

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 11-A-16-UR **AGENDA ITEM #:** 34  
 POSTPONEMENT(S): 11/10/2016 **AGENDA DATE:** 12/8/2016  
 ▶ **APPLICANT:** URBAN ENGINEERING, INC.  
 OWNER(S): Harrigan Construction Co.

TAX ID NUMBER: 94 O E 016 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2201 Sutherland Ave

▶ **LOCATION:** Northwest side of Sutherland Ave., southwest side of N. Concord St.

▶ **APPX. SIZE OF TRACT:** 0.83 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via N. Concord St., a local street with 32' of pavement width within a 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Multi-dwelling development

HISTORY OF ZONING: O-1 rezoning approved on second reading by the City of Knoxville on December 13, 2011.

SURROUNDING LAND USE AND ZONING: North: Warehouse, residences and vacant land / I-2 (Restricted Manufacturing and Warehousing) and C-6 (General Commercial Park)

South: Office complex / C-6 (General Commercial Park)

East: Retail business / C-3 (General Commercial)

West: Vacant lots / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: This area is developed with commercial, light/heavy industrial and office uses under C-3, C-6, O-1, I-2 and I-4 zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to 24 multi-dwelling units as shown on the development plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Paving the alley that serves this development site between N. Concord St. and Portland St. to the specifications and standards as required by the Knoxville Department of Engineering prior to a certificate of

occupancy being issued for the development.

4. Installing any signage for access to the site as may be required by the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Installation of sidewalks as identified on the development plan meeting the applicable requirements of the ADA Accessibility Guidelines (ADAAG) and the requirements of the Knoxville Department of Engineering.
7. Obtaining approval from the City of Knoxville Fire Marshal for the proposed gated access to the development.
8. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for the facility.
9. Meeting all applicable requirements of the Knoxville Urban Forester.

With the conditions noted, this plan meets the requirements for approval within an O-1 (Office, Medical, and Related Services) district and the criteria for approval of a use on review.

#### **COMMENTS:**

The applicant is proposing to redevelop a former parking lot site located at the intersection of Sutherland Ave. and N. Concord St. into an apartment development with a total of 24 residential units.

The Planning Commission considered the request to change the zoning of this site from C-6 (General Commercial Park) to O-1 (Office, Medical, and Related Services) on October 13, 2011. The Planning Commission recommended approval with Knoxville City Council approving the rezoning on second reading on December 13, 2011. The O-1 zoning district allows consideration of multi-dwelling development through the use on review process. The Planning Commission had previously approved a use on review for a 42 unit multi-dwelling development in 2012 (2-B-12-UR). This request will replace that previous approval.

The applicant is proposing four, three-level multi-dwelling apartment buildings with the lower level being a parking garage. Since the site slopes downhill from Sutherland Ave. to the alley, the apartment design will be two levels for the apartments along the Sutherland Ave. frontage, with three levels (which includes the garage level and access to the alley) fronting along the alley. Vehicular access for the site is restricted to the alley access off of N. Concord St. A total of 48 parking spaces will be located in the parking garages with an additional 4 parallel parking spaces having direct access off of the alley. The applicant will be required to pave the alley between N. Concord St. and Portland St. to the specifications and standards as required by the Knoxville Department of Engineering.

The applicant has obtained approval of five variances from the Knoxville Zoning Ordinance for a reduction of front, side and rear yard setbacks, an increase the maximum lot coverage and a reduction in the usable open space requirement. The Knoxville Board of Zoning Appeals (BZA) approved the variances on November 17, 2016.

Since the Knoxville Utilities Board had installed a major gas line along the Sutherland Ave. right-of-way line in 2010, landscaping along this street frontage with larger landscaping is severely restricted.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. Public water and sewer utilities are available to serve the site.
2. The surrounding area is developed with residential, office, light industrial and commercial uses. The O-1 zoning and proposed apartment development is compatible with surrounding development and zoning.
3. The proposed apartment development is appropriate at this location along a minor arterial street and it is located in fairly close proximity to office and other multi-dwelling development, as well as the University of Tennessee campus.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions and approval of the requested variances, the proposal meets all requirements of the O-1 and R-2 zoning districts as well as the general criteria for approval of a use-on-review.
2. The proposed development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan, Sector Plan and One Year Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposal is compatible with the character of the neighborhood where it is proposed. The use should not significantly injure

the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located adjacent to a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The O-1 zoning is consistent with the mixed use designation of the adopted One Year Plan and the Central City Sector Plan. The O-1 zoning allows consideration of multi-dwelling housing developments as regulated in the R-2 (General Residential) district.
2. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 265 (average daily vehicle trips)

