

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

▶ **FILE #:** 11-SC-18-C

AGENDA ITEM #: 16

AGENDA DATE: 11/8/2018

▶ **SUBDIVISION:** FIVE POINTS PHASE 4

▶ **APPLICANT/DEVELOPER:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

OWNER(S): Knoxville's Community Development Corporation

TAX IDENTIFICATION: 82 O K 00104

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 400 McConnell St

▶ **LOCATION:** East side of McConnell St., southeast side of Kenner Ave., and north and south side of Bethel Ave.

SECTOR PLAN: Central City

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

WATERSHED: Williams Creek

▶ **APPROXIMATE ACREAGE:** 14.96 acres

▶ **ZONING:** R-2 (General Residential) & R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Apartments

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

SURROUNDING LAND USE AND ZONING: North: Five Points, Phase 2 - R-2 (General Residential)

South: Residences - R-1 (Low Density Residential)

East: Residences - R-1 (Low Density Residential)

West: Five Points, Phase 1 and apartments - R-2 (General Residential) & RP-1 (Planned Residential)

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Civil & Environmental Consultants, Inc.

ACCESSIBILITY: Access is via McConnell St., a minor collector street with a 28' pavement width within a 60' right-of-way, Kenner St., a local street with a 26' pavement width within a 50' right-of-way, and S. Olive St., a local street with a 24' pavement width within a 36' right-of-way .

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. General variance from the public street standards in order to accept Bethel Ave. as a public street based on as-built conditions and the proposed improvements identified in the concept plan.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because of the existing street conditions and the City of Knoxville Department of Engineering's recommendation of approval of the proposed Five Points redevelopment project.

APPROVE the concept plan subject to 10 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 (City Ord. 0-280-90).

3. All proposed on street parking spaces shall meet the requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks as identified on the concept plan and meeting all applicable requirements of the Knoxville Department of Engineering and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time of the street improvements.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Any proposed driveways for the proposed housing development are subject to approval by the Knoxville Department of Engineering with verification that adequate sight distance is available.
7. Implementation of any recommended improvements (that have not been completed) as identified in the Traffic Impact Study prepared by Civil & Environmental Consultants, Inc., (dated December 18, 2017) as revised and approved by the Knoxville Department of Engineering and Planning Commission staff.
8. The final plat shall identify any required sight distance easements for the proposed intersections as required by the Knoxville Department of Engineering.
9. 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.
10. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-2 (General Residential) District.

COMMENTS:

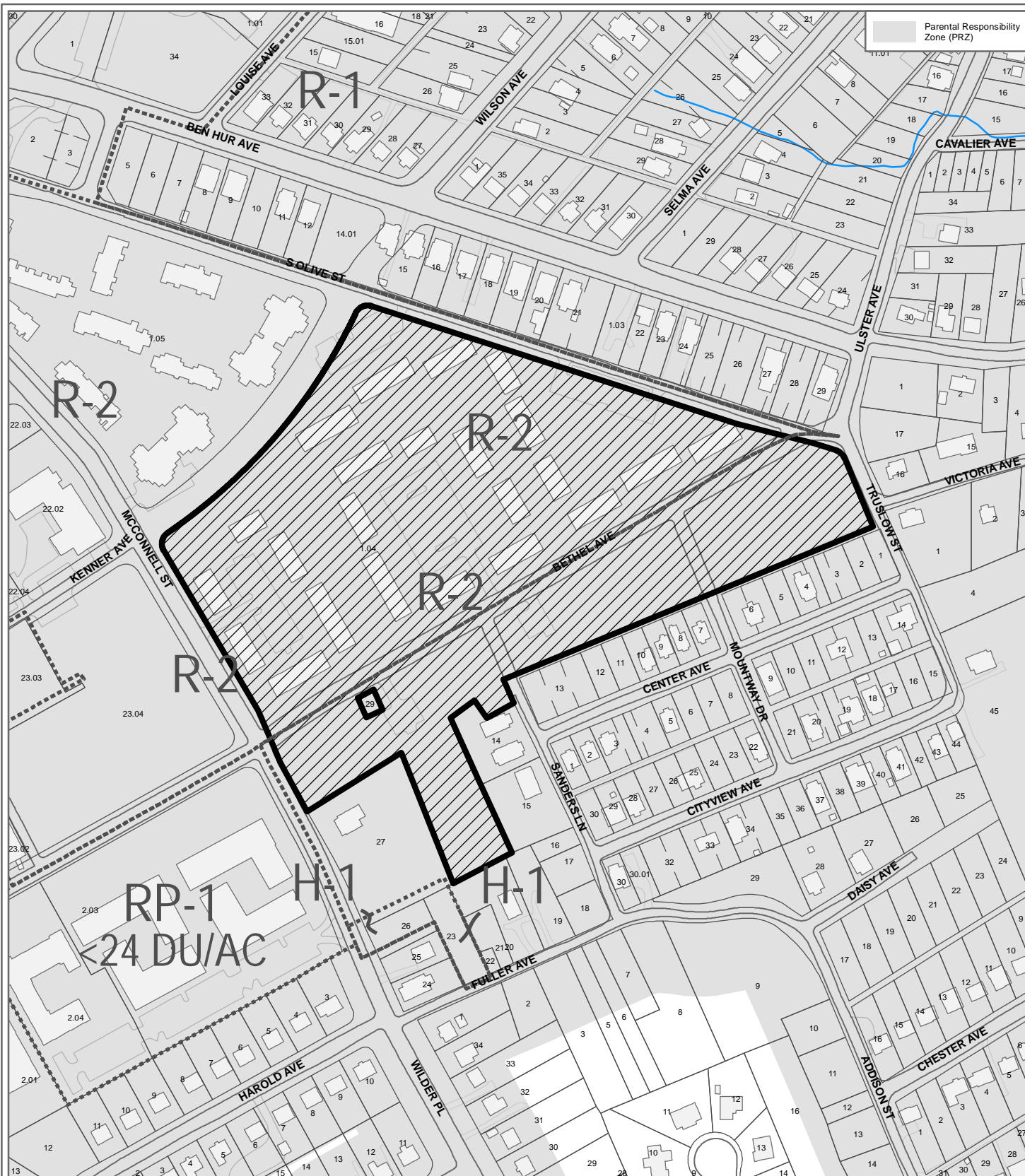
This proposal is Phase 4 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of a new road segment, and the creation of 5 lots. The street improvements include the following: a) Improvements to Bethel Ave. between McConnell St. and S Olive St.; and b) a new street connection (Road A) between Kenner Ave. and Bethel Ave. Sidewalks are proposed along all street frontages.

