



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SA-19-C **AGENDA ITEM #:** 11
4-E-19-UR **AGENDA DATE:** 4/11/2019

▶ **SUBDIVISION:** BROADY GLEN
▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.
OWNER(S): HMH Development, Inc.

TAX IDENTIFICATION: 129 123, 124 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1921 Marietta Church Rd

▶ **LOCATION:** West side of Marietta Church Road at Ricketts Lane

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 24.941 acres

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

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

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land - A (Agricultural)
South: Residences - A (Agricultural)
East: Residences - A (Agricultural)
West: Vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 52

SURVEYOR/ENGINEER: Urban Engineering

ACCESSIBILITY: Access is via Marietta Church Rd., a minor collector street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Variances requiring Planning Commission approval:

1. Horizontal curve variance at STA 9+71.84, from 250' to 120'.
2. Horizontal curve variance at STA 12+76.31, from 250' to 120'.
3. Broken back curve tangent variance between STA 11+93.21 and STA 12+76.31, from 150' to 83.1'.
4. Reduction of the vertical curve K-value between STA 0+12.43 and STA 1+19.33, from 25 to 20.
5. Reduction of the vertical curve K-value between STA 1+34.23 and STA 2+71.70, from 25 to 20.

Waiver approved by Knox County Department of Engineering and Public Works:

1. Intersection grade waiver from 1% to up to 2.9% as identified on the concept plan

STAFF RECOMMENDATION:

- **APPROVE** variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 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 Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream on the property.
5. On the final plat, including the line of sight easement across Lots 40 and 41 as identified on the concept plan (200' minimum distance) and as required by the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
7. Submitting to Planning 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 52 detached dwelling units on individual lots, subject to 2 conditions.**

1. On the final plat, verifying that the development does not exceed the maximum density of 2.08 du/ac approved with the PR (Planned Residential) zoning. Based on identified acreage, the proposed development has a density of 2.0849 du/ac which exceeds the approved density. The subdivision may have to be reduced by one lot.
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 Use on Review.

COMMENTS:

The applicant is proposing to develop this 24.941 acre site with 52 detached residential lots. The subdivision will have a single access out to Marietta Church Road, a minor collector street. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2.08 du/ac on December 13, 2018 (12-D-18-RZ / 12-C-18-SP). The Knox County Commission approved the rezoning request on January 28, 2019.

The proposed development with 52 lots on 24.941 acres is calculated at a density of 2.0849 du/ac which exceeds the maximum density of 2.08 du/ac. The acreage on concept plan applications are typically preliminary and subject to more detailed surveying that is done for the Final Plat. The recommended approval is for up to 52 lots, however, this is subject to the actual surveyed acreage being enough so the density does not exceed 2.08 du/ac. The number of lots may need to be reduced if the site does not have sufficient acreage.

The steeper portions of the site that are located within the Hillside Protection area on the north side of the property are included in an open space/common area (6.88 acres). That area however will be graded due to the location of the proposed stormwater detention and open space/field area.

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 to serve this site.
2. The proposed residential development at a density of 2.08 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 is in 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 has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes rural residential development for this site which allows consideration of a density of up to 3 du/ac. The proposed development at a maximum approved density of 2.08 du/ac is consistent with the sector plan.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 570 (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.

