



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SB-19-C

**AGENDA ITEM #:** 12

**AGENDA DATE:** 4/11/2019

▶ **SUBDIVISION:** HIGHLAND RIDGE

▶ **APPLICANT/DEVELOPER:** TERRY ROMANS

OWNER(S): Gary Helton

TAX IDENTIFICATION: 150 017

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Highland View Dr

▶ **LOCATION:** **North side of Highland View Drive, Northeast of Pickens Gap Road, West of Simpson Road**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hinds Creek & Stock Creek

▶ **APPROXIMATE ACREAGE:** 124 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residences - A (Agricultural)  
South: Residences and vacant land - A (Agricultural) & RA (Low Density Residential)  
East: Residences - PR (Planned Residential) & A (Agricultural)  
West: Vacant land and residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 165

SURVEYOR/ENGINEER: Terry Romans Romans Land Surveying

ACCESSIBILITY: Access is via Highland View Dr., a minor collector street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

## STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan to the May 9, 2019 Planning Commission meeting as requested by the applicant.**

The applicant is requesting the postponement to allow additional time to address staff comments.

## COMMENTS:

The Planning Commission had originally approved a concept plan for this site on October 11, 2007 for 119 lots at a density of 0.95 du/ac. That concept plan had included the proposal that all lots would be served by subsurface sewage disposal systems. Following a recommendation from the Knox County Health Department

that the applicant consider extending sewer service to this site, the applicant requested a rezoning for the property to increase the maximum density for the property from 1 du/ac to 2 du/ac. On March 24, 2008, the Knox County Commission approved a density increase up to 1.47 du/ac for this property that is zoned PR (Planned Residential). The property was originally rezoned to PR (Planned Residential) at a density of 1 du/ac on April 25, 2005. Following the zoning change for the increased density, the applicant submitted a revised concept plan for 169 lots at a density of 1.36 du/ac which was approved on December 11, 2008. The revised plan in most cases followed the previous street layout. While some of the infrastructure had been installed, the concept plan expired before a final plat was approved for the subdivision. The use on review application (11-J-08-UR) that was approved on December 11, 2008 for up to 169 detached residential units on individual lots is still valid for this proposed concept plan.

The applicant has now submitted a revised concept plan that subdivides this 124 acre tract into 165 lots at a density of 1.33 du/ac. The new proposed layout includes several changes from the previous layouts.

Due to the number of lots in the proposed subdivision, a traffic impact study was required.

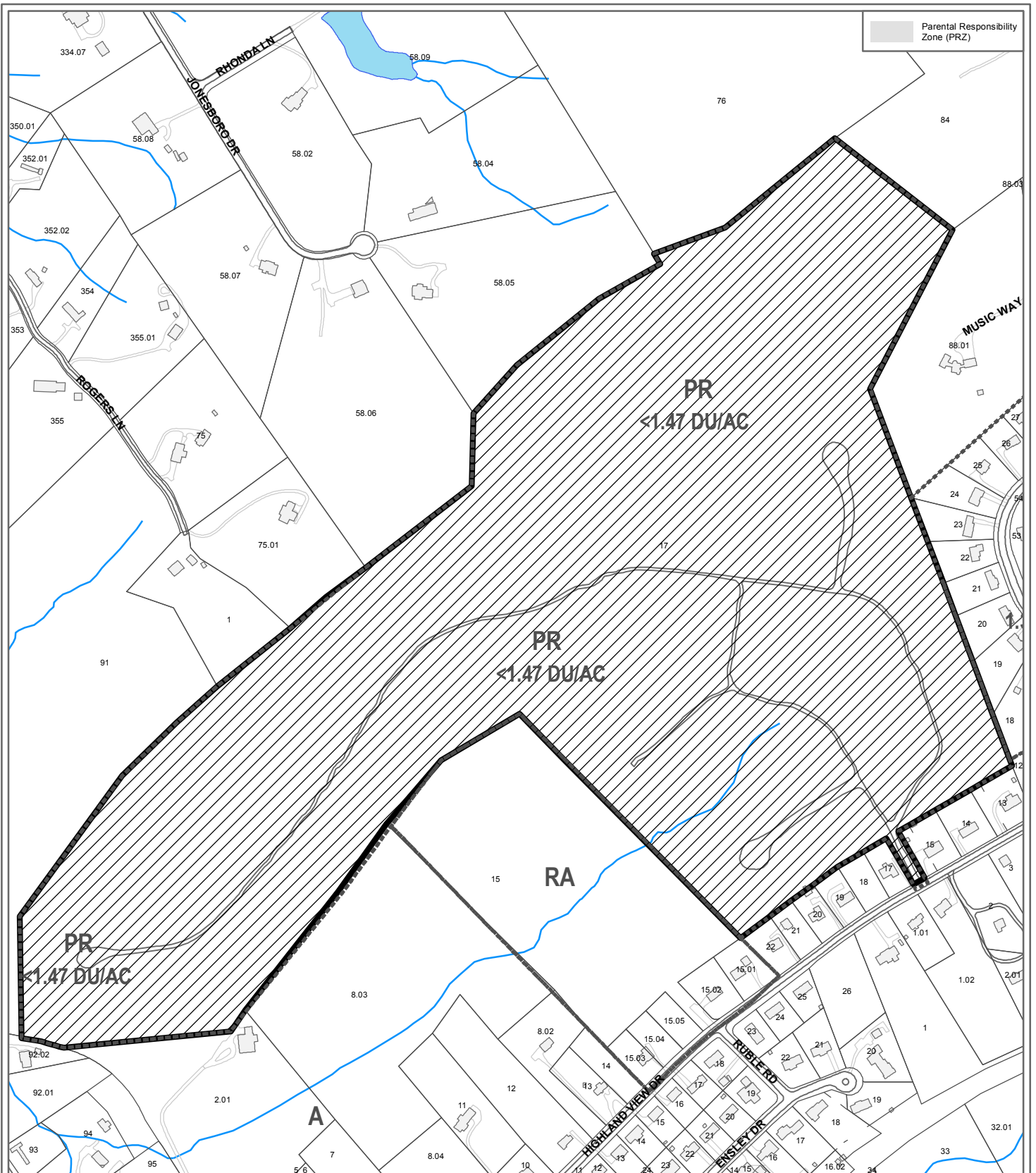
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 55 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- 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.

