eubanks

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 8-A-21-RZ; 8-A-21-SP

Date Scheduled for Planning Review: August 12, 2021

Date Request Filed: July 21, 2021

Request Accepted by: Sheri Nicklenzi

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

September 8, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

Pending TTCCA application.

Eligible for Fee Refund?

☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

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

Signature: _____

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.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 Friday 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

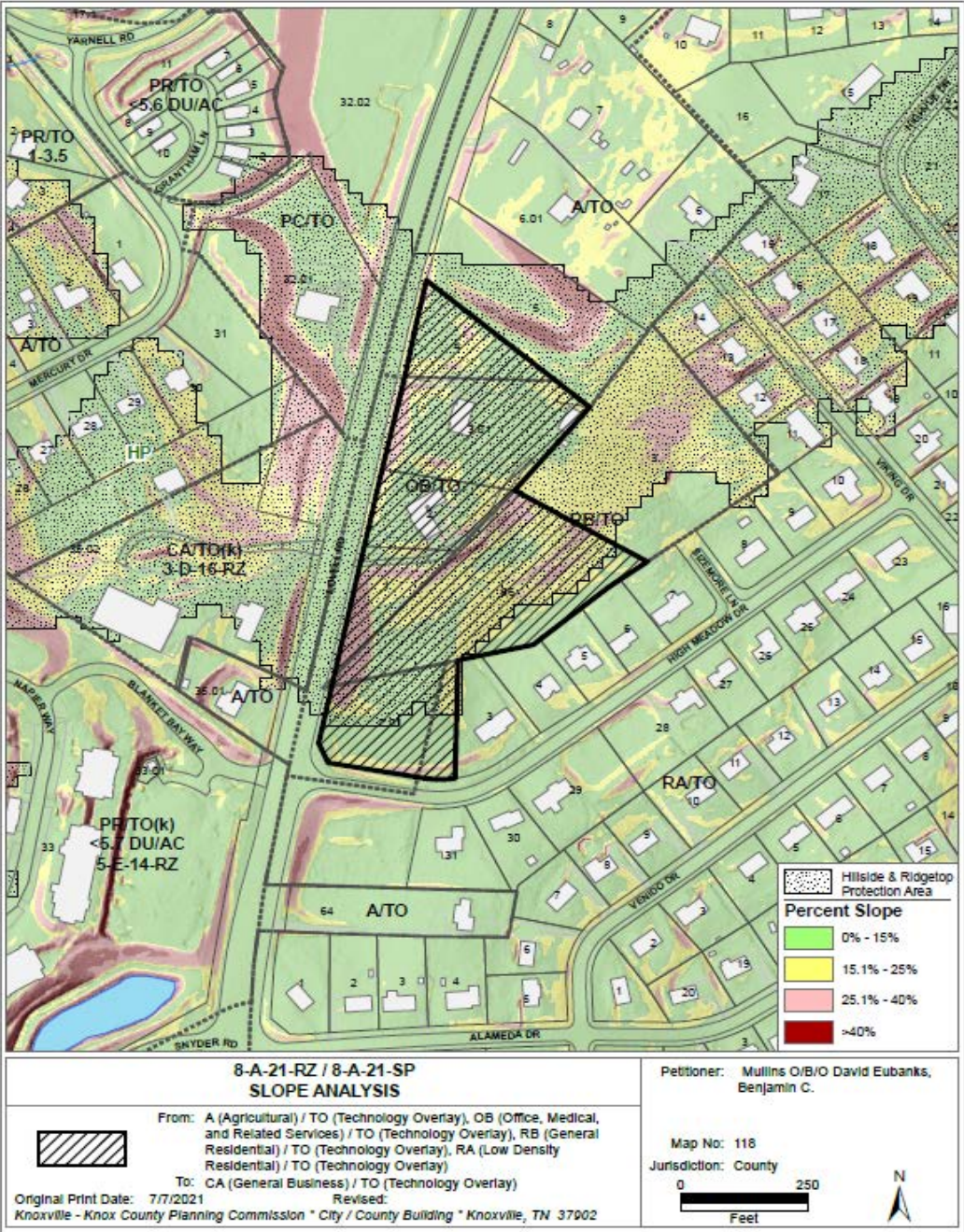
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

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.