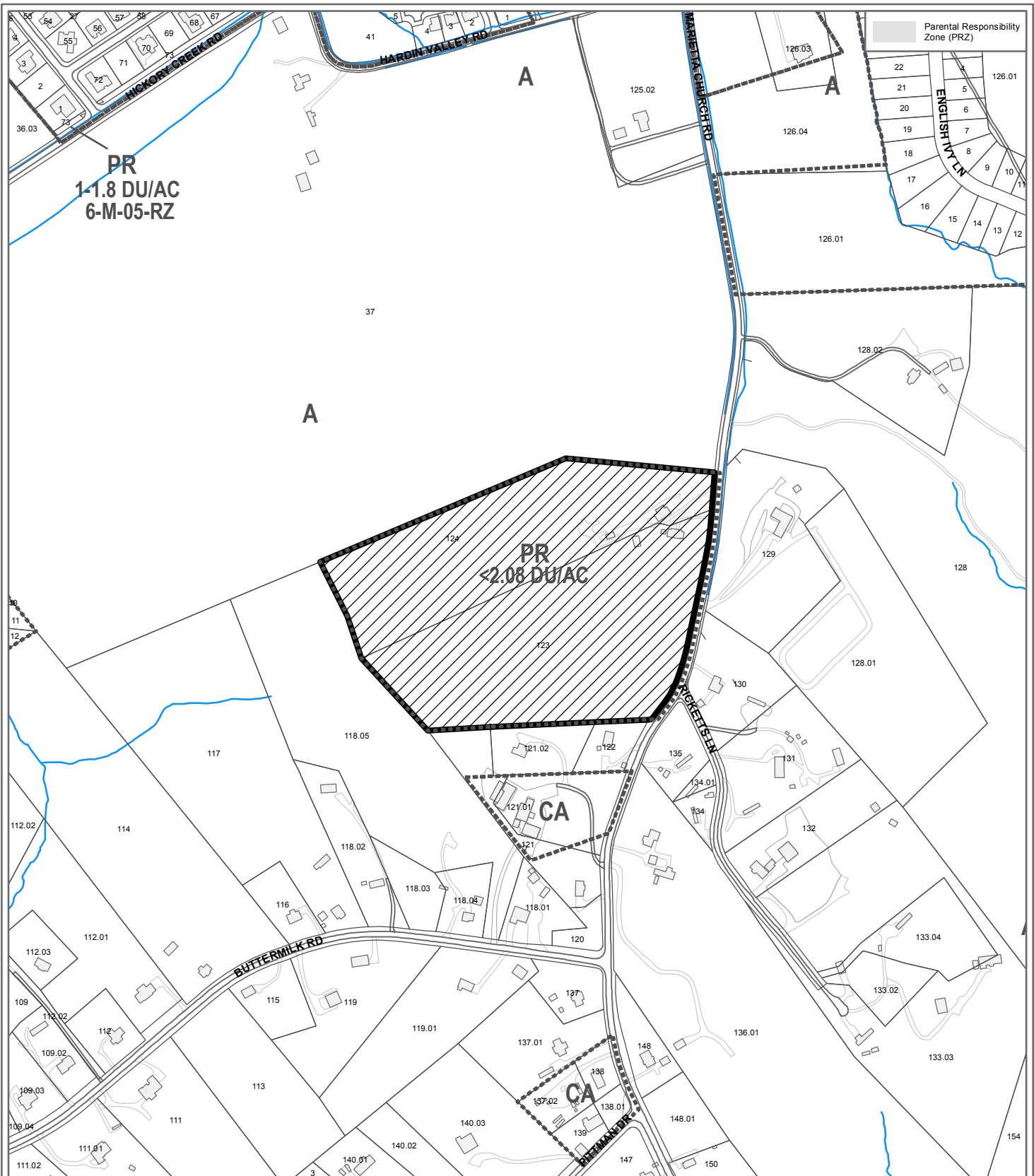
ESTIMATED STUDENT YIELD: 21 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

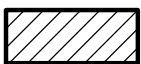
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission'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.



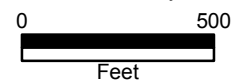
**4-SA-19-C / 4-E-19-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Urban Engineering, Inc.
Broady Glen



Detached Residential Subdivision in PR (Planned Residential)

Map No: 129
Jurisdiction: County



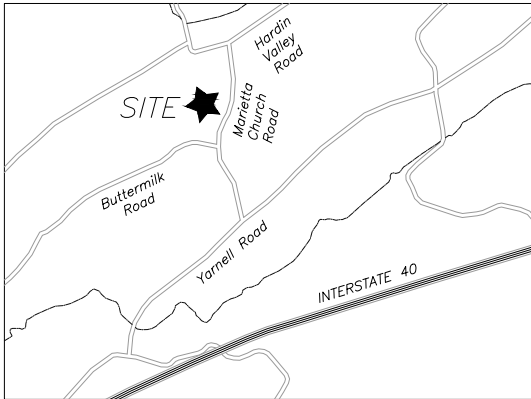
Original Print Date: 3/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

USE ON REVIEW

U.E.I. PROJECT NO. 1810024

BROADY GLEN SUBDIVISION

SITE ADDRESS: 1921 MARIETTA CHURCH ROAD, KNOXVILLE, TENNESSEE 37932
CLT MAP 129, PARCELS 123 & 124



LOCATION MAP

OWNER:
HMH DEVELOPMENT, INC.
12125 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
(865) 414-5347

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

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

ELECTRICAL	- AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER	- AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

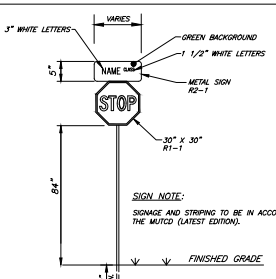
SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
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SITE PLAN	C-1
GRADING PLAN	C-2
ROADWAY PROFILE	C-3

