



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SB-19-C **AGENDA ITEM #:** 11  
8-A-19-UR **AGENDA DATE:** 8/8/2019

▶ **SUBDIVISION:** NEALS LANDING - UNIT 3  
▶ **APPLICANT/DEVELOPER:** MARK SINGLETON / ROBERT CAMPBELL & ASSOCIATES  
**OWNER(S):** Mesana Investments, LLC

**TAX IDENTIFICATION:** 61 07001( PART OF ) [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 0 Neals Landing Rd.

▶ **LOCATION:** Southwest of Mary Lay Lane, northwest of Neals Landing Rd.

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 1.74 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences - A (Agricultural)  
South: Vacant land (Neals Landing Subdivision) - PR (Planned Residential)  
East: Residence - A (Agricultural)  
West: Vacant land - A (Agricultural)

▶ **NUMBER OF LOTS:** 4

**SURVEYOR/ENGINEER:** Mark Singleton / Robert Campbell & Associates

**ACCESSIBILITY:** Access is via Neals Landing Rd., a local street with a 26' pavement width within a 50' right-of-way that provides access out to Asheville Hwy., a major arterial street.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Concept Plan approval for Neals Land (10-SC-18-C).
3. Installation of sidewalks as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 4 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. 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 subdivide this 1.74 acre parcel into 4 detached residential lots that will be added to the recently approved Concept Plan for Neals Landing Subdivision (10-SC-18-C / 10-C-18-UR) that was approved by the Planning Commission on October 11, 2018 for 125 residential lots. This request also includes a modification and extension of Road B in order to serve the additional lots. With the additional 4 lots and some minor adjustments to the lots through the Design Plan stage of the Subdivision for the previous approval, there will be a total of 122 new residential lots.

Access for the proposed subdivision will be from street extensions of both Neals Land Rd. and Vista View Ln. Neals Landing Rd, provides access out to Asheville Hwy. at a signalized intersection. The proposed total number of lots still falls within the number of lots that were evaluated under the Transportation Impact Study for Neals Landing, Unit III that was prepared by Ajax Engineering and dated September 21, 2018.

The Planning Commission considered the rezoning request (6-G-19-RZ) for this property on June 13, 2019 and recommended approval of the rezoning to PR (Planned Residential) at a density of up to 5 du/ac. The Knox County Commission approved the rezoning request on July 22, 2019 at a density of up to 5 du/ac.

**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 or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.86 du/ac is compatible with the scale and intensity of the existing units of Neals Landing Subdivision.
3. The recommended turn lane improvements to the Asheville Hwy and Neals Landing intersection will address the traffic impact for this proposed development.

**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 will have access to a collector and a future arterial street.
3. The proposed residential development at a density of 4.86 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac for this 1.74 acre parcel.

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

1. The East County Sector Plan identifies this area for low density residential development. The proposed development at a density of 4.86 du/ac is consistent with the Sector Plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**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.

