

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

▶ **FILE #:** 9-SA-18-C  
 9-B-18-UR

**AGENDA ITEM #:** 14  
**AGENDA DATE:** 9/13/2018

▶ **SUBDIVISION:** PLEASANT RIDGE STABLES  
 ▶ **APPLICANT/DEVELOPER:** RUTHERFORD DEVELOPMENT, LLC  
 OWNER(S): Tekco, LLC

TAX IDENTIFICATION: 80 M A 001 [View map on KGIS](#)  
 JURISDICTION: City Council District 3  
 STREET ADDRESS: 4109 Pleasant Ridge Rd

▶ **LOCATION:** West side of Pleasant Ridge Rd, southeast side of I-75 / I-640

SECTOR PLAN: Central City  
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
 WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 6.82 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** House & vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed primarily with low to medium density residential uses under R-1 and RP-1 zoning.

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Pleasant Ridge Rd., a minor arterial street with 25' of pavement width within 50-150' of right-of-way.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 13 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering and shall be installed at the time the streets are installed.
5. Revising the roadway design to meet AASHTO standards, to be reviewed and approved by the Knoxville Department of Engineering.

6. Installation of a turnaround on Road "C" as required and approved by the Knoxville Department of Engineering and City of Knoxville Fire Marshall. On the south end of Road "C", the road can be extended to connect with Road "A" during design plan review, with review and approval by MPC and Knoxville Department of Engineering staff.
7. If Road "C" is extended to connect with Road "A", the sidewalk shall also be extended along this roadway segment and connect to the sidewalk on Road "A".
8. Certifying sight distance along Pleasant Ridge Rd. and at various locations throughout the development during design plan review, as required by the Knoxville Department of Engineering.
9. Establishing sight distance easements and identifying driveway locations for lots with these easements during design plan review as required by the Knoxville Department of Engineering, and including the easements and driveway locations on the final plat.
10. Meeting the condition of the zoning by installing a Type "C" landscape screen (see Exhibit A) along the southern boundary of the development.
11. Submitting a landscaping plan for review and approval by MPC staff prior to obtaining design plan approval for the subdivision, that addresses condition #10 above and shows the trees that are to be protected along the I-640 and Pleasant Ridge Rd. boundaries of the development. Planting of new trees may be required by MPC staff along the I-640 and Pleasant Ridge Rd. boundaries if it is determined that the existing tree lines cannot be maintained in accordance with the condition of the zoning.
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities and drainage facilities.
13. 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 MPC staff.

► **APPROVE the Development Plan for up to 42 attached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use on Review.

**COMMENTS:**

The proposal is for 42 attached dwelling units on 6.82 acres (approximately 6.2 du/ac). The property is accessed from Pleasant Ridge Rd. and is also bounded by I-640 along the northwest property line.

The internal roads will be private and are designed for a speed limit of 25 MPH. As proposed the road design does not meet all AASHTO design standards, however, staff's opinion is the issues are minor and the road can be adjusted during design plan review without substantively changing the road design. For instance, horizontal curve (C1), near the Pleasant Ridge Rd. intersection, has a radius of 100' and the minimum is 154' when designing the street to 25 MPH. The one issue that could be of concern is that the south end of Road "C" (near lot 42) is required to have a turnaround. Staff is recommending a condition that the turnaround be installed or that Road "C" be extended and connected to the end of Road "A". If the roads are connected, then the sidewalk could also be extended to create an internal loop.