Revised: 4/2/2019

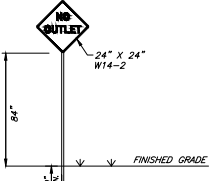
MPC FILE# 4-SA-19-C / 4-E-19-UR

ISSUE NO.	DATE	DESCRIPTION
3	4/2/19	RESUBMITTAL
2	3/21/19	RESUBMITTAL

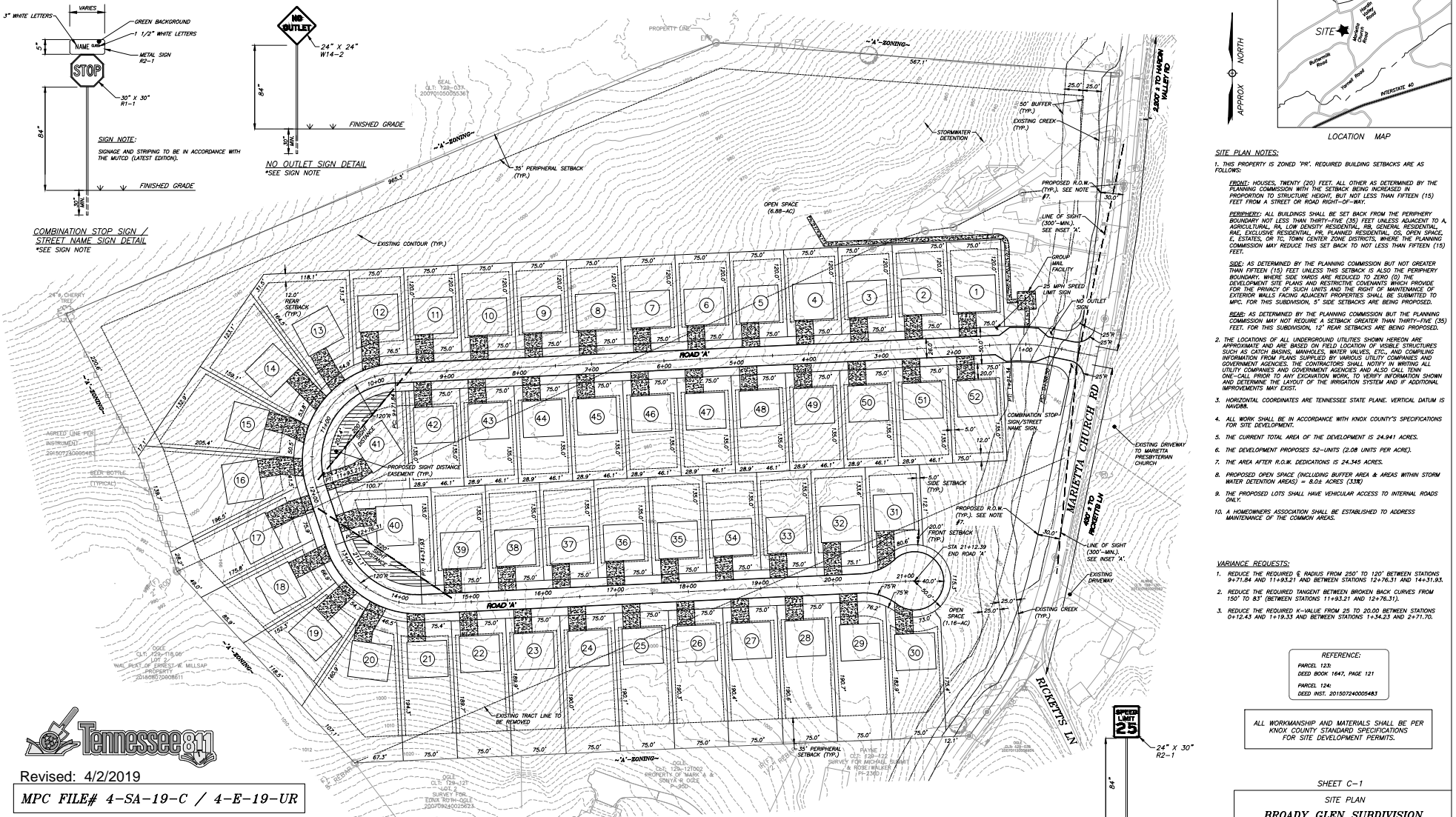


SIGN NOTE:
SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
*SEE SIGN NOTE



NO OUTLET SIGN DETAIL
*SEE SIGN NOTE

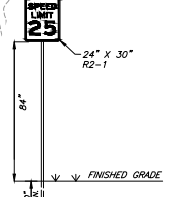


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "P". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET, ALL OTHER AS DETERMINED BY THE PLANNING COMMISSION WITH THE SETBACK BEING INCREASED IN PROPORTION TO STRUCTURE HEIGHT, BUT NOT LESS THAN FIFTEEN (15) FEET FROM A STREET OR ROAD RIGHT-OF-WAY.
REAR: ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-TWO (32) FEET UNLESS ADJACENT TO AN AGRICULTURAL, RA, LOW DENSITY RESIDENTIAL, RB, GENERAL RESIDENTIAL, RAE, EXCLUSIVE RESIDENTIAL, P, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR TC, TOWN CENTER ZONE DISTRICTS, WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
SIDE: AS DETERMINED BY THE PLANNING COMMISSION BUT NOT GREATER THAN FIFTY (50) FEET UNLESS THIS SETBACK IS ALSO THE PERIMETRY BOUNDARY, WHERE SIDE YARDS ARE REDUCED TO ZERO (0). THE DEVELOPMENT SITE PLANS AND RESTRICTIVE COVENANTS WHICH PROVIDE FOR THE PRIVACY OF SUCH UNITS AND THE RIGHT OF MAINTENANCE OF EXTERIOR WALLS FACING ADJACENT PROPERTIES SHALL BE SUBMITTED TO MPC FOR THIS SUBDIVISION. 5' SIDE SETBACKS ARE BEING PROPOSED.