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	1.1	100%	1.1
0-15% Slope	3.15	100%	3.2
15-25% Slope	2.09	50%	1.0
25-40% Slope	0.87	20%	0.2
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	6.14	Recommended disturbance budget within Hillside Protection Area (acres)	4.4
Total Acreage	7.24		5.5

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	1.1	5.00	5.5
0-15% Slope	3.15	5.00	15.8
15-25% Slope	2.09	2.00	4.2
25-40% Slope	0.87	0.50	0.4
Greater than 40% Slope	0.02	0.20	0.0
Ridgetops	0	3.00	0.0
Subtotal: Sloped Land	6.14		20.4
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	7.24	3.58	25.9
Proposed Density (Applicant)			





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Benjamin C. Mullins obo David Eubanks

Attorney/Applicant

Applicant Name

Affiliation

May 10, 2021
Date Filed

August 12, 2021

Meeting Date (if applicable)

File Number(s)

8-A-21-RZ
8-A-21-SP

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

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main St., Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

bmullins@fmsllp.com

Phone

Email

CURRENT PROPERTY INFO

David and Patrica Eubanks

1049 Bird RD Lenoir City, TN 37771

865-363-9323

Owner Name (if different)

Owner Address

Owner Phone

1308, 1304, 1232, 810 Lovell Rd
Multiple Parcels (see attached info sheet)
and 8 High Meadow Dr.
Property Address

118HC004, 118HC00301, 118HC002,
Multiple Parcels (see attached info sheet)
118HC001, 118D066 and 118IF00201
Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of High Meadow Dr., East of Lovell Rd, South of Bob Gray Rd

+/- 7.77 ac

General Location

Tract Size

6

A/TO, OB/TO, RB/TO
Multiple (see attached sheet)

Ag For Vac, MF, SFR
Multiple (see attached sheet)

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

O, LDR / HP
Multiple (see attached sheet)

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change CA/TO
Proposed Zoning☒ Plan Amendment Change GC

Proposed Plan Designation(s)

