



# USE ON REVIEW REPORT

▶ **FILE #:** 8-F-19-UR

**AGENDA ITEM #:** 46

**AGENDA DATE:** 8/8/2019

▶ **APPLICANT:** ANDREW & CAITLIN SEIDLER

OWNER(S): Andrew & Seidler

TAX ID NUMBER: 94 D J 004

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 629 Luttrell St.

▶ **LOCATION:** Southeast side of Third Avenue, southwest side Luttrell Street

▶ **APPX. SIZE OF TRACT:** 5200 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Luttrell St, a local street with 38' of pavement width within 54' of right of way, and Third Ave, a local street with 36' of pavement width within 62' of right of way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-3 (General Commercial) & H-1 (Historic Overlay)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** Single family dwelling

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Single family, Multi family / H-1 (Historic Overlay), R-1A (Low Density Residential), C-3 (General Commercial)

South: Single family, Multi family, Vacant land / H-1 (Historic Overlay), R-1A (Low Density Residential)

East: Single family, Office, Commercial, Vacant land / H-1 (Historic Overlay), R-1A (Low Density Residential), C-3 (General Commercial)

West: Single family, Multi family / H-1 (Historic Overlay), R-1A (Low Density Residential)

NEIGHBORHOOD CONTEXT: This section of Luttrell St. from Third Ave. to E. Fourth Ave. is developed with a mix of office, commercial and residential uses under C-3/H-1 and R-1A/H-1 zoning.

## STAFF RECOMMENDATION:

▶ **APPROVE** the special exception request for 1 residential dwelling unit in the existing structure at 629 Luttrell Street, subject to 3 conditions.

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Historic Zoning Commission.

With the conditions noted, this plan meets the requirements for approval of a 'special exception' for residential uses in the C-3 district and the other criteria for approval of a use-on-review.

#### **COMMENTS:**

This proposal is for one residential unit within an existing house that is zoned C-3. The Historic Zoning Commission has reviewed and approved the exterior modifications to the house (see the HZC Staff Report and Minutes attached). This proposal is requesting to make the current residential use legal within the C-3 zone and allow the expansion of the house.

The parking for the residence is located off the alley. During permitting, the owner may need to modify the proposed fence at the rear of the property if it is determined to significantly block visibility of the driver when backing up into the alley. Since the fence is not a requirement of the zoning or use, if necessary, the fence can be modified without requiring additional review by the Planning Commission.

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

1. The proposed development will have minimal impact on local services.
2. The proposal will have little impact on surrounding properties since it is currently used as a residence.
3. The proposal will have no impact on schools.

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

1. With the recommended conditions, the proposed residence meets all of the requirements of the C-3 (General Commercial) district of the Knoxville Zoning Ordinance.
2. The proposed development 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 scale of the development 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 substantial additional traffic through residential. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Central City Sector Plan and Knoxville One Year Plan identify the property as Traditional Neighborhood Residential (TDR) which recommends attached and detached residential uses. The use of the existing house as a residence is in conformance with the plans and consistent with the surrounding uses.
2. The site is located within the Urban Growth Area (Inside City Limits) on the Knoxville-Knox CountyFarragut Growth Policy Plan map.

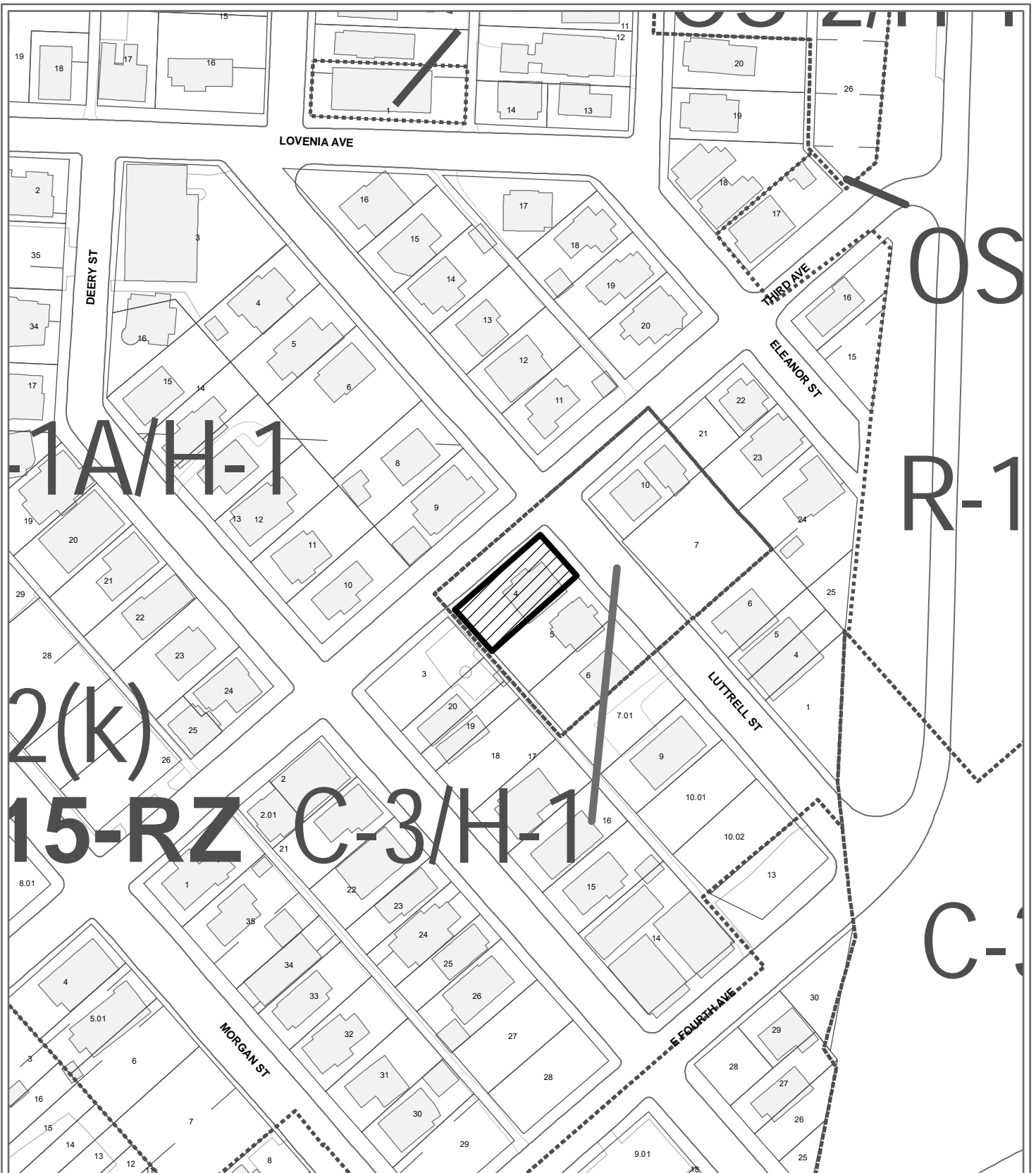
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Beaumont Magnet, Vine Middle Magnet, and Fulton High.

