

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

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|--------------------------------------|--|----------------------------------|-----------|
| ► FILE #: | 10-SD-18-C | AGENDA ITEM #: | 11 |
| | 10-D-18-UR | AGENDA DATE: | 11/8/2018 |
| POSTPONEMENT(S): | 10/11/2018 | | |
| ► SUBDIVISION: | BALL HOMES, INC - LOBETTI ROAD | | |
| ► APPLICANT/DEVELOPER: | BALL HOMES, INC | | |
| OWNER(S): | Ball Homes, LLC | | |
| <hr/> | | | |
| TAX IDENTIFICATION: | 91 20402 | View map on KGIS | |
| JURISDICTION: | County Commission District 6 | | |
| STREET ADDRESS: | 7711 Ball Camp Pike | | |
| ► LOCATION: | Southwest side of Lobetti Rd, northeast of Bakertown Rd. | | |
| SECTOR PLAN: | Northwest County | | |
| GROWTH POLICY PLAN: | Planned Growth Area | | |
| WATERSHED: | Beaver Creek and Grassy Creek | | |
| ► APPROXIMATE ACREAGE: | 37.51 acres | | |
| <hr/> | | | |
| ► ZONING: | PR (Planned Residential) | | |
| ► EXISTING LAND USE: | Vacant land | | |
| ► PROPOSED USE: | Detached Residential Subdivision | | |
| SURROUNDING LAND USE AND ZONING: | North: Residences - A (Agricultural) and CA (General Business) South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural) East: Residences and vacant land - A (Agricultural) West: Vacant land / PC (Planned Commercial) and PR (Planned Residential) | | |
| <hr/> | | | |
| ► NUMBER OF LOTS: | 167 | | |
| SURVEYOR/ENGINEER: | Batson, Himes, Norvell & Poe | | |
| ACCESSIBILITY: | Access is via Lobetti Rd., a local street with a 15' pavement width within a 50' right-of-way. | | |
| ► SUBDIVISION VARIANCES REQUIRED: | Variances requiring Planning Commission approval.: 1. Horizontal Curve variance on Road D at STA 8+00, from 250' to 125'. 2. Horizontal Curve variance on Road D at STA 18+50, from 250' to 125'. 3. Right-of-way reduction on Schaad Rd., from 112' to 102' 4. Reduction of the depth of double frontage lots from 150' to 102' (minimum). Waiver approved by Knox County Department of Engineering and Public Works: 1. Intersection grade waivers from 1% to 3% at all intersections except in the case of sidewalk crosswalks where maximum grade is 1%. | | |

STAFF RECOMMENDATION:

- **APPROVE** variances 1-3 because site conditions restrict compliance with the Subdivision Regulations and the variances will not create a health or safety hazard.
DENY variance 4 (See comments).

APPROVE the Concept Plan subject to 14 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 (Ord 91-1-102).
3. If the requested variance for the lot depth of double frontage lots is denied, the applicant shall submit a revised concept plan meeting the lot depth requirements to Planning Commission and Knox County Department of Engineering and Public Works staff for review. An alternative to providing a minimum lot depth of 150' for the double frontage lots would be the creation of a common area strip (currently shown on the revised plans as a landscape buffer easement) between the rear lot lines and the public right-of-way. Staff may grant an administrative approval for the required changes if no additional variances from the Subdivision Regulations are needed and the maximum number of units are not exceeded.
4. Prior to obtaining a design plan approval for the subdivision, submitting a landscape plan for the 15' deep common area strips (or landscape buffer easement if approved) that border Lobetti Rd. and Schaad Rd. Extension to Planning Commission staff for review and approval. The landscape plan should include existing vegetation when possible or include a combination of new landscaping and berms.
5. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
6. Revise the concept plan to add a 5' wide sidewalk along one side of Roads C, F and G.
7. Installation of sidewalks as identified on the concept plan, including sidewalks along Roads C, F and G. 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.
8. During the design plan phase of the subdivision, the design plans for the required widening of Lobetti Rd to a width of 20' from the northern subdivision entrance to Ball Rd. shall be submitted to the Knox County Department of Engineering and Public Works for approval. The applicant shall provide documentation that there is adequate public right-of-way to accommodate the improvements. The applicant is responsible for completing these improvements prior to the approval of a final plat for the subdivision.
9. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 42-167) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Ball Homes widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
12. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
13. Placing a note on the final plat that all lots will have access only to the internal street system.
14. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- **APPROVE the Development Plan for up to 167 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. 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 Use on Review.