REAR: AS DETERMINED BY THE PLANNING COMMISSION BUT THE PLANNING COMMISSION MAY NOT REQUIRE A SETBACK GREATER THAN THIRTY-FIVE (35) FEET. FOR THIS SUBDIVISION, 12' REAR SETBACKS ARE BEING PROPOSED.
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER TRENCHES, ETC., AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL VERIFY INFORMATION FROM ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 24.941 ACRES.
 6. THE DEVELOPMENT PROPOSES 52-UNITS (2.08 UNITS PER ACRE).
 7. THE AREA AFTER R.O.W. DEDICATIONS IS 24.345 ACRES.
 8. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER RETENTION AREAS) = 8.62 ACRES (33%).
 9. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 10. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.

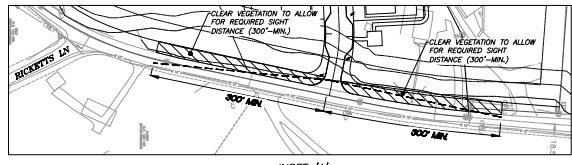
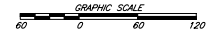
- VARIANCE REQUESTS:**
1. REDUCE THE REQUIRED R-RADIUS FROM 250' TO 150' BETWEEN STATIONS 9+71.84 AND 11+43.21 AND BETWEEN STATIONS 12+76.31 AND 14+31.83.
 2. REDUCE THE REQUIRED TANGENT BETWEEN BROWNS BACK CURVES FROM 150' TO 83' (BETWEEN STATIONS 11+93.21 AND 12+76.31).
 3. REDUCE THE REQUIRED K-VALUE FROM 25 TO 20.0 BETWEEN STATIONS 0+12.43 AND 1+19.33 AND BETWEEN STATIONS 1+34.21 AND 2+71.70.

REFERENCE:
 PARCEL 123;
 DEED BOOK 1647, PAGE 121
 PARCEL 124;
 DEED INST. 20150724005483

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.



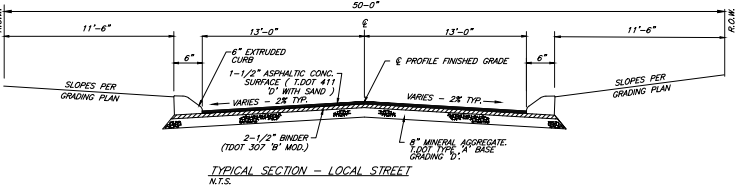
SPEED LIMIT SIGN DETAIL
*SEE SIGN NOTE



INSET 'A'
SCALE: 1"=100'



Revised: 4/2/2019
MPC FILE# 4-SA-19-C / 4-E-19-UR



TYPICAL SECTION - LOCAL STREET
N.T.S.