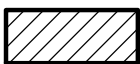
Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**4-SB-19-C  
CONCEPT PLAN**

Subdivision: Highland Ridge



Approval of Concept Plan

Map No: 150

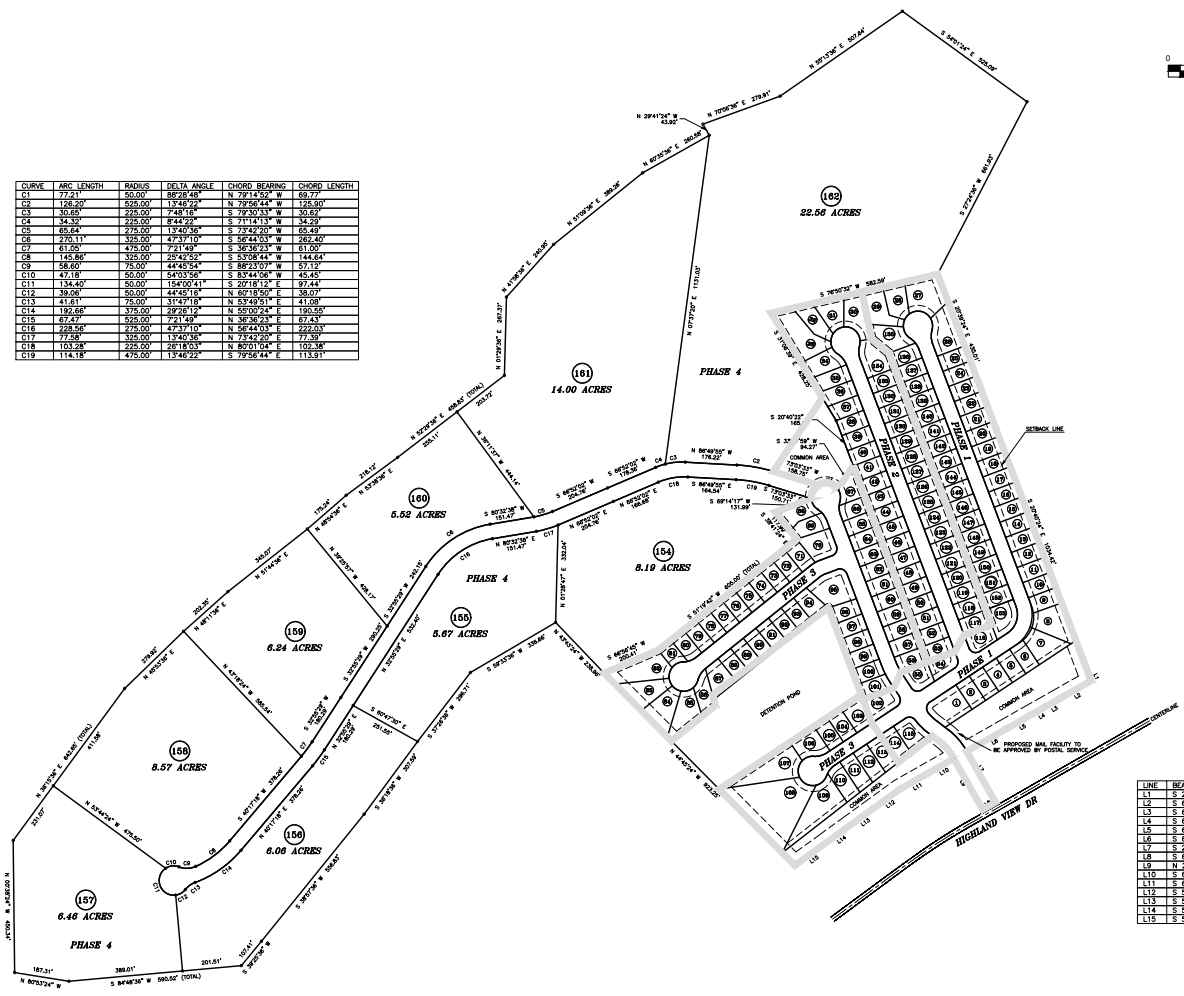
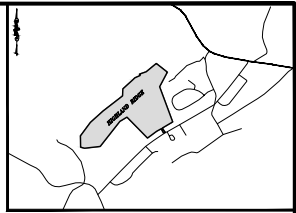
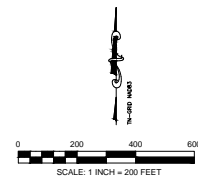
Jurisdiction: County

