



PLAN AMENDMENT REPORT

► **FILE #:** 10-J-21-SP

AGENDA ITEM #: 21

AGENDA DATE: 10/14/2021

► **APPLICANT:** LAKESIDE CO. INC. C/O MARK ADAMS & JERRY NORTON
OWNER(S): Michael Moore / NAI Koella RM Moore Inc.

TAX ID NUMBER: 95 O D 00603 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1600 Island Home Avenue (part of)

► **LOCATION:** South of Island Home Avenue, north of Anita Drive, east of Cottrell Street

► **APPX. SIZE OF TRACT:** 2.18 acres

SECTOR PLAN: South City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Island Home Avenue, a minor collector with a pavement width of 34-ft within a right-of-way width of 70-ft. Access is also via Anita Drive, a minor arterial with a pavement width of 48-ft. within a right-of-way of 100-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential) / HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION:** MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection)

► **EXISTING LAND USE:** Commercial

EXTENSION OF PLAN DESIGNATION: Yes, MU-SD, SC-1 plan designation is adjacent to the east.

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Commercial / MU-SD, SC-1 (Mixed Use Special District, South Waterfront District)

South: Commercial, Right-of-Way / MDR (Medium Density Residential) & HP (Hillside Protection)

East: Agriculture/forestry/vacant / MU-SD, SC-1 (Mixed Use Special District, South Waterfront District), MDR (Medium Density Residential) / HP (Hillside Protection)

West: Commercial / MDR (Medium Density Residential) & HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This area of Island Home Avenue in South Knoxville is a mix of commercial

and warehousing uses, as well as some vacant, forested land in the more slope constrained properties.

STAFF RECOMMENDATION:

- **Approve the South City Sector Plan amendment to MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection) because it is a minor extension of the adjacent land use designation.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is expected to be extended through this area to Sutree Landing Park, as noted in the City of Knoxville's Capital Improvement Projects list. This site is approximately 180-ft from the existing pedestrian network.
2. In 2015, an additional 134 residential units were constructed within 500-ft of this property.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. This approximate 2 acre area could have been designated part of the SWMUD-1 because of its similarity to the adjacent SWMUD-1 properties, given that this portion of the property falls mostly outside of the HP (Hillside Protection) overlay area. It was likely not included because the boundaries for the South Waterfront areas were primarily drawn to parcel lines, and this site was part of a much larger, steep-sloped parcel on the south side of the railroad line.

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

1. The addition of residential units and growing sidewalk and greenway network provide for a walkable area connecting residential and commercial/office areas along the South Waterfront.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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-N-21-RZ
10-G-21-PA

AGENDA ITEM #: 21
AGENDA DATE: 10/14/2021

► **APPLICANT:** LAKESIDE CO. INC. C/O MARK ADAMS & JERRY NORTON
OWNER(S): Michael Moore / NAI Koella RM Moore Inc.

TAX ID NUMBER: 95 O D 00603 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 1600 Island Home Avenue (part of)

► **LOCATION:** South of Island Home Avenue, north of Anita Drive, east of Cottrell Street

► **TRACT INFORMATION:** 2.18 acres.

SECTOR PLAN: South City

GROWTH POLICY PLAN:

ACCESSIBILITY: Access is via Island Home Avenue, a minor collector with a pavement width of 34-ft within a right-of-way width of 70-ft. Access is also via Anita Drive, a minor arterial with a pavement width of 48-ft. within a right-of-way of 100-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection) / SW-2 (South Waterfront) / HP (Hillside Protection Overlay)

► **EXISTING LAND USE:** Commercial

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, SWMUD-1 One Year Plan designation is adjacent to the east, as is SW-2 zoning.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, North: Commercial / SWMUD-1 (South Waterfront Mixed Use District 1) / SW-2 (South Waterfront River Rd, Goose Creek Row and Island Home Ave)

ZONING South: Commercial, Right-of-Way / SWMUD-2 (South Waterfront Mixed Use District 2) / RN-1 (Single family residential)

East: Agriculture/forestry/vacant / SWMUD-1 (South Waterfront Mixed Use District 1), SWMUD-2 (South Waterfront Mixed Use District 2) / SW-2 (South Waterfront River Rd, Goose Creek Row & Island

Home Ave), RN-5(General Residential) & HP(Hillside Protection)

West: Commercial / SWMUD-2 (South Waterfront Mixed Use District 2) / RN-1 (Single family residential) & HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: This area of Island Home Avenue in South Knoxville is a mix of commercial and warehousing uses, as well as some vacant, forested land in the more slope constrained properties.

STAFF RECOMMENDATION:

- ▶ **Approve the One Year Plan amendment to SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection) because it is a minor extension of the land use classification.**

- ▶ **Approve SW-2 (South Waterfront River Rd, Goose Creek Row and Island Home Ave) / HP (Hillside Protection Overlay) zoning because it is minor extension of the existing zoning pattern.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

AN ERROR IN THE PLAN:

1. This approximate 2 acre area could have been designated part of the SWMUD-1 because of its similarity to the adjacent SWMUD-1 properties, given that this portion of the property falls mostly outside of the HP (Hillside Protection) overlay area. It was likely not included because the boundaries for the South Waterfront areas were primarily drawn to parcel lines, and this site was part of a much larger, steep-sloped parcel on the south side of the railroad line.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is expected to be extended through this area to Sutree Landing Park, as noted in the City of Knoxville's Capital Improvement Projects list. This site is approximately 180-ft from the existing pedestrian network.
2. In 2015, an additional 134 residential units were constructed within 500-ft of this property.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1.No changes in public policy are noted, however, residential growth along the South Waterfront is expected, as well as additional infrastructure and investment in this area by both the City of Knoxville and private developers.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information has become available to reveal the need for a plan amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3:

THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY:

1. Sidewalks along Island Home Ave have been improved to connect to the South Waterfront Greenway through this area, and the greenway is expected to be extended through this area to Sutree Landing Park, as noted in the City of Knoxville's Capital Improvement Projects. This site is approximately 180-ft from the pedestrian network.
2. In 2015, an additional 134 residential units were constructed within 500-ft of this property.
3. The applicant has proposed to rezone an approximately 2 acre portion of the parcel to SW-2, which would

have likely been included in the original designation of the South Waterfront zones, exclusive of the portion with steep slopes.

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

1. The SW-2 form-based zone district is intended for the neighborhoods of Goose Creek, Waterfront Drive and Island Home Avenue and is envisioned to have new, predominantly residential developments along the waterfront that will create a contemporary identity for the Knoxville South Waterfront. With a newly landscaped shoreline experience and a continuous riverfront setback along the river's edge, these developments provide residents spectacular vistas of the river but minimize obstructed views perpendicular to the river. While these neighborhoods are primarily residential, they are located adjacent to highly-accessed public parks that boast many visitors on a daily basis and during city-wide events. Public access to the river is created along axes following the north-south streets, while on-street parking accommodates visitors to the parks and various recreational facilities.
2. The South Waterfront zone districts must meet property development standards that are reviewed by the City of Knoxville ensuring that consistency in building form and the vision for the district shall be maintained.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. This is a minor 2 acre extension of the SW-2 zone district and is not expected to have adverse effects, due in part to the additional level of review and building form consistency that is required in this form-based zone district.
2. This site is serviced by a KAT bus route and would provide an opportunity for additional mixed uses along a transit line in the City of Knoxville.