The property was recently rezoned (6-I-18-RZ) from R-1 to RP-1 < 24 du/ac with a condition that states, "The existing tree line along the interstate and along Pleasant Ridge Rd. must be maintained, and a vegetative, evergreen landscaping screen must be installed along the southern property line adjacent to the detached subdivision to the south." The concept plan does not propose the required landscape screening on the southern property boundary, however, there is a condition that an evergreen landscape screen be installed along this entire boundary that is consistent with the Type "C" landscape screening (see Exhibit A). The condition also references that the existing tree lines along the interstate and Pleasant Ridge Rd. must be maintained. Staff is interpreting this as to mean that the continuous tree line must be maintained but not every tree has to be maintained. The intent of this condition is to maintain healthy, mature trees as part of a vegetative buffer. The majority of these trees are within the right-of-way for the interstate or Pleasant Ridge Rd. so the developer cannot clear these trees without approval by TDOT or the City. Along Pleasant Ridge Rd., some trees will need to be removed to allow installation of the new road. There will also be a 25' wide common area between the Pleasant Ridge Rd. property line and the adjacent lots. This will provide additional protection for this tree line.

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 all utilities are available to serve this site.
2. The proposed attached residential subdivision at a density of 6.2 du/ac, is consistent in use and density with the existing RP-1 zoning, which allows 24 du/ac.