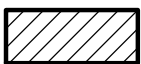
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

The Planning Commission's approval or denial of this 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. Appellants have 15 days to appeal a Planning Commission decision in the City.



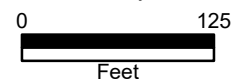
**8-F-19-UR  
USE ON REVIEW**

Petitioner: Seidler, Andrew & Caitlin



Dwelling in C-3 Zoning in C-3 (General Commercial) & H-1 (Historic Overlay)

Map No: 94  
Jurisdiction: City

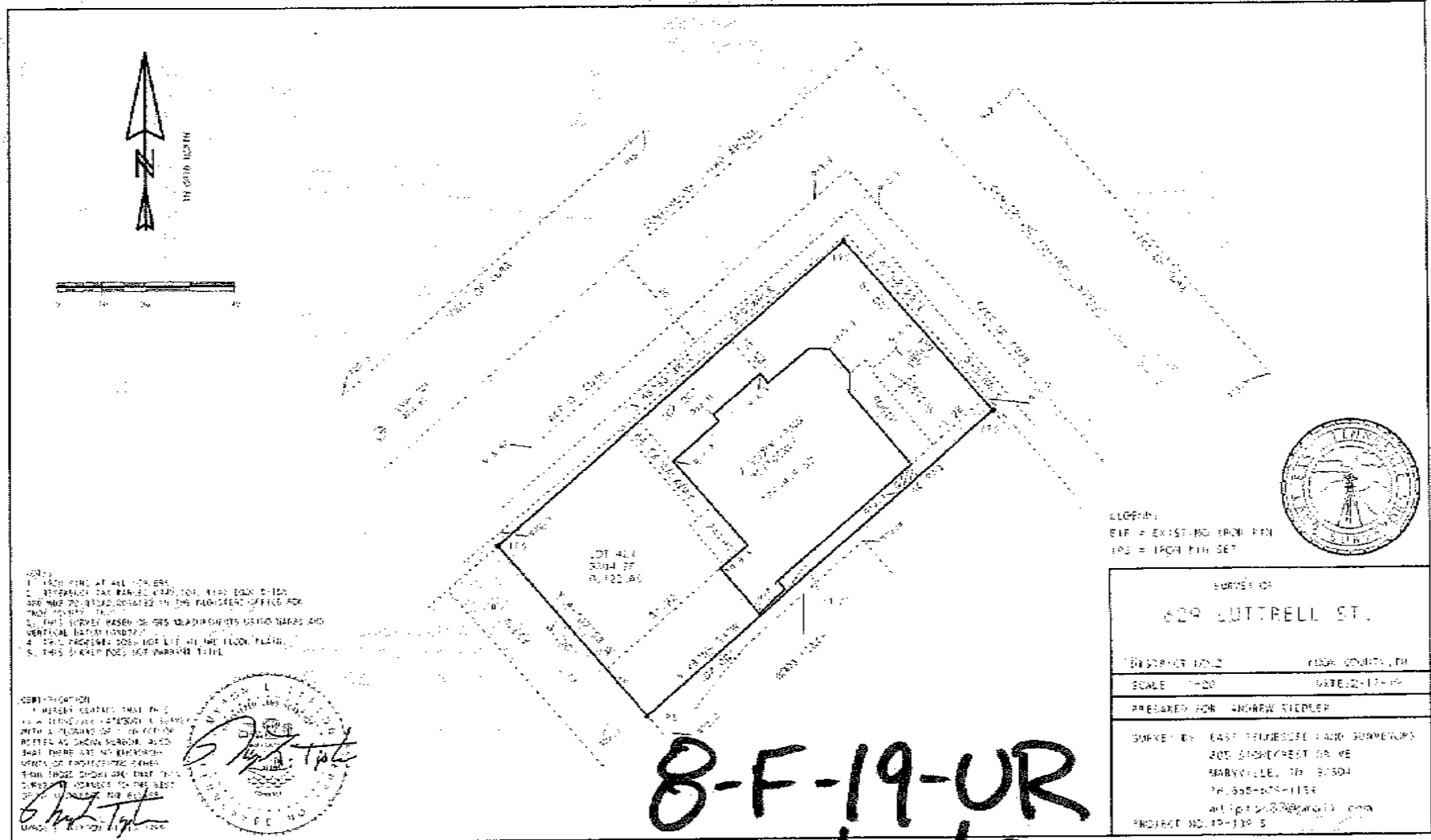


Original Print Date: 7/15/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

SEIOLER RESIDENCE

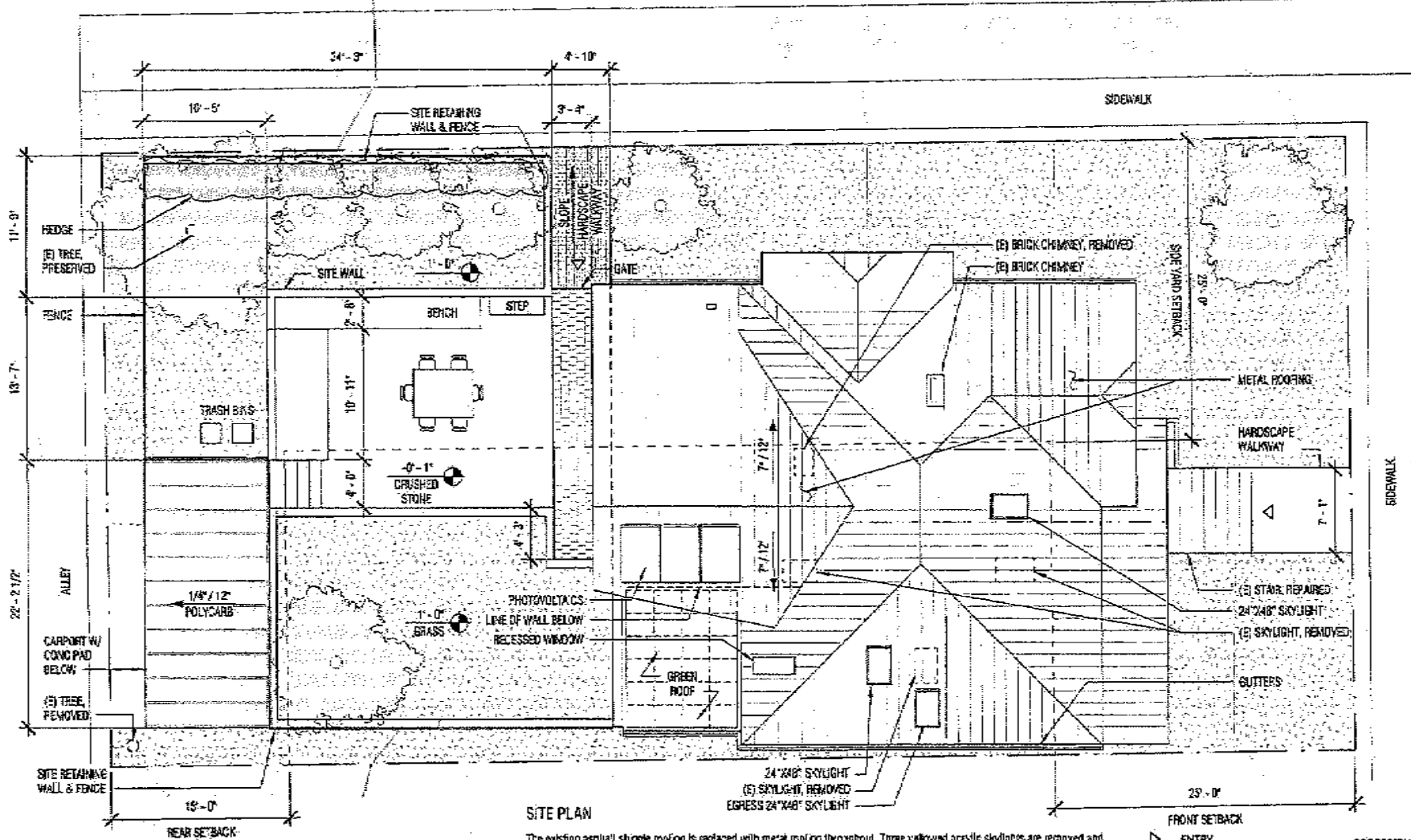
Use or Review Application (June 2019)  
629 Luttrell Street