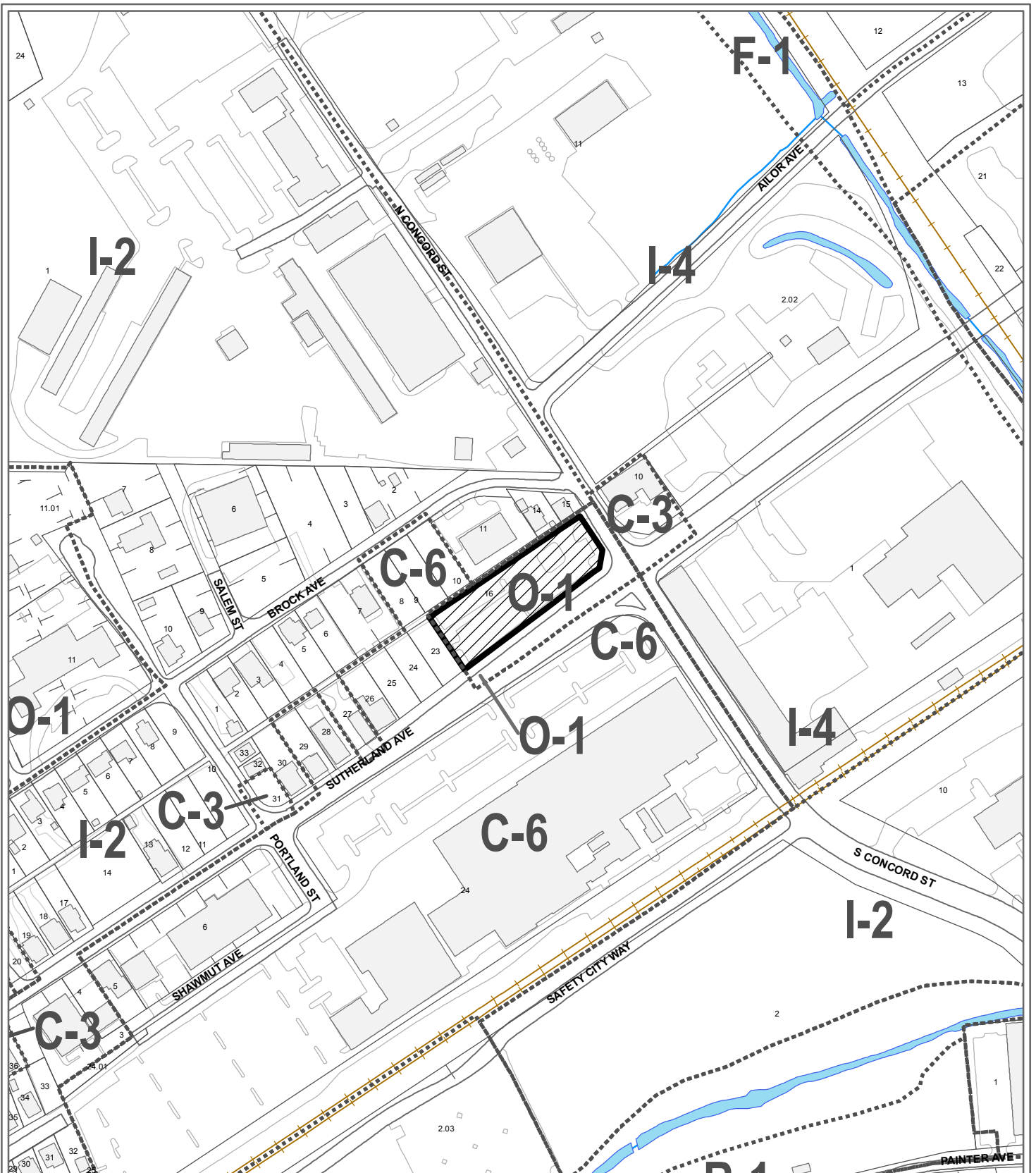
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 10 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-A-16-UR  
USE ON REVIEW**

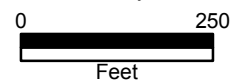


Multi-dwelling development in O-1 (Office, Medical, and Related Services)

Original Print Date: 10/19/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Urban Engineering, Inc.

Map No: 94  
Jurisdiction: City

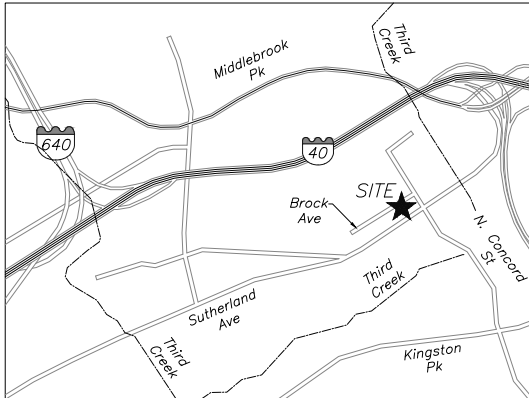


USE ON REVIEW

U.E.I. PROJECT NO. 1609030

# SUTHERLAND LOFTS

SITE ADDRESS: 2201 SUTHERLAND AVENUE, KNOXVILLE, TENNESSEE 37919  
CLT MAP 94, PARCEL 16



LOCATION MAP

DEVELOPER:  
 K, M & H DEVELOPMENT COMPANY, LLC.  
 KEN HARRIGAN  
 1917 OAKLEIGH WAY  
 KNOXVILLE, TN 37919  
 (865) 588-5507