3. Other residential development in the area has occurred under the RP-1 and R-1 zoning regulations at various densities. The Meadowood Apartment complex across Pleasant Ridge Rd from the subject site was developed in the RP-1 zone. The West Haven Village neighborhood to the south is an older detached residential neighborhood that is zoned R-1 that has a typical lot size of approximately 12,000 sqft.
4. If the conditions are approved as recommended, an evergreen screen will be installed along the south property boundary, providing a buffer to the adjacent residential neighborhood.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE**

1. The proposed detached and attached residential subdivision meets the standards for development within a RP-1 (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 use will not draw additional traffic through residential areas since the subdivision has access to a minor arterial street.
3. If the conditions are approved as recommended, the condition of the zoning will be met by installing an evergreen screen along the south property boundary and the tree lines along the I-640 and Pleasant Ridge Rd. boundaries will be retained.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City Sector Plan designates this property for medium density residential uses with a maximum density of 24 du/ac. The RP-1 zoning approved for the site will allow a density up to 24 du/ac. At a proposed density of 6.2 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Knoxville city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 437 (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.

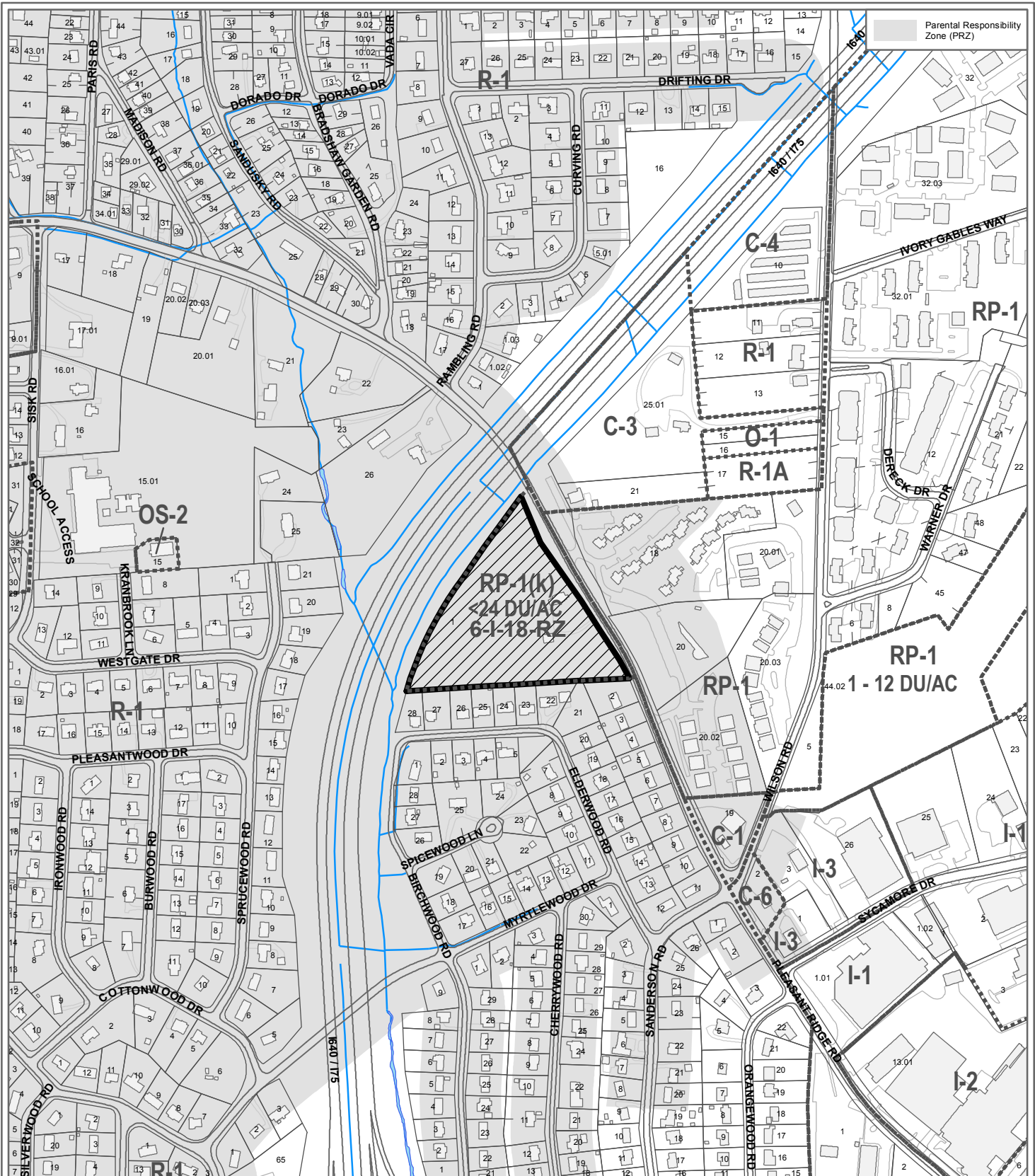
**ESTIMATED STUDENT YIELD:** 1 (public school children, ages 5-18 years)