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

Revised:



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	772.21	500.00	88°28'48"	N 79°14'59" W	892.77
C2	1262.20	250.00	13°48'29"	N 79°28'44" W	1262.20
C3	50.65	250.00	2°48'18"	S 79°20'33" W	50.65
C4	84.32	250.00	8°44'32"	S 79°14'13" W	84.32
C5	65.44	250.00	13°40'56"	S 79°25'00" W	65.44
C6	270.11	325.00	47°37'10"	S 89°44'03" W	282.40
C7	413.00	475.00	77°14'24"	S 92°56'24" W	413.00
C8	143.80	325.00	25°42'52"	S 53°08'44" W	144.64
C9	58.00	75.00	44°45'24"	S 82°20'00" W	57.15
C10	47.18	50.00	54°33'50"	S 83°44'08" W	45.45
C11	134.48	50.00	154°39'41"	S 29°18'12" E	87.44
C12	38.06	50.00	44°45'18"	N 60°19'50" E	38.07
C13	41.81	75.00	31°47'18"	N 58°40'51" E	41.08
C14	192.65	375.00	29°08'19"	N 50°09'24" E	192.55
C15	67.47	525.00	22°14'27"	N 58°30'23" E	67.43
C16	228.56	275.00	47°37'10"	N 59°44'03" E	228.53
C17	77.98	325.00	13°42'56"	N 79°42'20" E	77.99
C18	103.28	225.00	25°18'01"	N 80°01'00" E	103.38
C19	114.18	475.00	13°48'22"	S 79°56'44" E	113.81



LINE	BEARING	DISTANCE
L1	S 21°02'24" E	17.15'
L2	S 69°25'58" W	130.35'
L3	S 67°31'58" W	49.92'
L4	S 67°31'58" W	49.92'
L5	S 69°19'08" W	100.17'
L6	S 67°25'04" W	151.60'
L7	S 22°33'24" E	199.48'
L8	S 67°01'50" W	50.07'
L9	N 29°34'24" E	200.00'
L10	S 67°24'58" W	29.33'
L11	S 69°27'38" W	111.15'
L12	S 54°01'58" W	111.33'
L13	S 54°02'58" W	100.04'
L14	S 54°02'58" W	99.92'
L15	S 54°04'30" W	131.64'

- NOTES**
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD CAPPED WITH "ROMANS 2116"
  2. THIS PROPERTY IS ZONED FOR PR 1.47DU/LC.
  3. THIS SUBDIVISION CONTAINS 124.69 ACRES AND IS SUBDIVIDED INTO 161 LOTS.
  4. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT=20'  
SIDES=5'  
REAR=15' (35' PERIPHERAL SETBACK WHERE APPLICABLE)
  5. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  6. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.