NA 11-F-0-RZ

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

STAFF USE ONLY**PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

0327 | 1777.00

Fee 2

0527 | 800.00

Fee 3

Total

\$2577.00

AUTHORIZATION

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

Applicant Signature

Benjamin C. Mullins obo David Eubanks

Please Print

Date

May 10, 2021

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

Staff Signature

Please Print

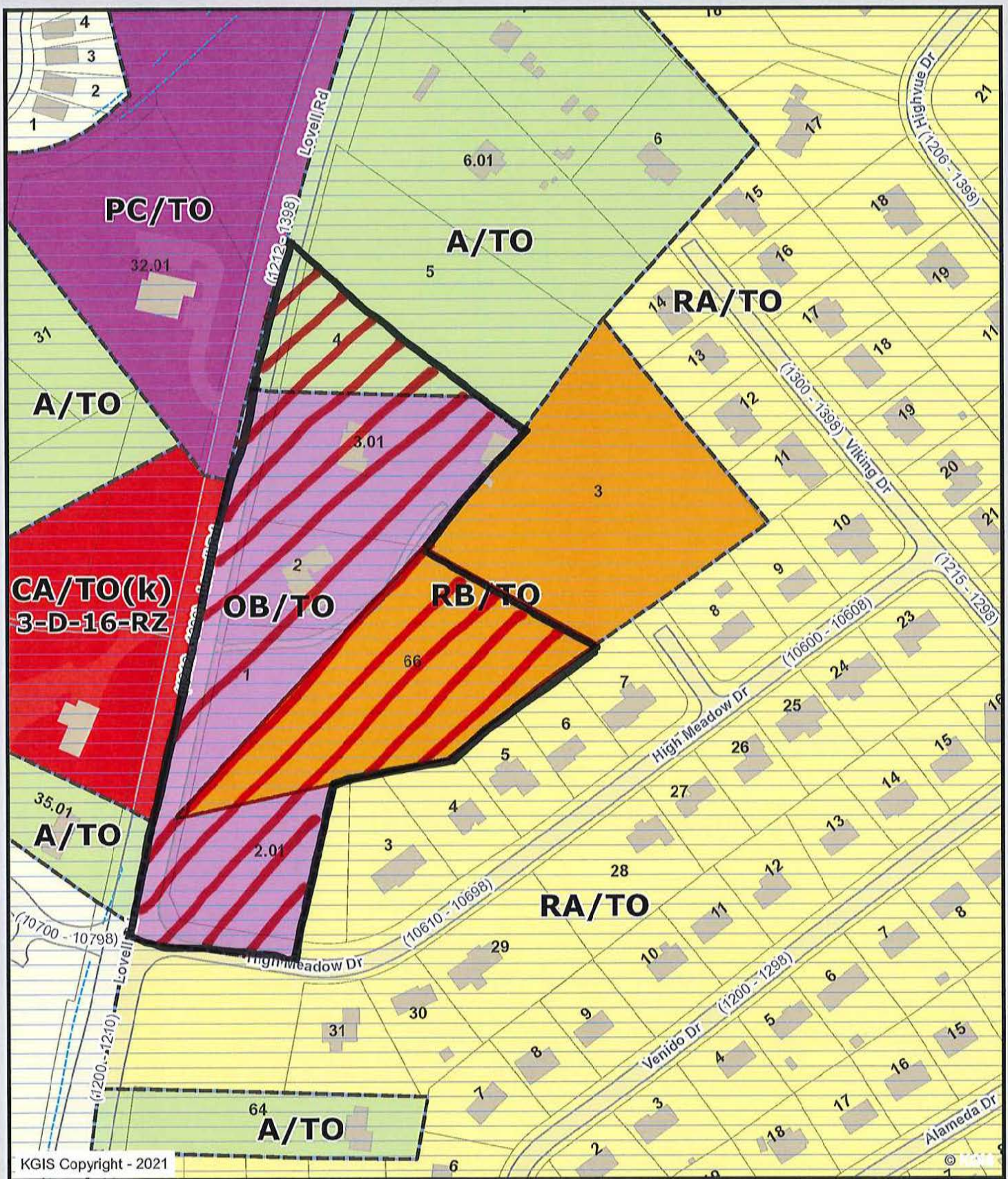
Date

Sherry W. Michienzi SHERRY MICHIENZI

5/10/21 am

BENJAMIN C. MULLINS OBO DAVID EUBANKS
CURRENT PROPERTY INFO – SUPPLEMENTAL SHEET

I.	1308 Lovell Rd	118HC004	+/- 0.7 ac
	Property Address	Parcel ID	Tract Size
	A/TO	O / HP	AgForVac
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
II.	1304 Lovell Rd	118HC00301	+/- 1.66 ac
	Property Address	Parcel ID	Tract Size
	OB/TO	O / HP	MF
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
III.	1232 Lovell Rd	118HC002	+/- 0.8 ac
	Property Address	Parcel ID	Tract Size
	OB/TO	O / HP	SFR
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
IV.	0 Lovell Rd	118HC001	+/- 0.6 ac
	Property Address	Parcel ID	Tract Size
	OB/TO	O / HP	AgForVac
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
V.	0 High Meadow Dr.	118IF00201	+/- 1.21 ac
	Property Address	Parcel ID	Tract Size
	OB/TO, RA/TO	O / HP, LDR / HP	AgForVac
	Zoning District	Sector Plan Land Use Classification	Existing Land Use
VI.	1308 Lovell Rd	118 066	+/- 2.8 ac
	Property Address	Parcel ID	Tract Size
	RB/TO	LDR O / HP	AgForVac
	Zoning District	Sector Plan Land Use Classification	Existing Land Use