Schools affected by this proposal: West Haven Elementary, Northwest Middle, and West High.

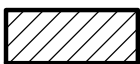
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



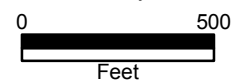
**9-SA-18-C / 9-B-18-UR  
CONCEPT PLAN/USE ON REVIEW**



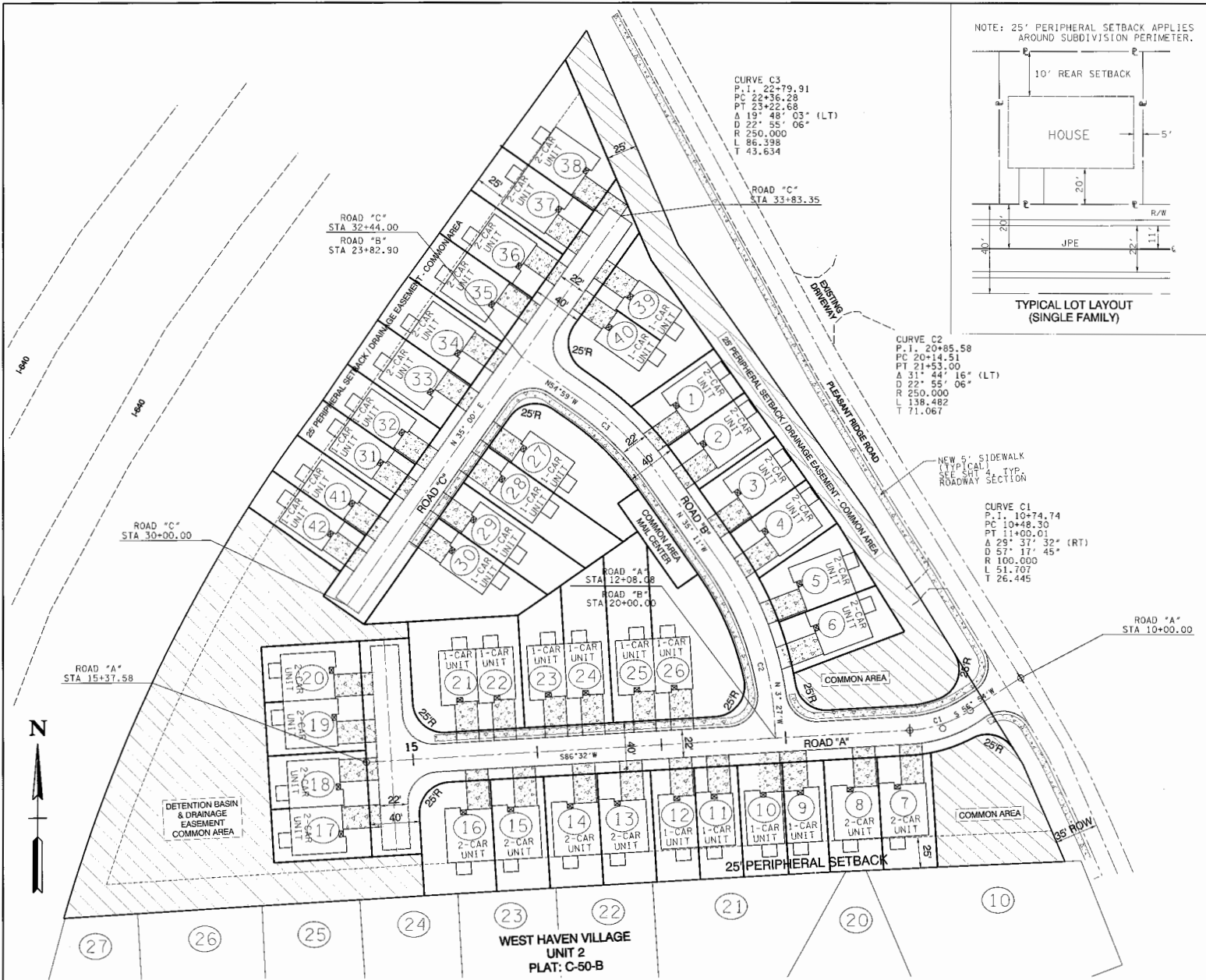
Attached residential subdivision in RP-1 (Planned Residential)

Petitioner: Rutherford Development, LLC  
Pleasant Ridge Stables

Map No: 80  
Jurisdiction: City



Original Print Date: 8/15/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



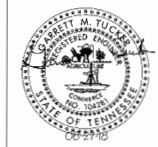
- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT CULVERT STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  - SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG PLEASANT RIDGE ROAD.
  - EXISTING CONTOURS BASED ON K.C.I.S.
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
  - APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
  - APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
  - ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE. 7.5' EACH SIDE AS INSTALLED.
  - LANDSCAPING SHALL COMPLY WITH ALL ASPECTS OF THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE. REMOVE UNDERGROUND WITHIN THE DESIGNATED "TREE LINE".
  - THIS IS A CONCEPT PLAN. PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM THE CITY OF KNOXVILLE. ADDITIONAL ENGINEERING ANALYSIS AND OTHER DOCUMENTS WILL BE REQUIRED FOR ISSUANCE OF THE SITE PERMIT. ADDITIONAL STORMWATER EASEMENTS AND FACILITIES MAY BE REQUIRED.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - ROADWAYS TO BE PRIVATE RIGHT OF WAYS.
  - EASEMENTS TO BE PROVIDED FOR MAILES AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
  - SIGHT DISTANCE HAS BEEN EVALUATED BASED ON 3.04J.S OF THE MINIMUM SUBDIVISION REGULATIONS. SIGHT DISTANCE OF 200 FEET CAN BE MADE AVAILABLE AT DRIVEWAYS AND INTERSECTIONS WITH SIGHT DISTANCE EASEMENTS AS NEEDED. FURTHER EVALUATION WILL BE MADE DURING FINAL DESIGN. ADDITIONAL EASEMENTS MAY BE NEEDED. SIGAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
  - LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE. FINAL LOCATIONS TO BE SHOWN ON SITE DEVELOPMENT PLAN.
  - SIGHT DISTANCE OF 400 FEET IS AVAILABLE IN BOTH DIRECTIONS ALONG PLEASANT RIDGE ROAD AT THE PROPOSED SUBDIVISION ENTRANCE.