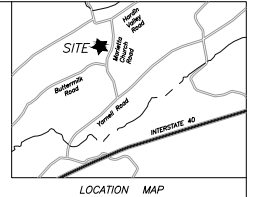
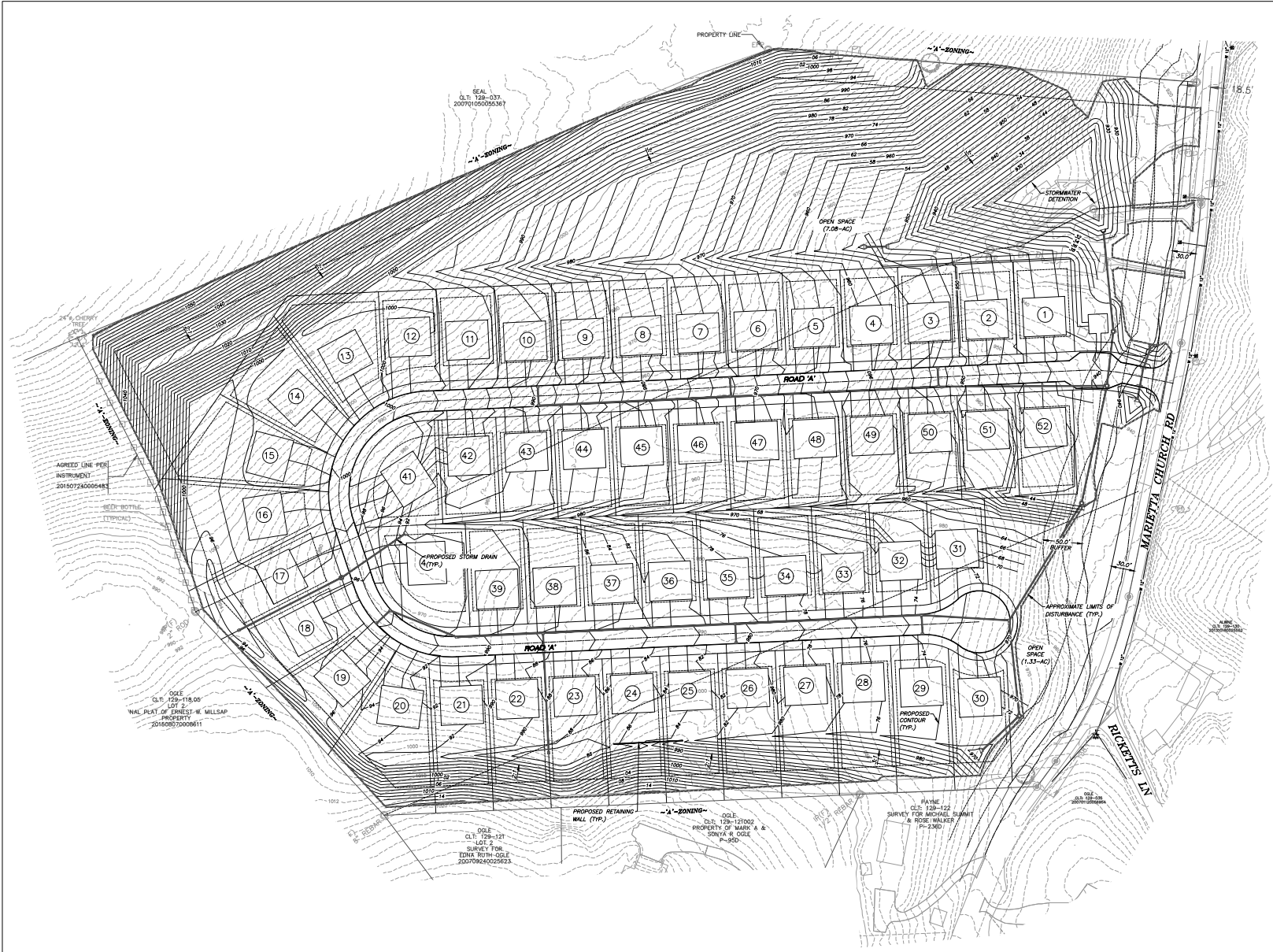
SHEET C-1
 SITE PLAN
BROADY GLEN SUBDIVISION
 SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (37932)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 129 PARCELS 123 & 124
 SCALE: 1"=60' FEBRUARY 25, 2019

DEVELOPER: **HMH DEVELOPMENT, INC.**
 12125 HADSON VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

URBAN ENGINEERING, INC.
 FARRAGUT, TENNESSEE 37922
 (865) 966-1921

REVISION	DATE	CHK	DESCRIPTION	BY
2	4/2/19	MPC / KCEPW	COMMENTS	BS
1	3/21/19	MPC / KCEPW	COMMENTS	BS

DWG. B05 CHG. GAS DWG. NO. 1810024



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY HARDY'S UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

REFERENCE:
 PARCEL 125:
 DEED BOOK 1647, PAGE 121
 PARCEL 124:
 DEED INST. 201507240005483

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

SHEET C-2

PRELIMINARY GRADING PLAN
BROADY GLEN SUBDIVISION
 SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (379.32)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 129 PARCELS 123 & 124
 SCALE: 1"=60" FEBRUARY 25, 2019