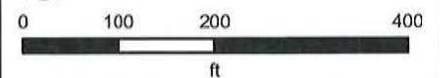


Eubanks Zoning

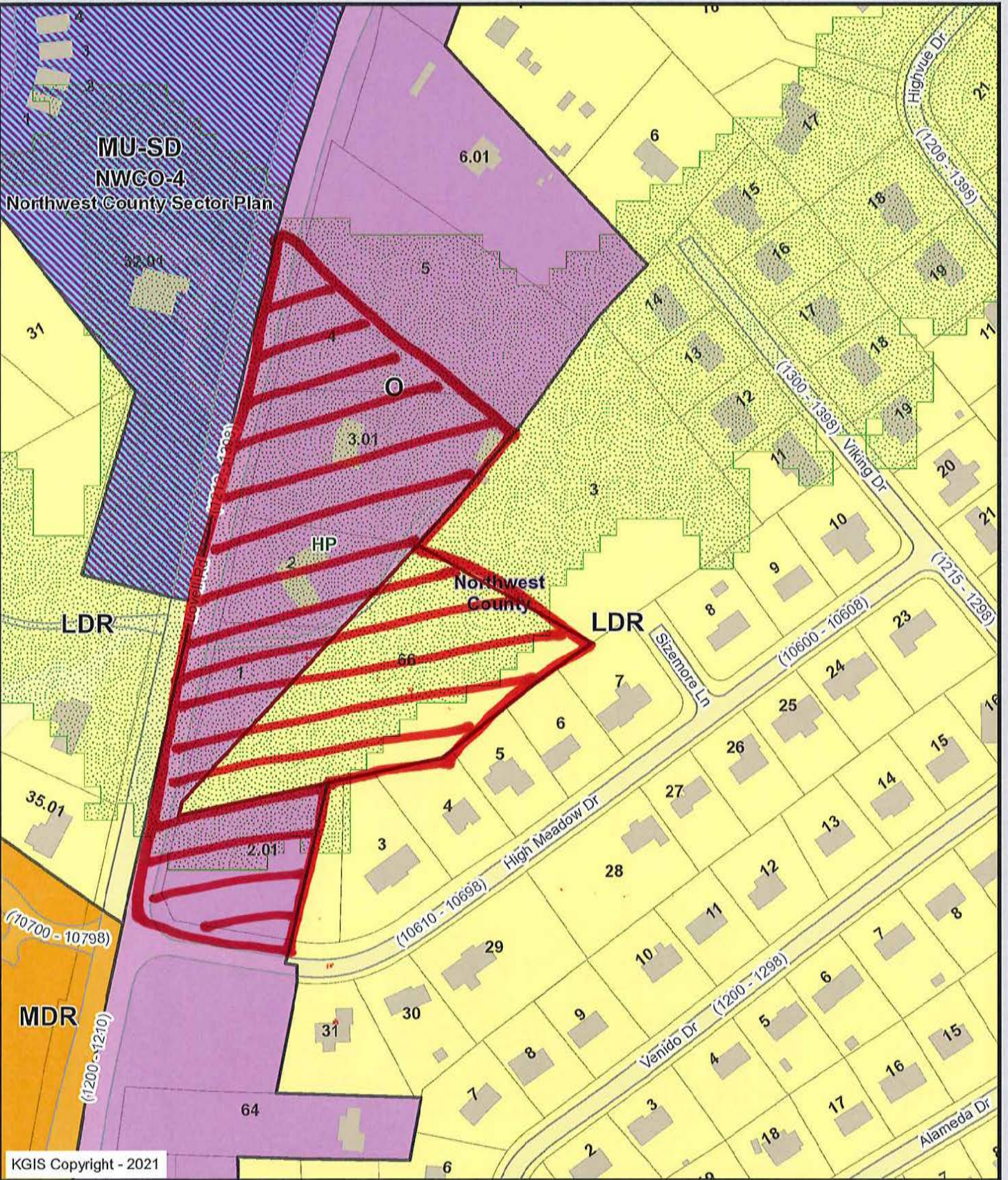
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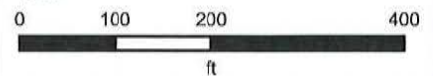