KCDC developed a Master Plan for the area, which included an extensive public input process, to determine how to improve their housing and better integrate the development into the surrounding community. The property is zoned R-2 so the housing development portion of this project does not require Planning Commission review.

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: Not applicable.

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



**11-SC-18-C
CONCEPT PLAN**

Subdivision: Five Points Phase 4



Approval of Concept Plan

Original Print Date: 10/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 82

Jurisdiction: City



FIVE POINTS PHASE 4 INFRASTRUCTURE IMPROVEMENTS

FIVE POINTS NEIGHBORHOOD
KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
SEPTEMBER 2018

PROPERTY INFORMATION

TOTAL ACREAGE: ± 14.96 ACRES
ZONING: R-2 RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID: 082OK00104
CITY BLOCK: 14430

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
901 N. BROADWAY
KNOXVILLE, TN 37917
PH: (865) 403-1117

ENGINEER

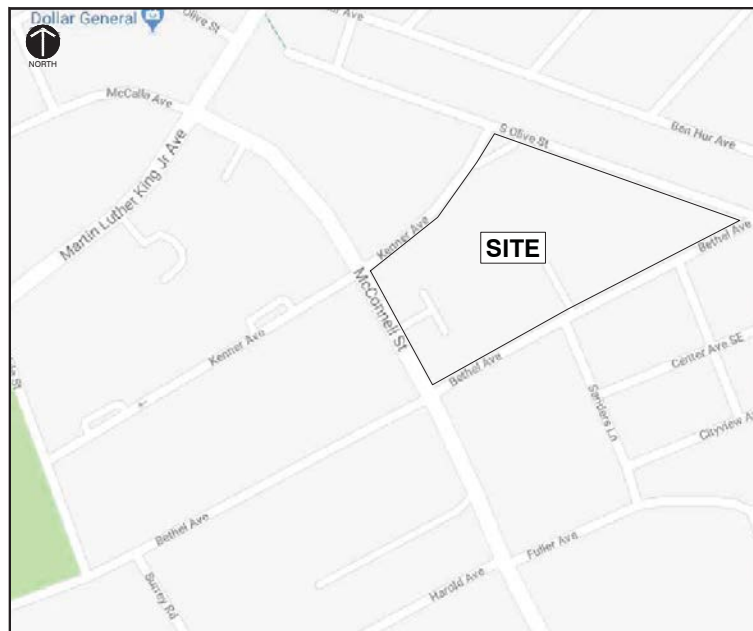
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: GREG PRESNELL, PE

UTILITY COMPANIES

WATER SERVICE
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911

WATER AND SEWER SERVICES
ARE AVAILABLE TO ALL LOTS

SANITARY SEWER
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911



SITE LOCATION MAP

IMAGE TAKEN FROM GOOGLE MAPS
N.T.S.

PLANNING COMMISSION
NUMBER: 11-SC-18-C/11-A-18-UR

Revised: 10/31/2018

LIST OF DRAWINGS

CP000 COVER SHEET
CP200 CONCEPT SUBDIVISION LAYOUT PLAN
CP201 CONCEPT LOT LAYOUT PLAN
CP202 CONCEPT ROAD PROFILES PLAN
CP202A CONCEPT BETHEL ROAD PROFILES PLAN
CP203 CONCEPT SITE LAYOUT PLAN
CP300 CONCEPT GRADING PLAN
CP400 CONCEPT DRAINAGE PLAN
CP500 CONCEPT UTILITY PLAN
CP800 CONCEPT DETAILS

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED
AND PROPOSED.

