



PLAN AMENDMENT REPORT

► **FILE #:** 10-L-21-SP **AGENDA ITEM #:** 12
POSTPONEMENT(S): 10/14/2021 **AGENDA DATE:** 11/10/2021
► **APPLICANT:** HUBER PROPERTIES, LLC
OWNER(S): Schubert Family Limited Partnership

TAX ID NUMBER: 106 C A 02301, 00401, 004 & 001 [View map on KGIS](#)
JURISDICTION: Council District 3
STREET ADDRESS: 1817 & 0 Francis Road, 0 Old Amherst Road & Helmbolt Rd.
► **LOCATION:** East side of Helmbolt Road, west side of Francis Road, south of Amherst Road
► **APPX. SIZE OF TRACT:** 16.6 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN:
ACCESSIBILITY: Access is via Helmbolt Road, a minor arterial, with a pavement width of 20-ft within a right-of-way width of 60-ft. Access is also via Francis Road, a local street, with a pavement width of 19-ft within a right-of-way width of 40-ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Ten Mile Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) /
► **PROPOSED PLAN DESIGNATION:** MDR/O (Medium Density Residential/Office)
► **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential

EXTENSION OF PLAN DESIGNATION: No, MDR/O is not adjacent.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family residential, rural residential / LDR (Low Density Residential)
South: Single family residential / LDR (Low Density Residential)
East: Single family residential / LDR (Low Density Residential)
West: Single family residential / LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This area is a mix of single family residential with some larger vacant and rural residential lots remaining, adjacent to a railroad line. It is within the PRZ (Parental Responsibility Zone) for Bearden Middle School.

STAFF RECOMMENDATION:

- **Postpone the sector plan amendment for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 4055 (average daily vehicle trips)

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

ESTIMATED STUDENT YIELD: 45 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

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

If approved, this item will be forwarded to Knoxville City Council for action on 12/14/2021 and 1/11/2022. 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 #:** 10-R-21-RZ

AGENDA ITEM #: 12

10-I-21-PA

AGENDA DATE: 11/10/2021

POSTPONEMENT(S): 10/14/2021

► **APPLICANT:** HUBER PROPERTIES, LLC

OWNER(S): Schubert Family Limited Partnership

TAX ID NUMBER: 106 C A 02301, 00401, 004 & 001

[View map on KGIS](#)

JURISDICTION: Council District 3

STREET ADDRESS: 1817 & 0 Francis Road, 0 Old Amherst Road & 0 Helmbolt Road

► **LOCATION:** East side of Helmbolt Road, west side of Francis Road, south of Amherst Road

► **TRACT INFORMATION:** 16.6 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Helmbolt Road, a minor arterial, with a pavement width of 20-ft within a right-of-way width of 60-ft. Access is also via Francis Road, a local street, with a pavement width of 19-ft within a right-of-way width of 40-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / AG (Agricultural)

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office) / RN-5 (General Residential Neighborhood)

► **EXISTING LAND USE:** Agriculture/forestry/vacant, single family residential

► **EXTENSION OF PLAN DESIGNATION/ZONING:** No, MDR/O and RN-5 are not adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Single family residential, rural residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood)
South:	Single family residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood), AG (General Agricultural), RN-3 (Single-family residential neighborhood)
East:	Single family residential / LDR (Low Density Residential) / RN-1 (Single-family residential neighborhood), I (Industrial), AG (General Agricultural)

West: Single family residential / LDR (Low Density Residential) / RN-1
(Single-family residential neighborhood), AG (General Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of single family residential with some larger vacant and rural residential lots remaining, adjacent to a railroad line. It is within the PRZ (Parental Responsibility Zone) for Bearden Middle School.

STAFF RECOMMENDATION:

- ▶ **Postpone the one year plan amendment for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.**

- ▶ **Postpone the rezoning for 120 days to the March 10, 2022 Planning Commission meeting as requested by the applicant.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: 4055 (average daily vehicle trips)

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

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#12 PP 120



Request to Postpone • Table • Withdraw

Name of Applicant: Huber Properties, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-L-21-SP, 10-I-21-PA, 10-R-21-RZ

Date Scheduled for Planning Review: 11-10-21

Date Request Filed: 11-3-21 Request Accepted by: Amy Brooks

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

3-10-22

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

To meet with neighboring property owners again to discuss development.

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: [Signature]

Approved by: [Signature]

Date: _____

APPLICATION AUTHORIZATION

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

Signature: [Signature]

PLEASE PRINT

Name: John Huber

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: _____

E-mail: john@southernsignature.net

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 3:30p.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.