SITE ENGINEER:  
 URBAN ENGINEERING, INC.  
 CHRIS SHARP  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37934  
 (865) 966-1924

SPECIFICATIONS  
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KUB
- GAS - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- TELEPHONE - AS PER CITY OF KNOXVILLE AND KNOX COUNTY STANDARDS AND SPECIFICATIONS

## SHEET INDEX

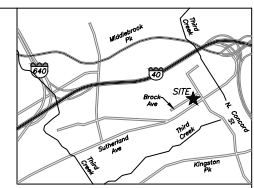
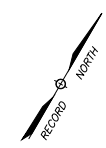
| <u>TITLE</u>                  | <u>SHEET</u> |
|-------------------------------|--------------|
| TITLE SHEET                   | C-0          |
| SITE PLAN                     | C-1          |
| SCHEMATIC FLOOR PLANS         | A-1          |
| SCHEMATIC EXTERIOR ELEVATIONS | A-2          |
| LANDSCAPE PLAN                | L-1          |

Revised: 10-26-2016

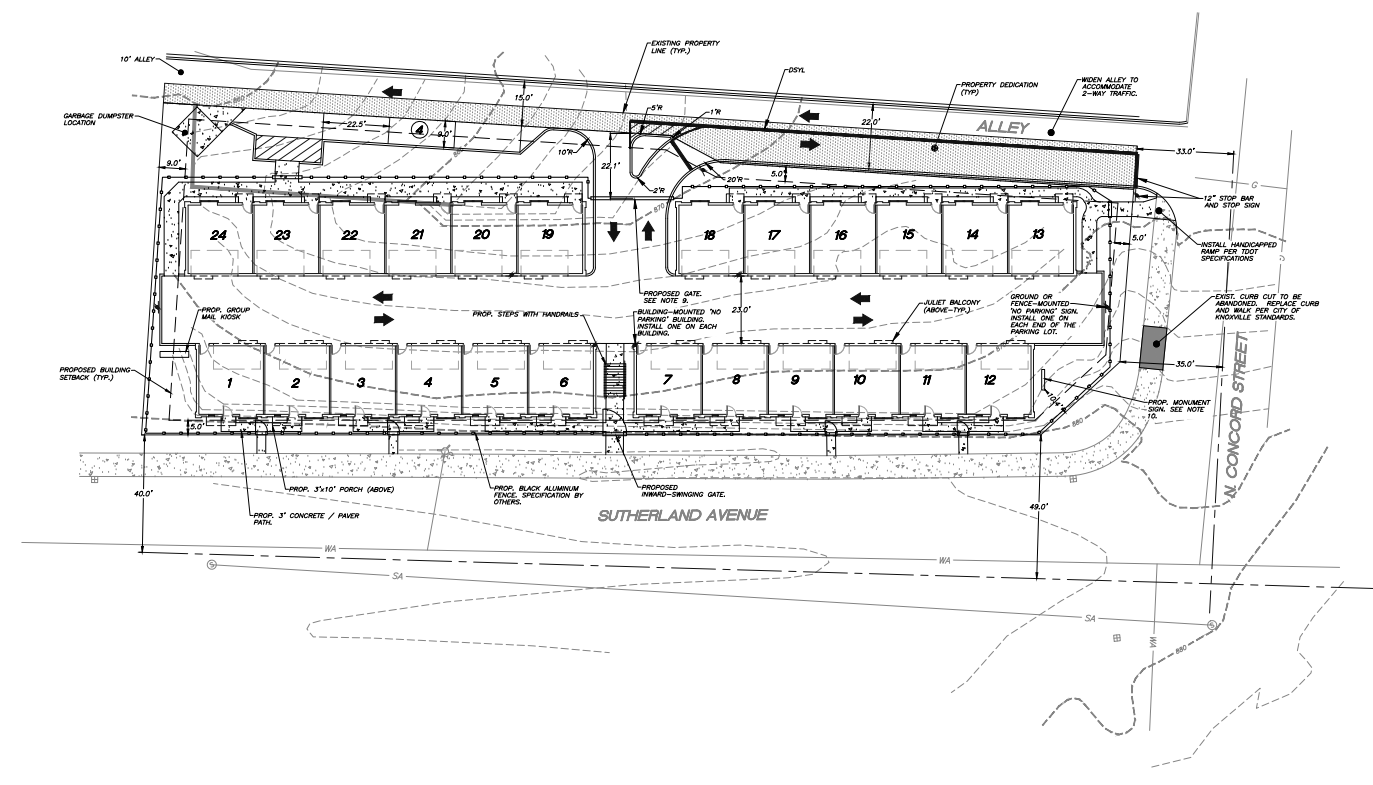
MPC FILE# 11-A-16-UR

| ISSUE NO. | DATE     | U.O.R. REVISIONS DESCRIPTION |
|-----------|----------|------------------------------|
| 2         | 10/24/16 |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |
|           |          |                              |