Revised: 3/26/2019  
MPC FILE NO. 4-SB-19 C

**ROMANS Engineering**  
1925 Hopewell Road  
Knoxville, TN 37920  
Phone (865) 679-5736  
romansengineering@gmail.com

SURVEY TITLE: SUBDIVISION LAYOUT	
ADDRESS: HIGHLAND VIEW DR	STAGE: 2ND OF 4000-37920
CITY: KNOXVILLE	COUNTY: KNOX
DISTRICT: 3RD	PARCEL: 017.00
TAX MAP: 150	PARCEL: 017.00
WARD: -	BLOCK: -
SCALE: 1"=200'	DATE: 3/25/19
DRAWN BY: TER	CHECKED BY: TER
SHEET: 1 OF 1	DWG NO.: 19-17-1
SUBDIVISION NAME: -	

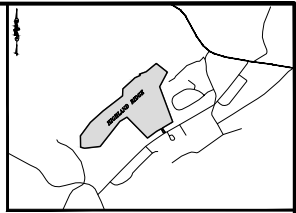
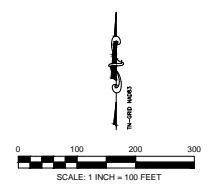
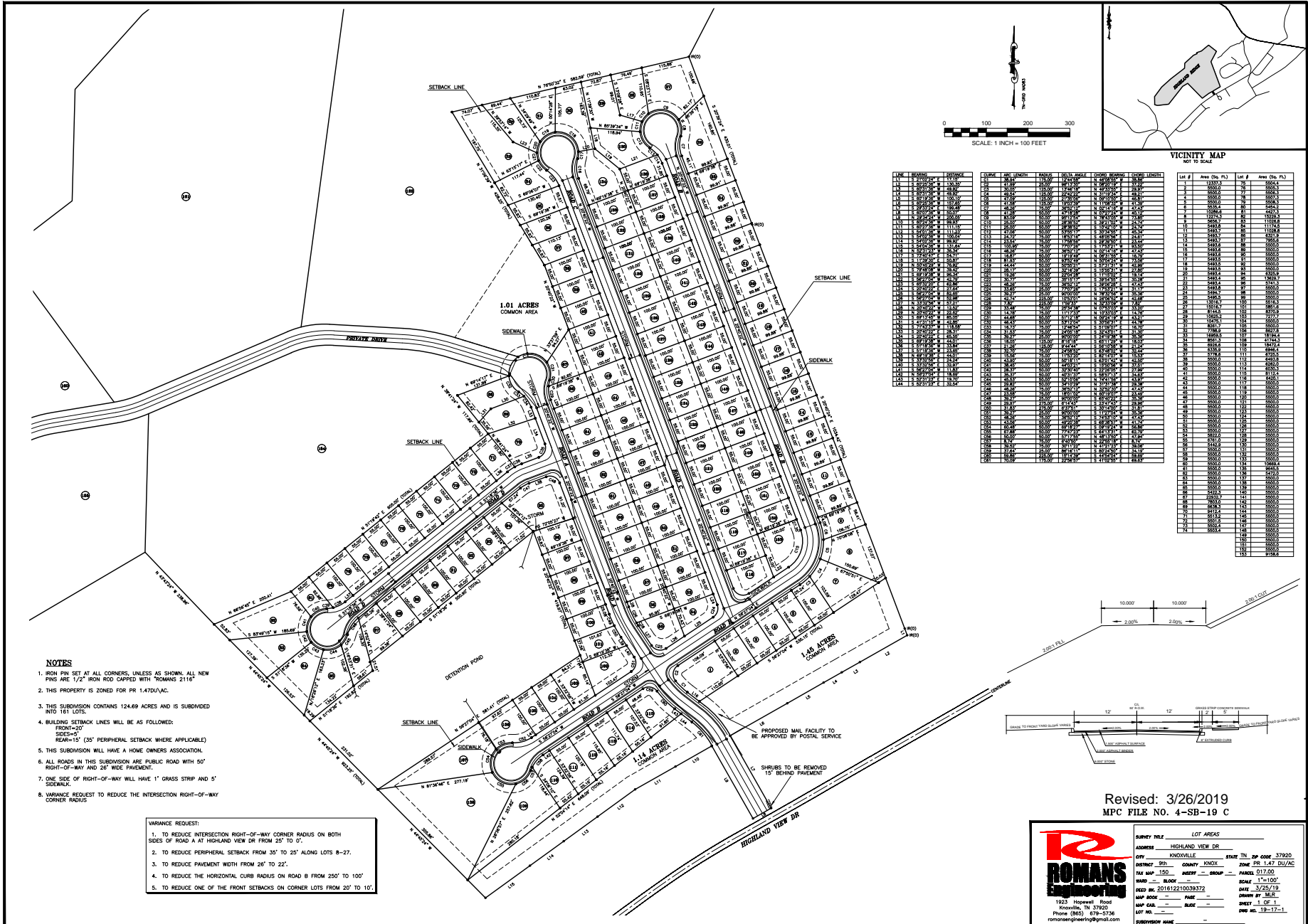
**ROMANS Engineering**  
1925 Hopewell Road  
Knoxville, TN 37920  
Phone (865) 679-5736  
romansengineering@gmail.com

HIGHLAND RIDGE  
KNOXVILLE, TENNESSEE  
SUBDIVISION LAYOUT

DATE:	
REVISIONS:	
NUMBER:	