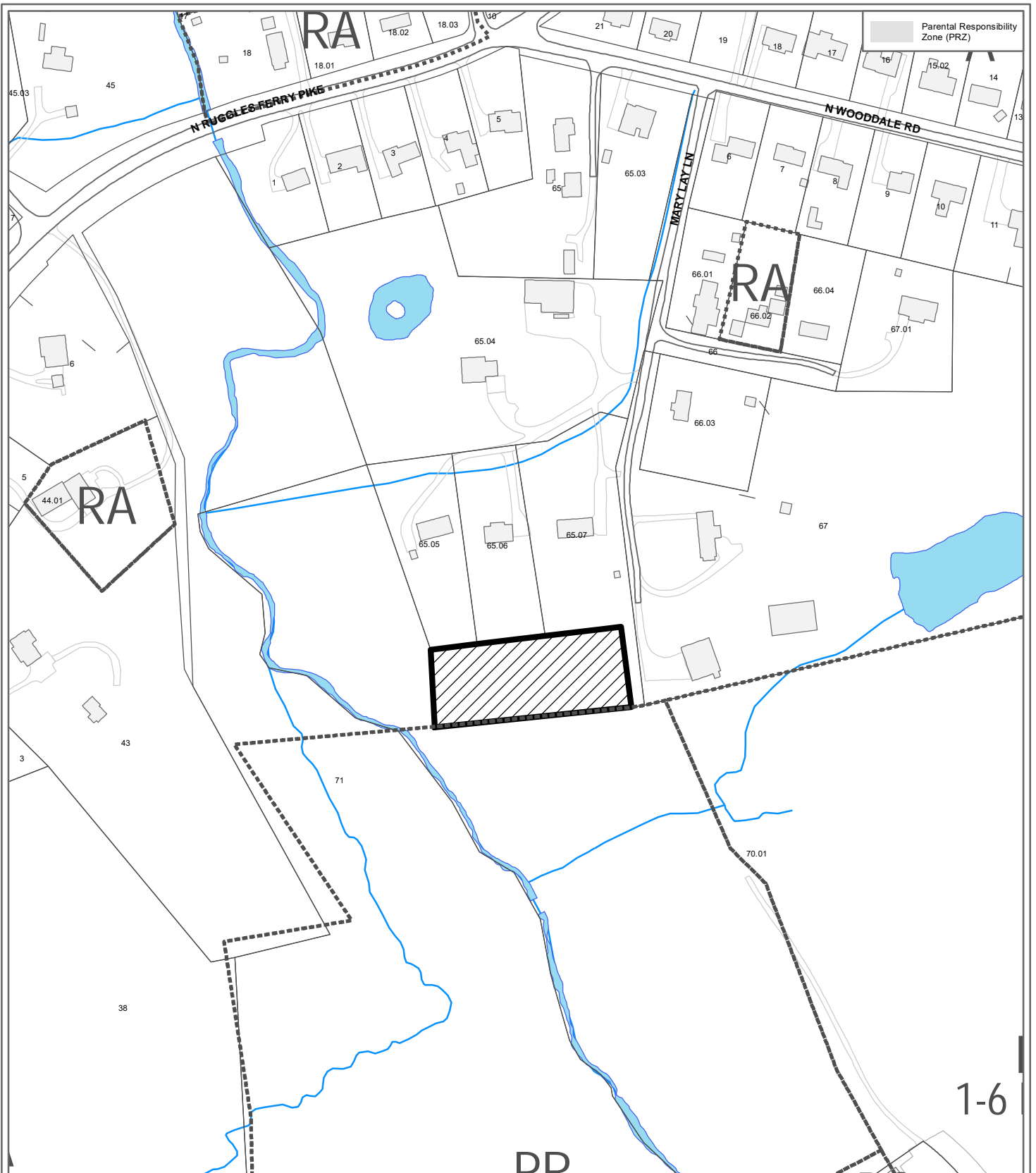
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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.

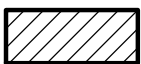
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**8-SB-19-C / 8-A-19-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Singleton / Robert Campbell & Associates, Mark Neals Landing - Unit 3



Detached Residential Subdivision in PR (Planned Residential)

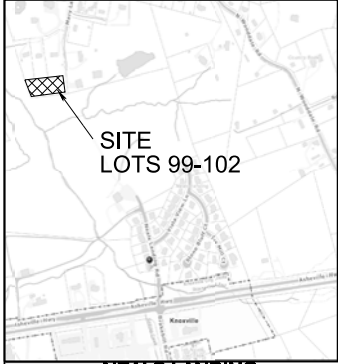
Map No: 61  
Jurisdiction: County



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

1-6

DD

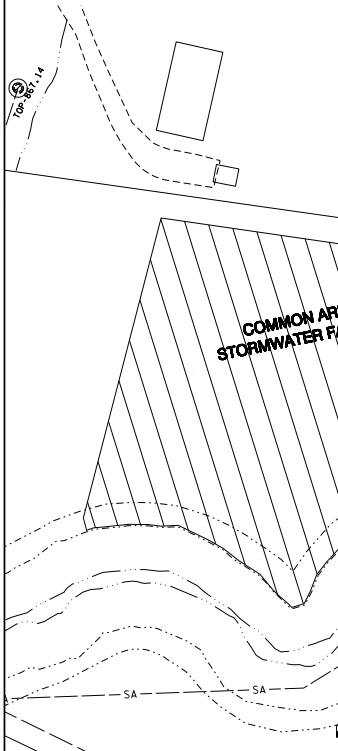


SITE LOTS 99-102

NEALS LANDING LOCATION MAP



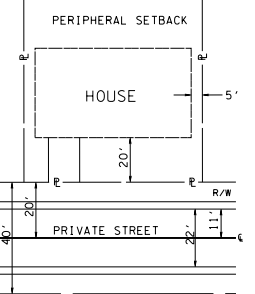
MAPED BY: RGC&A  
DATE: 06/18/2008



COMMON AREA STORMWATER FACILITY

25' PERIPHERAL SETBACK

OUTER STREAM BUFFER  
UNDISTURBED STREAM BUFFER  
UNDISTURBED STREAM BUFFER  
OUTER STREAM BUFFER

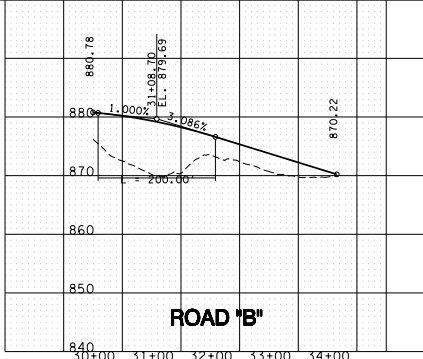


TYPICAL LOT LAYOUT (SINGLE FAMILY)

