

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

▶ **FILE #:** 1-SD-18-C
 1-G-18-UR

AGENDA ITEM #: 13
AGENDA DATE: 1/11/2018

▶ **SUBDIVISION:** FRETZ ROAD SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** SCOTT WILLIAMS
 OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 130 070 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 905 Fretz Rd

▶ **LOCATION:** West side of Fretz Rd., north side of Hatmaker Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 32.69 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)
 South: Hatmaker Rd. & I-40 / I-75 - A (Agricultural) and Town of Farragut
 East: Residences - A (Agricultural)
 West: Vacant land - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 113

SURVEYOR/ENGINEER: Scott Williams Scott Williams and Associates

ACCESSIBILITY: Access is via Fretz Rd., a local street with a 16' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
 1. Horizontal curve variance on Road D from STA 1+02.02 to STA 1+46.57, from 250' to 100'.
 2. Horizontal curve variance on Road D from STA 3+17.13 to STA 3+68.19, from 250' to 100'.
 3. Horizontal curve variance on Road F from STA 2+11.99 to STA 3+75.78, from 250' to 100'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementation of the recommended improvements identified in the Traffic Impact Study for the Fretz Road Subdivision (905 Fretz Road) prepared by Cannon & Cannon, Inc., dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Rd.). The widening improvements to Fretz Rd. shall be approved (by Knox County Department of Engineering and Public Works) and completed prior to any final plat being submitted for consideration by the Planning Commission. The north bound left turn lane improvements on N. Campbell Station Rd. at the intersection with Fretz Rd., shall be reviewed and approved by the Town of Farragut. The turn lane improvements shall be completed prior to the issuance of the 47th building permit for the subdivision.
4. Installation of sidewalks on at least one side of all streets as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. The grading plan shall be revised so that the site grading around the Childress property (Tax Parcel 130-069) will not encroach into a 5' buffer adjoining the property lines. The grading limits shall be clearly marked in the field prior to any site grading.
6. Revising the concept plan and street profiles to identify Road D and Road F as the same street. The three horizontal curve variances are based on the single street designation.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated wetland and existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common areas and drainage system.
10. On the final plat, including the sight distance easement across Lot 29 on the inside of the horizontal curve.
11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the Planning Commission staff and the required widening of Fretz Rd. is completed.

► **APPROVE the development plan for up to 113 detached residential dwellings on individual lots, subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density that will allow the proposed 113 dwelling units.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 32.69 acre tract into 113 detached residential lots at a density of 3.46 du/ac. The Planning Commission recommended approval of the rezoning of the property to PR (Planned Residential) at a density of up to 4 du/ac on December 14, 2017. The Knox County Commission will consider the rezoning on January 22, 2018. Access to the proposed subdivision will be from Fretz Rd. approximately 163' south of Woodhollow Ln., the entrance street for Brandywine at Turkey Creek Subdivision. Sidewalks are being provided on one side of all streets within the subdivision as an amenity.

There is a small designated wetland and an established pond on the property that will be impacted by the proposed subdivision. The applicant will be required to submit an application to the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers for any alteration to the designated wetland and potentially the existing pond on the site. The final determination regarding the proposed alteration of these two features may require a modification of the layout of the subdivision.

A Traffic Impact Study prepared by Cannon & Cannon, Inc. was submitted for the proposed subdivision. The Traffic Impact Study has been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. Based on the study, staff is requiring the developer to widen of Fretz Rd. to minimum width of

20 feet, from the intersection of Fretz Rd. and Woodhollow Ln. south to a distance of approximately 80' south of the proposed subdivision entrance to allow for a taper back to the existing pavement width. These improvements shall be approved and completed prior to any final plat being submitted for consideration by the Planning Commission for this subdivision. The north bound left turn lane improvement on N. Campbell Station Rd. at the intersection with Fretz Rd., as identified in the Traffic Impact Study, requires approval from the Town of Farragut. The turn lane improvements to N. Campbell Station Rd. shall be completed prior to the issuance of the 47th building permit for the subdivision.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available.
2. With the proposed widening of Fretz Rd. and addition of the turn lane improvements on N Campbell Station Rd., there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 3.46 du/ac, is consistent in use and density with the recommended rezoning for the property.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended identifies this property for low density residential use. The PR zoning as recommended will allow a density up to 4 du/ac. With a proposed density of 3.46 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended rezoning.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