DEVELOPER: **HMH DEVELOPMENT, INC.**
 12125 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924
 DWN: BOS CHW: CAS DWG. NO. 1810024

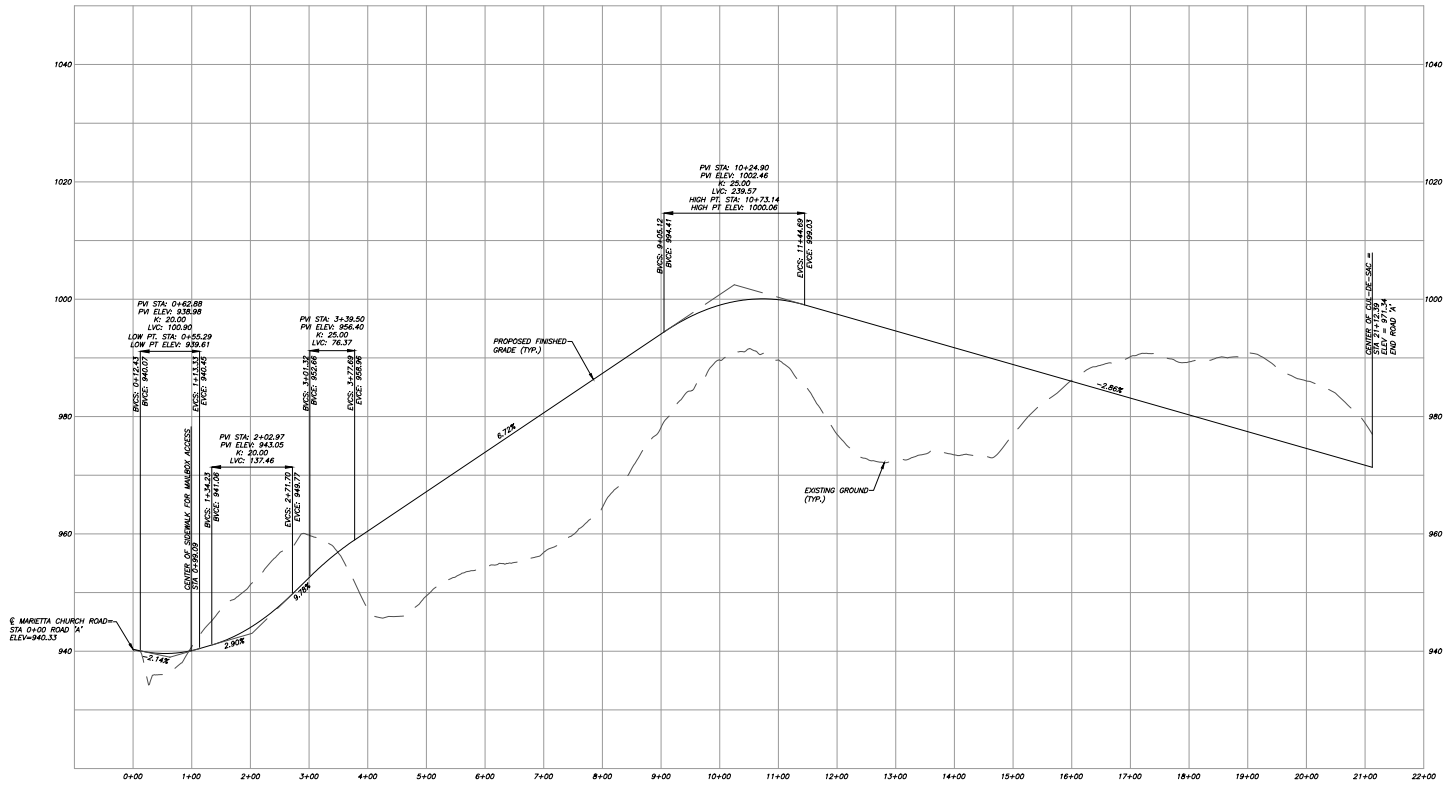


Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR



REVISION	DATE	DESCRIPTION	BY
2	4/2/19	GENERAL REVISIONS	CAS
1	3/21/19	MPC / KNOX COMMENTS	BOS



PROFILE VIEW ROAD 'A'
 1"=100' (HORIZ.)
 1"=10' (VERT.)