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7521 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

DEVELOPER:  
RUTHERFORD DEVELOPMENT, INC  
A.J. CANIZALES  
7412 OLD MAYNARDVILLE PIKE  
KNOXVILLE, TN 37938  
PHONE: (865) 388-1996

CLT MAP: 80M GROUP A  
PARCEL: 001  
DEED REFERENCE: 201706220078126  
TOTAL AREA: 6.82 ACRES  
NUMBER OF LOTS: 42  
PROPERTY ZONED: RP-1

MPC FILE NUMBER: 9-SA-18-C / 9-B-18-UR



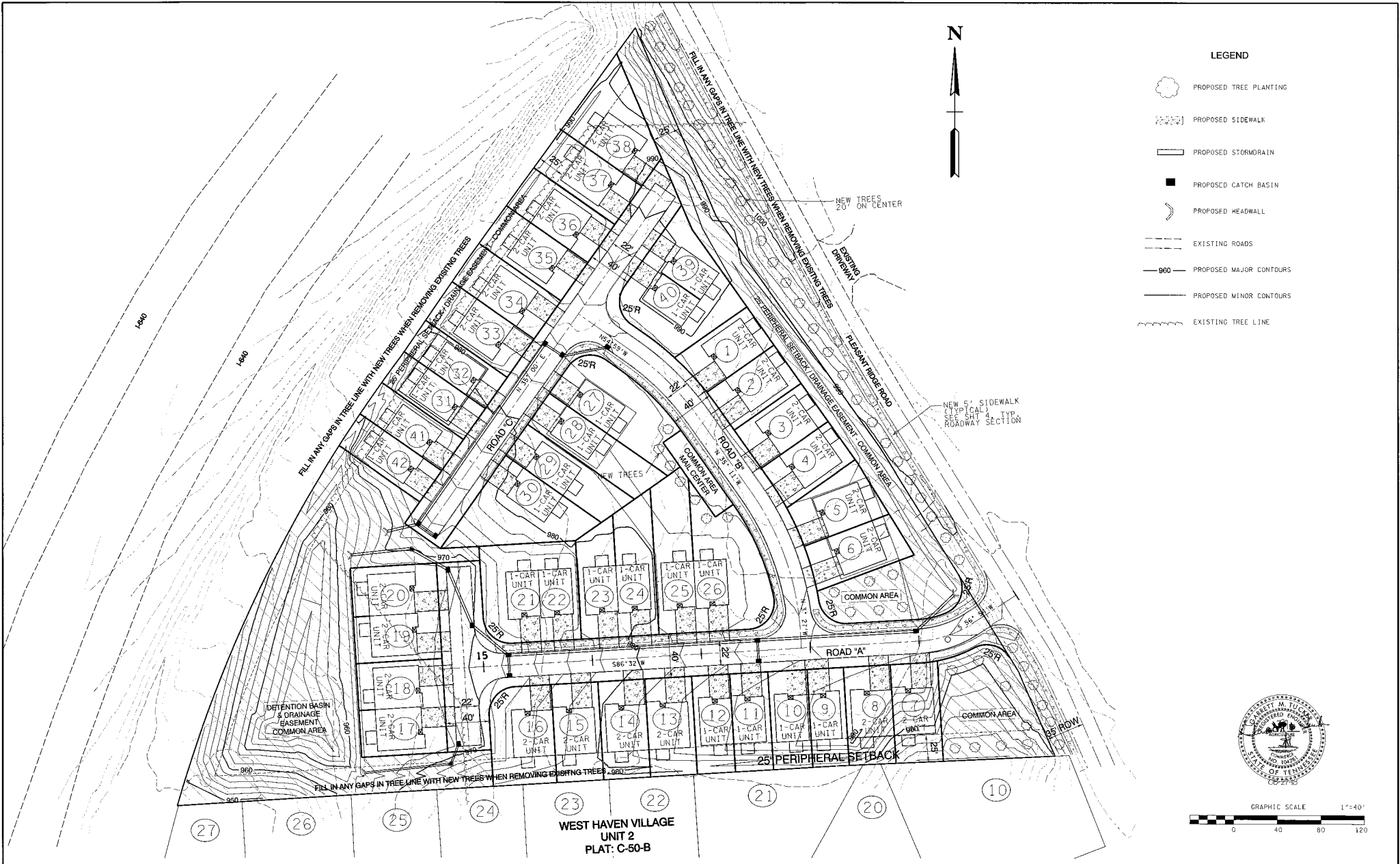
NO.	DATE	DESCRIPTION	BY	CHKD.