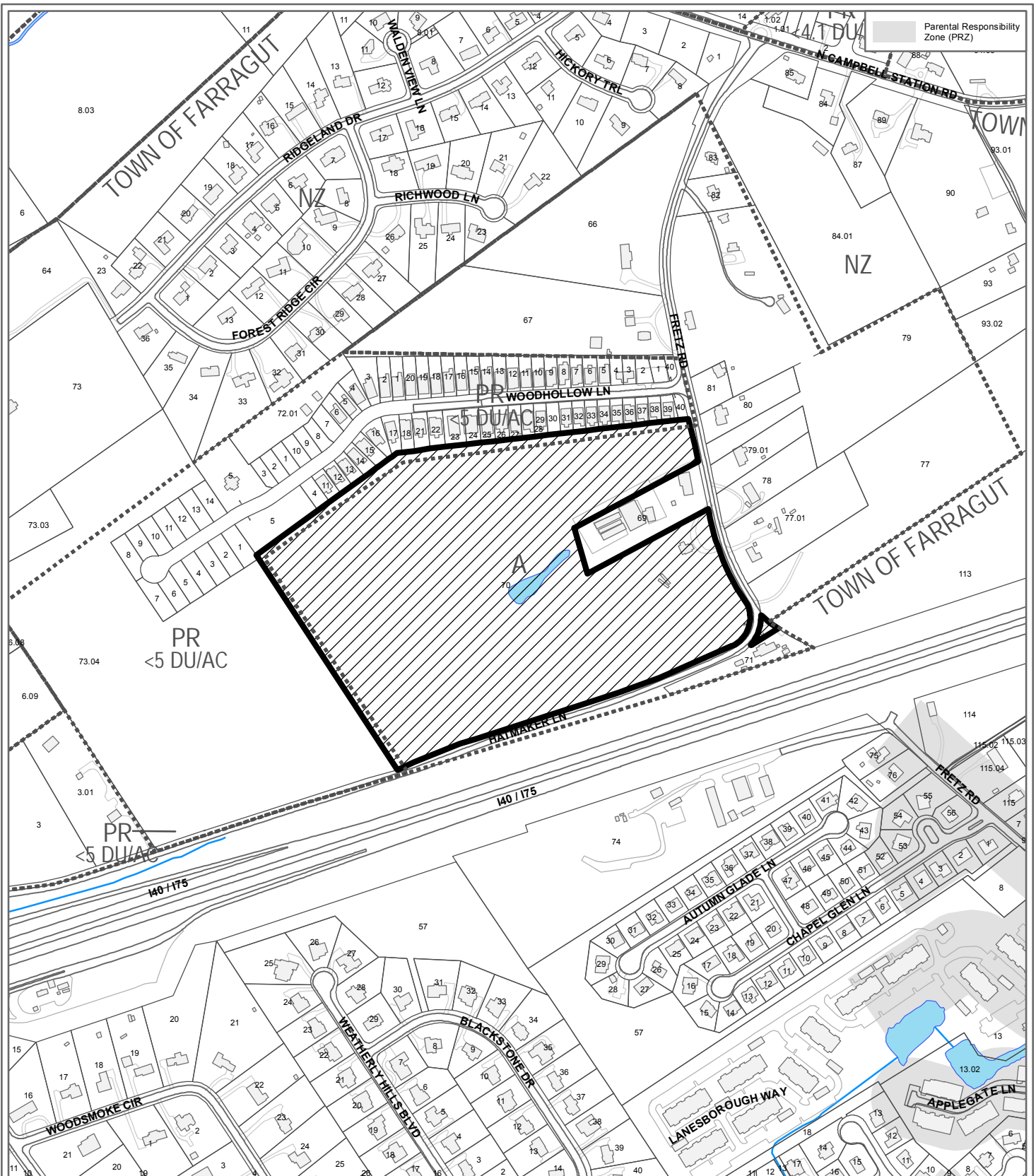
ESTIMATED STUDENT YIELD: 46 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**1-SD-18-C / 1-G-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) pending