JOB NO: 19-17-1  
DATE: 3/25/19  
DRAWN: TER  
CHECKED: TER

C-2



LOT #	BEARING	PERMITS
L1	N 89°54'15" E 132.00'	132.00'
L2	S 89°54'15" W 132.00'	132.00'
L3	N 89°54'15" E 132.00'	132.00'
L4	S 89°54'15" W 132.00'	132.00'
L5	N 89°54'15" E 132.00'	132.00'
L6	S 89°54'15" W 132.00'	132.00'
L7	N 89°54'15" E 132.00'	132.00'
L8	S 89°54'15" W 132.00'	132.00'
L9	N 89°54'15" E 132.00'	132.00'
L10	S 89°54'15" W 132.00'	132.00'
L11	N 89°54'15" E 132.00'	132.00'
L12	S 89°54'15" W 132.00'	132.00'
L13	N 89°54'15" E 132.00'	132.00'
L14	S 89°54'15" W 132.00'	132.00'
L15	N 89°54'15" E 132.00'	132.00'
L16	S 89°54'15" W 132.00'	132.00'
L17	N 89°54'15" E 132.00'	132.00'
L18	S 89°54'15" W 132.00'	132.00'
L19	N 89°54'15" E 132.00'	132.00'
L20	S 89°54'15" W 132.00'	132.00'
L21	N 89°54'15" E 132.00'	132.00'
L22	S 89°54'15" W 132.00'	132.00'
L23	N 89°54'15" E 132.00'	132.00'
L24	S 89°54'15" W 132.00'	132.00'
L25	N 89°54'15" E 132.00'	132.00'
L26	S 89°54'15" W 132.00'	132.00'
L27	N 89°54'15" E 132.00'	132.00'
L28	S 89°54'15" W 132.00'	132.00'
L29	N 89°54'15" E 132.00'	132.00'
L30	S 89°54'15" W 132.00'	132.00'
L31	N 89°54'15" E 132.00'	132.00'
L32	S 89°54'15" W 132.00'	132.00'
L33	N 89°54'15" E 132.00'	132.00'
L34	S 89°54'15" W 132.00'	132.00'
L35	N 89°54'15" E 132.00'	132.00'
L36	S 89°54'15" W 132.00'	132.00'
L37	N 89°54'15" E 132.00'	132.00'
L38	S 89°54'15" W 132.00'	132.00'
L39	N 89°54'15" E 132.00'	132.00'
L40	S 89°54'15" W 132.00'	132.00'
L41	N 89°54'15" E 132.00'	132.00'
L42	S 89°54'15" W 132.00'	132.00'
L43	N 89°54'15" E 132.00'	132.00'
L44	S 89°54'15" W 132.00'	132.00'
L45	N 89°54'15" E 132.00'	132.00'
L46	S 89°54'15" W 132.00'	132.00'
L47	N 89°54'15" E 132.00'	132.00'
L48	S 89°54'15" W 132.00'	132.00'
L49	N 89°54'15" E 132.00'	132.00'
L50	S 89°54'15" W 132.00'	132.00'
L51	N 89°54'15" E 132.00'	132.00'
L52	S 89°54'15" W 132.00'	132.00'
L53	N 89°54'15" E 132.00'	132.00'
L54	S 89°54'15" W 132.00'	132.00'
L55	N 89°54'15" E 132.00'	132.00'
L56	S 89°54'15" W 132.00'	132.00'
L57	N 89°54'15" E 132.00'	132.00'
L58	S 89°54'15" W 132.00'	132.00'
L59	N 89°54'15" E 132.00'	132.00'
L60	S 89°54'15" W 132.00'	132.00'
L61	N 89°54'15" E 132.00'	132.00'
L62	S 89°54'15" W 132.00'	132.00'
L63	N 89°54'15" E 132.00'	132.00'
L64	S 89°54'15" W 132.00'	132.00'
L65	N 89°54'15" E 132.00'	132.00'
L66	S 89°54'15" W 132.00'	132.00'
L67	N 89°54'15" E 132.00'	132.00'
L68	S 89°54'15" W 132.00'	132.00'
L69	N 89°54'15" E 132.00'	132.00'
L70	S 89°54'15" W 132.00'	132.00'
L71	N 89°54'15" E 132.00'	132.00'
L72	S 89°54'15" W 132.00'	132.00'
L73	N 89°54'15" E 132.00'	132.00'
L74	S 89°54'15" W 132.00'	132.00'
L75	N 89°54'15" E 132.00'	132.00'
L76	S 89°54'15" W 132.00'	132.00'
L77	N 89°54'15" E 132.00'	132.00'
L78	S 89°54'15" W 132.00'	132.00'
L79	N 89°54'15" E 132.00'	132.00'
L80	S 89°54'15" W 132.00'	132.00'
L81	N 89°54'15" E 132.00'	132.00'
L82	S 89°54'15" W 132.00'	132.00'
L83	N 89°54'15" E 132.00'	132.00'
L84	S 89°54'15" W 132.00'	132.00'
L85	N 89°54'15" E 132.00'	132.00'
L86	S 89°54'15" W 132.00'	132.00'
L87	N 89°54'15" E 132.00'	132.00'
L88	S 89°54'15" W 132.00'	132.00'
L89	N 89°54'15" E 132.00'	132.00'
L90	S 89°54'15" W 132.00'	132.00'
L91	N 89°54'15" E 132.00'	132.00'
L92	S 89°54'15" W 132.00'	132.00'
L93	N 89°54'15" E 132.00'	132.00'
L94	S 89°54'15" W 132.00'	132.00'
L95	N 89°54'15" E 132.00'	132.00'
L96	S 89°54'15" W 132.00'	132.00'
L97	N 89°54'15" E 132.00'	132.00'
L98	S 89°54'15" W 132.00'	132.00'
L99	N 89°54'15" E 132.00'	132.00'
L100	S 89°54'15" W 132.00'	132.00'