COMMENTS:

The applicant has submitted a concept plan/use on review application for this 37.51 acre site located on the southwest side of Lobetti Rd., southeast of Ball Rd. The Planning Commission has previously approved two concept plan/use on review applications for this site (5-SD-17-C / 5-G-17-UR for a 164 lot subdivision on June 8, 2017 and 11-SD-17-C/11-F-17-UR for a 186 lot subdivision on December 13, 2017). The new concept plan will include a total of 167 lots at a density of 4.45 du/ac.

The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection. The Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted. The proposed subdivision will include 41 detached residential lots on the northwest side of the future Schaad Road extension with the remaining 126 detached residential lots being located on the southeast side.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of the subdivision is the property located on the north side of the Schaad Road extension. The second phase of the subdivision is located on the south side of the Schaad Road extension. The applicant will be required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd. These improvements will be required prior to approval of the final plat for the first phase of the subdivision.

Knox County is planning to move the overall Schaad Road extension project forward sooner than anticipated. The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phases of the subdivision located on the south side of the Schaad Road extension (proposed lots 42-167) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Ball Homes widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

In the two previous concept plan approvals sidewalks have been provided throughout the subdivision as an amenity and to allow connection to the proposed amenity areas and to connect to the sidewalks that will be located along the Schaad Rd extension. In the revised plans that were submitted for the current proposal, the applicant removed the sidewalks along Roads C, F & G. Staff is recommending that sidewalks be added back along these streets.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

VARIANCE DENIAL RECOMMENDATION:

Staff is recommending denial of the requested Subdivision Regulations variance to reduce the minimum depth of a double frontage lot from 150 feet to a minimum of 102 feet for the following reasons:

1. When the Subdivision Regulations were amended on October 12, 2017, revisions were made to the double frontage lot standards with a change in the language that "double frontage lots shall be avoided" to "double frontage lots should be avoided". With that change a provision was added that "Double frontage lots shall have a minimum depth of at least 150 feet." This is one of two provisions that allows the Planning Commission to consider use of double frontage lots. This change in the Regulations was discussed in the workshops on the Subdivision Regulations changes and was in the draft changes that were out for public review for over a year before they were adopted.
2. The two previous concept plans were approved before this change in the Regulations was adopted. This new concept plan is subject to meeting the new standard,

3. The applicant has not identified any hardship or justification for not complying with the regulation. Staff had discussed the option of creating a common area strip between the rear lot lines and the public right-of-way that would become a landscape buffer to the adjoining streets. While the applicant has included a 15' landscape buffer easement along the external street frontage, it is staff's position that it would difficult to enforce this restriction on individual homeowners. Staff is recommending that a 15' common area landscape buffer be established which would eliminate the need for the Subdivision Regulations variance.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.45 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The 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 and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development will have access to a collector and a future arterial street.
3. The proposed residential development at a density of 4.45 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as a mixed use special district with one of the proposed uses being low density residential development. The proposed development at a density of 4.45 du/ac is consistent with the sector plan.
2. This site is within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

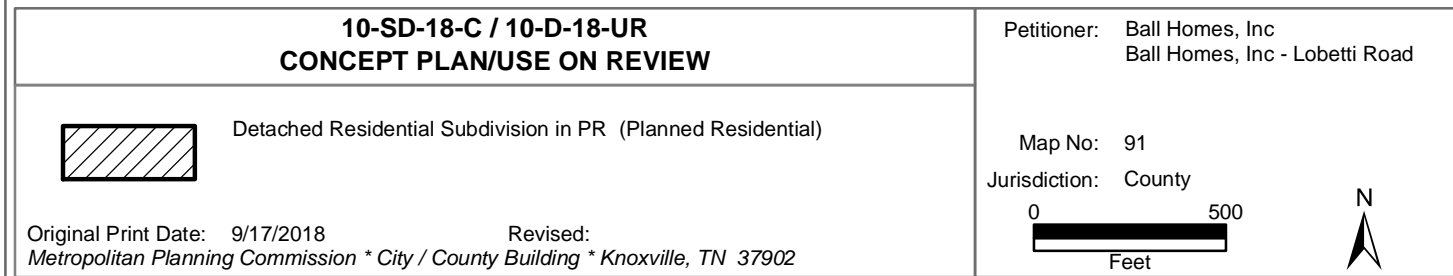
ESTIMATED STUDENT YIELD: 68 (public school children, ages 5-18 years)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