Request to Postpone • Table • Withdraw

Name of Applicant: Huber Properties, LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 10-R-21-22 / 10-I-21-PA / 10-L-21-SP

Date Scheduled for Planning Review: 10-14-21

Date Request Filed: 9-24-21 Request Accepted by: John Kupfer

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

Nov. 10, 2021 (30 day)

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

meetings

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: John Huber

PLEASE PRINT

Name: John Huber

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: _____

E-mail: john@southernsignature.net

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TABLINGS

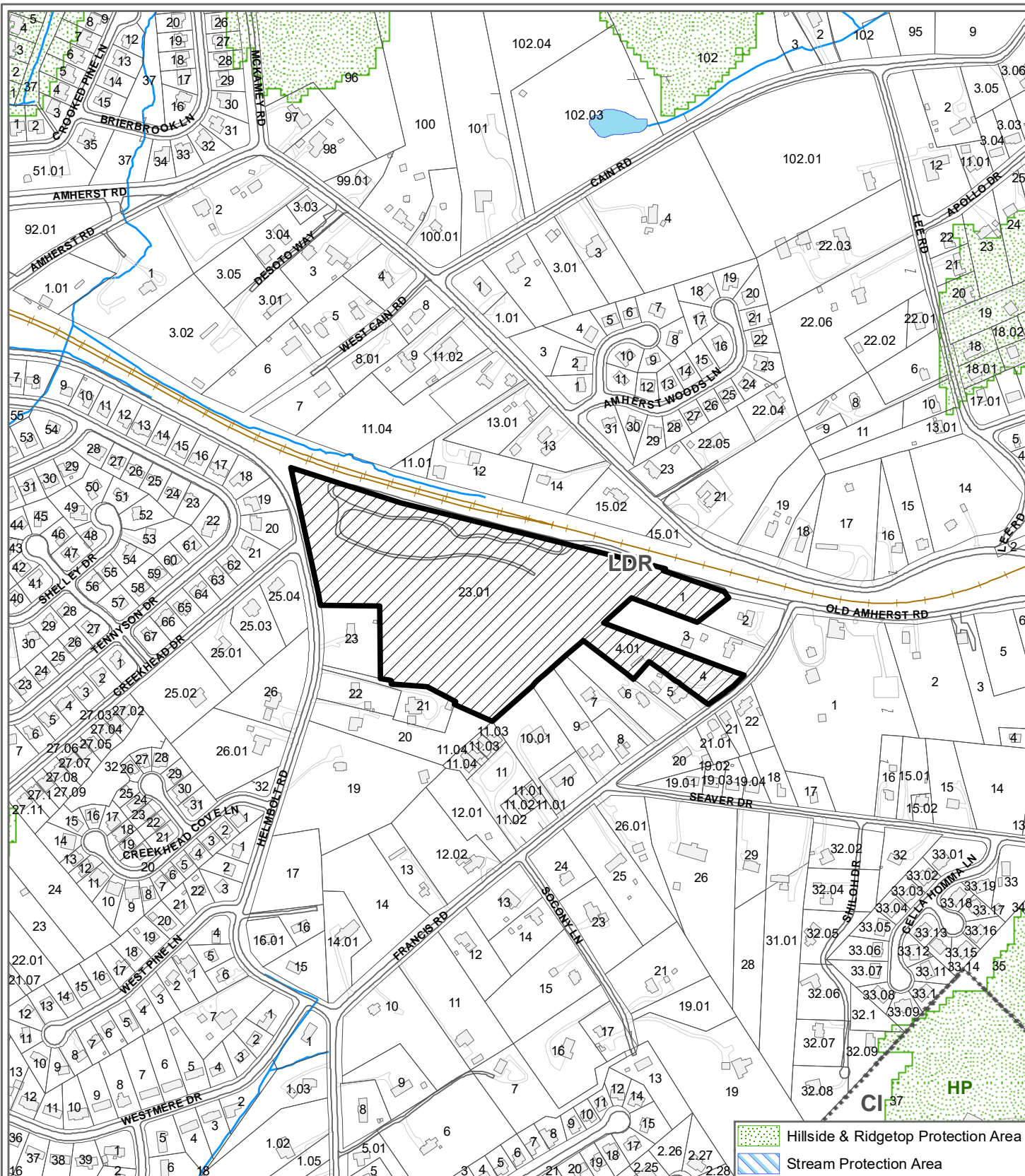
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10-L-21-SP **NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

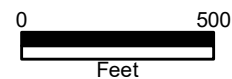
From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