**RGC&A**  
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**PLEASANT RIDGE STABLES**  
CONCEPT PLAN

**SITE LAYOUT**

DESIGNED BY	CHECKED BY	SCALE	SHEET TWO
MAS	RGC	1" = 40'	NO. 2
DRAWN BY	DATE	FILE NO.	OF FOUR SHEETS
MAS	08-27-18	18053	



NO.	DATE	DESCRIPTION	BY	CHKD.



**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**PLEASANT RIDGE STABLES  
 CONCEPT PLAN**

**GRADING, DRAINAGE, AND  
 LANDSCAPE PLAN**

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 40'	SHEET THREE NO. 3
DRAWN BY MAS	DATE 08-27-18	FILE NO. 18053	OF FOUR SHEETS

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

### Type "C" Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

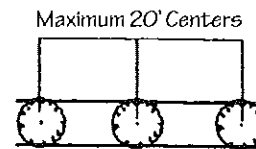
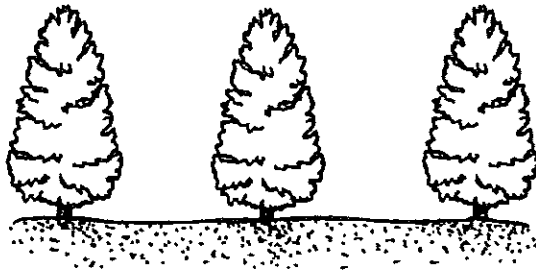
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

**For more information:**  
 MPC  
 Development Services  
 Suite 403  
 City County Building  
 400 Main Street  
 Knoxville, TN 37902  
 Phone: 865 215-2500  
 Fax: 865 215-2068  
 Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

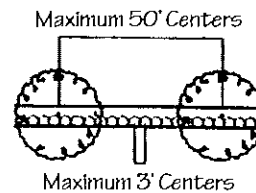
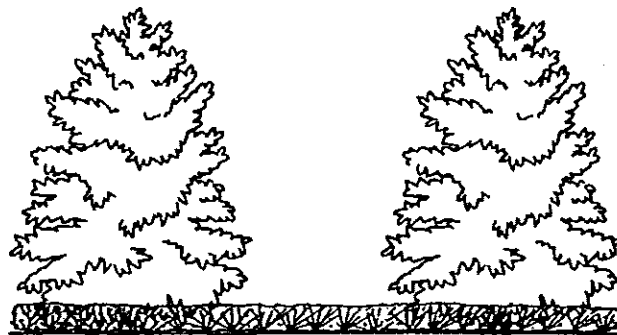
- A row of small evergreen trees

TREE HEIGHT  
 Installed: 6 ft.  
 Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

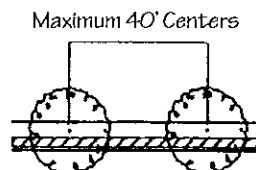
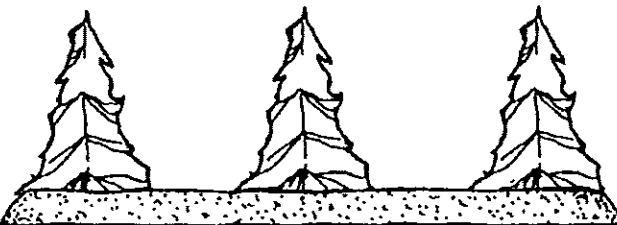
TREE HEIGHT  
 Installed: 8 ft.  
 Mature: 40 ft.