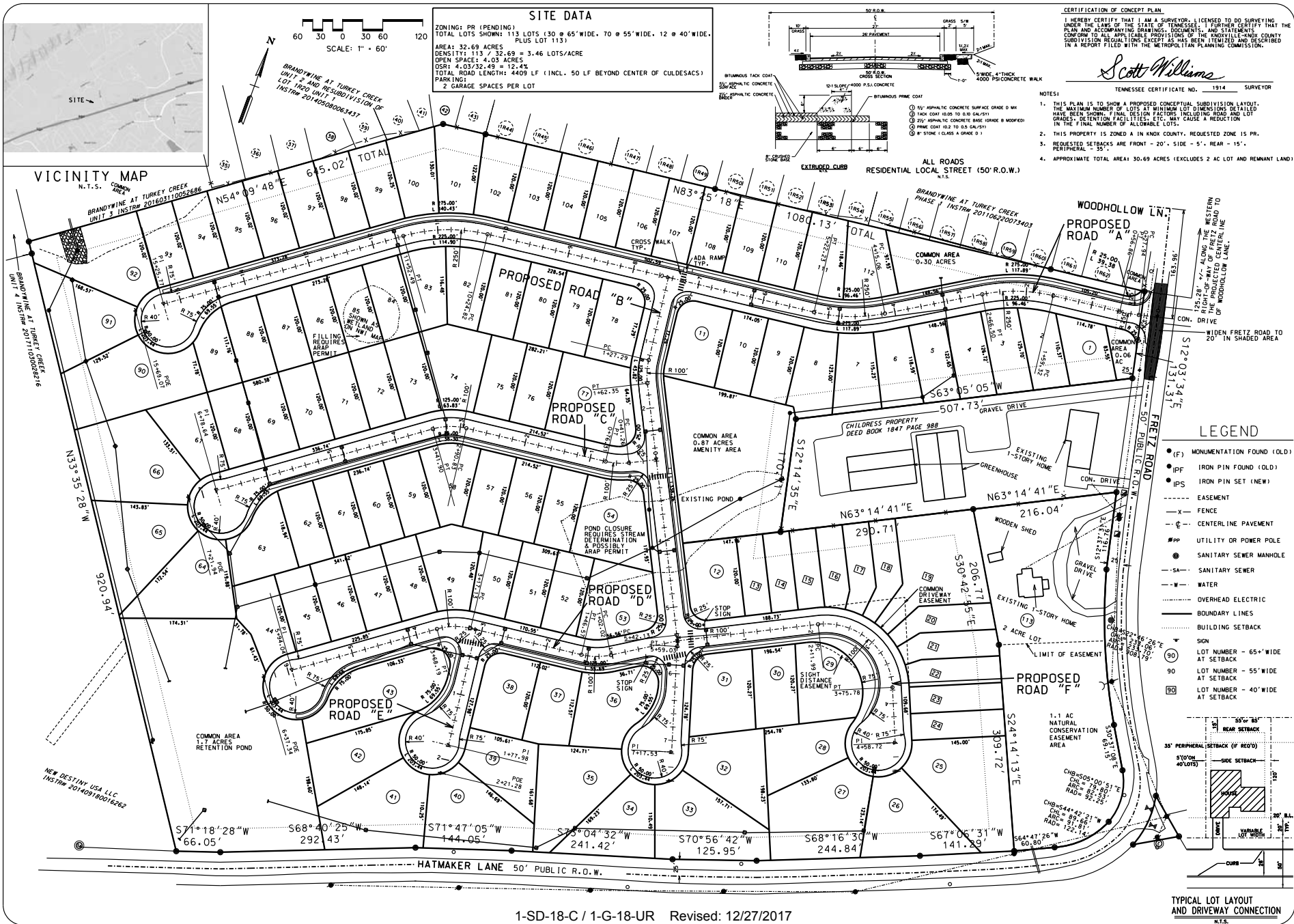
Original Print Date: 12/18/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Williams, Scott
Fretz Road Subdivision