SHEET C-0 - 1 OF 5



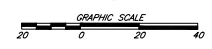
- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF THESE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOLL ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LATEST OF THE INFORMATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  4. MAPPING FEATURES AND TOPOGRAPHY WERE APPROXIMATED BY USING KIDS AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY.
  5. SUBJECT TO NOTES & EASEMENTS ON FINAL PLAN, TITLED "SURVEY OF CITY PROPERTY AT CONCORD ST. & SUTHERLAND AVE.", PLAT MAP 1281-C, REGISTER OF DEEDS OFFICE, KNOX COUNTY, TN.
  6. THE PROPOSED UNITS ARE 2-STORY WITH 2-CAR GARAGES BELOW.
  7. PARKING SUMMARY - TWO OR MORE BEDROOM DWELLING UNITS WITHIN MULTI-DWELLING STRUCTURES OF DEVELOPMENTS:  
REQUIRED SPACES: TWO (2) SPACES PER DWELLING UNIT FOR THE FIRST TWENTY (20) UNITS, PLUS ONE AND ONE-HALF (1 1/2) SPACES FOR EACH DWELLING UNIT EXCEEDING TWENTY (20) UNITS.  
FOR 25 UNITS:  $20 \times 2 + (5 \times 1.5) = 40 + 8 = 48$   
PROVIDED SPACES (INCLUDING 2-CAR GARAGE PER UNIT): 52
  8. BUILDING SETBACKS AND PROPOSED OPEN SPACE SHOWN HEREON ARE SUBJECT TO APPROVAL BY CITY OF KNOXVILLE BOARD OF ZONING APPEALS.
  9. GATE SHALL BE HIGH SPEED AND SHALL BE EQUIPPED WITH A FIRE MARSHAL-APPROVED KNOX LOCK OR EQUIVALENT.
  10. FOR OFFICE ZONED DISTRICTS (O-1, O-2 & O-3), REGULATION OF SIGNS FOR PERMITTED RESIDENTIAL USES SHALL BE THE SAME AS FOR RESIDENTIAL ZONE DISTRICTS. MOVEMENT OF COLUMN SIGNS FOR MULTI-DWELLING STRUCTURES OR DEVELOPMENTS ON SITES GREATER THAN TWO (2) ACRES, MOBILE HOME PARKS, AND SUBDIVISIONS WITH MORE THAN TWENTY-TWO (22) LOTS FOR RESIDENTIAL PURPOSES, PROVIDED THAT SUCH SIGNS ARE LIMITED TO ONE (1) SIGN PER EACH SEPARATE STREET FRONTAGE THAT EXCEEDS ONE HUNDRED FIFTY (150) LINEAL FEET, CANNOT EXCEED A MAXIMUM SIGN AREA OF THIRTY-SIX (36) SQUARE FEET AND A MAXIMUM HEIGHT OF SIX (6) FEET AND MAY BE EXTERNALLY ILLUMINATED, BUT SHALL NOT BE INTERNALLY ILLUMINATED.
  11. EXISTING LOT AREA: 30,969 S.F. (0.88-AC)  
PROPOSED DEDICATION: 3,440 S.F. (0.08-AC)  
LOT AREA AFTER DEDICATION: 27,529 S.F. (0.74-AC)  
TOTAL BUILDING AREA: 438  
12. REQUIRED USABLE OPEN SPACE:  $400 \times 24 = 9,600$  S.F.  
PROPOSED USABLE OPEN SPACE: 6,250 S.F.



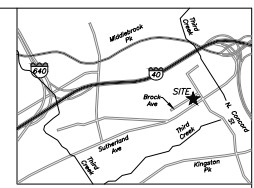
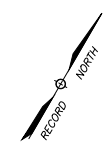
Revised: 10-26-2016