**SURVEY OF 629 LUTTRELL STREET [2018]**  
East Tennessee Land Surveyors



**8-F-19-UR**  
**6/24/19**

3RD AVE



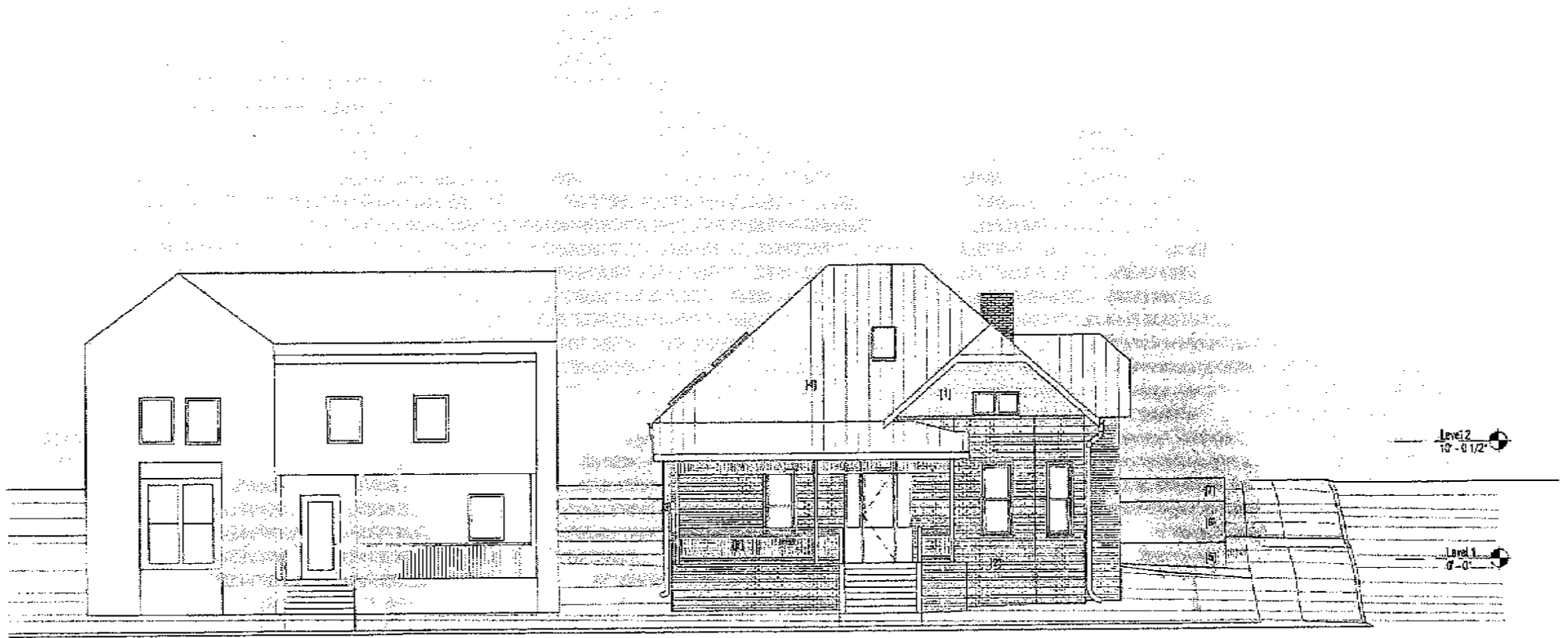
**SITE PLAN**

The existing asphalt shingle roofing is replaced with metal roofing throughout. Three yellowed acrylic skylights are removed and replaced with glass skylights - of these one is relocated to a less prominent side of the building and one is converted to an egress opening. The back yard is defined by a wood fence and site walls. There is a simple carport on the alley.

- △ ENTRY
- EXISTING TREE
- PROPOSED TREE
- PROPERTY LINE
- SETBACK LINES

Scale: 1/8" = 1'-0"





EAST ELEVATION, Luttrell Street | 1/8" = 1'

The front of the house facing Luttrell. Proposed work here deals primarily with retooling non-approved work performed by the previous owners. The front door is replaced with a half-hill wood door, sideights, and solid transom panel. The front stairs are repaired and new curb edges added. As no evidence exists of the historic porch columns and balustrades the proposed elements are understated contemporary versions of Queen Anne flat-sawn balustrades.

- [1] PAINTED SHINGLES, ROUNDED
- [2] PAINTED BRICK
- [3] METAL DOWNSPOUT
- [4] METAL ROOFING
- [5] CONCRETE RETAINING WALL
- [6] WOOD FENCE, S&H-DOUBLE
- [7] WOOD FENCE, S&H-TRANSPARENT
- [8] FLAT-CUT RAIL, PAINTED

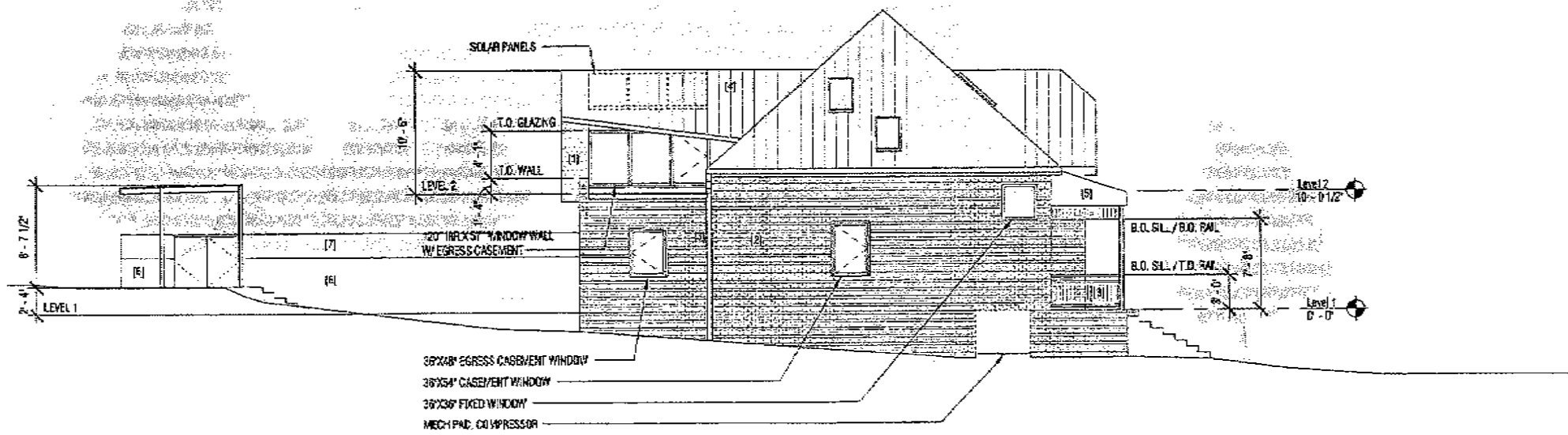


NORTH ELEVATION, 3rd Avenue | 3/8" = 1'

A prominent, street-facing elevation. No significant changes are proposed here - merely painting the non-historic brick, new gutters and downspouts, and repairing or replacing existing windows in kind.