Map No: 130
Jurisdiction: County





REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

CONCEPT PLAN

FRETZ ROAD S/O
 MPC FILE 1-SD-18-C / 1-G-18-UR
 905 FRETZ ROAD
 KNOXVILLE, TENNESSEE 37922
 G.L. MAP 130-220-2386E-002

NOT FOR CONSTRUCTION

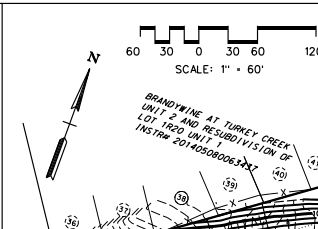
W. Scott Williams & Associates
 CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING
 4538 Annalee Way, Knoxville, TN 37921
 PHONE: (615) 593-9889
 FAX: (615) 593-9888
 E-MAIL: wscott@williamsassoc.com

CLIENT:
 TERRY PATTON/
 WALLY DICKSON

ORIGINAL ISSUE:
 NOV. 15, 2017

SHEET NO.
 CC1

JOB NO. 1793



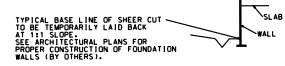
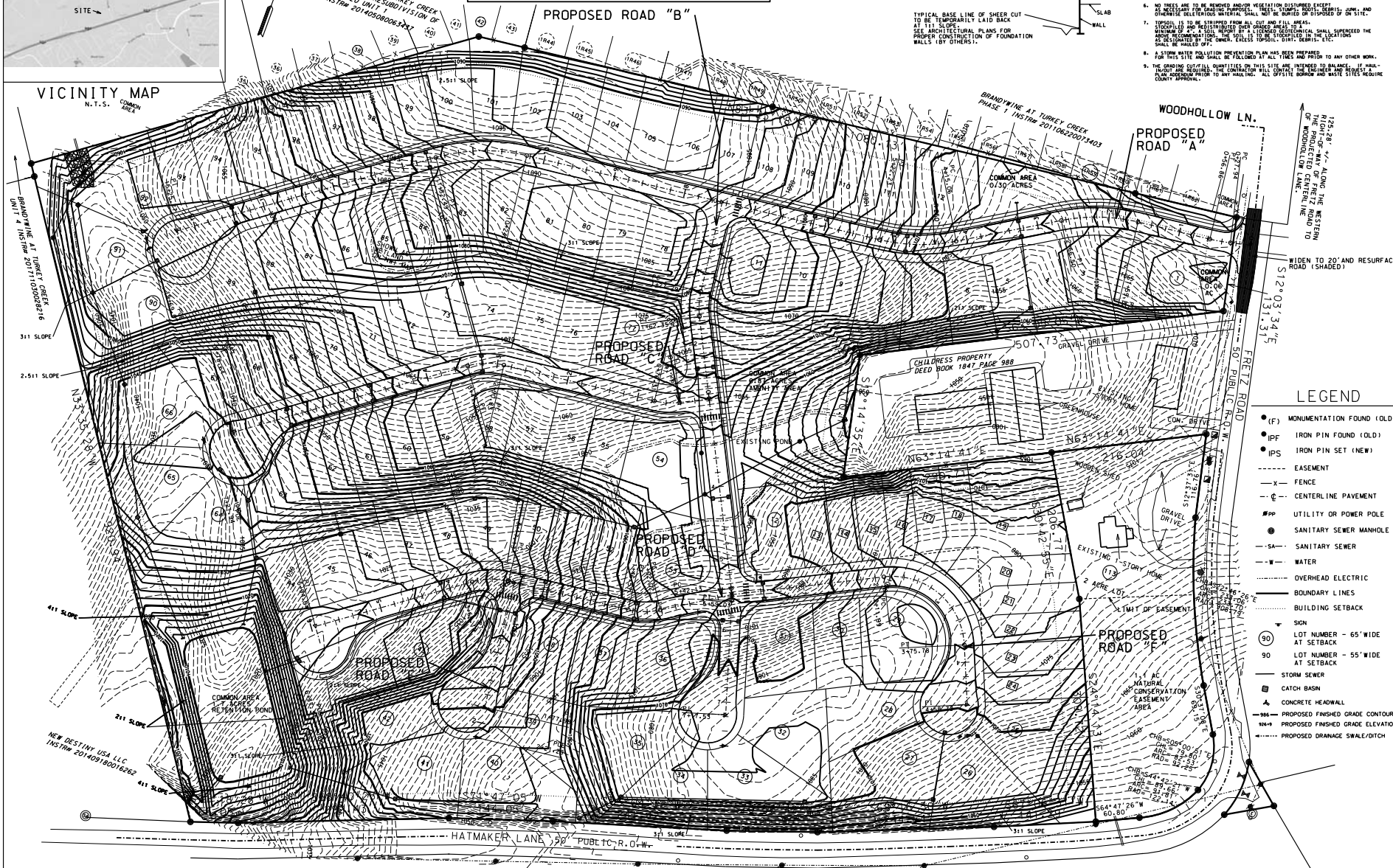
SITE DATA