Eubanks
Sector Plan

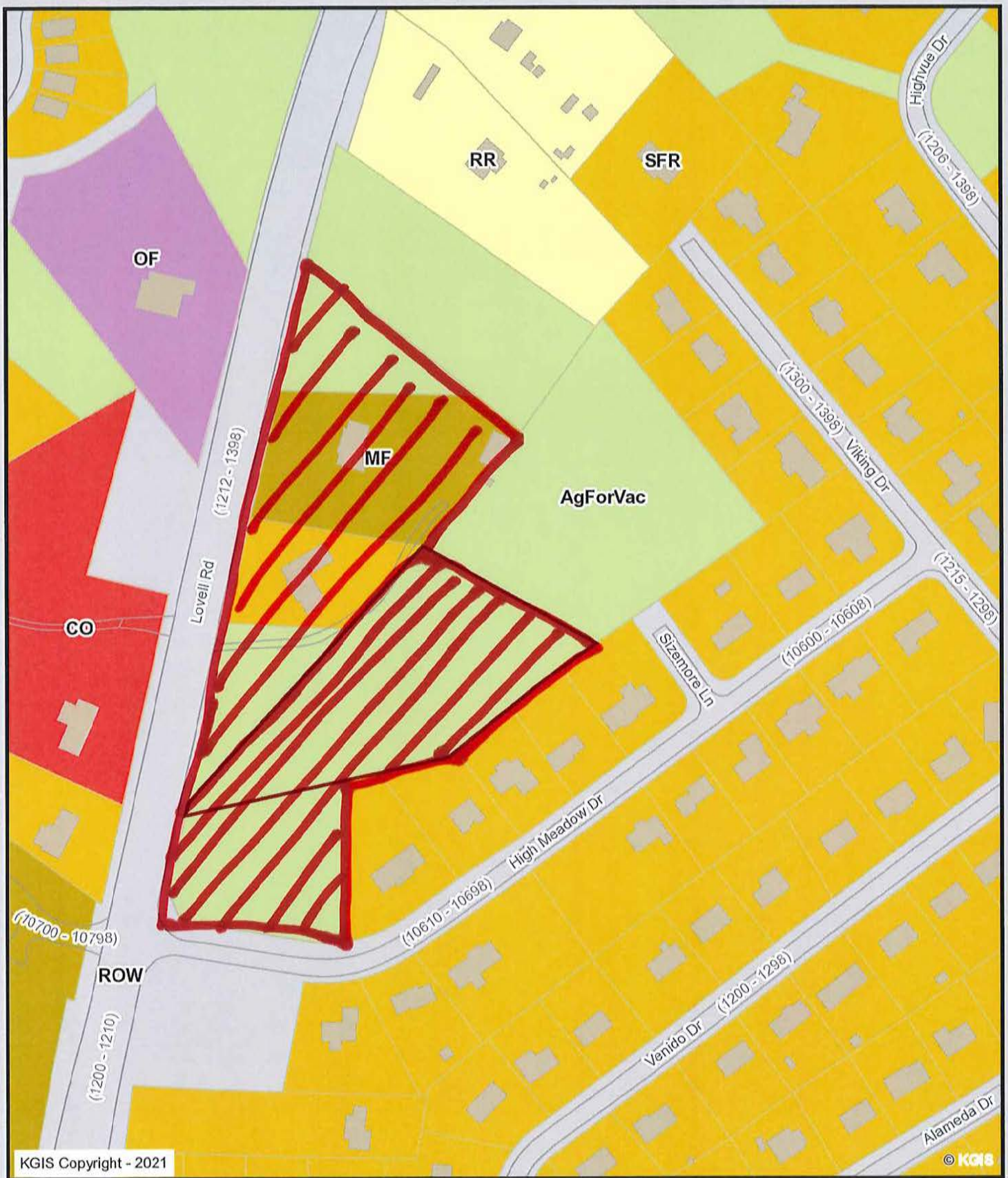
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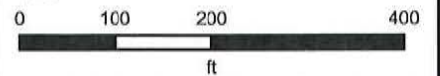
Eubanks

Existing Land Use

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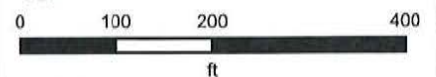


Eubanks
Current Aerial

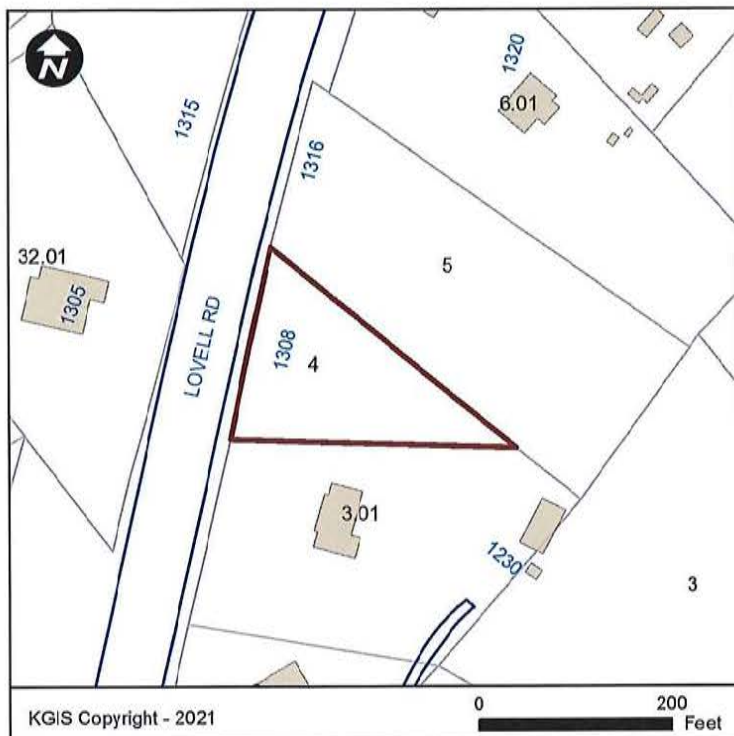
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Parcel 118HC004 - Property Map and Details Report**Property Information**

Parcel ID: 118HC004
 Location Address: 1308 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 4
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: NR
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: NR - NR
 Recorded Deed: 20201103 - 0036801
 Deed Type: Deed:Full Coven
 Deed Date: 11/3/2020

≈ 0.7ac

Address Information

Site Address: 1308 LOVELL RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name: house demo
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

EUBANKS DAVID L
 1308 LOVELL RD
 KNOXVILLE, TN 37932

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.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