SHRUB HEIGHT  
 Installed: 2 ft.  
 Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT  
 Installed: 6 ft.  
 Mature: 15 ft.





# SUBDIVISION - CONCEPT



Name of Applicant: RUTHERFORD DEVELOPMENT, LLC  
 Date Filed: 7/18/18 Meeting Date: \_\_\_\_\_  
 Application Accepted by: Marc Payne  
 Fee Amount: \$1670<sup>00</sup>/<sub>100</sub> File Number: Subdivision - Concept 9-A-18-C (9-B-18-UR)  
 Fee Amount: ✓ Related File Number: Development Plan ✓

**PROPERTY INFORMATION**

Subdivision Name: PLEASANT RIDGE STABLES

Unit/Phase Number: 1

General Location: WEST SIDE OF PLEASANT RIDGE ROAD SOUTHEAST SIDE OF I-75 / I640

Tract Size: 6.82 No. of Lots: 39

Zoning District: RP-1

Existing Land Use: UNUSED LAND

Planning Sector: CENTRAL CITY

Growth Policy Plan Designation: City

Census Tract: 28

Traffic Zone: 149

Parcel ID Number(s): 080MA001

Jurisdiction:  City Council 3rd District  
 County Commission \_\_\_\_\_ District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: A.J. CANIZALES

Company: TEKCO, LLC

Address: 7412 OLD MAYNARDVILLE PIKE

City: KNOXVILLE State: TN Zip: 37938

Telephone: (865) 388-1996

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

E-mail: ajcgeneralcontracting@gmail.com

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT  
 Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone \_\_\_\_\_

**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: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

**VARIANCES REQUESTED**

1. Length of vertical curve on Road "C" at Station 34+50 from 170.43' to 150'  
Justify variance by indicating hardship: Existing site topography

2. Reduction of tangent length on Road "B" between curves C1 & C2 from 50' to 3.84'  
Justify variance by indicating hardship: Existing site topography