ZONING: PR (PENDING)
 TOTAL LOTS SHOWN: 113 LOTS (30 @ 65' WIDE, 70 @ 55' WIDE, 12 @ 40' WIDE, PLUS LOT 113)
 AREA: 32.69 ACRES
 DENSITY: 113 / 32.69 = 3.46 LOTS/ACRE
 OPEN SPACE: 4.03 ACRES
 OSR: 4.03/32.49 = 12.4%
 TOTAL ROAD LENGTH: 4409 LF (INCL. 50 LF BEYOND CENTER OF CULDESACS)
 PARKING: 2 GARAGE SPACES PER LOT

NOTES:
 THIS PLAN IS TO SHOW PRELIMINARY ROAD DESIGN AND GRADING FEATURES. DESIGN PLANS ARE TO BE APPROVED BY KNOX COUNTY ENGINEERING PRIOR TO CONSTRUCTION.

- GRADING NOTES (SEE SBP-4 FOR EROSION CONTROL NOTES):**
1. SLOPES FOR FINISHED GRADE SHALL BE MAINTAINED TO 2% OR LESS, RESPECTIVELY BELOW 4500' ELEVATION AND 3% OR LESS, RESPECTIVELY ABOVE 4500' ELEVATION, UNLESS OTHERWISE NOTED. SLOPES OF 2% OR LESS FOR MOORE & BENTON ENGINEERING SHALL BE USED FOR CONSTRUCTION. A SOIL REPORT BY A LICENSED GEOTECHNICAL ENGINEER SHALL SUPPORT THE ABOVE RECOMMENDATIONS.
 2. ALL SLOPES TO BE 2:1 MINIMUM UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 3:1 MINIMUM.
 3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
 4. THE CONSTRUCTION AND MAINTENANCE OF SLOPES SHALL BE FOLLOWED INCLUDING ALL OSHA REQUIREMENTS.
 5. NO EXCESS AND TO BE REMOVED AND/OR REUSED TO THE MAXIMUM EXTENT POSSIBLE. MINIMUM OF 2" OF SOIL REPAIR BY A LICENSED GEOTECHNICAL ENGINEER SHALL SUPPORT THE ABOVE RECOMMENDATIONS. EXCESS TO SOIL, DIRT, DEBRIS, ETC.
 6. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
 7. THE GRADING OF THIS QUANTITY ON THIS SITE AND INTENDED TO BALANCE. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL CONSULT THE ENGINEER AND KNOX COUNTY ENGINEERING PRIOR TO ANY TRAILING. ALL OFFSITE BORROW AND WASTE SITES REQUIRING COUNTY APPROVAL.