Revised: 4/2/2019

MPC FILE# 4-SA-19-C / 4-E-19-UR

REVISION	DATE	DESCRIPTION	BY
2	4/2/19	MPC / KCEPW COMMENTS	BS
1	3/21/19	MPC / KCEPW COMMENTS	CAS

SHEET C-3
 ROAD 'A' PROFILE
BROADY GLEN SUBDIVISION
 SITE ADDRESS: 1921 MARIETTA CHURCH ROAD (37932)
 DIST. NO. W6 KNOX CO., TN.
 CLT MAP 129 PARCELS 123 & 124
 SCALE: AS NOTED FEBRUARY 25, 2019

DEVELOPER: HMH DEVELOPMENT, INC.
 12125 HARMON VALLEY ROAD
 KNOXVILLE, TN 37932
 (865) 414-5347

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

DWG. NO. 1810024

SUBDIVISION - CONCEPT

Name of Applicant: Urban Engineering, Inc.

Date Filed: 2/25/2019 Meeting Date: 4/11/2019

Application Accepted by: M. Payne

Fee Amount: 2061.00 File Number: Subdivision - Concept 451-19-C

Fee Amount: 70 Related File Number: Development Plan USE ON REVIEW



PROPERTY INFORMATION

Subdivision Name: Brassy Glen

1921, 1925 Marietta Church Road

Unit/Phase Number: 1

General Location: w/s Marietta Church Rd
@ Ricketts Lane

Tract Size: 24.7 ac +/- No. of Lots: 52

Zoning District: PR < 2.08 du/ac

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: _____

Rural

Census Tract: 59.05

Traffic Zone: 222

Parcel ID Number(s): 129 123
129 124

Jurisdiction: City Council _____ District
 County Commission 6th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer _____

Water KUB

Electricity KUB

Gas _____

Telephone A+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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Hunter Harrison

Company: HMH Development, Inc.

Address: 2926 Swafford Rd

City: Knoxville State: TN Zip: 37932

Telephone: 414-5347

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: (same as below)

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Christopher Sharp

Company: Urban Engineering

Address: 11852 Kingston Pk

City: Knoxville State: TN Zip: 37934

Telephone: 906-1924

Fax: _____

E-mail: Chris@urban-eng.com

Use on Review Development Plan

Name of Applicant: URBAN ENGINEERING, INC.

Date Filed: 2/25/19 Meeting Date: 4/15/19

Application Accepted by: _____

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$2060 File Number: Use on Review _____

PROPERTY INFORMATION

Address: 1921 + 1925 MARIETTA CHURCH RD.
General Location: HARDIN VALLEY @ MARIETTA CHURCH
Tract Size: 24.7 AC. No. of Units: 52
Zoning District: PR
Existing Land Use: RESIDENCES

Planning Sector: NORTHWEST COUNTY
Sector Plan Proposed Land Use Classification: 1921-RR
Growth Policy Plan Designation: RA (rural)
Census Tract: 59.05
Traffic Zone: 222
Parcel ID Number(s): ~~129~~ 129124, 123
Jurisdiction: City Council _____ District
 County Commission 6 District

APPROVAL REQUESTED

Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

Other (Be Specific)
USE ON REVIEW /
CONCEPT

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: HUNTER HARRISON
Company: HMI4 DEVELOPMENT, INC
Address: 2926 SWAFFORD RD.
City: KNOXVILLE State: TN Zip: 37932
Telephone: 414-5347
Fax: _____
E-mail: HMI4CONSTE@COMCAST.NET

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:
PLEASE PRINT
Name: CHRIS SHARP
Company: URBAN ENGINEERING
Address: 11852 KINGSTON PK.
City: KNOXVILLE State: TN Zip: 37934
Telephone: 966-1924
Fax: 315-7011
E-mail: CHRIS@URBAN-ENG.COM

APPLICATION AUTHORIZATION

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

~~Signature: Christopher A. Sharp~~
PLEASE PRINT
Name: CHRIS SHARP
Company: URBAN ENGINEERING
Address: 11852 KINGSTON PK.
City: KNOXVILLE State: TN Zip: 37934
Telephone: 966-1924
E-mail: CHRIS@URBAN-ENG.COM