Petitioner: Huber Properties, LLC

Map No: 106

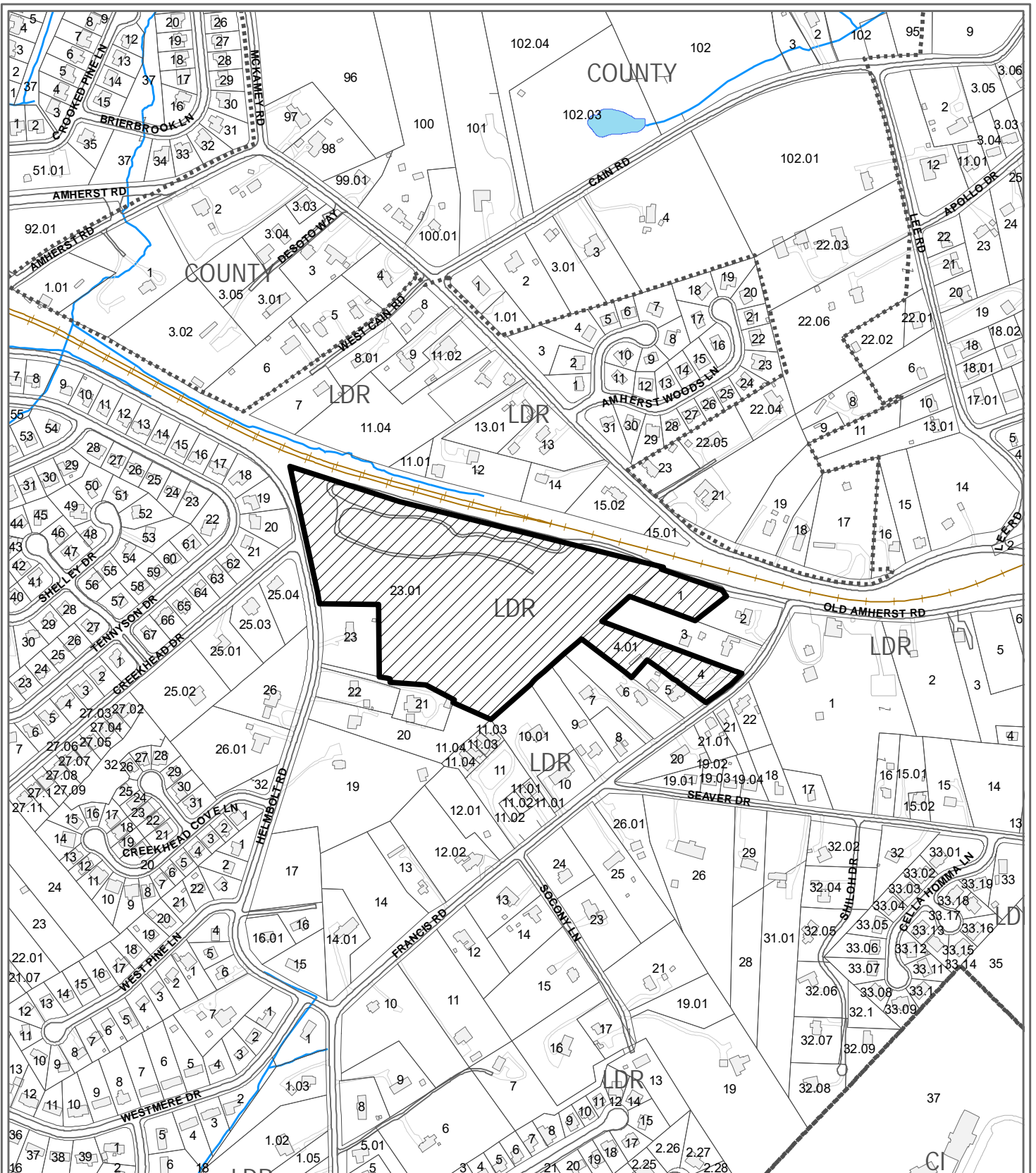
Jurisdiction: City



Original Print Date: 9/9/2021

Revised:

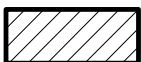
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**10-I-21-PA / 10-R-21-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MDR/O (Medium Density Residential/Office)

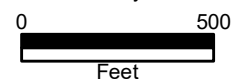


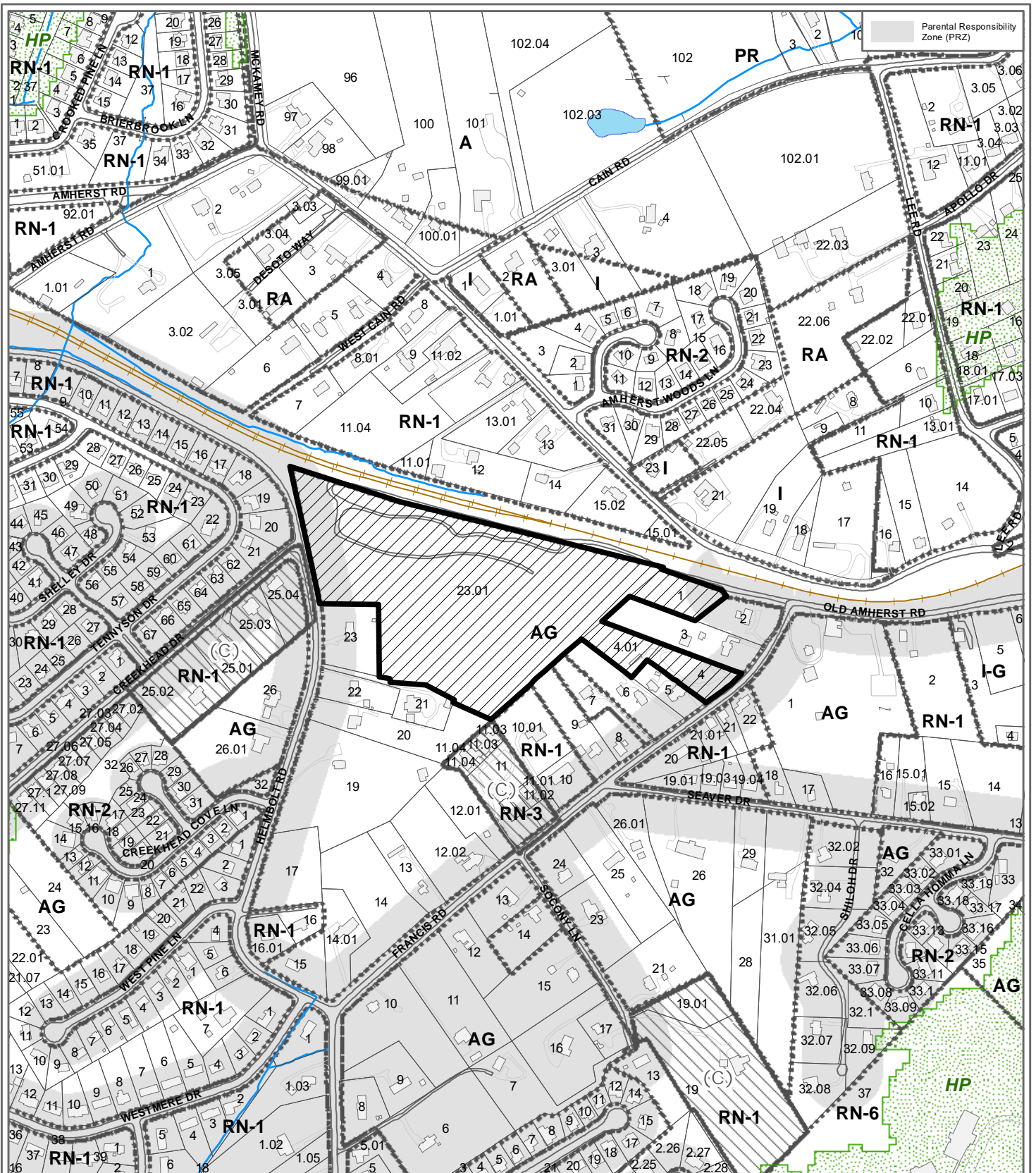
Original Print Date: 9/9/2021
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Huber Properties, LLC