VICINITY MAP
 N.T.S. COMMON CREEK



WOODHOLLOW LN.
 PROPOSED ROAD "A"
 WIDEN TO 20' AND RESURFACE ROAD (SHADED)
 125'±, 28'± FROM THE WESTERN RIGHT-OF-WAY OF WOODHOLLOW LANE TO THE CENTERLINE OF PROPOSED ROAD "A"
 125'±, 28'± FROM THE WESTERN RIGHT-OF-WAY OF WOODHOLLOW LANE TO THE CENTERLINE OF PROPOSED ROAD "A"
 125'±, 28'± FROM THE WESTERN RIGHT-OF-WAY OF WOODHOLLOW LANE TO THE CENTERLINE OF PROPOSED ROAD "A"

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- (FP) IRON PIN FOUND (OLD)
- (IP) IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA --- SANITARY SEWER
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- BUILDING SETBACK
- SIGN
- (90) LOT NUMBER - 65' WIDE AT SETBACK
- (90) LOT NUMBER - 55' WIDE AT SETBACK
- STORM SEWER
- CATCH BASIN
- ▲ CONCRETE HEADWALL
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DRAINAGE SWALE/DITCH

NOT FOR CONSTRUCTION

REVISIONS

| NO. | DATE | DESCRIPTION | BY | CHK |
|-----|------|-------------|----|-----|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

PRELIMINARY GRADING & DRAINAGE PLAN
 FRETZ ROAD S/D
 IMPC FILE 1-SD-18-C / 1-G-18-UR
 KNOXVILLE, TENNESSEE 37902
 G.L. #BP-130-229-238-000



W. Scott Williams & Associates
 CONSULTING CIVIL ENGINEERING LAND SURVEYING
 4538 Annulet Way, Knoxville, TN 37921
 PHONE: (865) 678-1889
 FAX: (865) 678-1888
 E-MAIL: wscott@williamsassoc.net

CLIENT:
TERRY PATTON / WALT DICKSON

ORIGINAL ISSUE:
 NOV. 15, 2017

SHEET NO.
CC2

JOB NO. 1793

1-SD-18-C / 1-G-18-UR Revised: 12/27/2017



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Development off Fretz Road

1 message

Gina Johnson <relocateknox@gmail.com>

Sun, Dec 31, 2017 at 2:17 PM

Reply-To: relocateknox@gmail.com

To: commission@knoxmpc.org

Dear commission,

As residents of Wyndham Hall we are most concerned about the risk of future development in our immediate area. We understand that there is a multi unit development proposed for what little green space we have remaining between Grigsby Chapel and I40 at Campbell Station. The green space acts as a buffer between what already is a quite loud area due to traffic and provides a green area for what little wildlife we have remaining due to over development. Traffic is quite dangerous on Grigsby Chapel not only posing a danger to motorists but to pedestrians wishing to utilize the greenways in our community. Lanesbrough apartments is a large contributing factor to the current traffic concerns shared by many. Schools, Turkey Creek shopping area and residential development in the Grigsby Chapel area contributed a large amount of traffic. Several motorists turn by error onto Grigsby Chapel and use the entrance to our neighborhood as a turn around. We would ask for any consideration that the remaining property available not be zoned for a high density residential community. We are already in need of correction of traffic and noise issues as well as protection of pedestrians using the nearby parks and greenways.

Thank you for the consideration to protect our neighboring communities in Farragut.