- (1) PAINTED SHINGLE, ROUNDED
- (2) PAINTED BRICK
- (3) METAL DOWNSPOUT
- (4) METAL DOORING
- (5) CONCRETE RETAINING WALL
- (6) WOOD FENCE, SEMI-OPAQUE
- (7) WOOD FENCE, SEMI-TRANSPARENT
- (8) FLAT-CUT RAIL, PAINTED

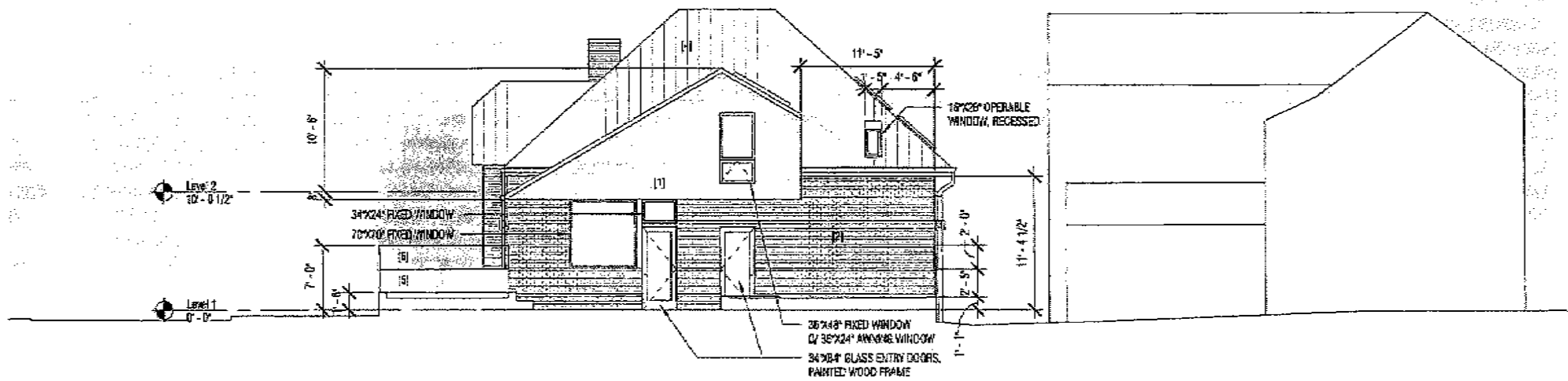




**SOUTH ELEVATION | 1/8" = 1'**

This is the least visible facade. As such, the proposal strives to ground as many of the new interventions as possible here including all new egress windows, space for future photovoltaics, a skylight relocated from a more prominent elevation, and the small flat roof. Additionally, daylighting, vision, and ventilation windows are introduced here. Proximity to the property line prohibits other extensive additions or openings along this wall.

- (1) PAINTED SHINGLE
- (2) PAINTED BRICK
- (3) METAL DOWNSPOUT
- (4) METAL ROOF #13
- (5) WOOD PANEL, PAINTED
- (6) WOOD PERCE, SEMI-OPAQUE
- (7) WOOD PERCE, SEMI-TRANSPARENT
- (8) FLAT-CUT RAIL, PAINTED



WEST ELEVATION | 1/8" = 1'

The rear facing elevation, only the south elevation is less visible, in accordance with guidelines. Every effort is made to have any additions and changes to the elevation occur here. Accessible entries into the kitchen and guest suite are here along with a reshaped partial gable. The partial gable is tied to the house's other gables with rounded shingle siding. A large fixed window helps denote the new work as contemporary, as is required. It is not anticipated that the small recessed window will be visible from the public way other than along the alley.

- [1] PAINTED SHINGLE, ROUNDED
- [2] PAINTED BRICK
- [3] METAL DOWNSPOUT
- [4] METAL ROOFING
- [5] WOOD FENCE, SEMI-OPAQUE
- [6] WOOD FENCE, SEMI-TRANSPARENT



**KNOXVILLE HISTORIC ZONING COMMISSION**  
**STAFF REPORT - CERTIFICATE OF APPROPRIATENESS APPLICATION**

**PROPERTY ADDRESS:** 629 Luttrell St 37917

**FILE NO.:** 5-E-19-HZ

**DISTRICT:** Fourth and Gill H-1

**MEETING DATE:** 5/16/2019

**APPLICANT:** Curb Studio (Architect)

**LEVEL OF WORK:** Level II Major replacement of materials or architectural elements; construction of addition or outbuilding.

**PROPERTY DESCRIPTION:** Queen Anne Cottage (c. 1895)

One-story with brick venner added c. 1950. Hip roof with jerkin head gables, imbricated shingles at gables, sawn wood bargeboard. One over one double hung replacement windows, metal columns and balustrade. Interior offset brick chimney. Brick foundation. Irregular plan. Sidelights at front entry. Replacement door. Projecting octagonal bay on front elevation. (Contributing)

► **DESCRIPTION OF WORK:**

Proposed Upper Level Work:

Replace asphalt shingles with metal roofing; replace gutters and downspouts.

Remove three acrylic skylights and replace with three glass skylights (one egress)

Remove failing low-slope gable and replace with higher pitch partial gable and green roof; add windows (one egress)

Remove abandoned chimney in existing low-slope gable

Add recessed window (bathroom ventilation)

Proposed Ground Level Work:

Repair and paint non-historic brick

Remove non-contributing canopy and CMU laundry room

Add glazed doors and new windows to rear façade (project west)

Add new windows to the façade facing the adjacent lot (project south)

Remove decorative front door and replace with half-lite door and sidelights

Repair or replace in-kind existing double-hung windows

Repair front steps and add curbs to the sides

Remove non-conforming columns and balustrade and replace with contemporary columns and balustrade inspired by Queen Anne flat sawn detailing

► **APPLICABLE DESIGN GUIDELINES:**

Fourth and Gill Design Guidelines, adopted by the Knoxville City Council on April 20, 1999 and June 29, 1999.