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: A. J. Canizales

RUTHERFORD DEVELOPMENT, LLC  
Address: 7412 Old Maynardville Pike

City: Knoxville State: TN Zip: 37938

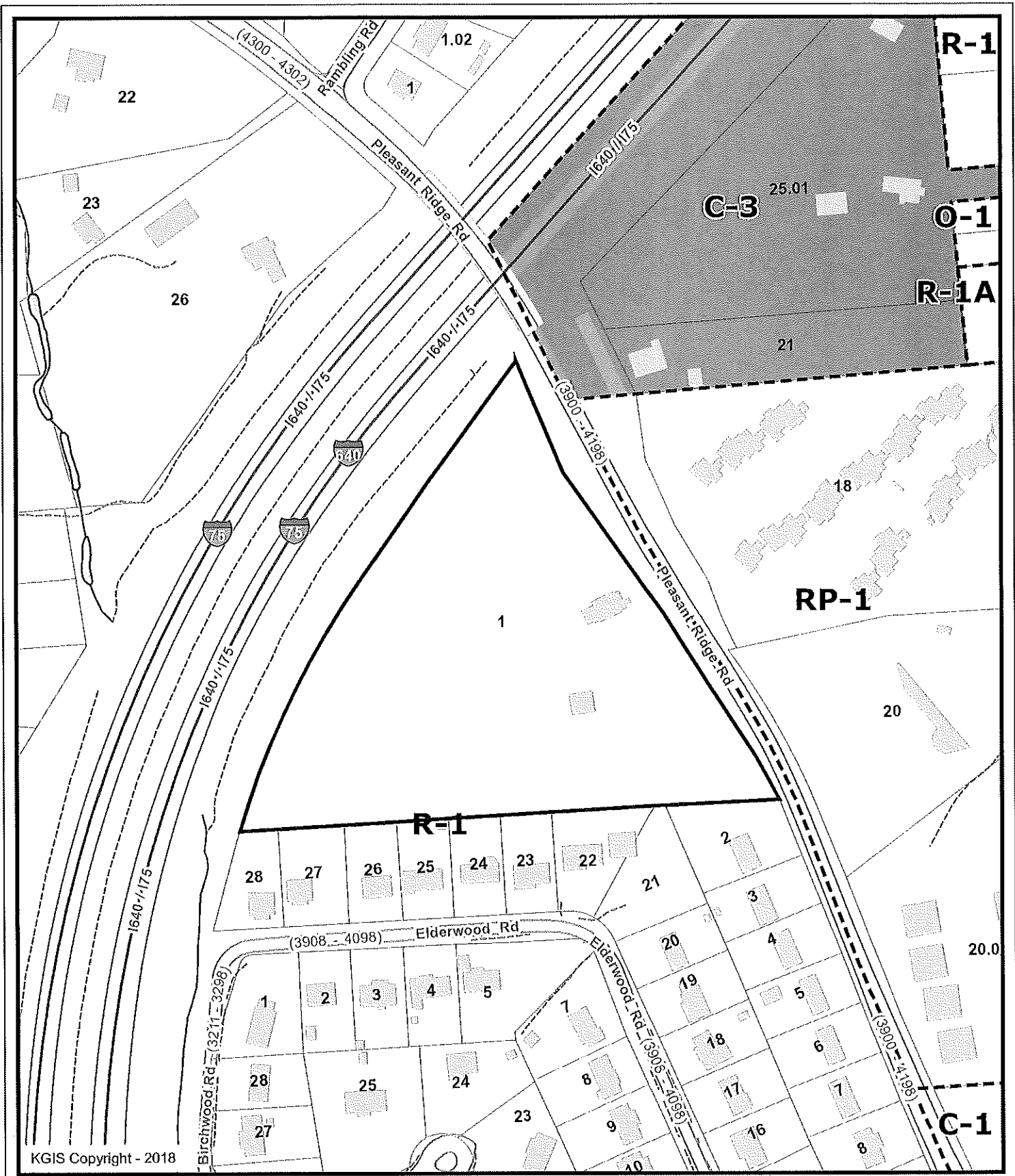
Telephone: (865) 388-1996

Signature: \_\_\_\_\_

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

Date: 7/17/18

E-mail: ajcgeneralcontracting@gmail.com



KGIS Copyright - 2018

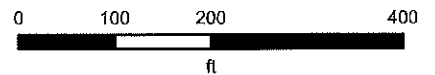
### Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 7/18/2018 at 12:47:27 PM



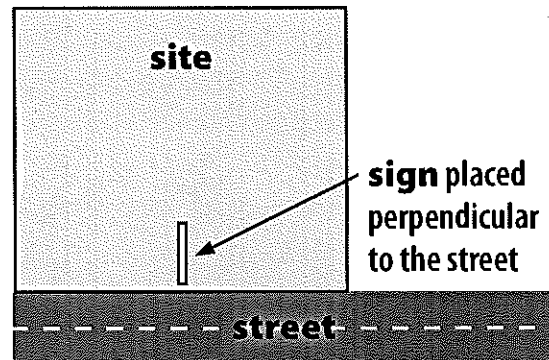
## REQUIRED SIGN POSTING AGREEMENT

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:

8/29/18 and 9/14/18  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Email: JFC@AT&T@RGC-A.COM

Date: 7-18-18

MPC File Number: 9-A-18-C 9-B-18-UR