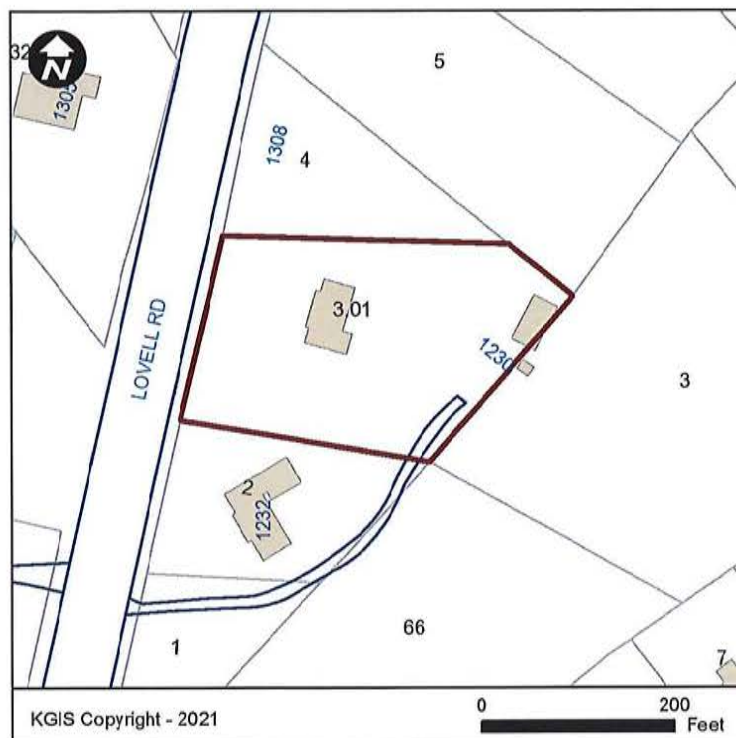
School Zones

Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT 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 118HC00301 - Property Map and Details Report**Property Information**

Parcel ID: 118HC00301
 Location Address: 1304 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 3.01
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: NR
 Rec. Acreage:
 Calc. Acreage: 1.66
 Recorded Plat: -
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

Address Information

Site Address: 1304 LOVELL RD
 KNOXVILLE - 37932
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

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Owner Information

EUBANKS L DAVID & PATRICIA J
 1049 BIRD RD
 LENOIR CITY, TN 37771

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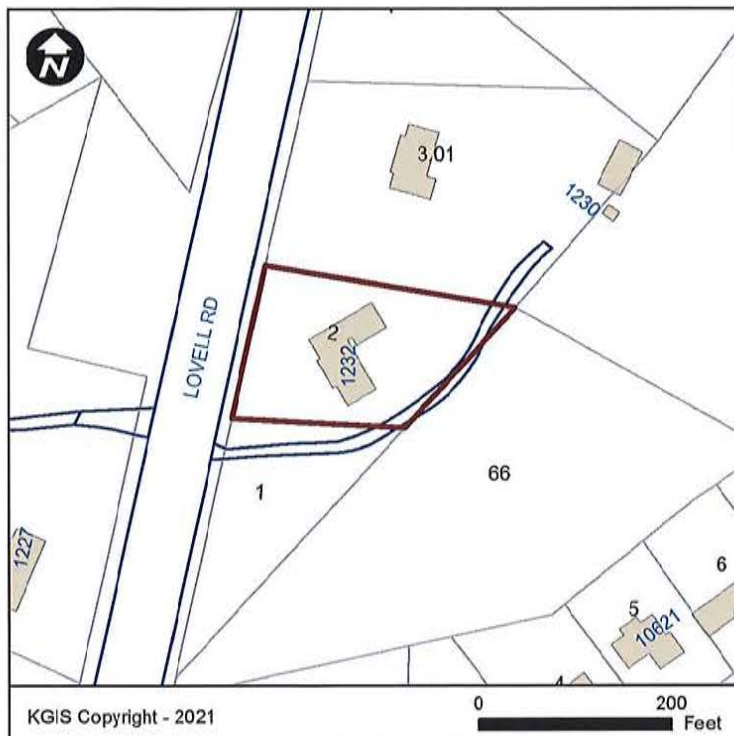
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Parcel 118HC002 - Property Map and Details Report**Property Information**

Parcel ID: 118HC002
 Location Address: 1232 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 2
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: NR - NR
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

~ 0.8

Address Information

Site Address: 1232 LOVELL RD
 KNOXVILLE - 37932
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
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 School Board: 6 Betsy Henderson