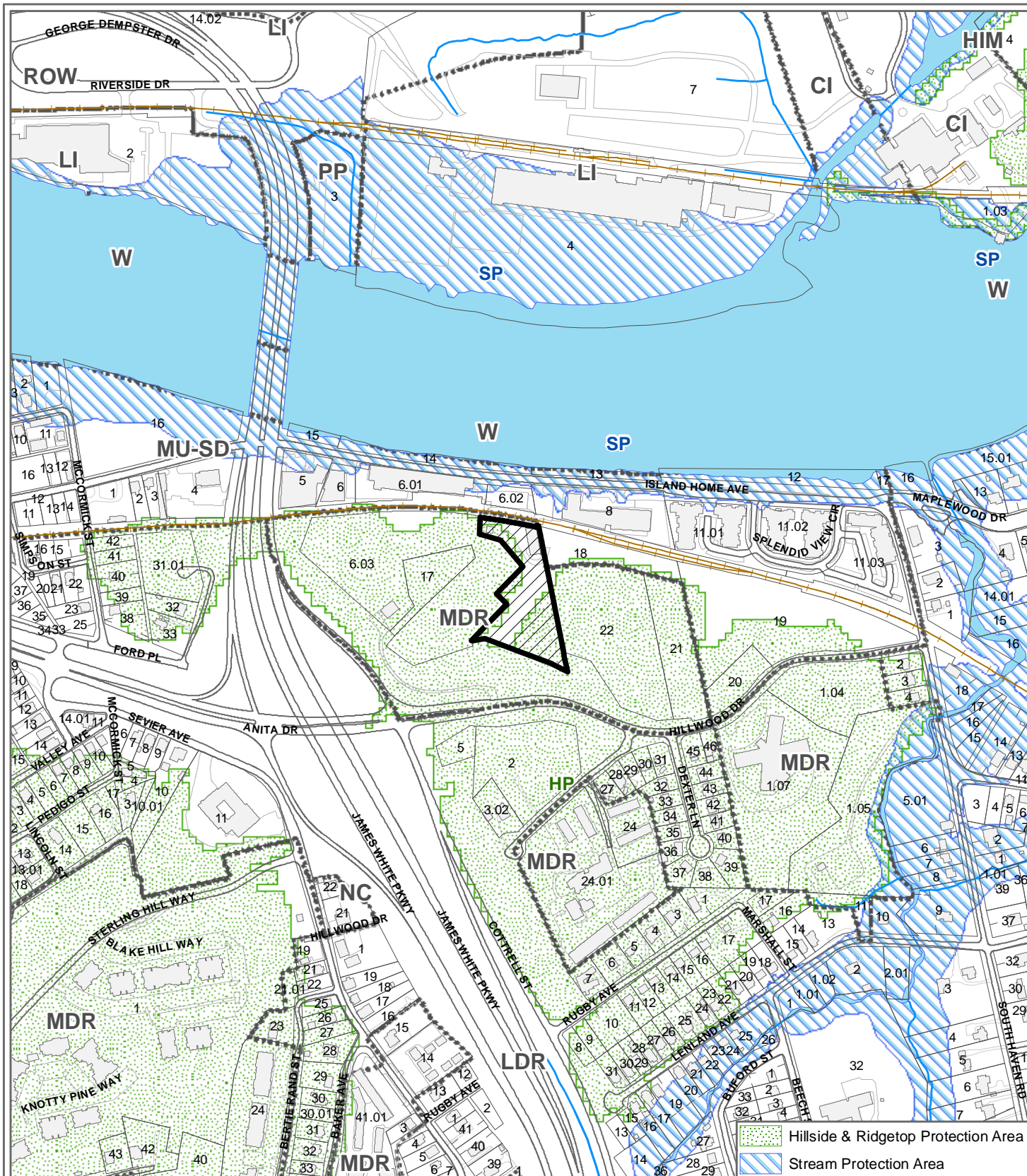
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment to the One Year Plan and South City Sector Plan incorporating this 2 acre area into the South Waterfront land use designation would support expansion of the SW-2 zone district.
2. The requested zoning is in compliance with all other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2021 and 11/30/2021. 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.



10-J-21-SP
SOUTH CITY SECTOR PLAN AMENDMENT

From: MDR (Medium Density Residential) / HP (Hillside Protection)

To: MU-SD, SC-1 (Mixed Use Special District, South Waterfront District) / HP (Hillside Protection)

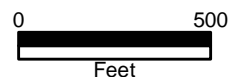


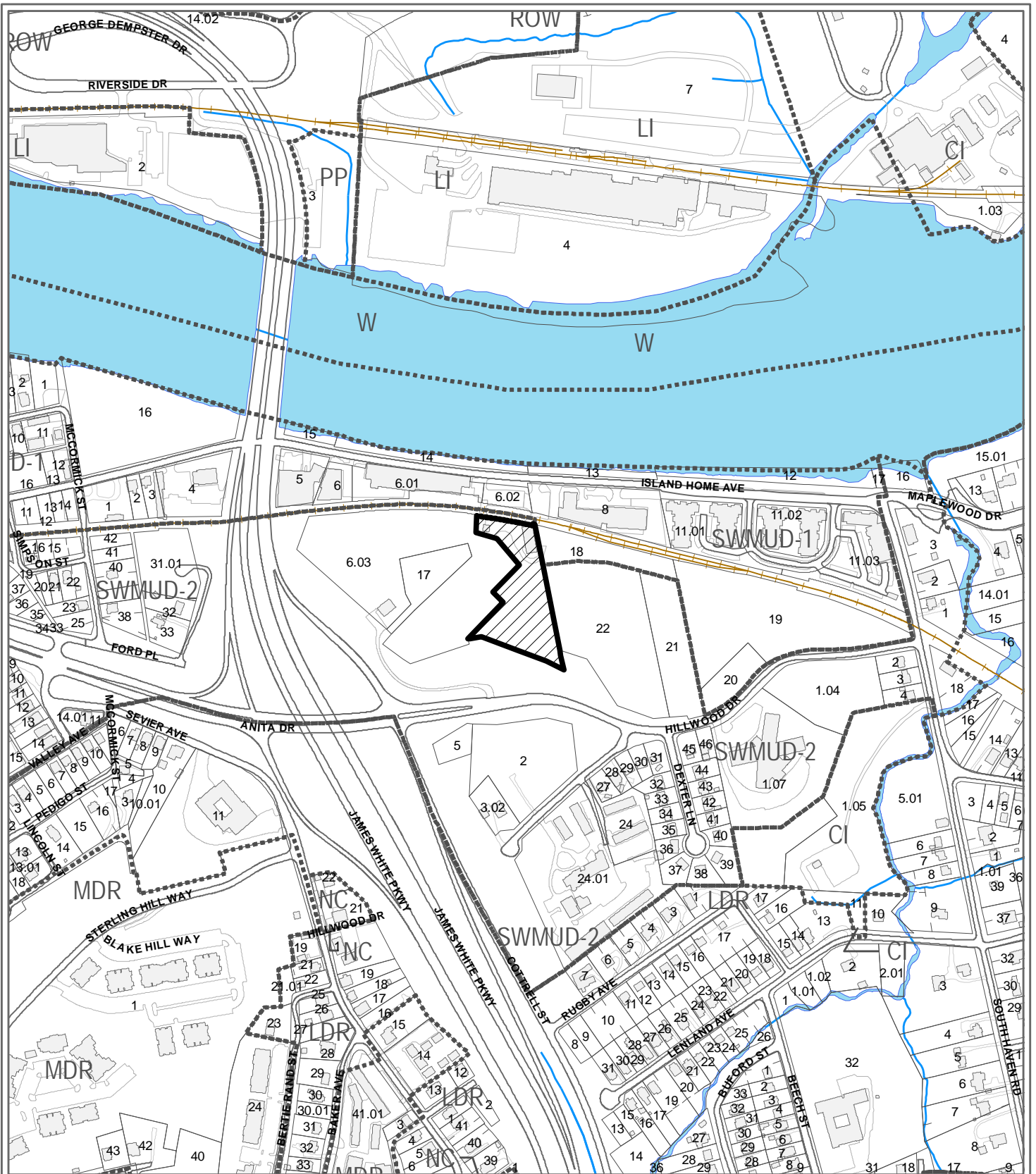
Original Print Date: 9/9/2021 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lakeside Co. Inc. c/o Mark Adams & Jerry Norton

Map No: 95

Jurisdiction: City





**10-G-21-PA / 10-N-21-RZ
PLAN AMENDMENT**

From: MDR (Medium Density Residential) / HP (Hillside Protection)

To: SWMUD-1 (South Waterfront Mixed Use District 1) / HP (Hillside Protection)