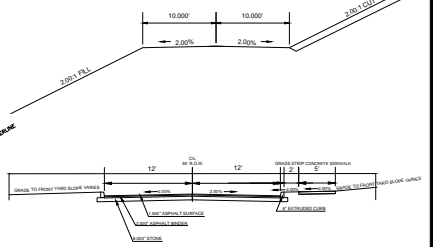
Lot #	Area (Sq. Ft.)	Lot #	Area (Sq. Ft.)
1	1000.00	51	1000.00
2	1000.00	52	1000.00
3	1000.00	53	1000.00
4	1000.00	54	1000.00
5	1000.00	55	1000.00
6	1000.00	56	1000.00
7	1000.00	57	1000.00
8	1000.00	58	1000.00
9	1000.00	59	1000.00
10	1000.00	60	1000.00
11	1000.00	61	1000.00
12	1000.00	62	1000.00
13	1000.00	63	1000.00
14	1000.00	64	1000.00
15	1000.00	65	1000.00
16	1000.00	66	1000.00
17	1000.00	67	1000.00
18	1000.00	68	1000.00
19	1000.00	69	1000.00
20	1000.00	70	1000.00
21	1000.00	71	1000.00
22	1000.00	72	1000.00
23	1000.00	73	1000.00
24	1000.00	74	1000.00
25	1000.00	75	1000.00
26	1000.00	76	1000.00
27	1000.00	77	1000.00
28	1000.00	78	1000.00
29	1000.00	79	1000.00
30	1000.00	80	1000.00
31	1000.00	81	1000.00
32	1000.00	82	1000.00
33	1000.00	83	1000.00
34	1000.00	84	1000.00
35	1000.00	85	1000.00
36	1000.00	86	1000.00
37	1000.00	87	1000.00
38	1000.00	88	1000.00
39	1000.00	89	1000.00
40	1000.00	90	1000.00
41	1000.00	91	1000.00
42	1000.00	92	1000.00
43	1000.00	93	1000.00
44	1000.00	94	1000.00
45	1000.00	95	1000.00
46	1000.00	96	1000.00
47	1000.00	97	1000.00
48	1000.00	98	1000.00
49	1000.00	99	1000.00
50	1000.00	100	1000.00

**NOTES**

1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN, ALL NEW PINS ARE 1/2" IRON ROD CAPTED WITH ROMANS 2116"
2. THIS PROPERTY IS ZONED FOR PR 1.47DU/AC.
3. THIS SUBDIVISION CONTAINS 124.69 ACRES AND IS SUBDIVIDED INTO 161 LOTS.
4. BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT - 25'  
REAR - 15' (35' PERIPHERAL SETBACK WHERE APPLICABLE)  
SIDES - 5'
5. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
6. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 24' WIDE PAVEMENT.
7. ONE SIDE OF RIGHT-OF-WAY WILL HAVE 1' GRASS STRIP AND 5' SIDEWALK.
8. VARIANCE REQUEST TO REDUCE THE INTERSECTION RIGHT-OF-WAY CORNER RADIUS.

VARIANCE REQUEST:

1. TO REDUCE INTERSECTION RIGHT-OF-WAY CORNER RADIUS ON BOTH SIDES OF ROAD A AT HIGHLAND VIEW DR FROM 25' TO 15'.
2. TO REDUCE PERIPHERAL SETBACK FROM 35' TO 25' ALONG LOTS 8-27.
3. TO REDUCE PAVEMENT WIDTH FROM 26' TO 22'.
4. TO REDUCE THE HORIZONTAL CURB RADIUS ON ROAD B FROM 200' TO 100'.
5. TO REDUCE ONE OF THE FRONT SETBACKS ON CORNER LOTS FROM 25' TO 15'.