WALTER TAYLOR STREET
PAVEMENT
CURB AND GUTTER
SIDEWALKS ON BOTH SIDES OF STREET
WATER MAIN (WALTER TAYLOR STREET ONLY)
STORM DRAINAGE
SANITARY SEWER
STREET LIGHTING

BETHEL AVENUE
PAVEMENT
CURB AND GUTTER
SIDEWALK ON ONE SIDE OF STREET

REVISION RECORD

NO.	DATE	DESCRIPTION
1	09/24/18	ISSUED FOR PERMIT
2	10/31/18	REVISED PER PLANNING COMMISSION

CEE
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
www.ceeinc.com

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
FIVE POINTS PHASE 4
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

COVER
DATE: SEPTEMBER 24, 2018 (DRAWN BY: GJP)
DWG SCALE: AS SHOWN (CHECKED BY: ERS-JET)
PROJECT NO: 18-061
DRAWING BY: GJP

PRELIMINARY
NOT FOR CONSTRUCTION



DRAWING NO: **CP000**



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SITE AREA ANALYSIS

LOT 1	33.70 ACRES
LOT 2	33.46 ACRES
LOT 3	32.91 ACRES
LOT 4	32.06 ACRES
LOT 5	31.53 ACRES
ROW DEDICATION	31.71 ACRES
TOTAL	314.97 ACRES

REVISIONS REQUESTED:

1. REDUCE THE REQUIRED RADIUS FOR THE ROW FROM 75' TO 25' AT THE INTERSECTIONS OF PROPOSED WALTER TAYLOR STREET AT KENNER AVENUE, PROPOSED WALTER TAYLOR STREET AT BETHEL AVENUE, BETHEL AVENUE AT MCCONNELL STREET, AND BETHEL AVENUE AT SOUTH OLIVE STREET.
2. REDUCE THE STANDING UTILITY & DRAINAGE EASEMENT UNDER EXISTING AND PROPOSED STRUCTURES FROM 10' TO 0'.



LEGEND:

- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- CS EXISTING COMBINED SEWER LINE
- ST EXISTING STORM SEWER LINE
- UG-E EXISTING UNDERGROUND ELEC. LINE
- OH-E EXISTING OVERHEAD ELECTRIC
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING STORM INLET
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING GAS VALVE

REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/31/2018	ISSUED FOR PERMITS
2	10/31/2018	ISSUED FOR PERMITS
3	10/31/2018	ISSUED FOR PERMITS

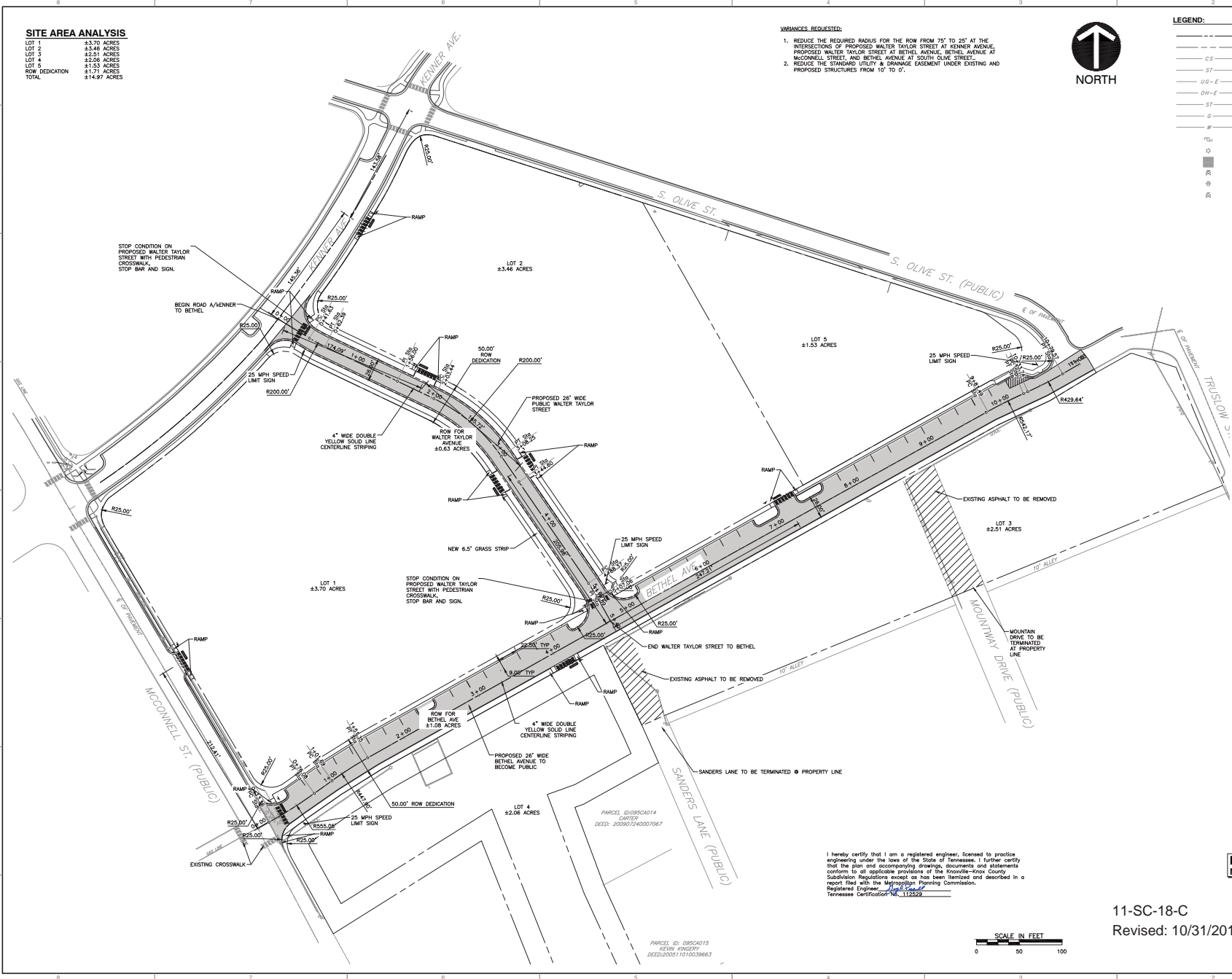
CEE
Civil & Environmental Consultants, Inc.
 2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.377.9897 - Fax: 865.977.9819
 www.ceeconsult.com