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

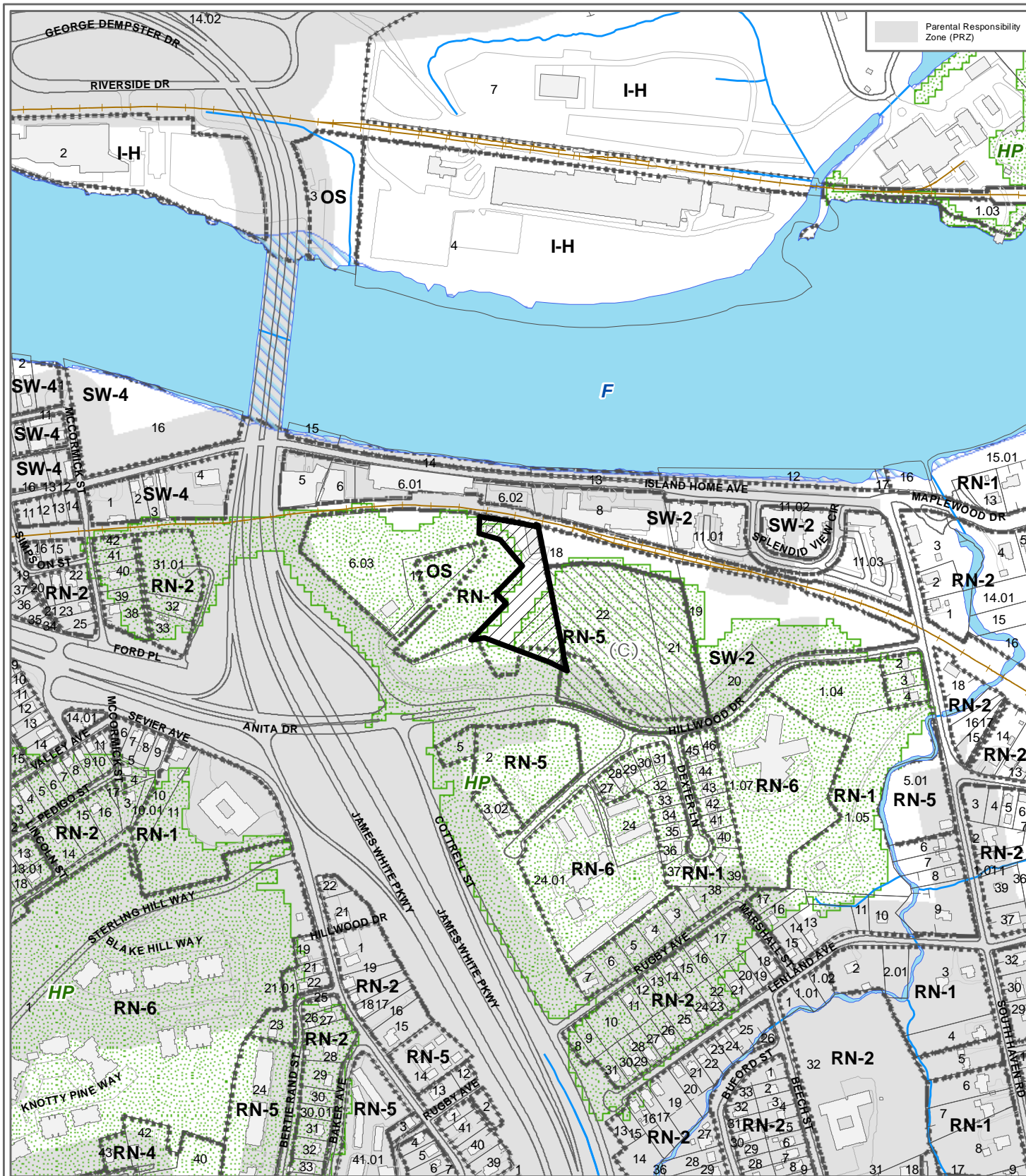
Petitioner: Lakeside Co. Inc. c/o Mark Adams & Jerry Norton

Map No: 95

Jurisdiction: City

0 500
Feet





10-N-21-RZ REZONING



From: RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)
To: SW-2 (South Waterfront) / HP (Hillside Protection)

Petitioner: Lakeside Co. Inc. c/o Mark Adams & Jerry Norton

Map No: 95

Jurisdiction: City

0 500
Feet

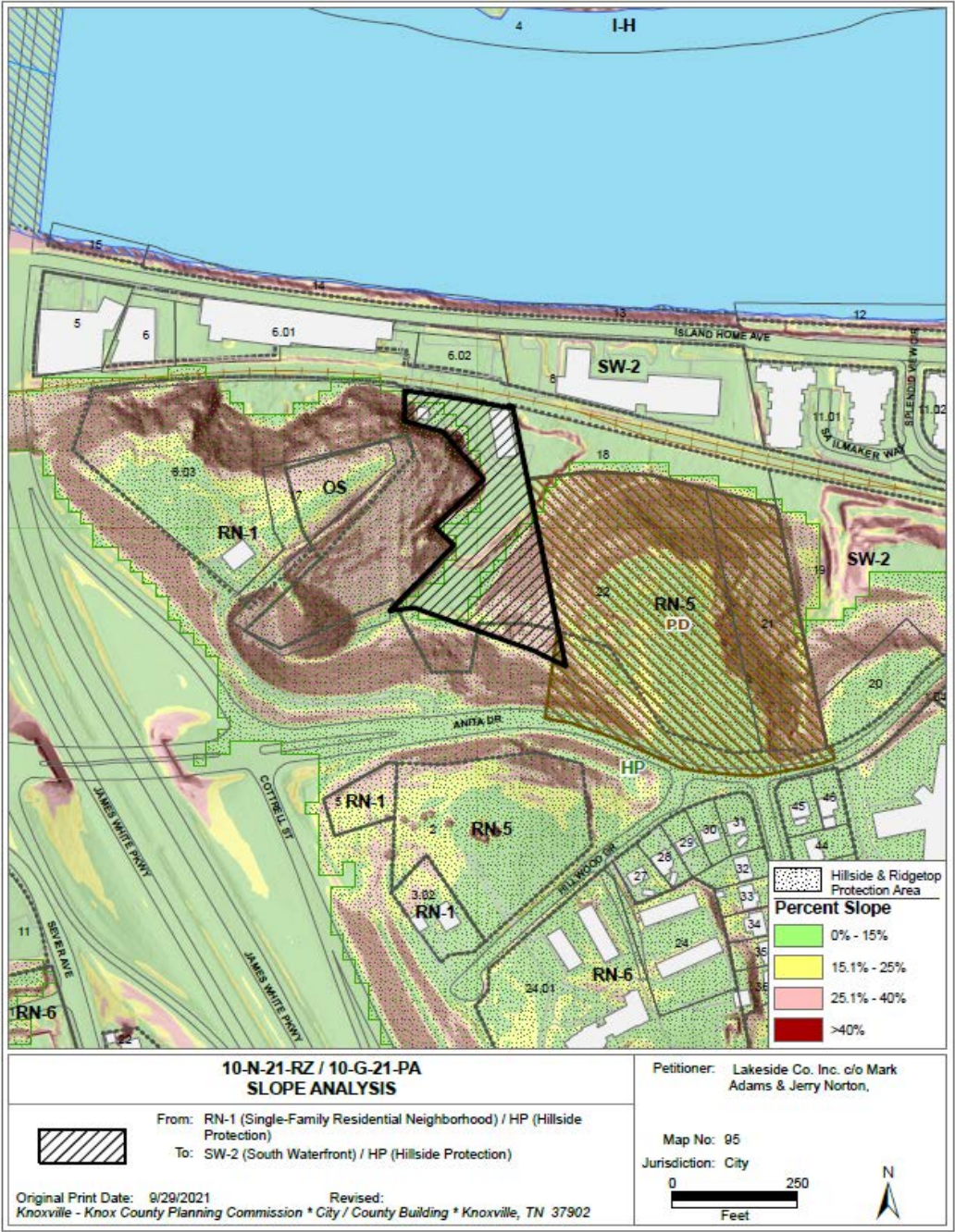


Original Print Date: 9/9/2021

Revised:

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

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	1.12	100%	1.1
0-15% Slope	0.23	100%	0.2
15-25% Slope	0.06	50%	0.0
25-40% Slope	0.31	20%	0.1
Greater than 40% Slope	0.47	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	1.07	Recommended disturbance budget within Hillside Protection Area (acres)	0.4
Total Acreage	2.19		1.5



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE SOUTH CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Karla Goins has submitted an application for an amendment to the South City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Medium Density Residential & Hillside Protection to Mixed Use Special District, South Waterfront & Hillside Protection consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on October 14, 2021, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South City Sector Plan, with its accompanying staff report and map, file #10-J-21-SP.