Revised: 3/26/2019  
MPC FILE NO. 4-SB-19 C

**ROMANS Engineering**  
1925 Hopewell Road  
Knoxville, TN 37920  
Phone (865) 679-5736  
romansengr@gmail.com

SURVEY TITLE	LOT AREAS
ADDRESS	HIGHLAND VIEW DR
CITY	KNOXVILLE
DISTRICT	3RD
WARD	150
BLK	150
LOT NO.	150
DATE	3/25/19
DRAWN BY	TER
CHECKED BY	TER
SHEET	1 OF 1
DWG NO.	19-17-1

**ROMANS Engineering**  
1925 Hopewell Road  
Knoxville, TN 37920  
Phone (865) 679-5736  
romansengr@gmail.com

---

HIGHLAND RIDGE  
KNOXVILLE, TENNESSEE  
LOT AREAS

---

DATE:	
REVISIONS:	
NUMBER:	

---

3/25/19

---

JOB NO: 19-17-1  
DATE: 3/25/19  
DRAWN: TER  
CHECKED: TER

C-3



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Fwd: Highland Ridge MPC File No. 4-SB-19 C

1 message

automatic  
30 days

Mon, Apr 8, 2019 at 2:35 PM

Tom Brechko <tom.brechko@knoxplanning.org>

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

FYI. For automatic postponement.

----- Forwarded message -----

From: Terry Romans <romansengineering@gmail.com>

Date: Mon, Apr 8, 2019 at 9:06 AM

Subject: Highland Ridge MPC File No. 4-SB-19 C

To: Tom Brechko <tom.brechko@knoxmpc.org>



Tom,

We would like to postpone Highland Ridge (MPC File No. 4-SB-19-C) to the May 9th meeting.

When can we comments so we can start working on them.

Thank you

Terry E Romans

--  
Thomas Brechko, AICP  
Principle Planner  
865-215-3794



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902





Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# SUBDIVISION - CONCEPT

Name of Applicant: Terry E. Romans  
Date Filed: 2/25/19 Meeting Date: 4/11/19  
Application Accepted by: Thomas Buchler  
Fee Amount: \$5,450.00 File Number: Subdivision - Concept 4-SB-19-C  
Fee Amount: - Related File Number: Development Plan -

### PROPERTY INFORMATION

Subdivision Name: HIGHLAND RIDGE  
Unit/Phase Number: \_\_\_\_\_  
General Location: 4400 FEET SOUTHWEST OF CHAPMAN HWY  
Tract Size: 124. No. of Lots: 165  
Zoning District: PR 1.47 DU/AC  
Existing Land Use: WOODED VACANT LAND  
Planning Sector: SOUTH COUNTY  
Growth Policy Plan Designation: Rural

Census Tract: 56.02  
Traffic Zone: 166  
Parcel ID Number(s): 150 017

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9 District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KNOX CHAPMAN  
Water KNOX CHAPMAN  
Electricity KUB  
Gas -  
Telephone All

### TRAFFIC IMPACT STUDY REQUIRED

No  Yes

### USE ON REVIEW No Yes

Approval Requested:  
 Development Plans in Planned District or Zone  
 Other (be specific): CONCEPT PLAN FOR SUBDIVISION  
(11-SD-08-C previous approval)

### VARIANCE(S) REQUESTED

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

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: GARY HELTON / BARRY SHOLAR  
Company: \_\_\_\_\_  
Address: P.O. Box 5707  
City: SEVERNUS State: TN Zip: 37864  
Telephone: 865 573 8872  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
Name: TERRY ROMANS  
Company: ROMANS ENGINEERING  
Address: 1923 HAPENELL RD  
City: KNOXVILLE State: TN Zip: 37920  
Telephone: 865-679-5736  
Fax: \_\_\_\_\_  
E-mail: romansengineering@gmail.com

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT  
Name: TERRY E ROMANS  
Company: \_\_\_\_\_  
Address: Same  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

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

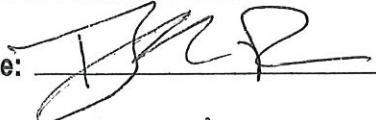
PLEASE PRINT

Name: TERRY E ROMANS

Address: 1923 Hapewell Rd

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-679-5736

Signature: 