- Materials used in roofing existing buildings or new construction should duplicate the original roofing materials if possible. Asphalt or fiberglass shingles can be appropriate, as are slate, standing seam metal or metal shingle roof coverings. The color of roofing materials should be dark, green, charcoal gray, black or dark reddish brown to simulate the original roof colors. (p. 10)

- Do not use solar collectors, modern skylights, or inappropriate structures on roof planes that are visible from the street. Do not install them where they interfere with decorative roof elements. If they are installed, they should not comprise more than 3% of the total roof surface. (p. 10)



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**DISTRICT: Fourth and Gill H-1**

- If replacement windows are necessary, they should be the same overall size as the originals, with the same pane division, and the same muntin style and exterior depth, width and profile. False muntins or grids should not be used. (p. 11)
- Repair porches on historic houses using wood floors, balustrades, posts and columns, or replace duplicating the original size and design. Reconstruction of the documented original porch is also appropriate. (p. 12)
- Details such as columns, posts, piers, balustrades and porch flooring must use materials and designs that present a visually and physically appropriate appearance historically. (p. 12)
- Missing doors should be replaced with new doors appropriate for the style and period of the building. In replacing missing original doors, replacement doors should mimic doors typical for that architectural style, including materials, glazing, and pane configuration. Solid six panel or flush wood or steel design doors should only be used for entrances not visible from the public street. Decorator designed doors available from wholesale hardware stores are usually not appropriate for the architectural styles of the Fourth & Gill Historic District. (p. 13)
- Historic masonry should not be coated with paint, stucco, vapor permeable water-repellent coatings or other non-historic coatings. (NOTE: Coatings are frequently unnecessary, expensive, and may change the appearance of the historic masonry as well as accelerate its deterioration.) (p. 16)
- Locate attached exterior additions at the rear or on an inconspicuous side of a historic building, limiting the size and scale in relationship to the historic building. Proportion is very important. (p. 18)
- Design new additions in a manner that makes clear what is historic and what is new. (p. 18)
- Consider the attached exterior addition both in terms of the new use and the appearance of other buildings in the Historic district. Design for the new work may be contemporary or may reference design motifs from the historic buildings. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, size, texture, scale, relationship of solids to voids, and color. (p. 18)
- Replacement of missing features will be substantiated by documentary and physical evidence. (SOI Standards for Rehabilitation)
- New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. (SOI Standards for Rehabilitation)
- A compatible new addition should preserve significant historic materials, features and form; be compatible; and be differentiated from the historic building. (SOI Preservation Brief 14)

**COMMENTS:**

**STAFF FINDINGS:**

- 1) The c. 1895 Queen Anne cottage is a contributing structure within the Fourth and Gill H-1 zoning overlay and the National Register Historic District.
- 2) The wrought iron balustrade, porch roof supports, and front door that were replaced were not original to the house. The sidelight frames appear to have been original.
- 3) No evidence is provided that a transom existed over the front door; therefore, installing a transom would not be appropriate if it could create a false sense of history.
- 4) The doors of the Queen Anne era were typically a half-light or 3/4-light door with either no muntins or small panes framing the perimeter, as indicated by original doors on other Queen Anne cottages in the district. The current door knob on the door is not appropriate hardware for the era -- the appropriate hardware would be a handle



**KNOXVILLE HISTORIC ZONING COMMISSION  
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**DISTRICT: Fourth and Gill H-1**

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instead of a knob.

5) The buff-colored brick does not appear to be original to the house nor does it appear to originate from East Tennessee.

6) Although design elements such as paint colors, landscaping, and roof color may not be subject to a Certificate of Appropriateness if they do not require a building permit, they can strongly affect the appearance of houses in the district. Staff encourages the use of materials and colors that are sympathetic to the surrounding homes and for all applicants to follow the recommendations outlined in the guidelines.

- use of a standing seam metal roof with no exposed fasteners in a color that simulates the original roof colors in the district (p. 10).

- selection of a darker paint color for the brick that is appropriate for the era and style of the house (p. 20)

► **STAFF RECOMMENDATION:**

Staff recommends postponement in order to provide an opportunity for review and discussion by the Commission.

**Action: Comm. Swilley moved that the application submitted for 2 Market Square be approved based on staff recommendation. The Motion was seconded by Comm. Matthews. The Motion carried unanimously.**

**Result:** Approved.

#### **Fourth & Gill H-1**

629 Luttrell Street – Exterior renovations; partial demolition and new addition (5-E-19-HZ)

**Discussion:** Gerald Green reviewed the staff report and staff recommendation of approval.

Andrew and Katelyn Seidler, owners of 629 Luttrell Street, were present.

Ted Shelton and Tricia Stuth with Curb Studio, 101 Gill Avenue, were present to discuss the application for review. Mr. Shelton presented the project on behalf of Andrew and Katelyn Seidler and reviewed all information provided to Commissioners in their packet. Mr. Shelton requested that the Commission make a decision today and recommend approval of the project. The owners would like to move forward with their construction and feel that the Architects have given sufficient information to grant approval of this request.

Arin Streeter, 925 Eleanor Street, was present on behalf of Fourth of Gill Neighborhood. Mr. Streeter stated that the neighborhood had concerns with painting the brick, metal roofing, replacement of the skylight, site wall/ garage, roof overhangs, front glass door, rear façade, and front porch railings/beams. Mr. Streeter stated that there is a lot of detail that is needed before granting approval, which is not provided in the application. Mr. Streeter and the Fourth & Gill Neighborhood feel that this item should go forth as a pre-application review in order to discuss the more complicated matters before granting any sort of approval.