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

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

Date

Chairman

Secretary

Exhibit B. 10-N-21-RZ / 10-G-21-PA / 10-J-21-SP Contextual Images

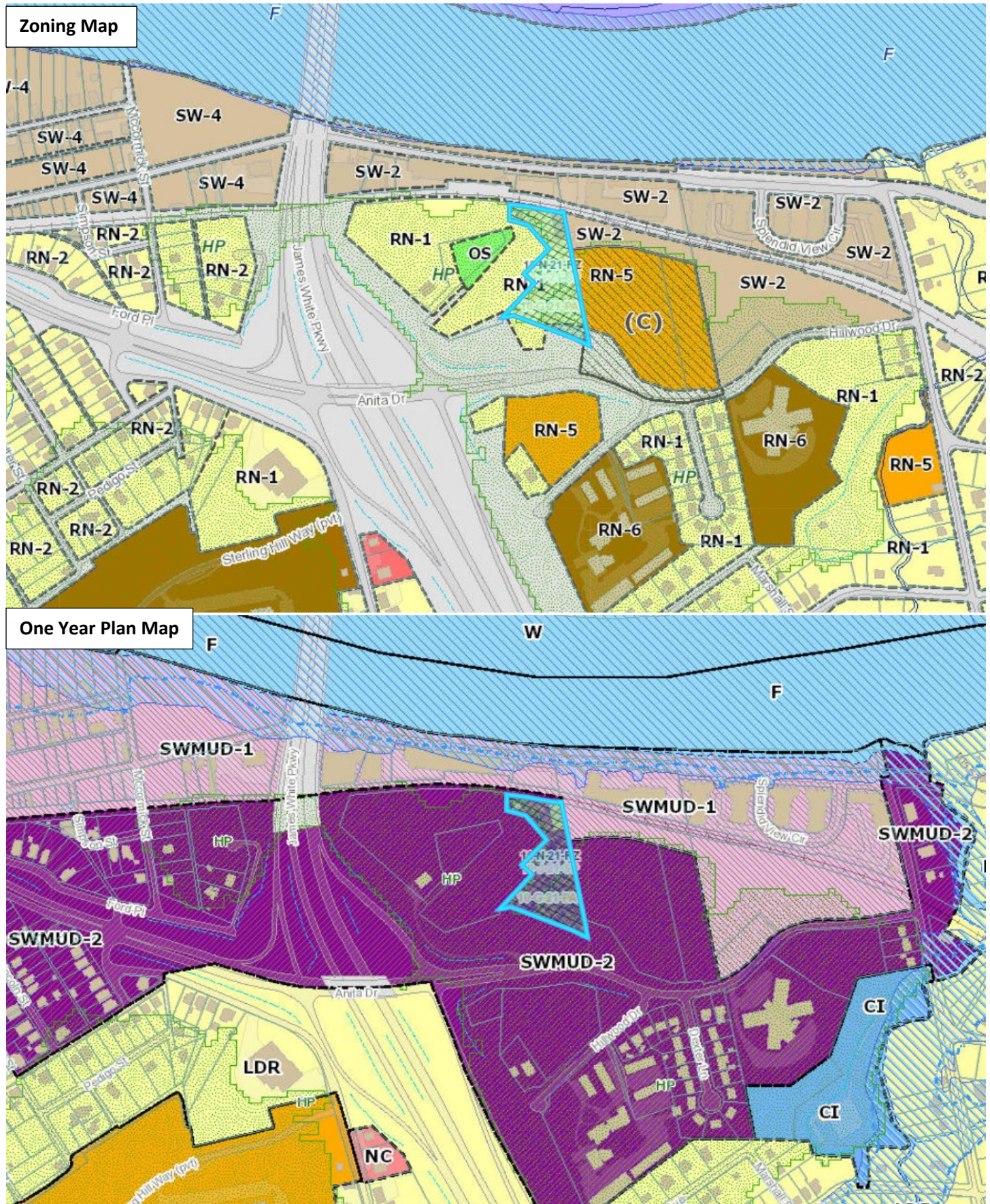
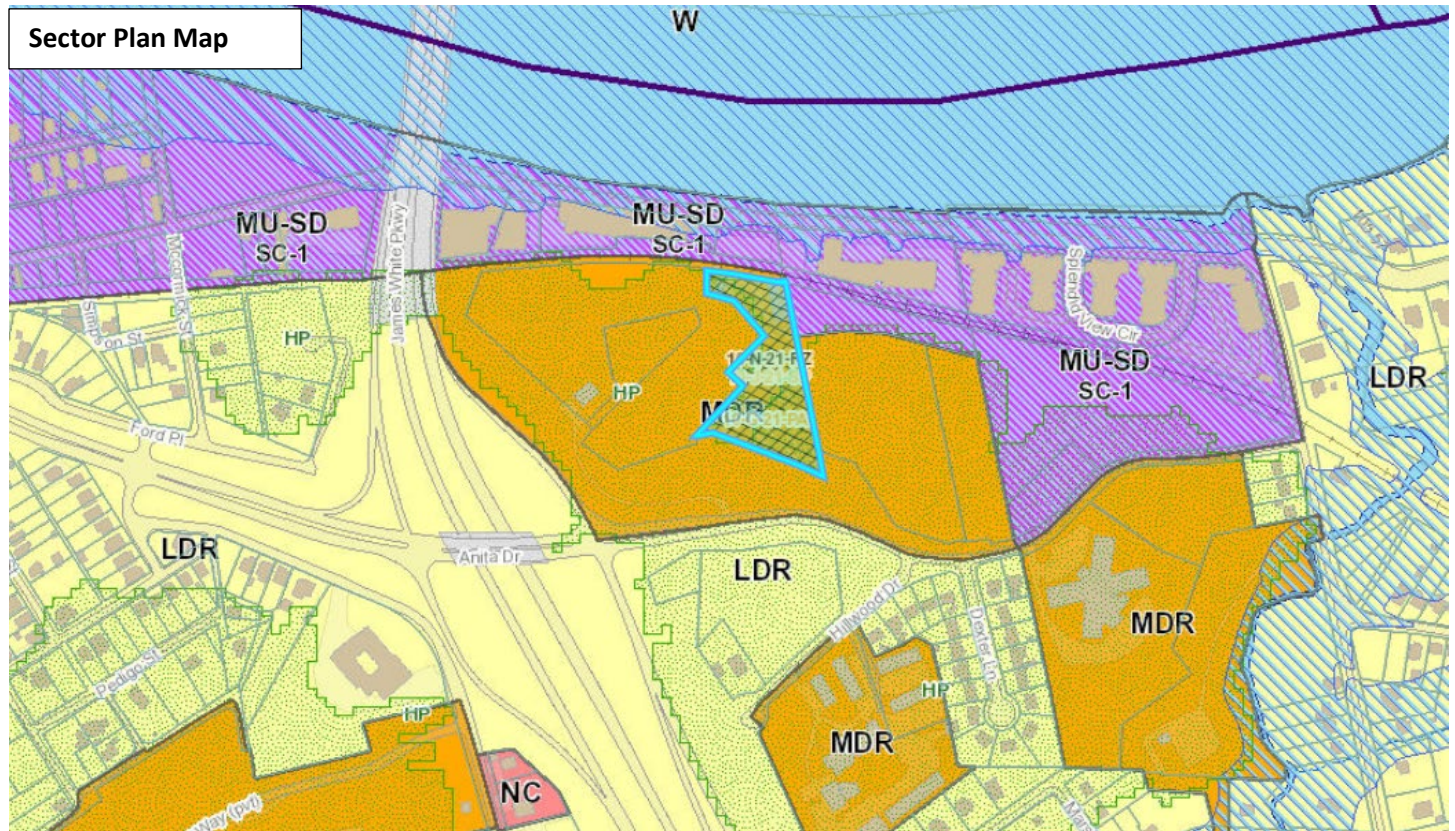