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Owner Information

EUBANKS LARRY DAVID & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771

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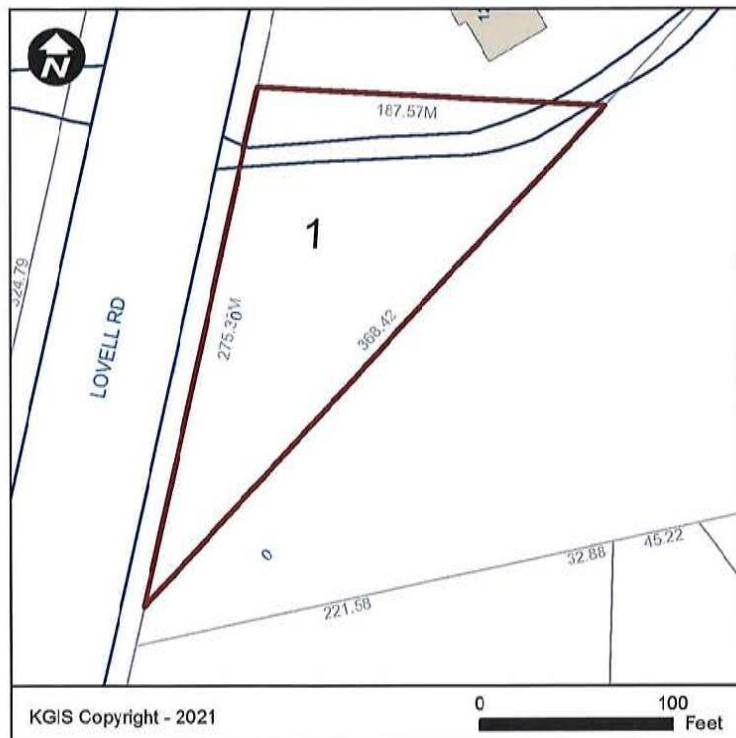
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Parcel 118HC001 - Property Map and Details Report**Property Information**

Parcel ID: 118HC001
 Location Address: 0 LOVELL RD
 CLT Map: 118
 Insert: H
 Group: C
 Condo Letter:
 Parcel: 1
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0 *0.6*
 Calc. Acreage: 0
 Recorded Plat: NR - NR
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

Address Information

Site Address: 0 LOVELL RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

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

Owner Information

EUBANKS LARRY DAVID & PATRICIA JEAN
 1049 BIRD RD
 LENOIR CITY, TN 37771

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.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

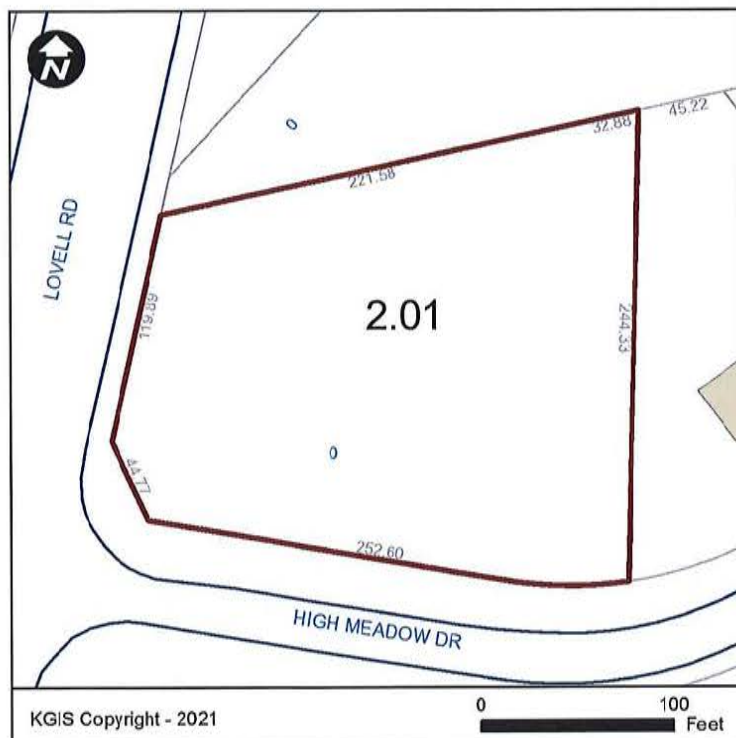
School Zones

Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT 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 118IF00201 - Property Map and Details Report**Property Information**

Parcel ID: 118IF00201
 Location Address: 0 HIGH MEADOW DR
 CLT Map: 118
 Insert: I
 Group: F
 Condo Letter:
 Parcel: 2.01
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: HIGH MEADOW S/D
 Rec. Acreage: 1.21
 Calc. Acreage:
 Recorded Plat: 20180921 - 0018987
 Recorded Deed: -
 Deed Type: :
 Deed Date:

Address Information

Site Address: 0 HIGH MEADOW DR
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name: HIGH MEADOW
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

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

Owner Information

EUBANKS L DAVID & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771

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.

Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County

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

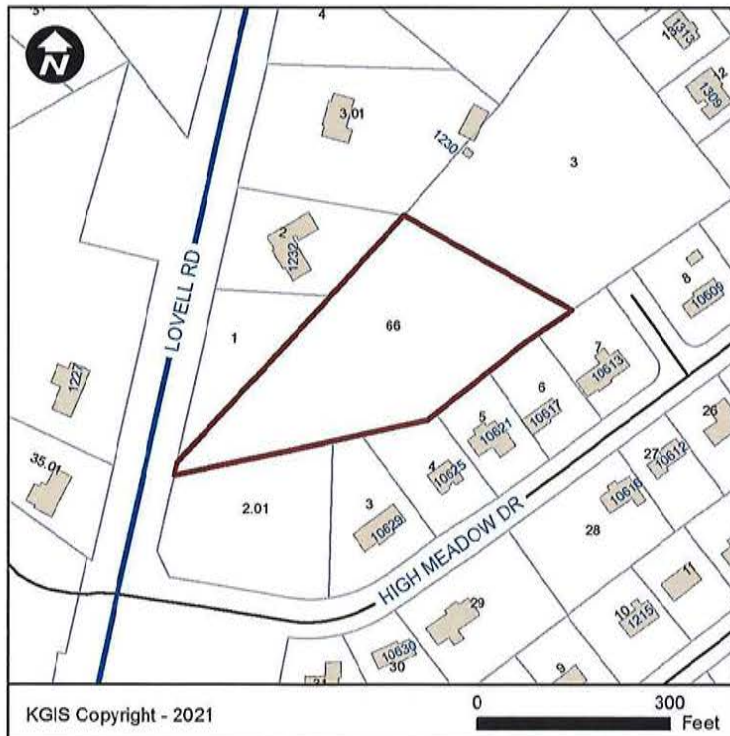
School Zones

Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT 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 118 066 - Property Map and Details Report**Property Information**

Parcel ID: 118 066
 Location Address: 0 LOVELL RD
 CLT Map: 118
 Insert:
 Group:
 Condo Letter:
 Parcel: 66
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision: J S GILBERT PT 21
 Rec. Acreage: 0
 Calc. Acreage: 2.80
 Recorded Plat: 50S - 8
 Recorded Deed: 20070129 - 0061055
 Deed Type: Deed:Special Wa
 Deed Date: 1/29/2007

Address Information

Site Address: 0 LOVELL RD
 KNOXVILLE - 37932
 Address Type: UNUSED LAND
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 70W
 Voting Location: Ball Camp Elementary School
 9801 MIDDLEBROOK PIKE
 TN State House: 89 Justin Lafferty
 TN State Senate: 7 Richard Briggs
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 6 Betsy Henderson

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

Owner Information

EUBANKS LARRY D & PATRICIA W
 1049 BIRD RD
 LENOIR CITY, TN 37771

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Knoxville-Knox Co. Planning Information

Census Tract: 59.04
 Planning Sector: Northwest County

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

School Zones

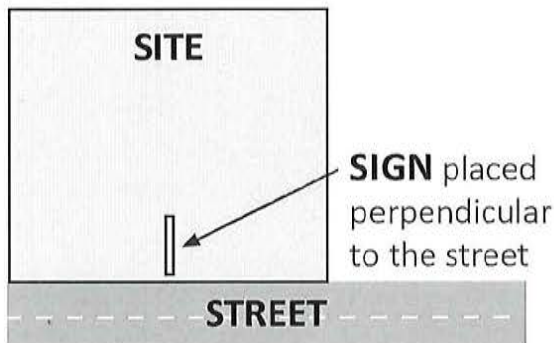
Elementary: FARRAGUT PRIMARY
 Intermediate: FARRAGUT INTERMEDIATE
 Middle: HARDIN VALLEY MIDDLE
 High: HARDIN VALLEY ACADEMY

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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

July 28th (Wed) and August 13th (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Benjamin Mullins

Date: 5-10-21

File Number: 8-A-21-RZ/8-A-21-SP

☐

Sign posted by Staff

☒

Sign posted by Applicant