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name

Address

• City

• State

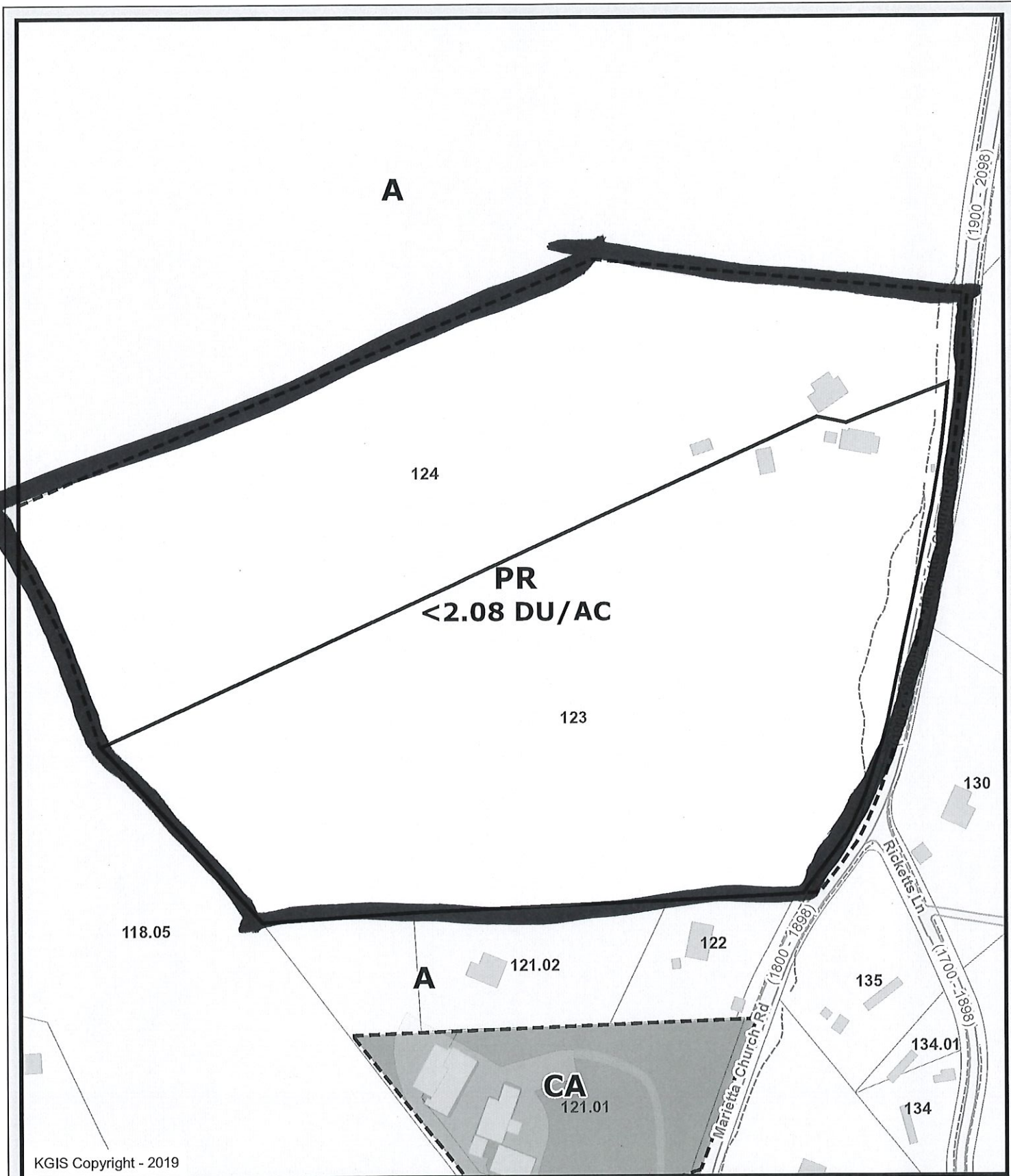
• Zip

Owner

Option

[Handwritten Signature]

2926 Swafford Rd Knoxville TN 37932



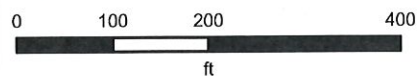
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/25/2019 at 2:17:34 PM



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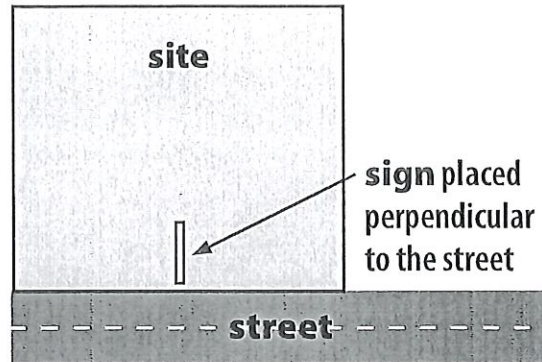
REQUIRED SIGN POSTING AGREEMENT

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:

March 27th (Wed) and April 12th (Fri)
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Ashley Russell

Printed Name: Urban Engineering

Phone: 906-1924 Email: _____

Date: 2-25-19

MPC File Number: 4-SA-19-C / 4-E-19-UR