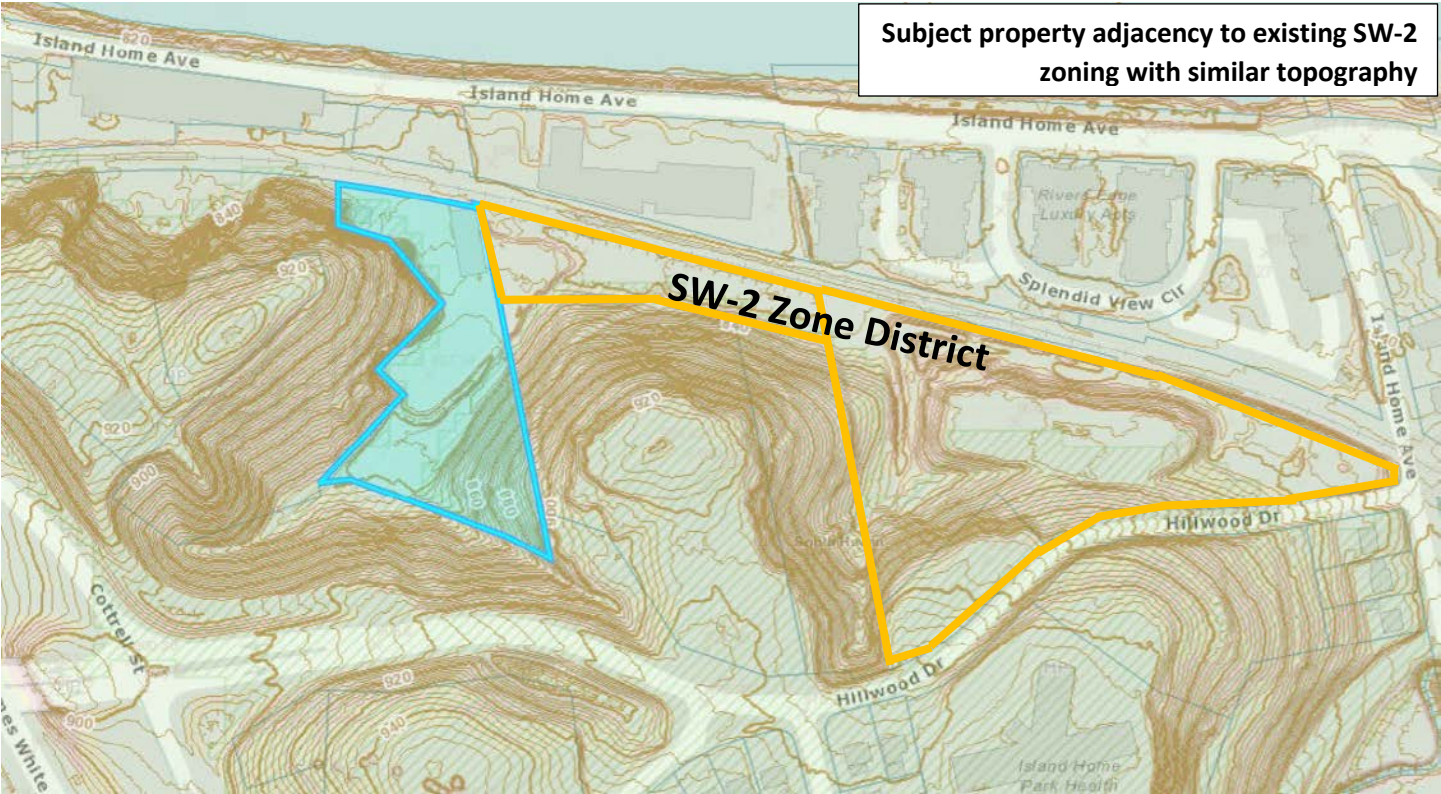
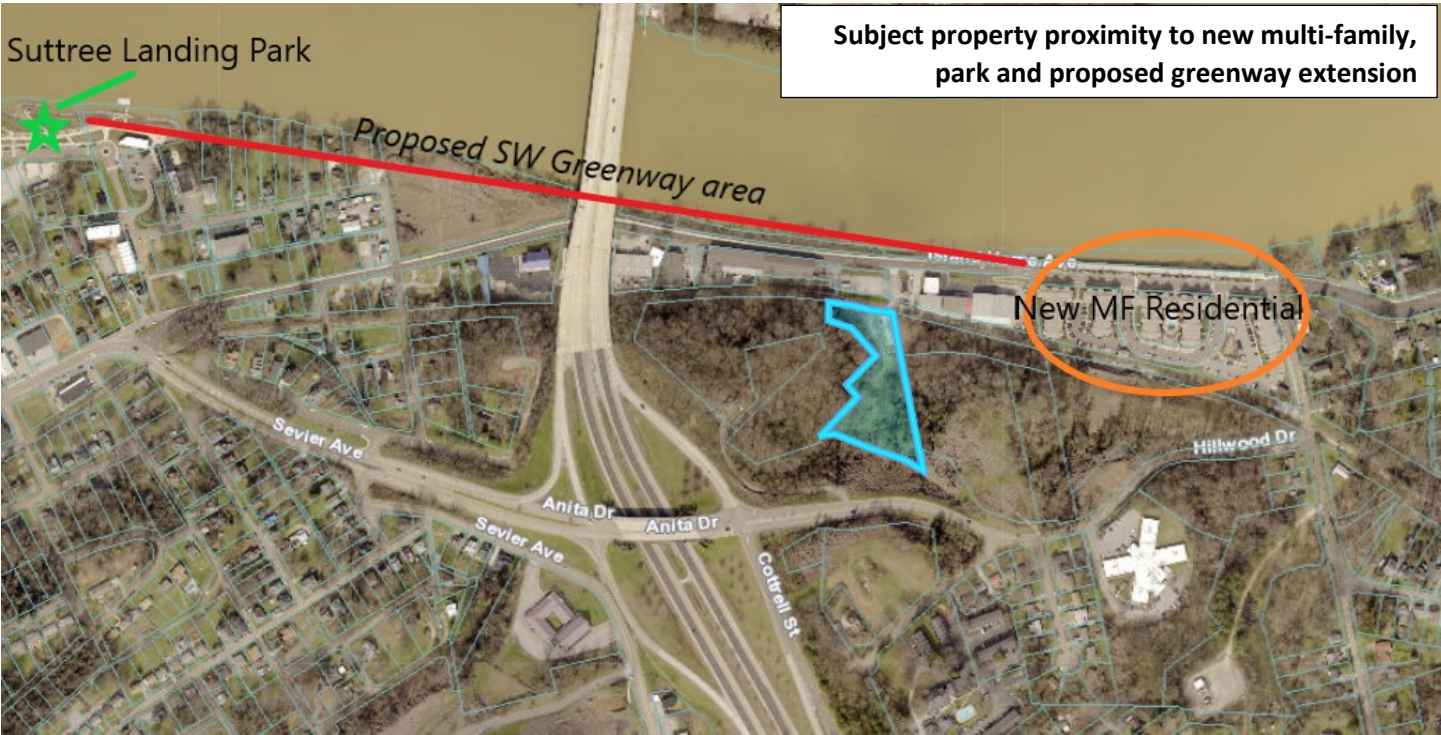
Exhibit B. 10-N-21-RZ / 10-G-21-PA / 10-J-21-SP Contextual Images



Originally adopted SW-2 Area



Exhibit B. 10-N-21-RZ / 10-G-21-PA / 10-J-21-SP Contextual Images





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

Lakeside Co. Inc c/o Mark Adams & Jerry Norton

Owners

Applicant Name

Affiliation

8/30/2021

October 14, 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

10-N-21-RZ, 10-G-21-PA
10-J-21-SP

CONFIDENTIAL

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

& to Michael Moore/NAI Koella RM Moore Inc

Lakeside Co/NAI Koella | RM Moore Inc.

Name

Company

1536 ISLAND HOME AVE

Knoxville

Tn

37920

Address

City

State

ZIP

865-221-9442

madams@norcometalinc.com; jerry1@norcometalinc.com

Phone

Email

CONFIDENTIAL

1536 Island Home Ave

865 679 0989

Owner Name (if different)

Owner Address

part of

Owner Phone

1600 Island Home Avenue part of

0950D00603

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South

north

North of Island Home Ave, south of Anita Dr, east of Cottrell St.

2.18 ac

General Location

Tract Size

☒ City ☐ County
1st District

RN-1/HP
Zoning District

Commercial
Existing Land Use

South City
Planning Sector

MDR/HP
Sector Plan Land Use Classification

Within the City Limits
Growth Policy Plan Designation

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

Related Rezoning File Number

Proposed Subdivision Name

- Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Total Number of Lots Created
☐ Other (specify)
☐ Attachments / Additional Requirements

Pending Plat File Number

- ☒ Zoning Change ~~SWMUD-1~~ **SW-2 / HP**
Proposed Zoning
☒ Plan Amendment Change ~~MU-SD-SC-1~~ **Sector Plan: MU-SD SC-1/HP One Year Plan: SWMUD-1/HP**
Proposed Plan Designation(s)
N/A N/A
Proposed Density (units/acre) Previous Rezoning Requests
☒ Other (specify)

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

Fee 1 Total

\$600.00

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

Fee 2 \$1,900.00

\$300.00

ADDITIONAL REQUIREMENTS

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

Fee 3 \$1,000.00

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

Applicant Signature

Lakeside Co. Inc c/o Mark Adams & Jerry N 8/27/2021

Please Print

Date

865 679 0989

madams@norcometalinc.com; jerry1@norcometalinc.com

Phone Number

Email

Staff Signature

Elizabeth Albertson

8/27/2021 swm

Please Print

Date

8/30/21

Further Information/Proposed Plan Amendment/Rezoning: 1600 Island Home Avenue

Scope:

Lakeside Co. Inc has a parcel of land that is a commercial use and was given an RN-1 zoning upon City of Knoxville recode that has traditionally and continues to be a commercially used parcel, comprised of 4000 square feet of improved warehouse space and approximately 2.18 acres of former quarry land. The subject property currently has access to improvements from Island Home Avenue.

The 2.18 acres is currently being surveyed off for split from the upper portion of residential acreage currently zoned RN-1, which is accessed exclusively from Anita Dr. Topography and Hillside Protection overlay limit cross access from the proposed lot split.

It is Lakeside Co Inc.'s goal to adopt the 2.18 acres into more conforming zoning with it's neighboring parcels along Island Home Avenue and the accessory neighboring parcel on the south side of Holston Rail lines, currently designated as SW-2.

The lot spit is proposed as designating the new 2.18 (currently part of 095OD00603) acre parcel as Lot 3/R, and tying into lot 3, which is a frontage parcel along Island Home Avenue and contains approximately .31 acres of land (095OD00602).

The parcels are attached with this Scope of Work description and digital copies are available.