**MPC FILE# 11-A-16-UR**  
SHEET 2 OF 5

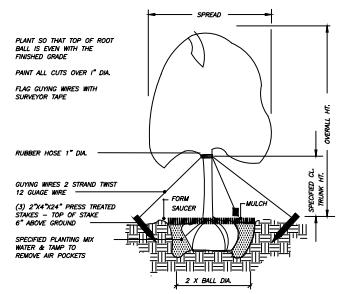
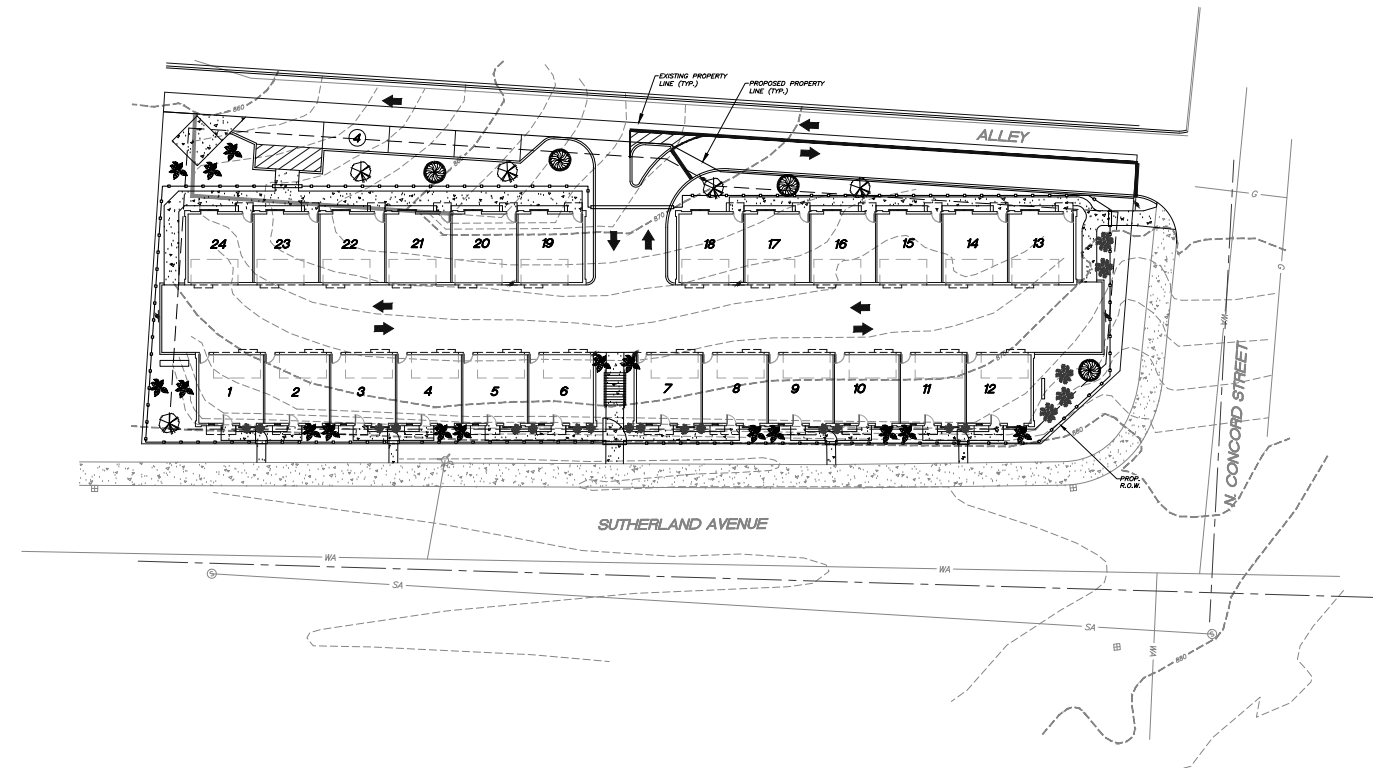
|   |                      |
|---|----------------------|
| <b>SUTHERLAND LOFTS</b>   |                      |
| SITE ADDRESS: 2201 SUTHERLAND AVE., KNOXVILLE, TN 37919   |                      |
| CITY OF KNOXVILLE   | KNOX CO., TN         |
| WARD NO. 24   | CITY BLOCK NO. 24106 |
| CLT MAP 94  | PARCEL 16            |
| SCALE: 1"=20'   | SEPTEMBER 23, 2016   |
| DEVELOPER:<br>K, M & H DEVELOPMENT COMPANY, LLC.<br>1917 OAKLEIGH WAY<br>KNOXVILLE, TENNESSEE 37919<br>(865) 588-5507 |                      |
| OWNER:<br>SAW III LLC<br>6901 SHERWOOD DRIVE<br>KNOXVILLE, TENNESSEE 37919  |                      |



| REVISION | DATE     | DESCRIPTION         | CAS | BY |
|----------|----------|---------------------|-----|----|
| 1        | 10/24/16 | PER U.G.R. COMMENTS | CAS |    |
|          |          |                     |     |    |
|          |          |                     |     |    |