Robert and Gina Johnson

Gina Johnson, Realtor
GRI, SRES, ABR, ePRO, CRS
YOUR RELOCATION EXPERT
Global Luxury Property Specialist
www.RelocateKnox.com
865-567-LIST (5478)

Coldwell Banker Wallace&Wallace, Realtors
10815 Kingston Pike
Knoxville, TN 37934
[865-966-1111](tel:865-966-1111)

--

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Stop development Campbell Station rd

1 message

Helen Daniel <hdo8@tds.net>

Fri, Dec 29, 2017 at 10:37 AM

Reply-To: hdo8@tds.net

To: commission@knoxmpc.org

Traffic is horrific. Snyder rd is a mess and backed up . Leaving house 45 minutes earlier just to go 15 minutes is ridiculous.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Scott Williams

Date Filed: 11/27/2017 Meeting Date: 1/11/2018

Application Accepted by: M. Payne

Fee Amount: 3860.00 File Number: Subdivision - Concept 1-SD-18-C

Fee Amount: # Related File Number: ^{USE ON REVIEW} Development Plan 1-G-18-UR

| | |
|---|---|
| <p align="center">PROPERTY INFORMATION</p> <p>Subdivision Name: <u>Fretz Road S/D</u></p> <hr/> <p>Unit/Phase Number: _____</p> <p>General Location: <u>1,500 Ft south of Campbell Station Road on Fretz Road</u></p> <p>Tract Size: <u>30.5748 AC</u> No. of Lots: <u>112</u></p> <p>Zoning District: <u>PR</u></p> <p>Existing Land Use: <u>Ag For Vac</u></p> <p>Planning Sector: <u>Northwest County</u></p> <p>Growth Policy Plan Designation: <u>Urban Growth</u></p> <hr/> <p>Census Tract: <u>59.04</u></p> <p>Traffic Zone: <u>222</u></p> <p>Parcel ID Number(s): <u>130 070</u></p> <hr/> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>6th</u> District</p> | <p align="center">PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Terry Patton</u></p> <p>Company: <u>Cascade Falls LLC</u></p> <p>Address: <u>7918 Gatekeeper Way</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37931</u></p> <p>Telephone: <u>865-679-3697</u></p> <p>Fax: <u>—</u></p> <p>E-mail: <u>terry.pattonteam@gmail.com</u></p> <hr/> <p align="center">PROJECT SURVEYOR/ENGINEER</p> <p>PLEASE PRINT Name: <u>W. Scott Williams</u></p> <p>Company: <u>W. Scott Williams & Associates</u></p> <p>Address: <u>4530 Annalee Way</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37921</u></p> <p>Telephone: <u>(865) 692-9809</u></p> <p>Fax: <u>(865) 692-9809</u></p> <p>E-mail: <u>wscottwill@comcast.net</u></p> <hr/> <p align="center">APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT Name: <u>Scott Williams</u></p> <p>Company: <u>W. Scott Williams & Assoc.</u></p> <p>Address: <u>4530 Annalee Way</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37921</u></p> <p>Telephone: <u>(865) 692-9809</u></p> <p>Fax: <u>(865) 692-9809</u></p> <p>E-mail: <u>wscottwill@comcast.net</u></p> |
| <p align="center">AVAILABILITY OF UTILITIES</p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>First Utility District</u></p> <p>Water <u>First Utility District</u></p> <p>Electricity <u>LCUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>AT+T</u></p> | |
| <p align="center">TRAFFIC IMPACT STUDY REQUIRED</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> | |
| <p align="center">USE ON REVIEW <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input checked="" type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p> | |
| <p align="center">VARIANCE(S) REQUESTED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, see reverse side of this form)</p> | |