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
FIVE POINTS PHASE 4
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CONCEPT SUBDIVISION LAYOUT PLAN

DATE:	SEPTEMBER 24, 2018	DRAWN BY:	CHL
DWG SCALE:	AS SHOWN	CHECKED BY:	GRP
PROJECT NO.:	182-061	DATE PLOTTED:	10/31/2018
PROJECT:		PROJECT:	

PLANNING NO. **CP200**



I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
 Registered Engineer: Paul G. Carter
 Tennessee Certification No. 112529

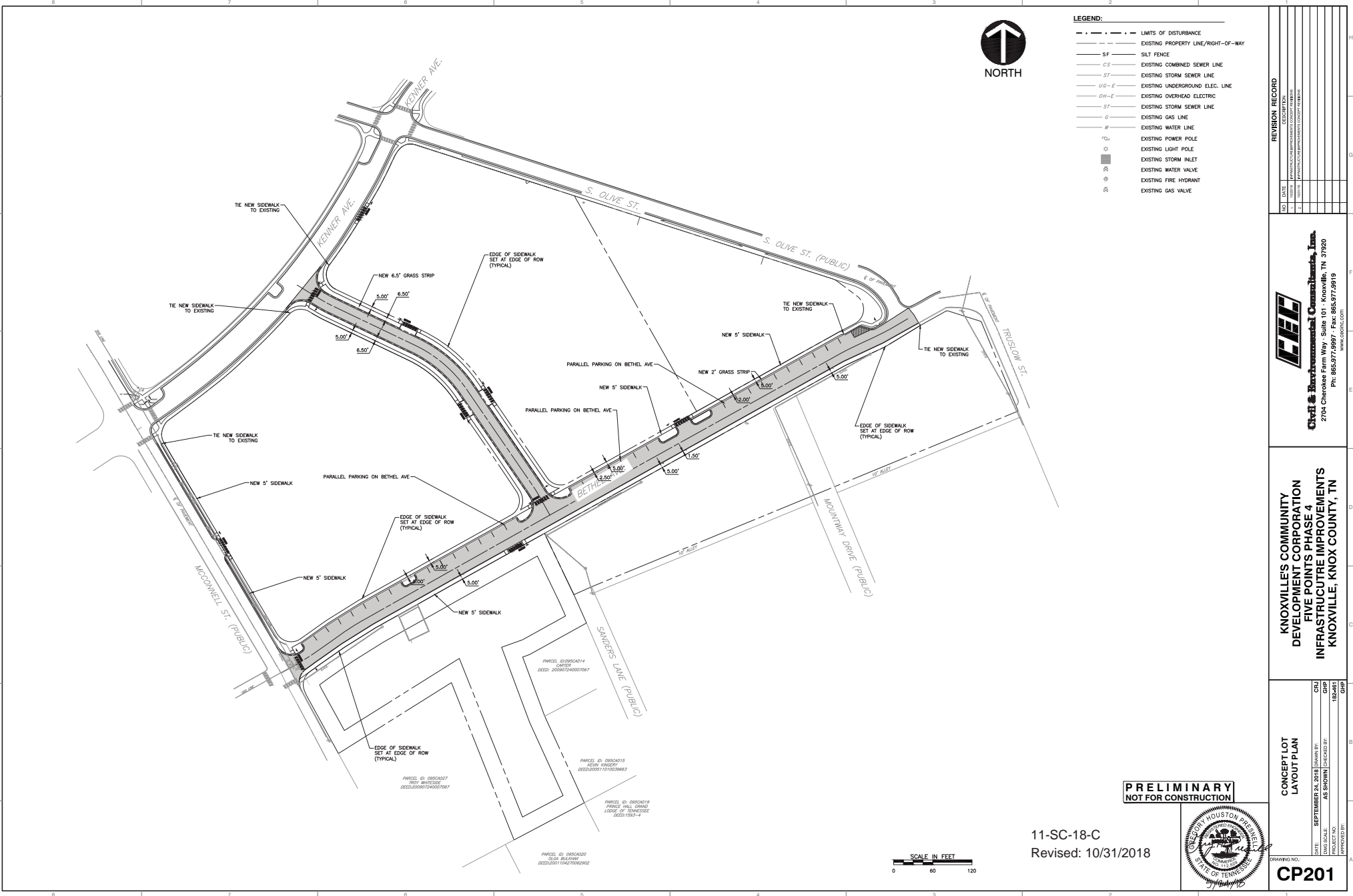
PRELIMINARY
NOT FOR CONSTRUCTION

11-SC-18-C
 Revised: 10/31/2018



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NO.	DATE	DESCRIPTION
1	10/31/2018	PRELIMINARY LAYOUT PLAN
2	10/31/2018	REVISION RECORD