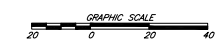


- LANDSCAPE PLAN NOTES:**
- 1) ABOVE GROUND AND UNDERGROUND UTILITIES AS SHOWN WERE LOCATED FROM VISIBLE FIELD SURVEILLANCE, UTILITY MARKINGS AND/OR DRAWINGS BY OTHERS. VERIFICATION AS TO EXISTENCE, LOCATION, SIZE, MATERIAL AND DEPTH SHOULD BE PURSUED PRIOR TO ANY DECISIONS BEING MADE RELATIVE TO UTILITIES. TO AVOID CONFLICTS AND/OR HAZARDS, NOTIFY TENNESSEE ONE CALL AT 1-800-351-1111 PRIOR TO ANY EXCAVATION OR GRADING ACTIVITIES.
  - 2) PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY W/ THE LATEST EDITION OF PUBLICATION ANSI Z60.1, "AMERICAN STANDARDS FOR NURSERY STOCK", BY THE ASSOCIATION OF NURSERMEN.
  - 3) PROVIDE 3" DEEP LAYER OF NEWLY SHREDDED HARDWOOD BARK MULCH AT ALL PLANTER BEDS.
  - 4) REMOVE ALL STRINGS AND TIES FROM TREES AND SHRUBS.
  - 5) REMOVE UPPER 1/3 OF BURLAP FROM ALL PLANT BALLS; DO NOT PIERCE TREE BALLS WITH SUPPORT STAKES.
  - 6) FERTILIZE ALL PLANTS WITH 16-16-16 FERTILIZER AT THE RATE OF: 3 LBS. PER TREE AND 3 LBS. PER 100 S.F. OF SHRUB BEDS.
  - 7) ALL COMMON AREAS AND LOTS SHALL RECEIVE SEEDED TURF AND STRAW COVER EXCEPT UNDER BUILDINGS, ROADS, SIDEWALKS, PLAYING BEDS AND AREAS DESIGNATED TO BE SOODED.
  - 8) ACTUAL AS-BUILT SITE CONDITIONS MAY VARY FROM THIS PLAN. PLANT AND MATERIAL QUANTITIES AS SHOWN ON THE PLAN ARE FOR UNIFORM COMPARISON AND ESTIMATE PURPOSE ONLY. NOTIFY ENGINEER OR ARCHITECT OF ALL SITE CONDITIONS WHICH WILL AFFECT PLANT QUANTITIES REQUIRED AND/OR THEIR LOCATIONS.
  - 9) SPECIFIED PLANTING MIX: THREE PARTS TOPSOIL, FERTILIZER AND ONE PART PEAT MOSS.
  - 10) SHRUBS SELECTED FROM THE PLANTING SCHEDULE, LISTED HEREON ARE TO BE PLACED AROUND BUILDINGS, WITHIN ISLANDS AND ALONG WALKWAYS BY THE LANDSCAPE SUBCONTRACTOR. SAID SUBCONTRACTOR IS REQUIRED TO SUBMIT PLANS AND PROPOSALS FOR THE DEVELOPERS REVIEW AND APPROVAL. SAID PLANS MUST BE PREPARED IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATIONS.
  - 11) EXISTING VEGETATION ALONG PERIMETER BOUNDARIES IS TO REMAIN IN PLACE AND UNDISTURBED, EXCEPT WHERE UTILITY CONSTRUCTION MUST TAKE PLACE.
  - 12) REQUIRED TREES: 0.75 x 8 = 6 TREES  
PROPOSED TREES: 9 TREES



- TREE/PLANT LEGEND:**
- MANDARIN
  - RED MAPLE TREE
  - PIN OAK
  - DWARF LAUREL

**TREE PLANTING**  
SCALE: NOT TO SCALE



Revised: 10-26-2016  
MPC FILE# 11-A-16-UR  
SHEET 5 OF 5

**LANDSCAPE PLAN**  
**SUTHERLAND LOFTS**  
SITE ADDRESS: 2201 SUTHERLAND AVE., KNOXVILLE, TN 37919

CITY OF KNOXVILLE KNOX CO., TN  
WARD NO. 24 CITY BLOCK NO. 24106  
CLT MAP 94 PARCEL 16  
SCALE: 1"=20' SEPTEMBER 23, 2016

DEVELOPER:  
K, M & H DEVELOPMENT COMPANY, LLC.  
1917 OAKLEIGH WAY  
KNOXVILLE, TENNESSEE 37919  
(865) 588-5507

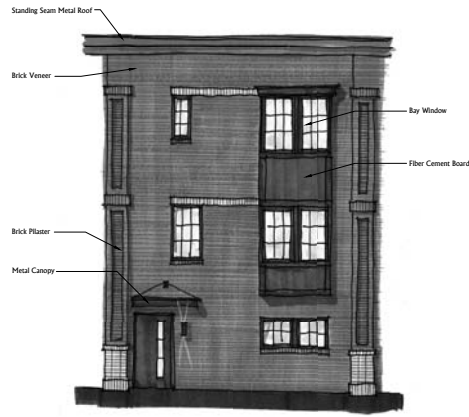
OWNER:  
SAW III LLC  
6901 SHERWOOD DRIVE  
KNOXVILLE, TENNESSEE 37919