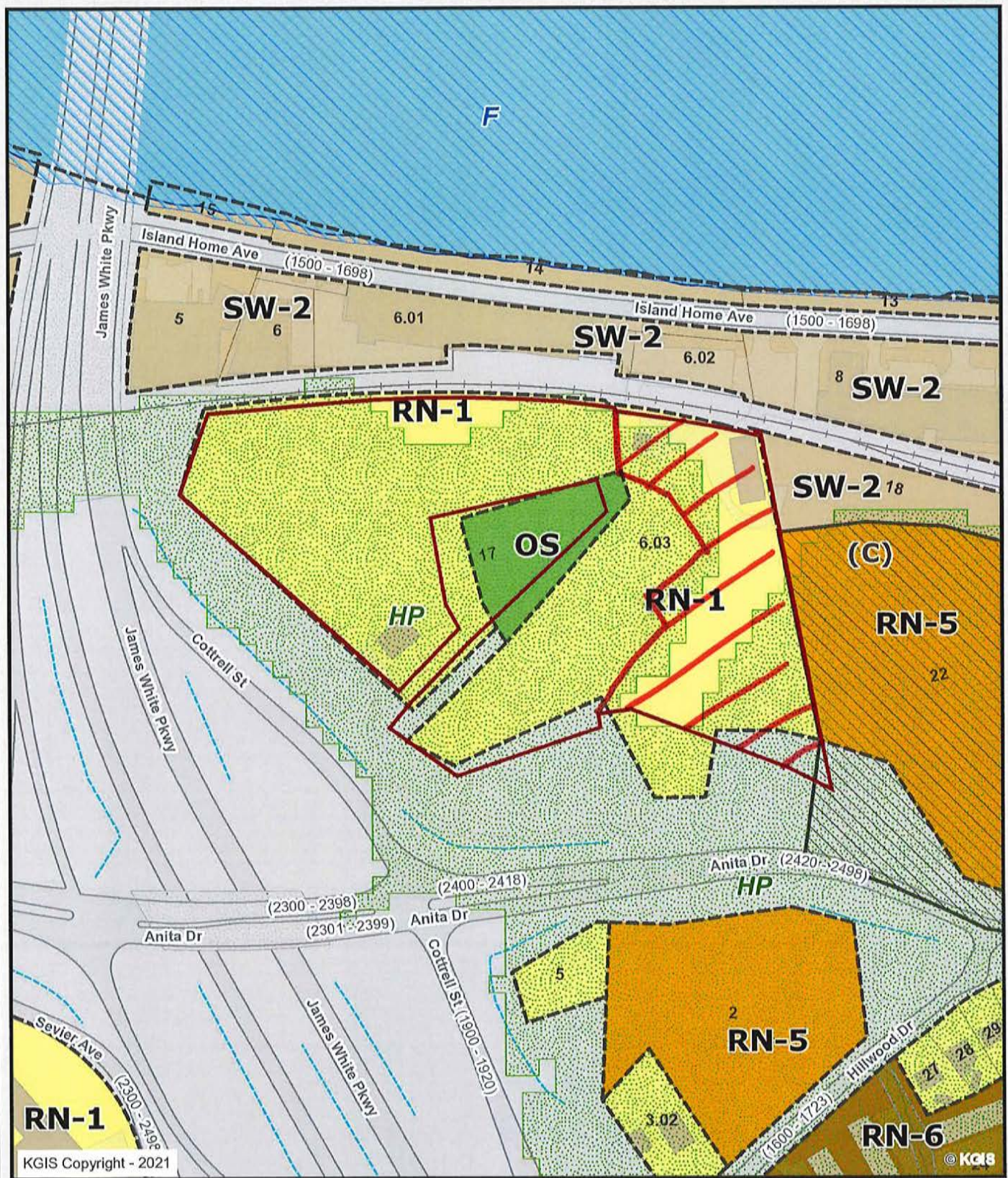
Contacts:

Jerry Norton and Mark Adams are the principal owners of Lakeside Co. Inc and owners of the land described and are the applicants for this request. Michael Moore of NAI Koella | RM Moore Inc. is serving as an adviser to this proposed amendment to plan and zoning, with Lakeside Co. Inc requesting that he be included in correspondence on this request.

Jerry Norton: jerry1@norcometalinc.com M-865 577 1648

Mark Adams: madams@norcometalinc.com M-865 679 9161

Michael Moore: mmoore@koellamoore.com M-865 221 9442



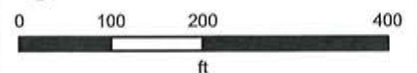
Zoning Map

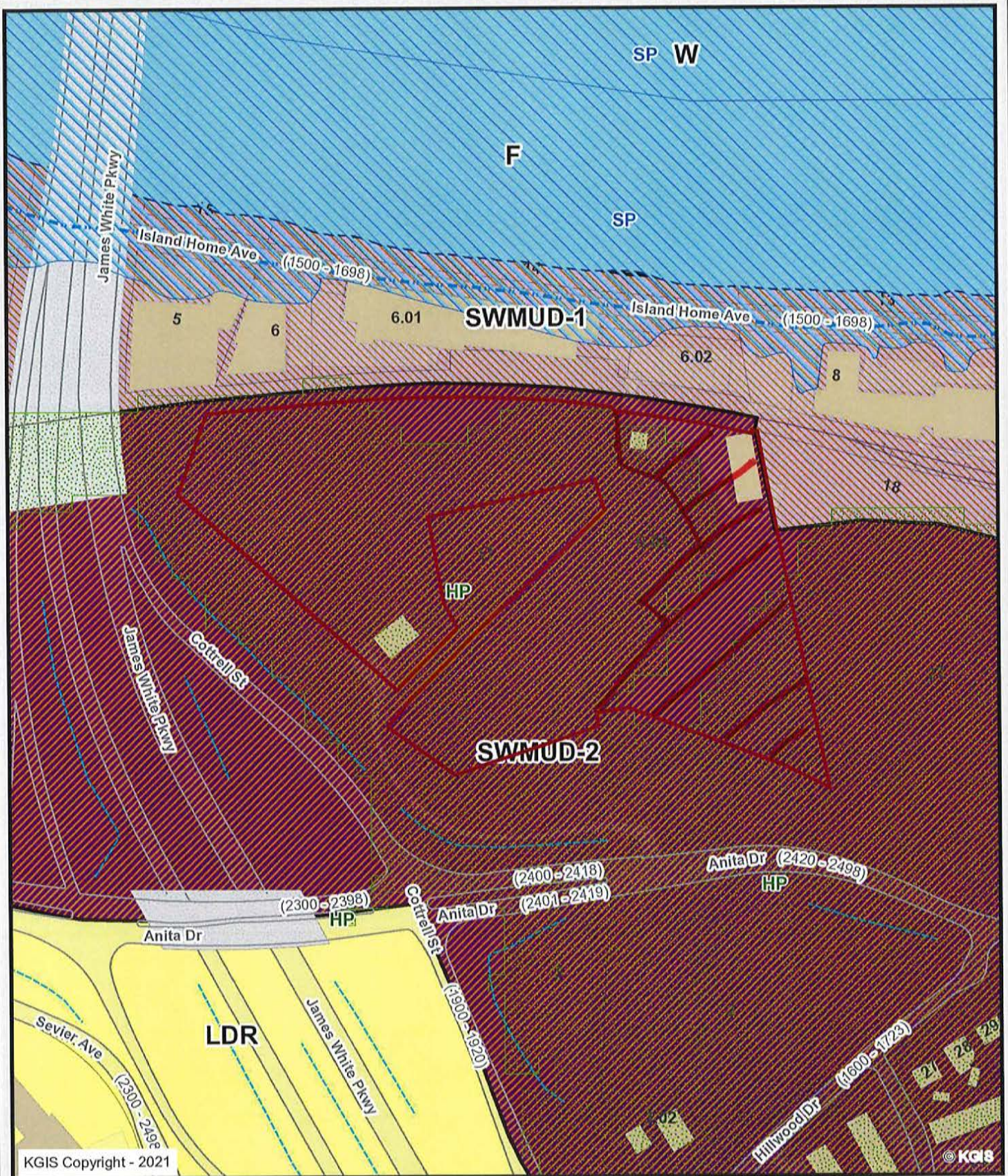
Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his 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.