NO.	DATE	DESCRIPTION
1	10/31/2018	PRELIMINARY LAYOUT PLAN
2	10/31/2018	REVISION RECORD

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**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 FIVE POINTS PHASE 4
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

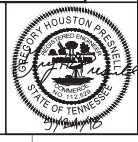
CONCEPT LOT LAYOUT PLAN

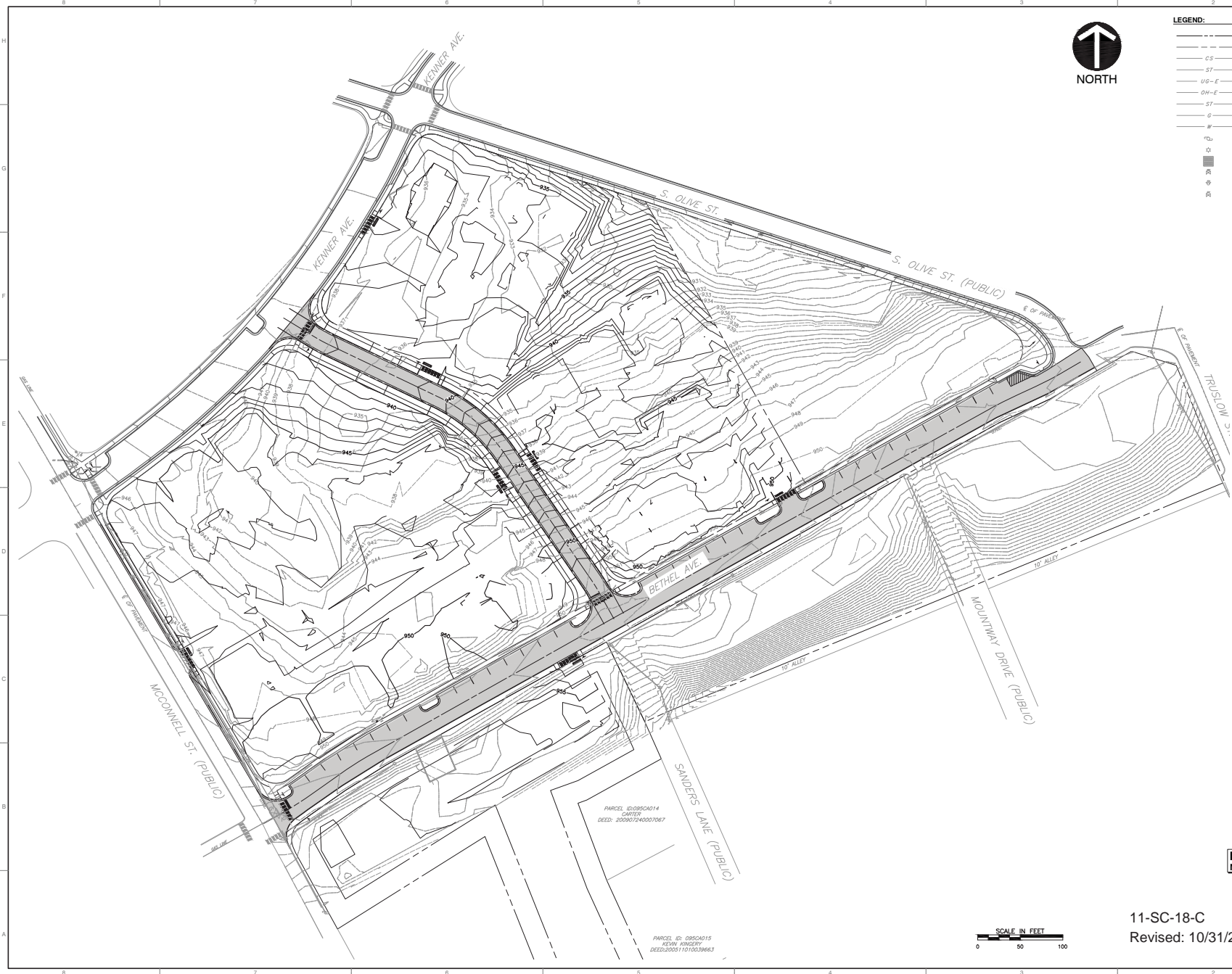
DATE: SEPTEMBER 24, 2018 DRAWN BY: CHL
 DWG SCALE: GRIP
 PROJECT NO.: 183-061
 SHEET NO.: 061

PLANNING NO. **CP201**

**PRELIMINARY
 NOT FOR CONSTRUCTION**

11-SC-18-C
 Revised: 10/31/2018





LEGEND:

---	PROPOSED BOUNDARY
---	EXISTING PROPERTY LINE/RIGHT-OF-WAY
CS	EXISTING COMBINED SEWER LINE
ST	EXISTING STORM SEWER LINE
UG-E	EXISTING UNDERGROUND ELEC. LINE
OH-E	EXISTING OVERHEAD ELECTRIC
ST	EXISTING STORM SEWER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
⊙	EXISTING POWER POLE
⊙	EXISTING LIGHT POLE
⊙	EXISTING STORM INLET
⊙	EXISTING WATER VALVE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING GAS VALVE

REVISION RECORD

NO.	DATE	DESCRIPTION
1		PRELIMINARY APPROXIMATE CONCEPT PLAN
2		REVISED TO REFLECT EXISTING UTILITIES

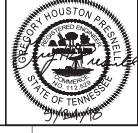
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**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 FIVE POINTS PHASE 4
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

CONCEPT GRADING & DRAINAGE PLAN

DATE:	SEPTEMBER 24, 2018	DRAWN BY:	CHL
DRAWN SCALE:	AS SHOWN	CHECKED BY:	GRP
PROJECT NO.:	182-061	DATE:	10/31/2018
PROJECT:	CP300	DATE:	10/31/2018

**PRELIMINARY
 NOT FOR CONSTRUCTION**



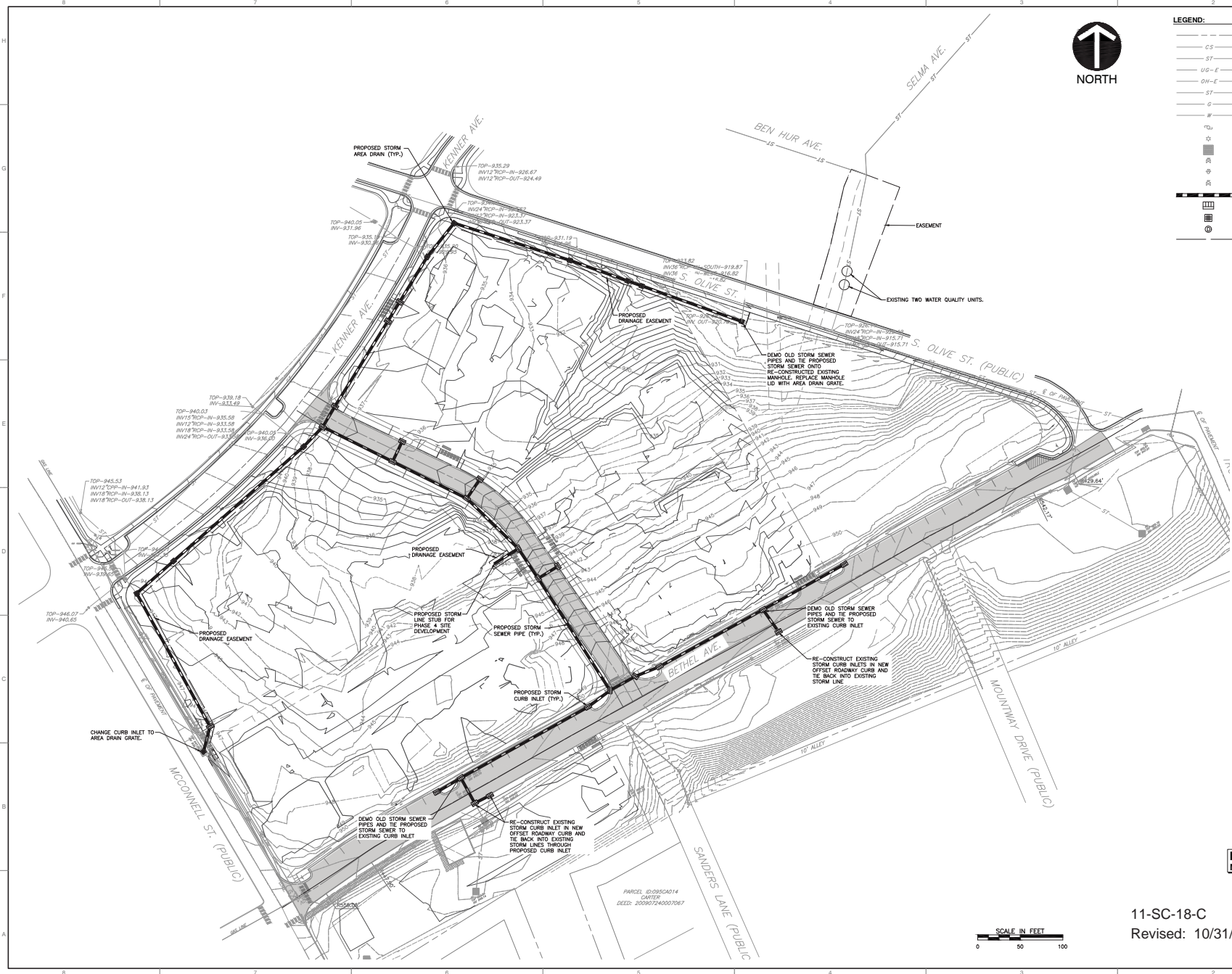
11-SC-18-C
 Revised: 10/31/2018



PARCEL ID: 020504014
 CARTER
 DEED: 200907240007067

PARCEL ID: 09504015
 KEVIN KINSERDY
 DEED: 200511010019863

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LEGEND:

---	EXISTING PROPERTY LINE/RIGHT-OF-WAY
CS	EXISTING COMBINED SEWER LINE
ST	EXISTING STORM SEWER LINE
UG-E	EXISTING UNDERGROUND ELEC. LINE
OH-E	EXISTING OVERHEAD ELECTRIC
ST	EXISTING STORM SEWER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
⊕	EXISTING POWER POLE
⊕	EXISTING LIGHT POLE
⊕	EXISTING STORM INLET
⊕	EXISTING WATER VALVE
⊕	EXISTING FIRE HYDRANT
⊕	EXISTING GAS VALVE
---	PROPOSED STORM SEWER LINE
---	PROPOSED STORM CURB INLET
---	PROPOSED STORM AREA DRAIN
---	PROPOSED STORM MANHOLE
---	PROPOSED DRAINAGE EASEMENT

REVISION RECORD

NO.	DATE	DESCRIPTION
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
5		ISSUED FOR PERMITS
6		ISSUED FOR PERMITS
7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS

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KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
FIVE POINTS PHASE 4
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CONCEPT DRAINAGE PLAN

DATE:	SEPTEMBER 24, 2018	DRAWN BY:	CHL
DRAWN SCALE:	AS SHOWN	CHECKED BY:	GRP
PROJECT NO.:	182-061	DATE PLOTTED:	10/31/2018
DRAWING NO.:	CP400		

PRELIMINARY
NOT FOR CONSTRUCTION



11-SC-18-C
 Revised: 10/31/2018



11-SC-18-C (1) - CONCEPT DRAINAGE PLAN - FIVE POINTS PHASE 4 - 10/31/2018 2:00 PM - JRM

SUBDIVISION - CONCEPT



Name of Applicant: Civil + Environmental Consultants, Inc.
Date Filed: 9/24/18 Meeting Date: 11/8/18
Application Accepted by: Jamer Reed
Fee Amount: \$500 File Number: Subdivision - Concept 11-SC-18-C
Fee Amount: _____ Related File Number: Development Plan _____

PROPERTY INFORMATION

Subdivision Name: Walter P Taylor Homes

Unit/Phase Number: Phase 4

General Location: _____

Tract Size: 14.96 No. of Lots: 5

Zoning District: R-2

Existing Land Use: _____

Planning Sector: Central City

Growth Policy Plan Designation: City

Census Tract: 68

Traffic Zone: 21

Parcel ID Number(s): 0820 K00104

Jurisdiction: City Council 6 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: Knoxville's Community Development Corp.

Address: 901 N. Broadway

City: Knoxville State: TN Zip: 37917

Telephone: 865-403-1100

Fax: _____

E-mail: Info@kcdc.org

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Greg H. Presnell PE

Company: Civil + Environmental Consultants, Inc.

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: 865-977-9997

Fax: 865-977-9919

E-mail: gpresnell@cecinc.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KCB

Water _____

Electricity _____

Gas _____

Telephone AT&T

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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Reduce the required radius for the Row from 75' to 25' at the Intersections

Justify variance by indicating hardship: at Proposed Walter Taylor St at Kennel and Bethel and Bethel at S. Olive and McCannell.

1.2.

Justify variance by indicating hardship: We are following the Row radius established in phase 2 & phase 3. The site dictates this need due to proposed parking and buildings with existing surrounding streets

3.

Justify variance by indicating hardship:

2.4. Reduce the standard utility and drainage easement under existing and

Justify variance by indicating hardship: proposed structures from 10' to 0'.

2.5.

Justify variance by indicating hardship: Existing site and proposed site features will be affected by this easement that are not planned to be demolished.