Map No: 106

Jurisdiction: City





10-R-21-RZ REZONING

From: AG (Agricultural)

To: RN-5 (General Residential Neighborhood)

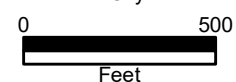


Original Print Date: 9/9/2021
 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Huber Properties, LLC

Map No: 106

Jurisdiction: City



City Streets - New Sidewalk

Street	From	To	Length (ft)	Safety Review Needed	Demand Score	HealthEquity Score	Road Class Score	Roadway Class	Estimated Cost	Score
Glenn Avenue	Keith Ave	Middlebrook Pike	1,506	No	133.97	19.04	25	Minor Collector	\$1,254,891	178.01
Belmont Heights Ave	West View Elementary School	McTeer St	476	No	134.94	19.04	0	Local	\$354,383	153.98
Keith Ave	Richmond Hill Rd	Glenn Ave	1,414	No	105.76	19.06	25	Major Collector	\$1,187,384	149.82
McTeer St	Keith Ave	Fillmore Ave	1,117	No	128.87	19.04	0	Local	\$832,497	147.91
Dawn St	Truman Ave	Keith Ave	689	No	127.78	19.04	0	Local	\$512,934	146.82
Denson Ave	Loraine St	Glenn Ave	798	No	123.51	19.04	0	Local	\$594,520	142.55
McTeer St	Richmond Ave	Keith Ave	1,031	No	118.46	19.04	0	Local	\$768,091	137.50
Wilson Road	Ivory Gable Way	Sidewalk North of Pleasant Ridge Rd	1,706	Yes	93.32	19.04	25	Major Collector	\$1,433,099	137.36
Pleasant Ridge Rd	Sanderson Rd	Western Ave	2,032	No	65.61	19.04	50	Minor Arterial	\$1,814,152	134.65
Sanderson Road	Elderwood Rd	Pleasant Ridge Rd	300	No	90.18	19.04	25	Major Collector	\$251,986	134.22
Francis Rd	Helmholtz Rd	Bearden Middle School	3,485	No	67.54	16.55	50	Minor Arterial	\$3,112,408	134.09
Deer Creek Dr	Deer Run Dr	Pleasant Ridge Rd	1,795	No	116.93	15.60	0	Local	\$1,337,521	132.53
Pleasant Ridge Rd	Sycamore Dr	Western Ave	1,752	No	63.26	19.04	50	Minor Arterial	\$1,564,707	132.30
West Park Dr	Francis Rd	Francis Rd	1,567	No	119.30	12.20	0	Local	\$1,167,342	131.50
Loraine St	Denson Ave	Middlebrook Pike	915	No	110.90	19.04	0	Local	\$681,866	129.94
Morris Ave	Liberty St	Cora St	1,054	No	110.71	19.04	0	Local	\$785,477	129.75
Sanderson Rd/Liberty St	Carnation Dr	Middlebrook Pike	5,520	Yes	79.42	19.66	25	Major Collector	\$4,636,650	124.07
Walridge Rd	Walnoaks Rd	Pleasant Ridge Rd	1,485	No	110.73	12.40	0	Local	\$1,106,577	123.12
Tiffany Rd	Raniance Dr	Merchant Dr	1,077	No	108.35	14.22	0	Local	\$802,216	122.57
Raniance Dr	Tiffany Rd	Freedonia Rd	1,139	No	107.81	13.99	0	Local	\$848,846	121.80
Hazelwood Rd	Westgate Dr	Ball Camp Pike	3,171	No	78.62	15.60	25	Minor Collector	\$2,641,467	119.22
Sanderson Rd	Western Ave	Keith Ave	4,556	No	74.48	19.70	25	Major Collector	\$3,826,641	119.18
Freedonia Rd	Treemont Dr	Merchant Dr	2,242	No	104.08	13.99	0	Local	\$1,669,946	118.07
McPherson St	Sycamore Dr	Texas Ave	632	No	95.53	20.20	0	Local	\$470,831	115.73
Pleasant Ridge Rd	Murray Dr	Crestpark Rd	2,049	No	52.21	12.12	50	Minor Arterial	\$1,830,093	114.33
Francis Road	Helmholtz Rd	Tannahill Dr	1,826	Yes	48.31	15.60	50	Minor Arterial	\$1,631,033	113.91
McClain Dr	Melstone Rd	Clinton Hwy	3,308	No	98.83	13.99	0	Local	\$2,464,669	112.82
Sanderson Road	Pleasant Ridge Rd	Western Ave	1,676	Yes	66.00	19.04	25	Major Collector	\$1,407,789	110.04
Lafayette Rd	Pleasant Ridge Rd	Walrock Ln	2,248	No	97.52	12.39	0	Local	\$1,674,773	109.91