- 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.





10-SD-18-C-10-D-18-UR-PP-10-11-18

Tom Brechko <tom.brechko@knoxmpc.org>

19, Ball Homes, Inc - Lobetti Rd

1 message

Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>

Wed, Oct 10, 2018 at 1:27 PM

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>

Cc: Buddy Goodwin <bgoodwin@ballhomes.com>, Ryan Hickey <rhickey@ballhomes.com>

Tom: Please postpone to the Nov meeting

- request 30 days-

thanks

Arthur G. Seymour, Jr. Attorney



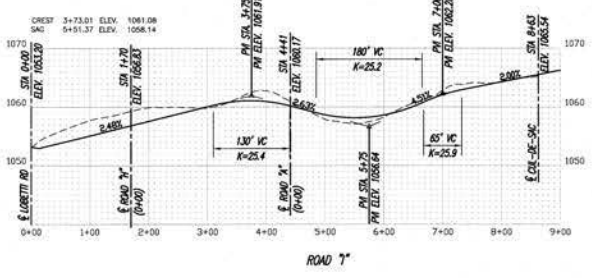
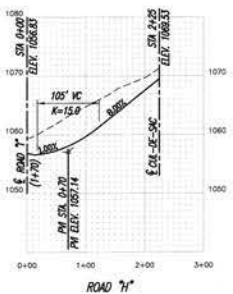
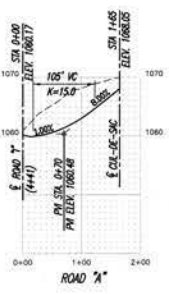
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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com



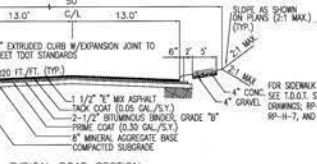
- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES 5' EACH SIDE OF WORKING ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF EXISTING ROADS AS NOTED.
 - THIS PROPERTY COMAINS APPROXIMATELY 37.254 ACRES SUBDIVIDED INTO 487 SINGLE FAMILY DETACHED LOTS. 5.000 ACRES ARE PUBLIC RIGHT-OF-WAY. 2.30 ACRES IS FRONDED IN THE 5.000 ACRES AREA.
 - THIS PROPERTY IS ZONED PH.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 - UTILITIES: KNOXVILLE UTILITIES BOARD, KNOXVILLE UTILITIES BOARD, KNOXVILLE UTILITIES BOARD, KNOXVILLE UTILITIES BOARD, KNOXVILLE UTILITIES BOARD, KNOXVILLE UTILITIES BOARD.
 - BOUNDARY SURVEY BY BH&P.
 - VARIANCES REQUESTED:
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 4+00, ROAD 10.
 - HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 18+50, ROAD 10.
 - RIGHT-OF-WAY REDUCTION ON ROAD 10 FROM 112' TO 102'.
 - VERTICAL CURVE LENGTH FROM 172' TO 102' (4 FROM 25 TO 102, STA 0+75, ROAD 10).
 - VERTICAL CURVE LENGTH FROM 172' TO 102' (4 FROM 25 TO 102, STA 0+75, ROAD 10).
 - VERTICAL CURVE LENGTH FROM 112' TO 75' (4 FROM 25 TO 112, STA 4+00, ROAD 10).
 - REDUCTION OF THE DEPTH OF DOUBLE FRONDED LOTS FROM 150' TO 102' (MIN).
 - VARIANCES REQUESTED:
 - ROADWAY WIDTH TO BE MAXIMUM AT ALL INTERSECTIONS EXCEPT AT THE CROSSING OF BOWMAN CROSSROADS WHERE MAXIMUM WIDTH IS 18'.
 - GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 - RIGHT DISTANCE EASEMENT ESTABLISHED OVER LOTS 110 & 101 THAT RESTRICTS PLACING ANY STRUCTURES OR VEHICLES THAT MAY IMPED THE VIEW OF THE VEHICULAR TRAFFIC.
 - SETBACK VARIANCE WILL BE REQUIRED FOR THE REDUCTION OF THE FRONTAGE OF THE LOT ON ROAD 10 AND ROAD 10.
 - LANDSCAPE BUFFER ADJACENT TO PUBLIC ROADS RESTRICTS THE CONSTRUCTION OF ANY FENCES, AND ANY OTHER STRUCTURES WITHIN THE AREA.