URBAN ENGINEERING, INC.  
11822 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924

| REVISION | DATE     | DESCRIPTION         | CAS | BY |
|----------|----------|---------------------|-----|----|
| 1        | 10/24/16 | PER U.G.R. COMMENTS | CAS |    |



Sutherland Ave - Unit Front Elevation



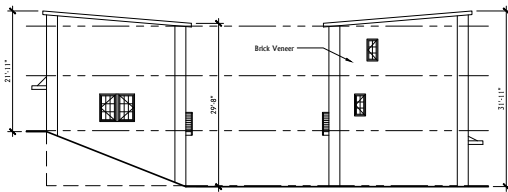
Alley - Unit Front Elevation



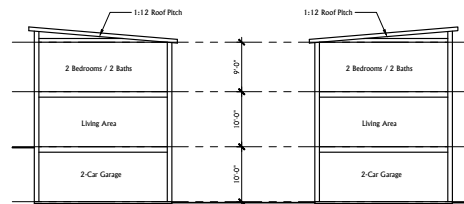
Sutherland Avenue - Front Elevation



Sutherland Avenue - Drive Aisle Elevation

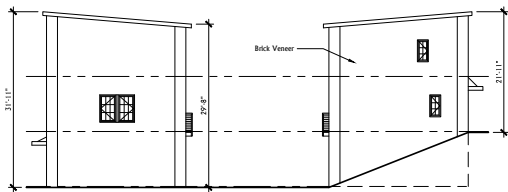


Concord Street - Elevation



Typical Section

11-A-16-UR  
Revised: 10-26-2016



Adjacent Lot - Elevation



Alley - Front Elevation



Alley - Drive Aisle Elevation

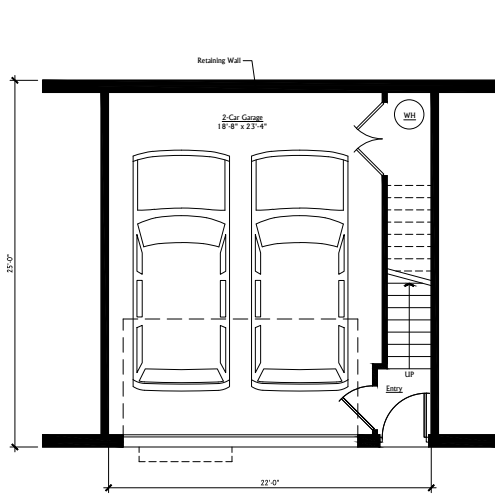
# Townhome Development - Schematic Exterior Elevations

2201 Sutherland Avenue  
Knoxville, Tennessee

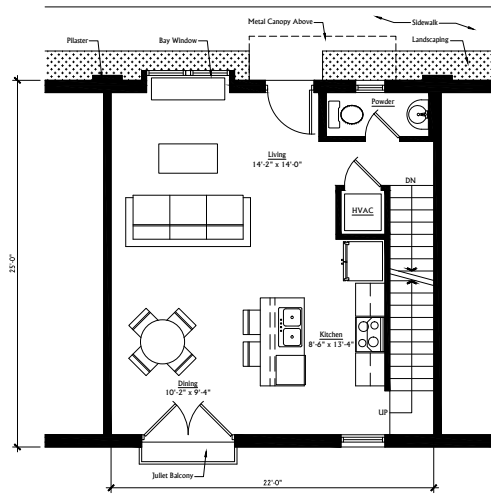
2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com