Wilkerson Rd	Capri Dr	Merchant Dr	1,581	No	70.42	13.67	25	Minor Collector	\$1,316,913	109.09
Wil-Loyd Rd	Juniper Dr	Merchant Dr	2,768	No	94.74	14.02	0	Local	\$2,062,475	108.76
Elderwood Rd	Myrtlewood Dr	Sanderson Rd	301	No	88.46	19.04	0	Local	\$224,412	107.50
Old Weisgarber Rd	1320 Old Weisgarber Rd	Middlebrook Pike	519	No	62.96	19.04	25	Minor Collector	\$432,268	107.00
Ed Shouse Dr	Western Ave	Middlebrook Pike	3,322	No	44.48	12.39	50	Major Arterial	\$2,993,155	106.87
Pleasantwood Dr	Hazelwood Rd	Sprucewood Rd	1,059	No	91.02	15.60	0	Local	\$788,770	106.62
Ed Shouse Dr	Western Ave	Middlebrook Pike	3,252	No	44.14	12.39	50	Major Arterial	\$2,929,699	106.53
Ball Camp Pike	Bradshaw Rd	Hinton Dr	2,554	No	65.83	15.60	25	Major Collector	\$2,145,558	106.43
Westgate Dr	Sisk Rd	Sprucewood Rd	982	No	90.16	15.60	0	Local	\$731,853	105.76
Pleasant Ridge Rd	Murray Dr	Crestpark Rd	2,060	No	43.22	12.46	50	Minor Arterial	\$1,839,591	105.68
Walpine Ln	Lafayette Rd	Northwest Greenway	1,547	No	91.00	13.42	0	Local	\$1,152,179	104.43
Sullivan Road	Deerfield Rd	Gettysburg Rd	561	No	66.67	12.39	25	Minor Collector	\$467,263	104.06
Sycamore Dr	Pleasant Ridge Rd	McPherson St	2,972	No	84.70	19.04	0	Local	\$2,214,117	103.74
Ball Camp Pike	Hinton Dr	Western Ave	924	No	63.15	15.41	25	Major Collector	\$776,403	103.57
Carnation Dr	Sanderson Rd	Dayton St	1,402	No	82.34	19.72	0	Local	\$1,044,151	102.06
Sullivan Rd	Elm View Dr	Chestnut View Dr	1,351	No	64.77	12.22	25	Minor Collector	\$1,125,230	101.98
Melstone Rd	Juniper Dr	Merchant Dr	2,770	No	86.15	13.99	0	Local	\$2,063,349	100.14
Dick Lonas Rd	Avensong Ln	Remington Grove Ln	766	No	55.56	19.04	25	Minor Collector	\$638,376	99.60



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

Huber Properties, LLC

Applicant Name

Affiliation

8-27-21

Date Filed

10/14/2021

Meeting Date (if applicable)

10-R-21-RZ

File Number(s)

10-I-21-PA

10-L-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

John Huber

Name

Huber Properties, LLC

Company

PO Box 23038

Address

Knoxville

City

TN

State

37933

ZIP

865-966-1600

Phone

john@southernsignature.net

Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership

Owner Name (if different)

Owner Address

Owner Phone

1817 Francis Road + Francis Road, Old Amhurst, Helmbolt

Property Address

Parcel ID

100CA02301
00401
004
001

KWB

Sewer Provider

KWB

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

East side of Helmbolt Rd., west side of Francis Rd., south of Amhurst Rd. ± 16.6 acres

General Location

Tract Size

☒ City ☐ County

3rd

District

AG

Zoning District

Vacant and single family residential

Existing Land Use

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

N/A

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 _____

Related Rezoning File Number

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☒ Zoning Change

Proposed Zoning

A9 → RN-5

☒ Plan Amendment Change

Proposed Plan Designation(s)

LPR-MDR/D

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**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	Total
\$1,430	
+20% 1,716	
Fee 2	\$2,630
\$800	
+20% 960	+20%
Fee 3	\$3,156.00
\$400	
+20% 480	

AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

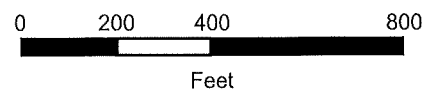
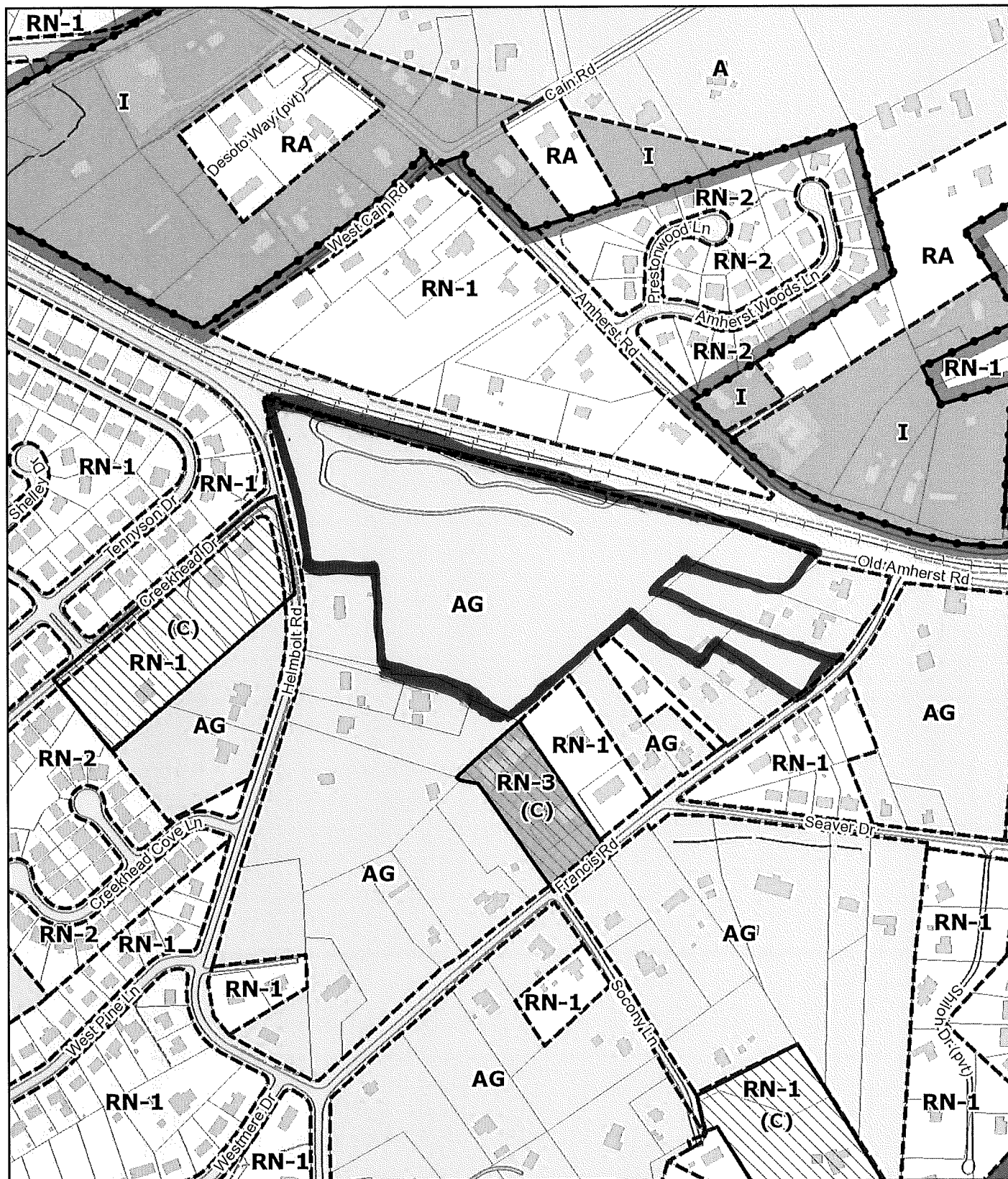
Email