Todd Shelton further clarified the concerns of the Fourth and Gill Neighborhood.

Comm. Blackburn stated that Curb Studio, LLC has come to the Commission before and that they've always done an excellent job in renovating historic homes. Comm. Blackburn appreciates the thought and their detailed analysis on the home, and trust their work. For example, Curb Studio, LLC did a great job on renovating the Hambright-Carpenter house. However, he feels that there isn't enough detailed information provided to approve the application.

Scott Elder, Plans Review & Inspections, brought to attention the current zoning which is C-3. Ms. Stuth answered by stating that they are aware of the C-3 zoning, and the set-backs of the carport are different in the C-3 as opposed to residential zoning, so the next step is to determine whether or not they wanted to rezone the property or go before Use on Review.

**Action: Comm. Blackburn moved that the application submitted for 629 Luttrell Street be approved with qualifications that the description of work on the application, specifically proposed upper level work, proposed ground level work be included in the approval with the exception of the last two line items, “repair front steps and add curbs to the sides” and “Remove non-conforming columns and balustrade and replace with contemporary columns and balustrade inspired by Queen Anne flat sawn detailing” with the caveat that those design features come back before this Commission once they’ve been developed by the Architect, with everything else being approved internally by Staff. The Motion was seconded by Comm. Swilley. The Motion carried unanimously.**

#### **Other Business**

Workshop – Morton-McCrary Building at 835 N. Central



REQUEST TYPE

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



6/24/19  
Date Filed

8/8/19  
Meeting Date

Knoxville-Knox County  
Planning

B-F-19-UR  
File Number(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Andrew and Caitlin Seidler  
Name Company

555 W. Jackson Ave Unit 601 Knoxville TN 37902  
Address City State Zip

847 917 0445  
Phone Email

CURRENT PROPERTY INFO

Owner Name (if different) Owner Address Owner Phone

629 Luttrell Street 0940J004  
Property Address Parcel ID

3/4 side of Third Ave 3/4 side Luttrell St 5200 sq ft +/-  
General Location Tract Size

C-3/H-1 Residence  
Zoning District Existing Land Use

Central City TDR City  
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation



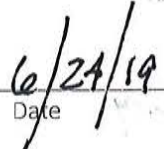

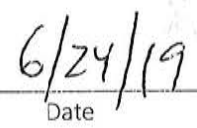
4th  
Jurisdiction (specify district above)  City Council  County Commission

# REQUEST

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEVELOPMENT | <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <i>Dwelling in C-3 zone</i><br><input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential                                                                                                                                                                                                                            |
|             | <input type="checkbox"/> Home Occupation (specify): _____<br><input type="checkbox"/> Other (specify): _____                                                                                                                                                                                                                                                                                                                                      |
|             | <input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____<br><input type="checkbox"/> Concept Plans in Planned District or Zone<br><input type="checkbox"/> Parcel Change<br><input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: _____<br><input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Attachments / Additional Requirements |
| SUBDIVISION | <input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____<br><input type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change                                                                                                                                                                                                                      |
|             | Proposed Zoning _____ Proposed Plan Designation(s) _____<br><input type="checkbox"/> Other (specify): _____                                                                                                                                                                                                                                                                                                                                       |
|             | _____                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ZONING      | <input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____<br><input type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change                                                                                                                                                                                                                      |
|             | Proposed Zoning _____ Proposed Plan Designation(s) _____<br><input type="checkbox"/> Other (specify): _____                                                                                                                                                                                                                                                                                                                                       |
|             | _____                                                                                                                                                                                                                                                                                                                                                                                                                                             |

|                |                                                                                                                                                                                                                                                       |        |                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-----------------------------|
| STAFF USE ONLY | <b>ATTACHMENTS</b> → <i>old MPC Application</i><br><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request                                                                                                | FEE 1: | <b>TOTAL:</b><br><br>250.00 |
|                | <b>ADDITIONAL REQUIREMENTS</b><br><input type="checkbox"/> Design Plan Certification ( <i>Final Plat only</i> )<br><input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> )<br><input type="checkbox"/> Traffic Impact Study | FEE 2: |                             |
|                |                                                                                                                                                                                                                                                       | FEE 3: |                             |

## AUTHORIZATION

|                                                                                                           |                                                                                                     |                                                                                               |
|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <br>Staff Signature     | <br>Please Print | <br>Date |
| <br>Applicant Signature | Andrew E. Seidler<br>Please Print                                                                   | <br>Date |



(INCLUDE: 10 COPIES EACH SITE PLAN + ELEVATIONS)



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

**Use on Review**     **Development Plan**

Name of Applicant: Andrew and Caitlin Seidler

Date Filed: 06/24/2019      Meeting Date: 08/08/2019

Application Accepted by: \_\_\_\_\_

Fee Amount: \_\_\_\_\_      File Number: Development Plan

Fee Amount: \$250      File Number: Use on Review

**PROPERTY INFORMATION**

Address: 629 Luttrell Street, Knoxville, TN 37917

General Location: Fourth and Gill neighborhood

Tract Size: .122 acres      No. of Units: 1

Zoning District: No. 2

Existing Land Use: C - 3

Planning Sector: Central City

Sector Plan Proposed Land Use Classification:  
TDR

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 66

Traffic Zone: 48

Parcel ID Number(s): 094DJ004

Jurisdiction:  City Council 4 District  
 County Commission 2 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT      Andrew and Caitlin Seidler

Name: \_\_\_\_\_

Company: N/A

Address: 555 West Jackson Ave, Unit 601

City: Knoxville      State: TN      Zip: 37902

Telephone: 847-917-0445

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

E-mail: andrewseidler@yahoo.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT      Andrew Seidler