10-SD-18-C
10-D-18-UR

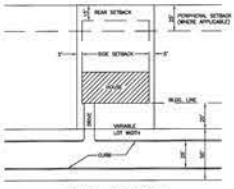
Revised: 9/25/2018



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE PREPARED THIS PLAN AND ANY VARIANCES REQUESTED, AND I AM AWARE OF THE REQUIREMENTS OF THE TENNESSEE ENGINEERING BOARD AND THE TENNESSEE PLANNING COMMISSION.
REGISTERED ENGINEER: David R. Harris
REGISTERED CERTIFICATE NO.: 101245



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

OWNER:
CASCADE FALLS, LLC
7919 DAYKESPER WAY
KNOXVILLE, TN 37923
PHONE: (865) 479-3697

DEVELOPER:
BALL HOMES INC.
3609 WALDEN DRIVE
LEXINGTON, KY 40517
PHONE: (859) 266-1191

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERBELL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-5472
FAX: (865) 588-5473
email@bhn-p.com

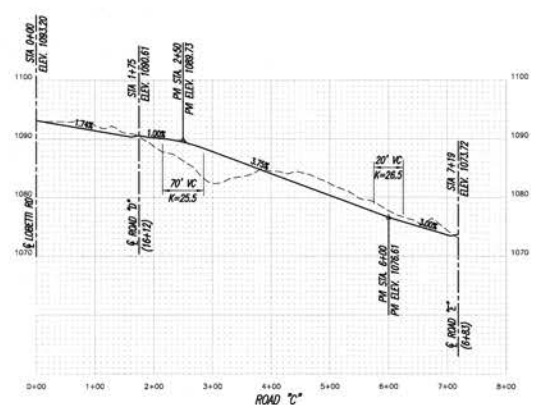
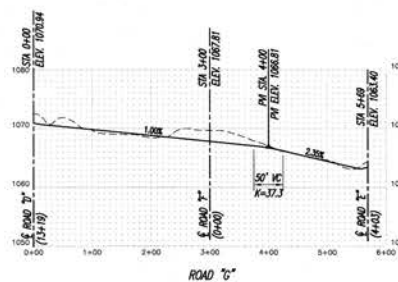
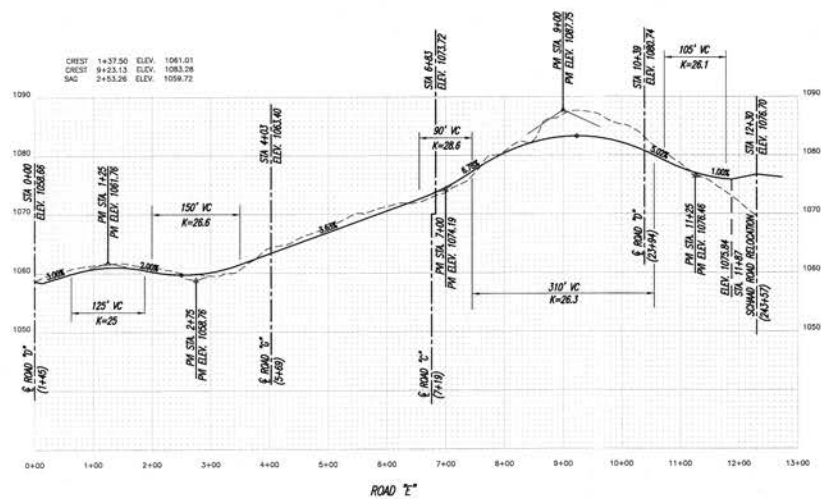
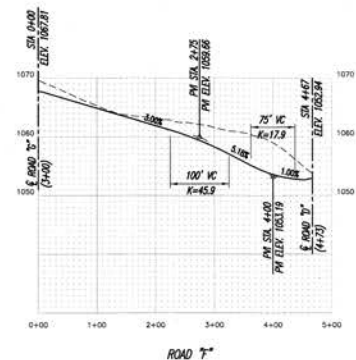
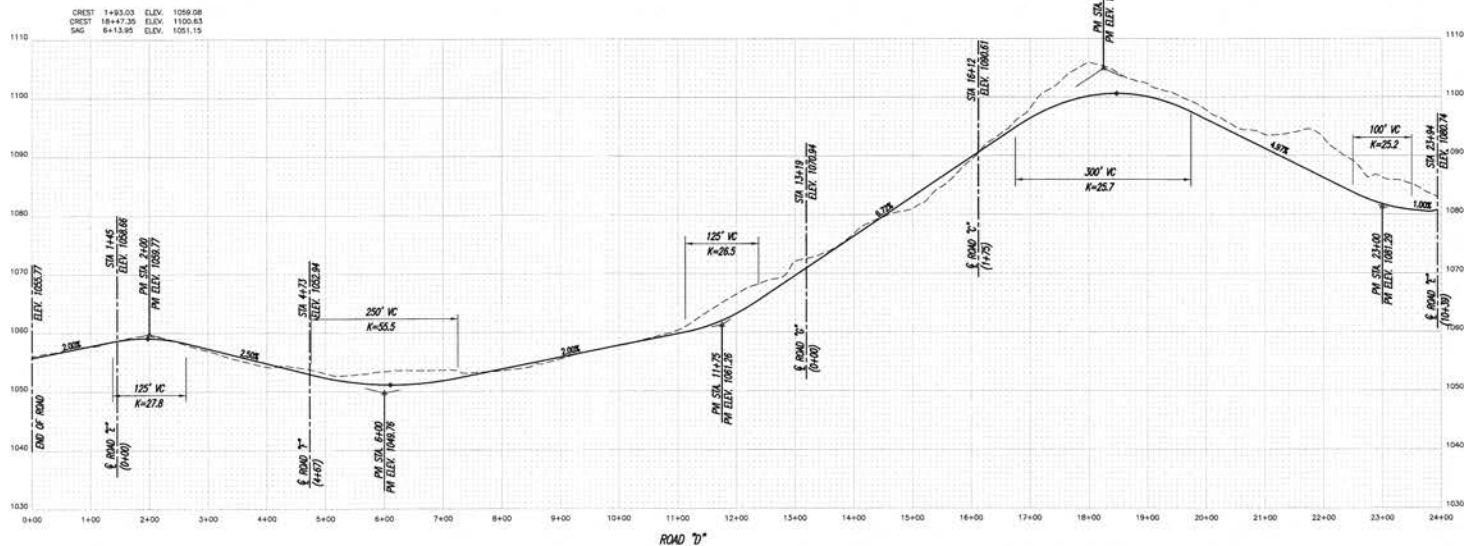
| DESIGNED | DBH | DATE | REVISION |
|----------|---------|------------------|----------|
| DRAWN | SEW | DATE | REVISION |
| CHECKED | DBH | DATE | REVISION |
| 1 | 9/21/18 | PER MPC COMMENTS | |
| 2 | 9/28/18 | REVISION | |

SCALE
HORIZONTAL: 1"= 50'
VERTICAL: 2"= 10'
DATE
8/28/18

DEED REFERENCES: DEED BOOK 1990, PAGE 486
INSTR. #200005260035503

CONCEPT AND DEVELOPMENT PLAN FOR
BALL HOMES INC., LLC-LOBETTI RD.
TZX MAP 91, PART OF PARCEL 204
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-SP
SHEET 1 OF 3 SHEET(S)
G:\25006\25006-CONCEPT-2.DWG