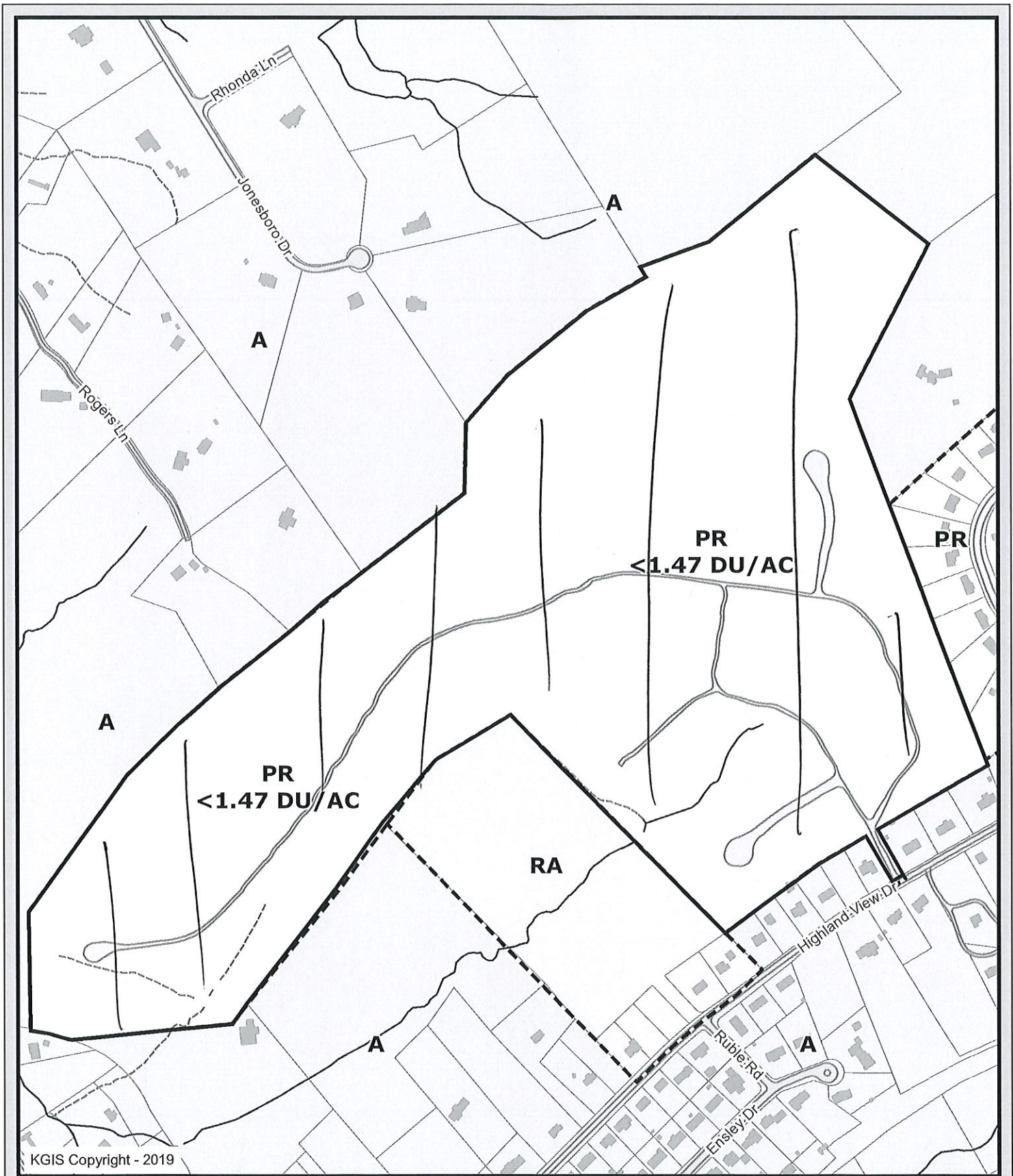
Fax: \_\_\_\_\_

Date: 2/25/19

E-mail: romansengineering@gmail.com

ESM





Letter Portrait

Printed: 2/25/2019 at 2:20:55 PM



Knoxville - Knox County - KUB Geographic Information System

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

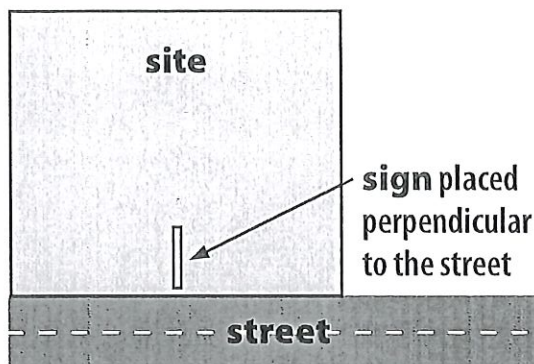
## REQUIRED SIGN POSTING AGREEMENT

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 27, 2019 and April 12, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Matthew Rosa

Printed Name: Matthew Rosa

Phone: 865-679-5736 Email: RomanEngineering@gmail.com

Date: 2/25/19

MPC File Number: 4-SB-19-C