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Scott Williams

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

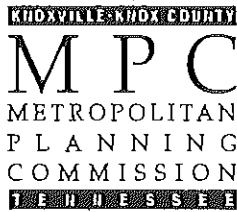
Telephone: (865)692-9809

Signature: *Scott Williams*

Fax: (865)692-9809

Date: 11/27/17

E-mail: wscottwill@comcast.net



REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

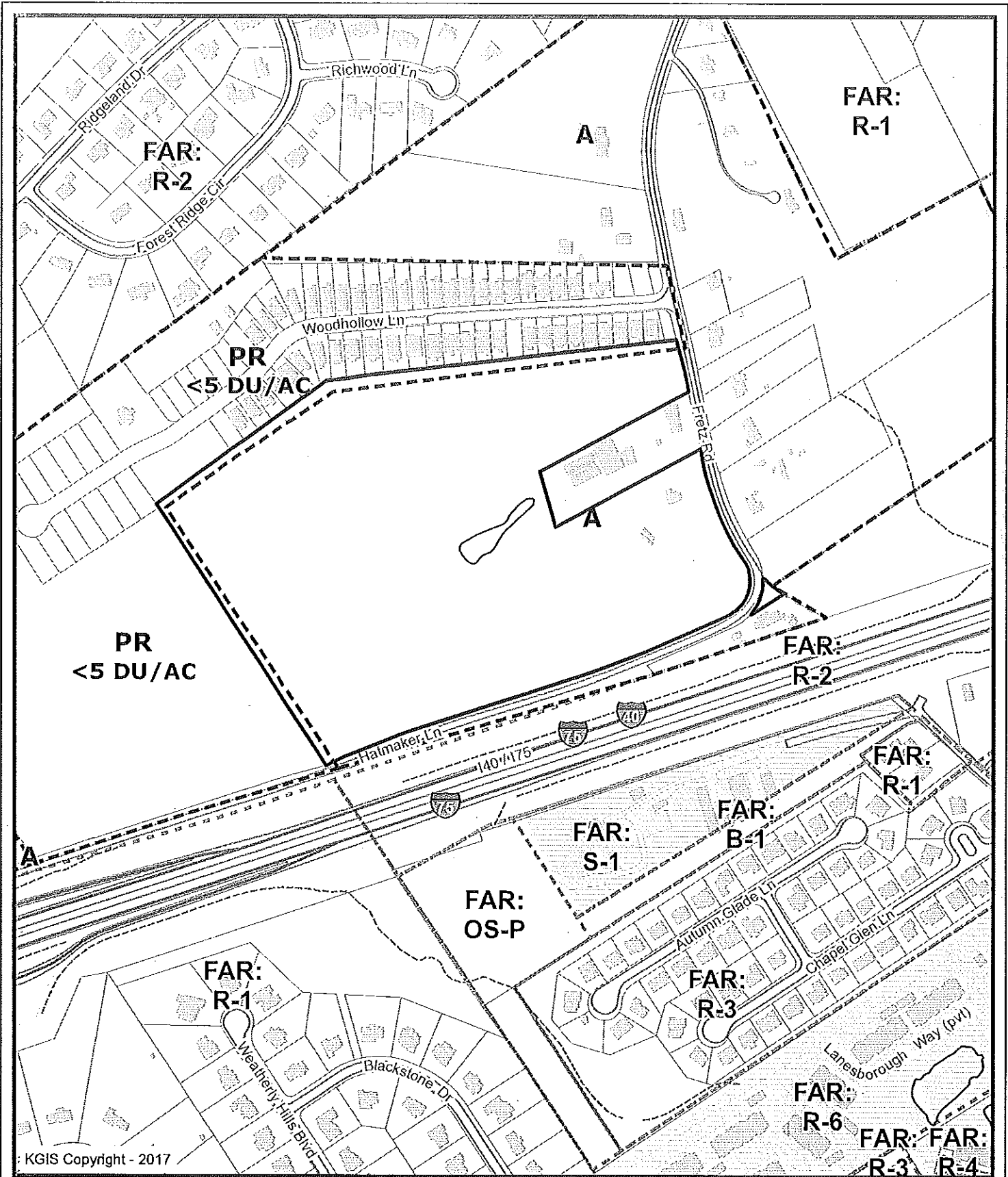
I hereby agree to post the sign provided on the subject property on or before 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: Stacey Cox

Printed name: Stacey Cox

MPC/BZA File #: 1-SD-18-C / 1-G-18-UR

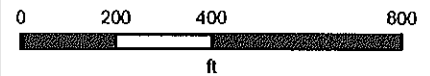
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
B 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org



Letter Portrait

Printed: 11/27/2017 at 4:20:27 PM

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.