Name: \_\_\_\_\_

Company: N/A

Address: 555 West Jackson Ave, Unit 601

City: Knoxville      State: TN      Zip: 37902

Telephone: 847-917-0445

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

E-mail: andrewseidler@yahoo.com

**APPROVAL REQUESTED**

**Development Plan:** Residential  Non-Residential

**Home Occupation** (Specify Occupation)  
\_\_\_\_\_  
\_\_\_\_\_

**Other** (Be Specific)

Special exception for single family residence  
\_\_\_\_\_  
\_\_\_\_\_

**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:

PLEASE PRINT      Andrew Seidler

Name: \_\_\_\_\_

Company: N/A

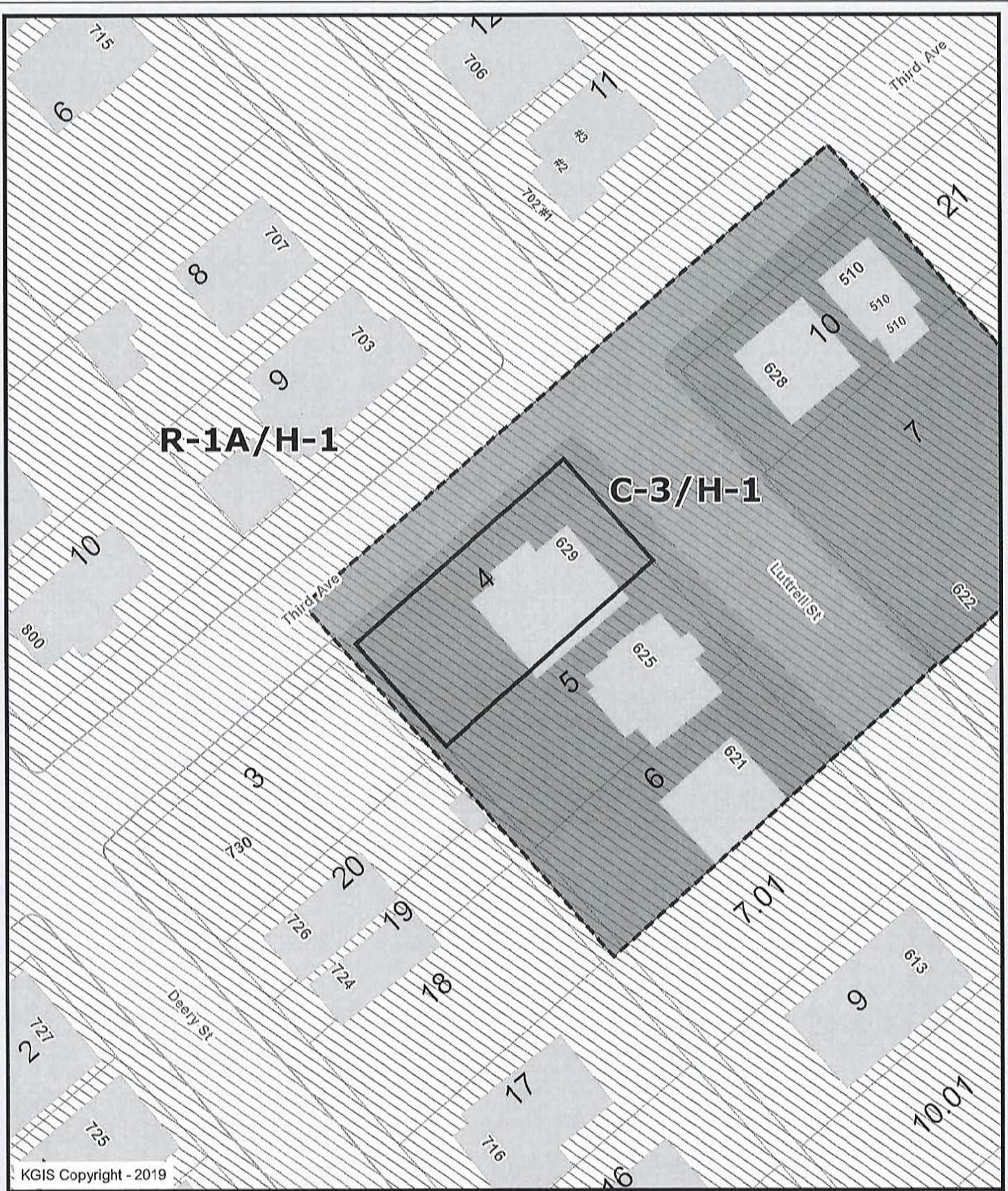
Address: 555 West Jackson Ave, Unit 601

City: Knoxville      State: TN      Zip: 37902

Telephone: 847-917-0445

E-mail: andrewseidler@yahoo.com





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Letter Portrait

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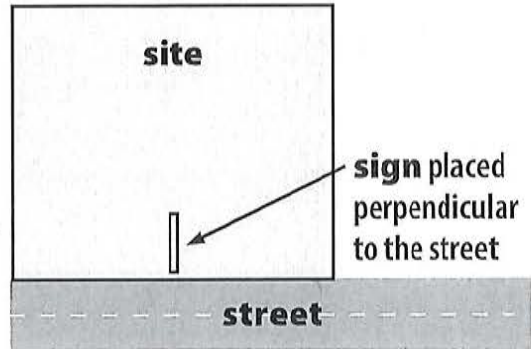
## REQUIRED SIGN POSTING AGREEMENT

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

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

July 24 (Wed) and Aug. 9th (Fri)  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Andrew Seidler*

Printed Name: Caitlin & Andrew Seidler

Phone: 847-917-0445 Email: andrew.seidler@yahoo.com

Date: 6-24-19

File Number: 8-F19-UR