Staff Signature

Please Print

08/31/2021

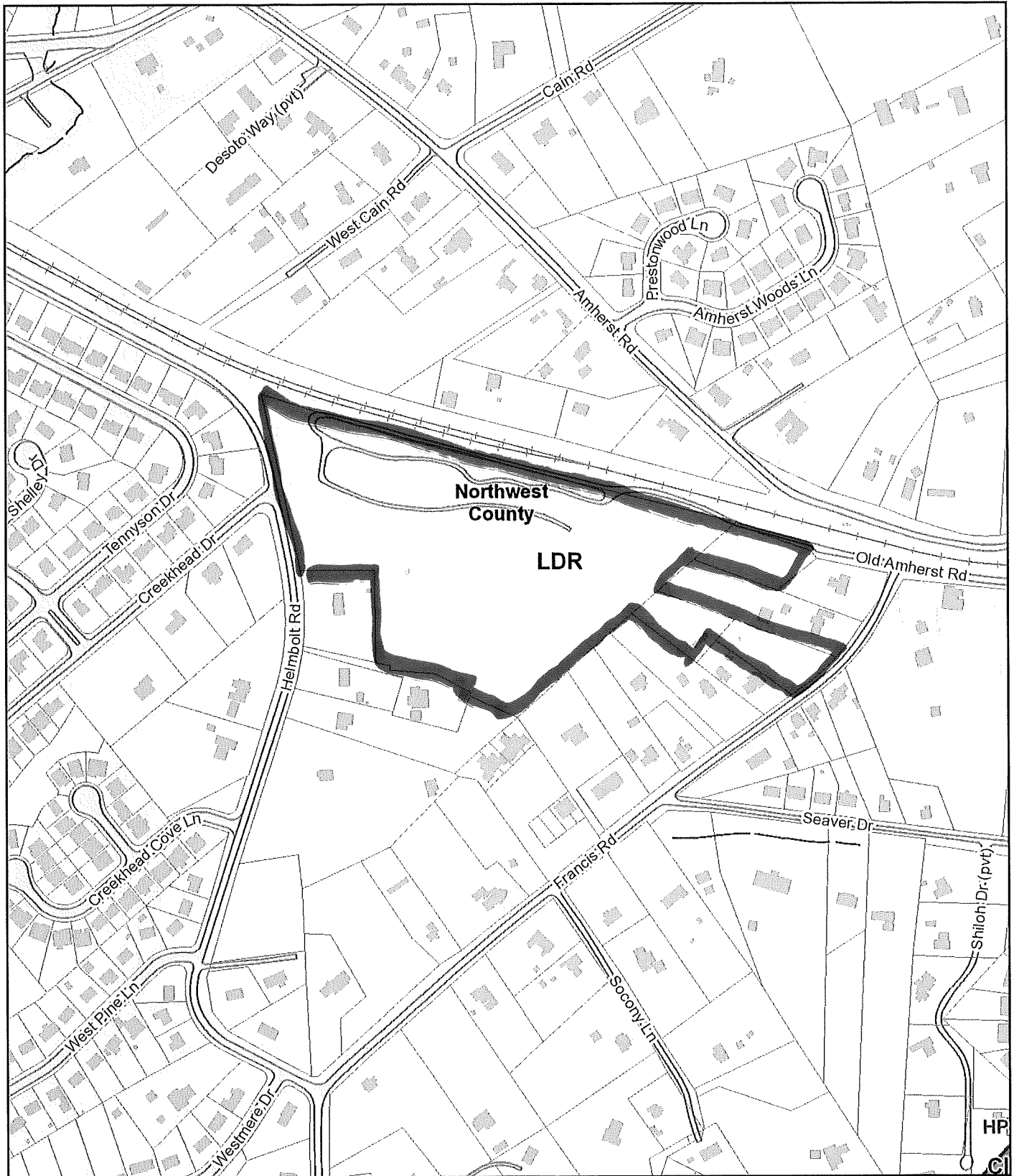
Date



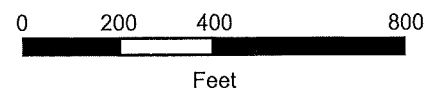
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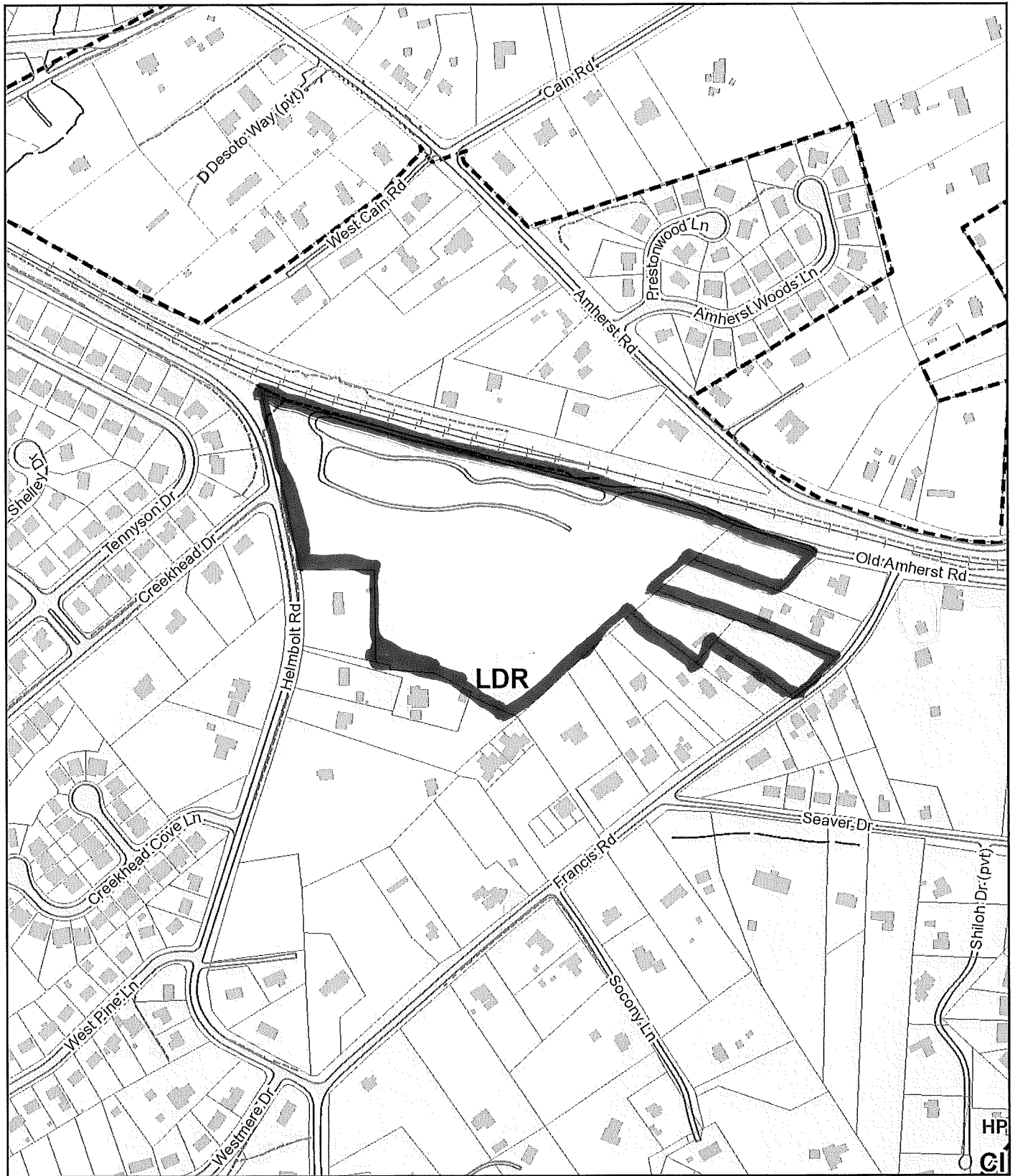
Sector Plan