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: Greg A. Presnell

Address: 2704 Cherokee Farm Way, St. 101

City: Knoxville State: TN Zip: 37920

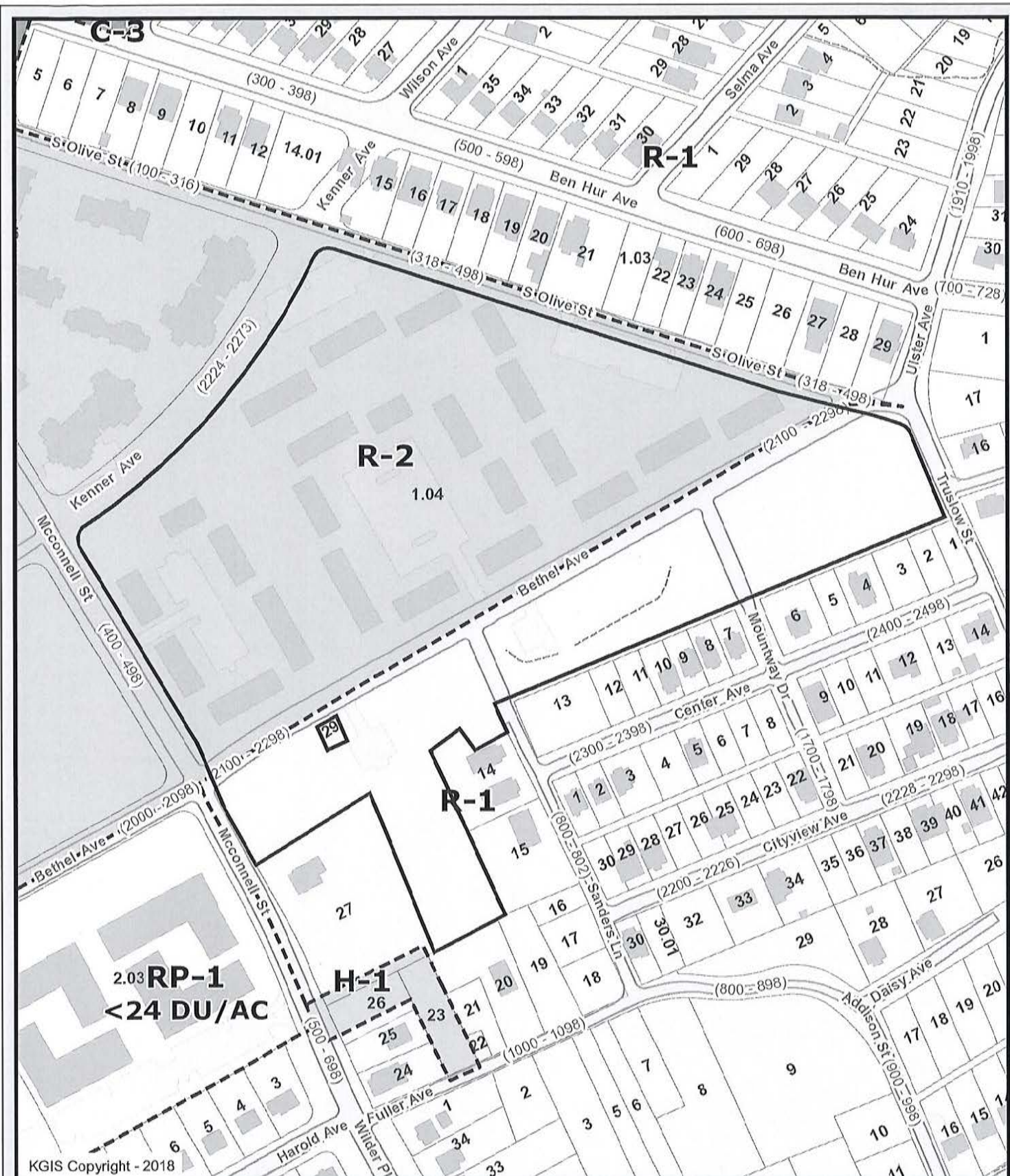
Telephone: 865-977-9997

Fax:

Signature: Greg A. Presnell

Date: 09/24/18

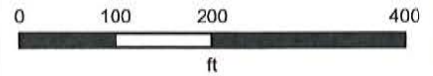
E-mail: gpresnell@cecinc.com



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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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Knoxville Utilities Board

September 13, 2018

John Greer
2704 Cherokee Farm Way, Suite 101
Knoxville, TN 37920

Re: 2117 Bethel Ave - 082OK00104

Dear Mr. and/or Mrs. Customer:

This letter is in response to your request concerning utility service availability. For the location referenced above, the following utilities are available:

Electric Service	<i>Available</i>
Gas Service	<i>Available</i>
Water Service	<i>Available</i>
Wastewater Service	<i>Available: Please read details below regarding wastewater service.</i>

While utility service(s) may be available, a KUB representative will need to discuss with you whether the existing infrastructure can accommodate your specific utility needs. If existing utility facilities are not adequate, additional facilities may need to be installed to meet the needs of the location and/or proposed development. The cost to install or upgrade utility facilities may require a Contribution in Aid of Construction ("CIAC") by the customer. (Please note that changes to current lot lines and re-platting of parcels could affect the availability of utility services.)

Utility services will be provided after a formal request for service has been made, any easements necessary to extend facilities are acquired, any CIAC monies have been received, and as soon as construction schedules and material availability permits. Services will be furnished in accordance with KUB's standard Rules and Regulations and standard service policies.

If wastewater service is available, please note the following requirement. For multiple single family residential or multi-family residential, commercial, governmental or industrial developments, a Wastewater Capacity Review Application must be submitted for each new project. Capacity must be reserved to help ensure service is available upon completion of the project. Forms to submit Wastewater Capacity Review Applications are available at www.kub.org.

For questions, additional information, or to establish service with KUB, please contact (865) 558-2555.

Sincerely,

A handwritten signature in blue ink that reads 'John Piotrowski'.

John Piotrowski
Manager, New Service

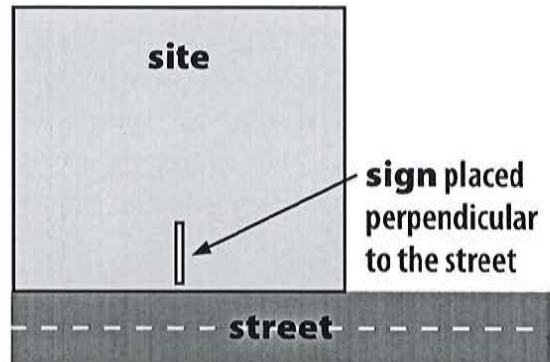
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 24, 2018 and Nov 9, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Greg A. Presnell

Printed Name: Greg A. Presnell

Phone: 865-977-9997 Email: gpresnell@cecinc.com

Date: 9-24-18

MPC File Number: 11-SC-18-C