Printed: 8/30/2021 at 11:47:24 AM



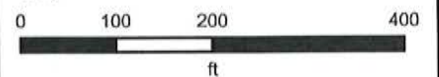


One Year ~~Sector~~ Plan Map

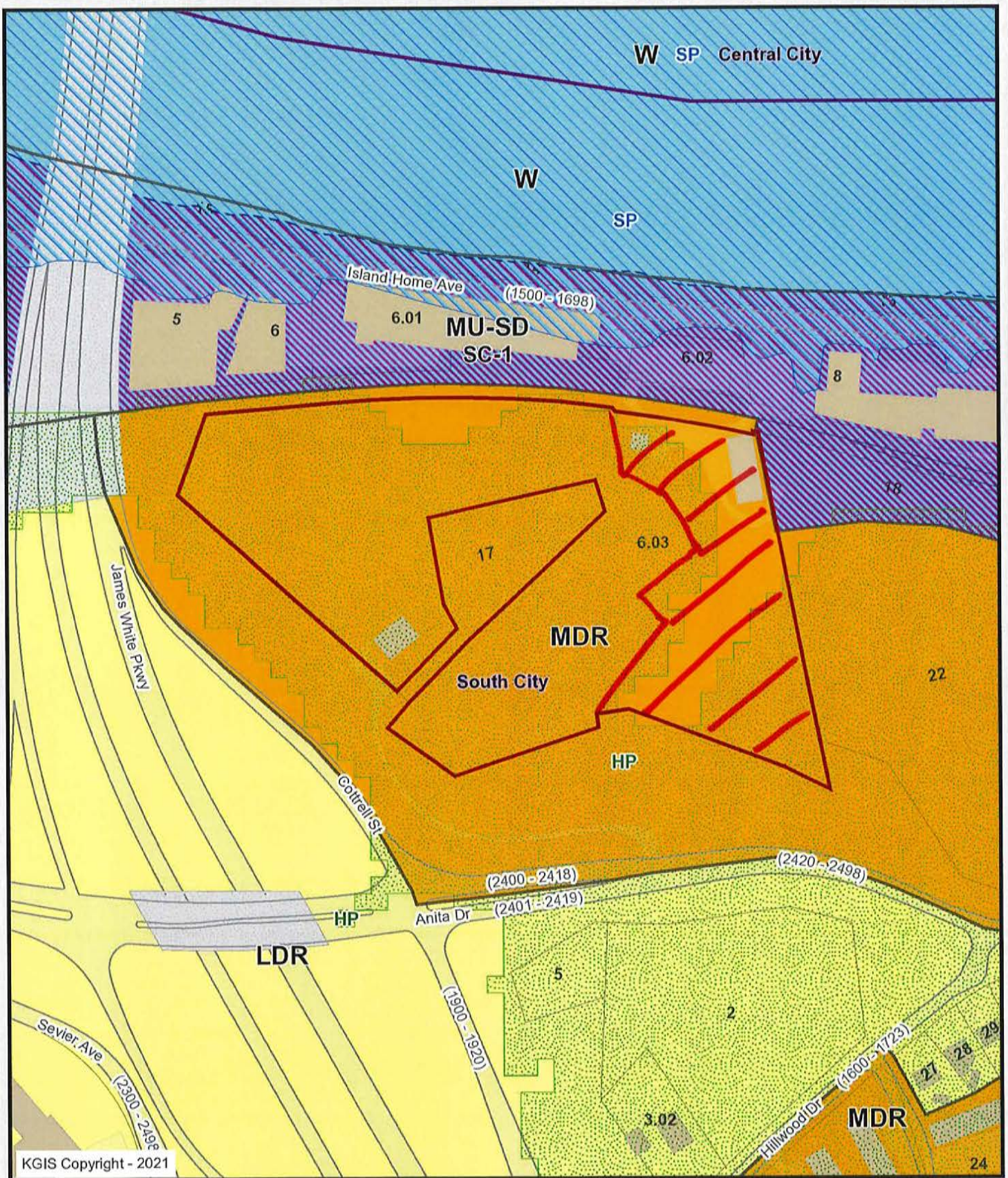
Knoxville - Knox County - KUB Geographic Information System



Printed: 8/30/2021 at 11:48:15 AM



KGIS makes no representation or warranty as to the accuracy of his 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.



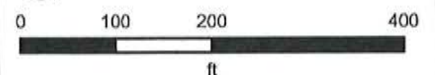
Sector Plan Map

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his 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.



Printed: 8/30/2021 at 11:47:50 AM



FT. RNC. N. MARA ADAMS
DB. PG. 543
ID. 00000000
FT. 11.00 AC

RAD-212447
ARC-169.34
BR-181° 37' 17" W
CH-166.87

N183° 44' 19" W
50.70'

RAD-1833.20
ARC-34.28
BR-163° 12' 07" W
CH-30.26

RAD-212447
ARC-169.34
BR-181° 37' 17" W
CH-166.87

MAPLEWOOD DRIVE

05° 52' W
30.00'

COMPANY INC.

1

FE

2H
ADAMS

E

25' RIGHT OF WAY TO
CEMETERY AND L.O. 4
OLD FORD STREET

25' RIGHT OF WAY TO
CEMETERY AND L.O. 4
OLD FORD STREET

NOTE THIS AREA (OWNED BY THE LANDS CALLED SHARON
1) IS DOCUMENTED AS A LANDSCAPE ARCHITECTURE
AGREEMENT* IN 1999. EFFECTIVE AS OF THE 31st DAY OF
JANUARY, 2010. THE LANDSCAPE ARCHITECTURE
AND THE SHARON LANDSCAPE ARCHITECTURE COMPANY, INC.
COMPANY, INC. A LANDSCAPE ARCHITECTURE FIRM
REGISTERED IN THE STATE OF ILLINOIS. THE
DOCUMENT GRANTS A PERMANENT EASEMENT ON THE
HIGH PROPERTY TO LANDSCAPE COMPANY AS SHOWN ON
THIS PLAN.

SHARON COMPANY
181 778 P.O. BOX
PARCEL ID. 00000000

2.18 AC

RAD-3888.10
ARC-10.47
BR-89° 07' 15" W
CH-17.27

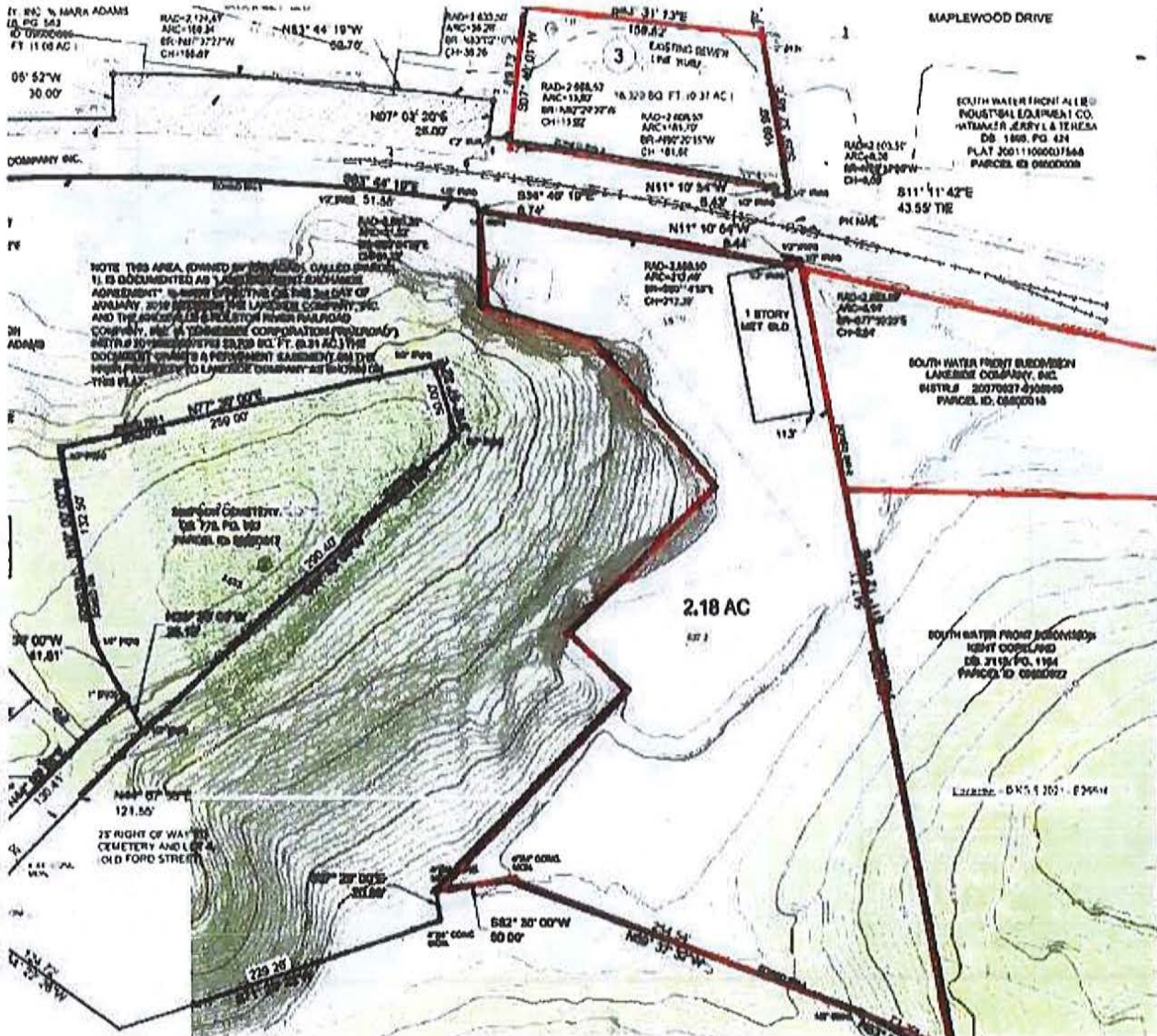
1 STORY
MET. BLD.