10-SD-18-C / 10-D-18-UR
Revised: 9/25/2018



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SUBDIVISION - CONCEPT

Name of Applicant: BALL HOMES, INCDate Filed: 8/27/18Meeting Date: 10/11/18Application Accepted by: Tom BreckhoFee Amount: \$5540 File Number: Subdivision - Concept 10-SD-18-CFee Amount: _____ Related File Number: Development Plan 10-D-18-UR

PROPERTY INFORMATION

Subdivision Name: BALL HOMES, INC -LOBETTI ROAD

Unit/Phase Number: _____

General Location: SOUTHWEST OF LOBETTI RD,NORTHEAST OF BAKERTOWN ROADTract Size: 37.51 No. of Lots: 168Zoning District: PR CSDV/AGExisting Land Use: Ag For VACPlanning Sector: MU-SD NORTHWEST CO.Growth Policy Plan Designation: PLANNED
GROWTHCensus Tract: 46.07Traffic Zone: 212Parcel ID Number(s): 091 20402Jurisdiction: ☐ City Council _____ District☒ County Commission 6 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KVBWater KVBElectricity KVBGas KVBTelephone BELLSOUTH

TRAFFIC IMPACT STUDY REQUIRED

☐ No ☐ Yes

USE ON REVIEW ☐ No ☒ Yes

Approval Requested:

☒ Development Plans in Planned District or Zone☐ Other (be specific): _____

VARIANCE(S) REQUESTED

☐ No ☒ Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: KAY BALLCompany: BAddress: 3609 WALDEN DRIVECity: LEXINGTON State: KY Zip: 40517Telephone: (859) 268-1191

Fax: _____

E-mail: kball@ballhomes.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DAVID HARBINCompany: BATSON, HIMES, NORVELL & POEAddress: 4334 PAPER MILL DRIVECity: KNOXVILLE State: TN Zip: 37909Telephone: (865) 588-6472

Fax: _____

E-mail: harbin@bhn-p.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: DAVID HARBINCompany: BATSON, HIMES, NORVELL & POEAddress: 4334 PAPER MILL DRIVECity: KNOXVILLE State: TN Zip: 37909Telephone: (865) 588-6472

Fax: _____

E-mail: harbin@bhn-p.com

VARIANCES REQUESTED

1. HORIZONTAL CURVE RADIUS FROM - 250' TO 125', STA 8+00, ROAD "D"

Justify variance by indicating hardship: TOPOGRAPHY

2. HORIZONTAL CURVE RADIUS FROM - 250' TO 150', STA 18+60, ROAD "D"

Justify variance by indicating hardship: TOPOGRAPHY

3. REDUCTION OF ROW ON SCHAAD RD FROM 112' TO 102'

Justify variance by indicating hardship: COUNTY HAS PURCHASED THE REQUIRED ROW FOR NEW CONSTRUCTION.