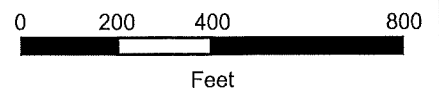
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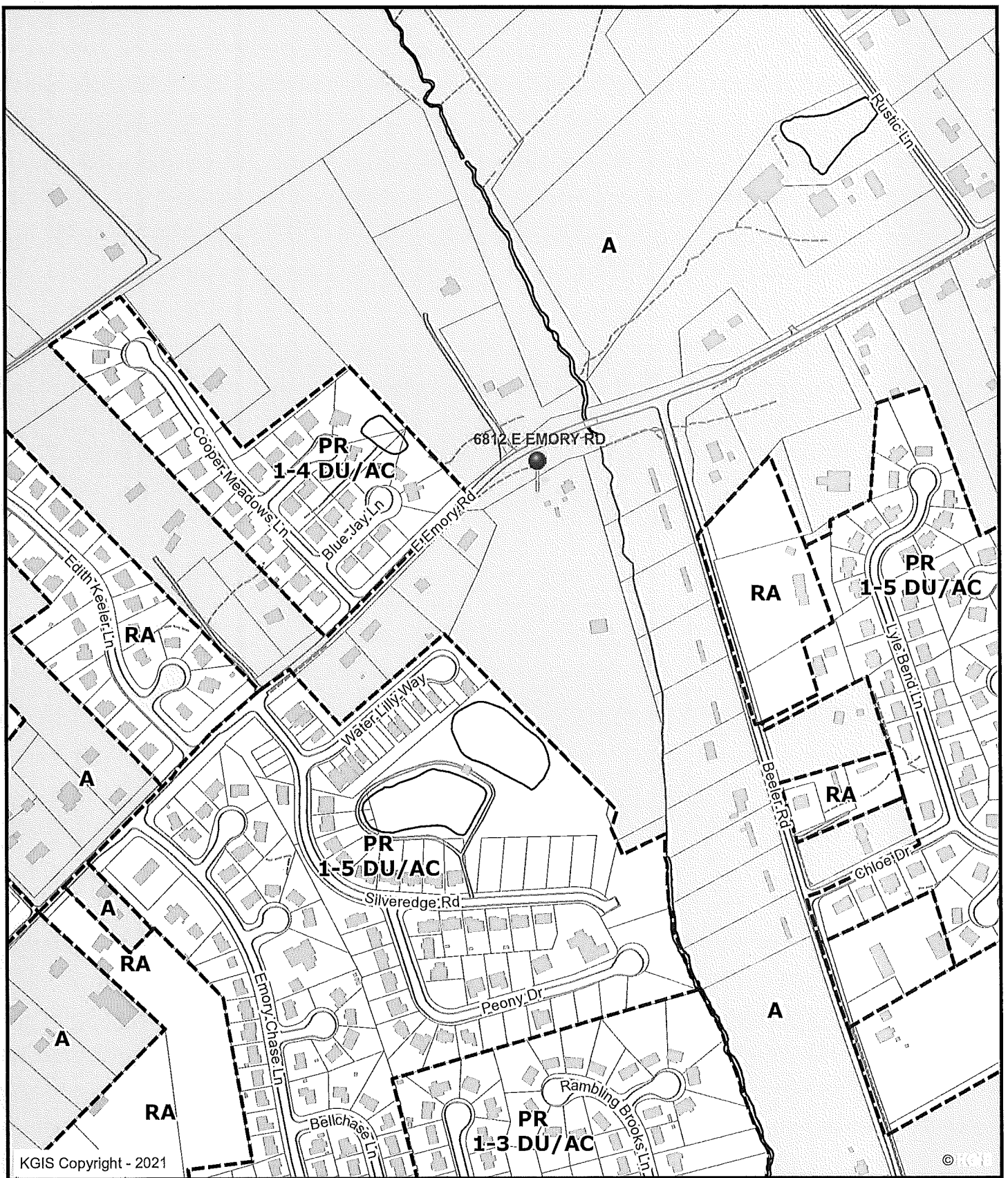
One Year Plan



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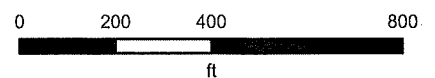


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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