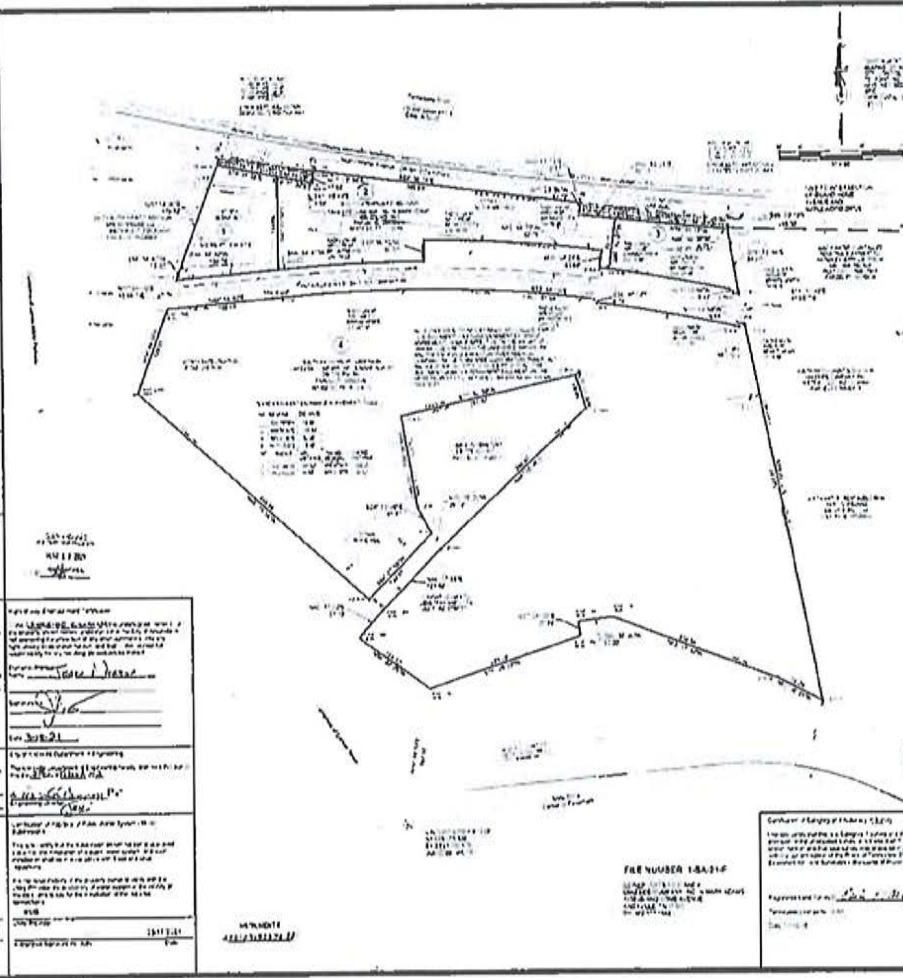
RAD-3888.10
ARC-10.47
BR-89° 07' 15" W
CH-17.27

SOUTH WATER FRONT BUCKLEBEN
LANDSCAPE COMPANY, INC.
181 778 P.O. BOX
PARCEL ID. 00000000

SOUTH WATER FRONT BUCKLEBEN
LANDSCAPE COMPANY, INC.
181 778 P.O. BOX
PARCEL ID. 00000000

LANDSCAPE - 005.1.205 - 00000000



[illegible]

- [illegible]

LAND DEVELOPMENT SOLUTIONS



240 SANDHILL RD. SUITE 100, WILMINGTON, DE 19801-2201
TEL: 302.436.2800

Norco Subdivision

Exempt, Tennessee

Final Plat of
Norco Subdivision

Norco Subdivision

Survey Data Sheet

Lot		Area	Notes
1	2		
3	4		
5	6		
7	8		
9	10		
11	12		
13	14		
15	16		
17	18		
19	20		
21	22		
23	24		
25	26		
27	28		
29	30		
31	32		
33	34		
35	36		
37	38		
39	40		
41	42		
43	44		
45	46		
47	48		
49	50		
51	52		
53	54		
55	56		
57	58		
59	60		
61	62		
63	64		
65	66		
67	68		
69	70		
71	72		
73	74		
75	76		
77	78		
79	80		
81	82		
83	84		
85	86		
87	88		
89	90		
91	92		
93	94		
95	96		
97	98		
99	100		



PLAT

Book 10

General Notes:

1. This plat is a subdivision of land owned by the State of Texas, and is subject to the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code.

2. The land is located in the County of [County Name], State of Texas.

3. The land is being subdivided into [Number] lots, each of which is approximately [Area] acres.

4. The land is being subdivided into [Number] blocks, each of which is approximately [Area] acres.

5. The land is being subdivided into [Number] sections, each of which is approximately [Area] acres.

6. The land is being subdivided into [Number] tracts, each of which is approximately [Area] acres.

7. The land is being subdivided into [Number] parcels, each of which is approximately [Area] acres.

8. The land is being subdivided into [Number] units, each of which is approximately [Area] acres.

9. The land is being subdivided into [Number] lots, each of which is approximately [Area] acres.

10. The land is being subdivided into [Number] blocks, each of which is approximately [Area] acres.

11. The land is being subdivided into [Number] sections, each of which is approximately [Area] acres.

12. The land is being subdivided into [Number] tracts, each of which is approximately [Area] acres.

13. The land is being subdivided into [Number] parcels, each of which is approximately [Area] acres.

14. The land is being subdivided into [Number] units, each of which is approximately [Area] acres.

15. The land is being subdivided into [Number] lots, each of which is approximately [Area] acres.

16. The land is being subdivided into [Number] blocks, each of which is approximately [Area] acres.

17. The land is being subdivided into [Number] sections, each of which is approximately [Area] acres.

18. The land is being subdivided into [Number] tracts, each of which is approximately [Area] acres.

19. The land is being subdivided into [Number] parcels, each of which is approximately [Area] acres.

20. The land is being subdivided into [Number] units, each of which is approximately [Area] acres.



Survey Data:

1. The survey was conducted by [Surveyor Name] on [Date].

2. The survey was conducted in accordance with the provisions of the Texas Subdivision Act, Chapter 251, Texas Property Code.

3. The survey was conducted using the following methods: [Methods].

4. The survey was conducted using the following instruments: [Instruments].

5. The survey was conducted using the following data: [Data].

6. The survey was conducted using the following results: [Results].

7. The survey was conducted using the following conclusions: [Conclusions].

8. The survey was conducted using the following recommendations: [Recommendations].

9. The survey was conducted using the following findings: [Findings].

10. The survey was conducted using the following observations: [Observations].

11. The survey was conducted using the following measurements: [Measurements].

12. The survey was conducted using the following calculations: [Calculations].

13. The survey was conducted using the following computations: [Computations].

14. The survey was conducted using the following determinations: [Determinations].

15. The survey was conducted using the following decisions: [Decisions].

16. The survey was conducted using the following actions: [Actions].

17. The survey was conducted using the following steps: [Steps].

18. The survey was conducted using the following procedures: [Procedures].

19. The survey was conducted using the following processes: [Processes].

20. The survey was conducted using the following methods: [Methods].

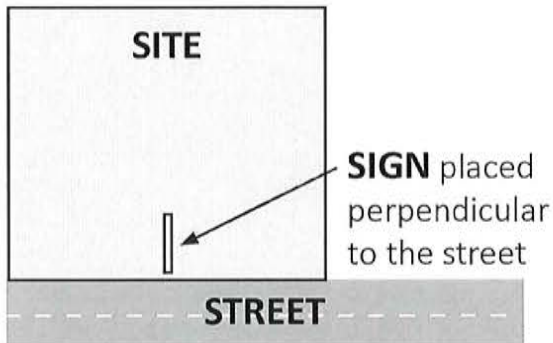
Final Plat

LAND DEVELOPMENT SOLUTIONS

Norco Subdivision

PLAT

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:

_____ and _____
 September 29, 2021 October 15, 2021
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Lakeside Co. Inc

Date: 8/30/2021

File Number: 10-N-21-RZ 10-G-21-PA
10-J-21-SP

- ☒ Sign posted by Staff
☐ Sign posted by Applicant