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: DAVID HARBIN

Address: 4334 PAPER MILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

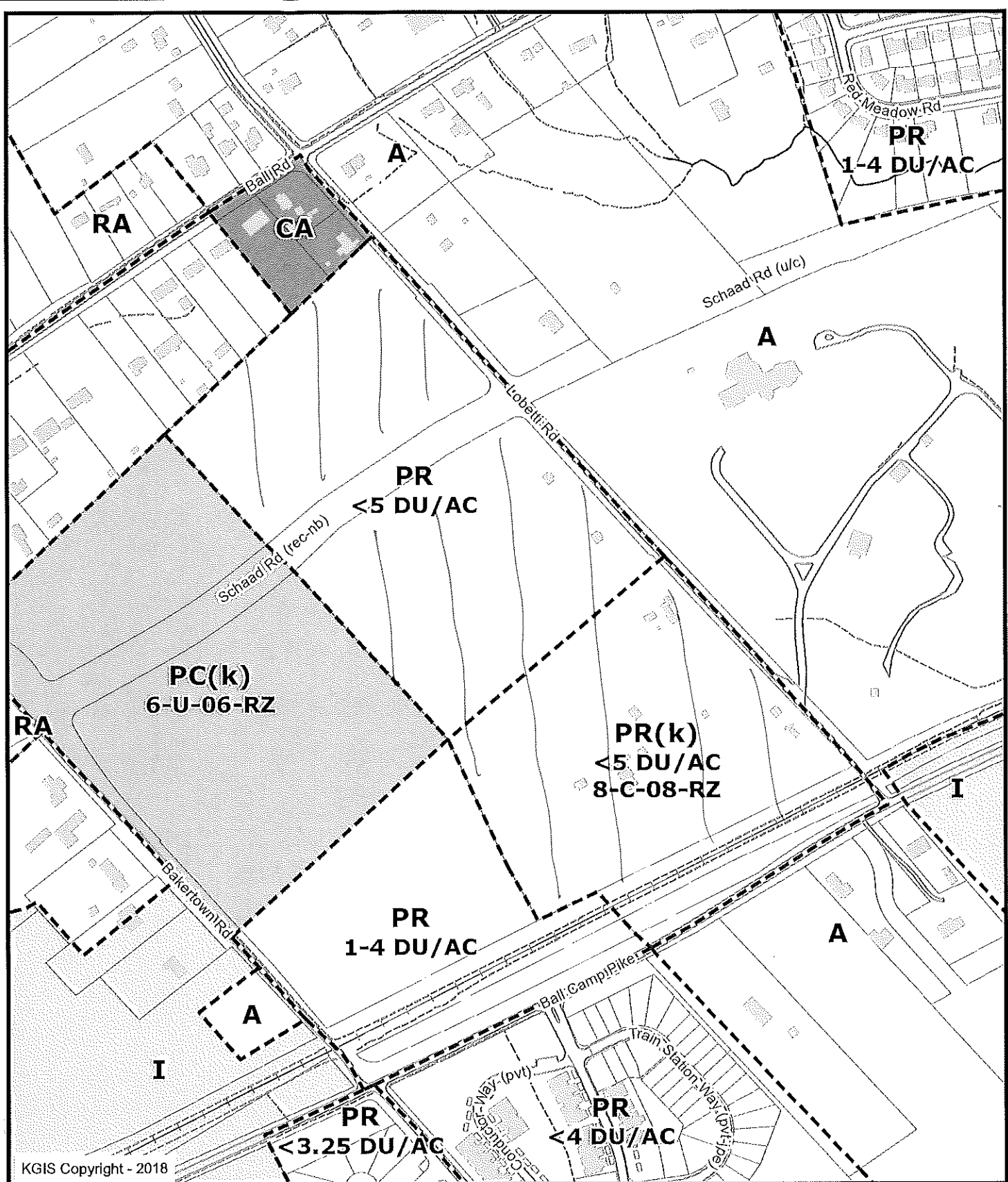
Telephone: (865) 588-6472

Fax: _____

Signature: David Harbin

Date: 8/27/18

E-mail: harbin@bhn-p.com

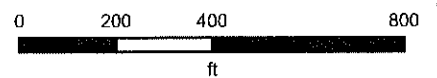


Letter Portrait

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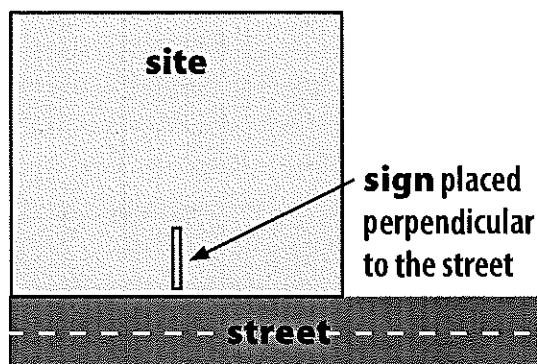
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

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



TIMING

The sign(s) must be posted 15 days before the scheduled MPC 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 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

September 26, 2018 and October 12, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kathy Patterson

Printed Name: Kathy Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 8/27/18

MPC File Number: 10-SD-18-C / 10-D-18-UR