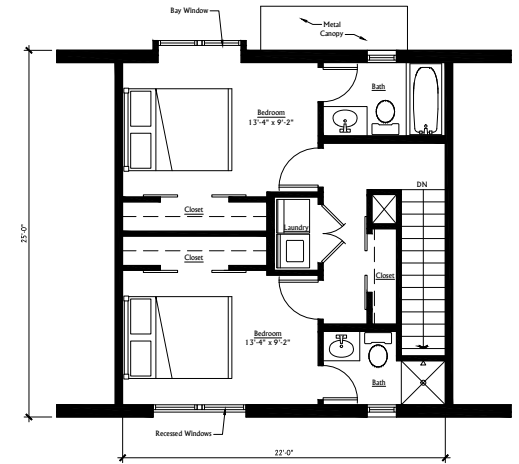




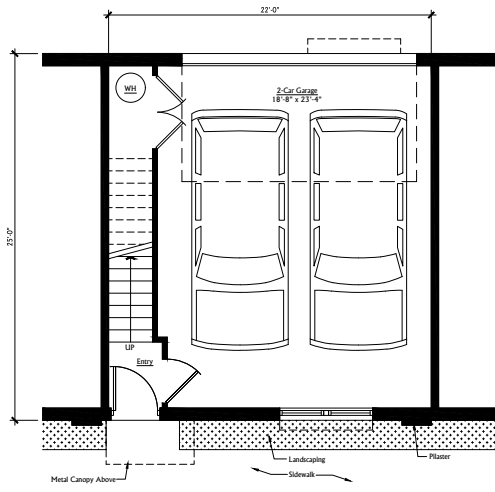
Sutherland Avenue - Lower Level Plan



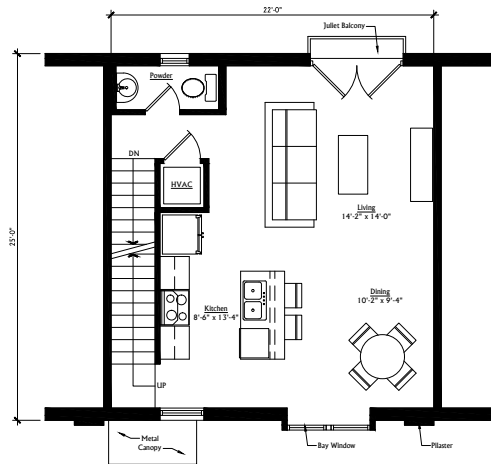
Sutherland Avenue - Main Level Plan



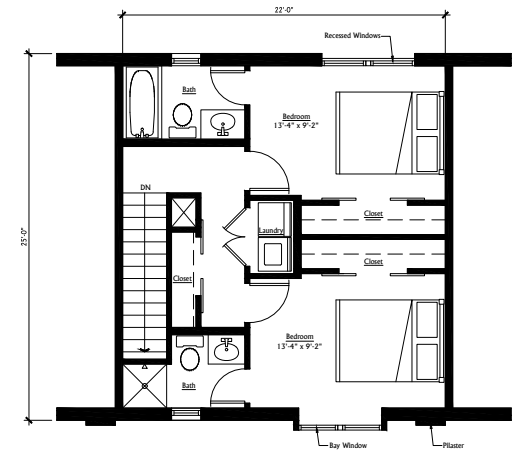
Sutherland Avenue - Upper Level Plan



Alley - Lower Level Plan



Alley - Main Level Plan



Alley - Upper Level Plan

11-A-16-UR Revised: 10-26-2016

# Townhome Development - Schematic Floor Plans

2201 Sutherland Avenue  
Knoxville, Tennessee

2575 Willow Point Way Suite 105 • Knoxville, TN 37931 • v. 865.769.8075 • f. 865.769.8076 • www.R2Rstudio.com



Use on Review  Development Plan

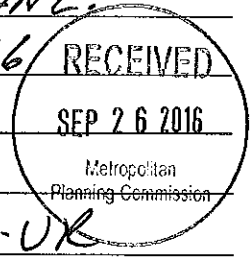
Name of Applicant: URBAN ENGINEERING INC.

Date Filed: 9/26/16 Meeting Date: 11/10/16

Application Accepted by: Thomas Buchler

Fee Amount:        File Number: Development Plan       

Fee Amount: 1500.00 File Number: Use on Review 11-A-16-UR



**PROPERTY INFORMATION**

Address: 2201 SUTHERLAND AVE. (37919)

General Location: NW side SUTHERLAND AVE. AT N. CONCORD ST. SW side

Tract Size: 0.83-AC No. of Units: 25

Zoning District: 0-1

Existing Land Use: PARKING LOT

Planning Sector: CENTRAL CITY

Sector Plan Proposed Land Use Classification: MU-SD ; MUCC19

Growth Policy Plan Designation: Urban

Census Tract: 26

Traffic Zone: 103

Parcel ID Number(s): 0940E016

Jurisdiction:  City Council 6 District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: KEN HERRIGAN

Company: K.M.H DEVELOPMENT, LLC

Address: 1917 CHARLECK WAY

City: KNOXVILLE State: TN Zip: 37919

Telephone: (865) 588-5507

Fax: \_\_\_\_\_

E-mail: TTH@COMCAST.NET

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: CHARIS SHARP

Company: URBAN ENGINEERING INC.

Address: 11852 KINGSTON PIKE

City: KNOXVILLE State: TN Zip: 37934

Telephone: (865) 966-1924

Fax: \_\_\_\_\_

E-mail: UES@TRS.NET

**APPROVAL REQUESTED**

Development Plan: Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)  
USE ON REVIEW  
Multi-dwelling development

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Charis Sharp

PLEASE PRINT

Name: CHARIS SHARP

Company: URBAN ENGINEERING, INC.

Address: 11852 KINGSTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: (865) 966-1924

E-mail: UES@TRS.NET