ROAD "B"  
CURVE C5  
P.1 33+11.87  
PC 32+51.85  
PT 33+59.96  
Δ 61° 56' 38" (RT)  
D 57' 17' 45"  
R 100.000  
L 108.112  
T 60.019



Certification of Concept Plan.  
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.  
Registered Engineer: *Mark A. Dwyer*  
Tennessee Certificate No. 114286



ROAD "B"

- NOTES:
- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
  - 2) EXISTING CONTOURS BASED ON K.G.I.S. PROVIDED BY LYNCH SURVEYS.
  - 3) 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.
  - 4) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
  - 5) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
  - 6) a. 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.  
b. 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.
  - 7) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
  - 8) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 9) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - 10) REDUCE 35' PERIPHERAL SETBACK TO 25'.

LEGEND

- ⊙ EIP EXISTING IRON PIN
- ⊙ G.V. GAS VALVE
- ⊙ WATER METER
- ⊙ M.M. MANHOLE
- ⊙ LIGHT POLE
- ⊙ SIGN
- W,V,D WATER VALVE
- F.H. FIRE HYDRANT
- C.B. CATCH BASIN
- P.T. POWER/TELEPHONE
- G.W. GUY WIRE
- B.M. / S.C. BENCH MARK / SURVEY CONTROL

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5996  
FAX: (865) 947-7556

CLT MAP: 81  
PARCEL: PART OF 70.01  
DISTRICT 8  
TOTAL AREA: 1.74 ACRES  
NUMBER OF LOTS: 4  
PROPERTY ZONED: PR (PENDING)

DEVELOPER:  
EAGLE BEND DEVELOPMENT  
SCOTT DAVIS  
1920 EBENEZER ROAD  
KNOXVILLE, TN 37922  
(865) 693-3356

Revised: 7/17/2019

MPC FILE NUMBER: 8-SB-19-C / 8-A-19-UR

NO.	DATE	DESCRIPTION	BY	CKD.



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

NEALS LANDING - UNIT 3

SITE LAYOUT  
LOTS 99-102

DESIGNED BY	CHECKED BY	SCALE	SHEET
MAS	RGC	1" = 40'	
DRAWN BY	DATE	FILE NO.	
MAS	6-17-19	18131	



NEALS LANDING RD  
 CURVE C1  
 P.I. 12+12.18  
 PC 10+55.37  
 PT 13+56.64  
 A 39° 13' 52" (LT)  
 D 15' 01' 18"  
 L 440.000  
 R 301.274  
 T 156.812

ROAD "A"  
 CURVE C4  
 P.I. 22+57.24  
 PC 20+94.04  
 PT 23+42.30  
 A 94° 49' 37" (LT)  
 D 38' 11' 50"  
 L 150.000  
 R 248.256  
 T 163.201

NEALS LANDING RD  
 CURVE C2  
 P.I. 23+00.51  
 PC 17+02.27  
 PT 25+51.99  
 A 133° 16' 39" (RT)  
 D 20' 27' 46"  
 R 280.000  
 L 651.316  
 T 648.245

ROAD "B"  
 CURVE C5  
 P.I. 35+11.87  
 PC 32+51.85  
 PT 33+59.96  
 A 61° 56' 38" (RT)  
 D 57' 17' 45"  
 L 100.000  
 R 108.112  
 T 60.019

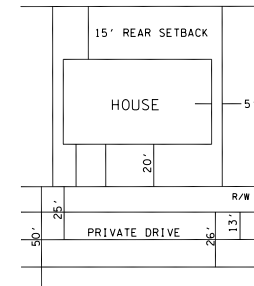
NEALS LANDING RD  
 CURVE C3  
 P.I. 26+87.73  
 PC 26+54.75  
 PT 27+20.68  
 A 41° 43' 19" (RT)  
 D 80° 09' 43"  
 R 800.000  
 L 65.932  
 T 32.984

VISTA VIEW LANE  
 CURVE C6  
 P.I. 41+47.75  
 PC 41+08.07  
 PT 41+87.27  
 A 91° 04' 31" (RT)  
 D 11' 27' 33"  
 L 800.000  
 R 79.197  
 T 116.374

VISTA VIEW LANE  
 CURVE C7  
 P.I. 43+91.08  
 PC 42+74.70  
 PT 44+63.11  
 A 85° 00' 01" (LT)  
 D 45° 06' 53"  
 R 127.000  
 L 188.409  
 T 116.374



NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (SINGLE FAMILY)

- NOTES:
- EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
  - EXISTING CONTOURS BASED ON KGIS PROVIDED BY LYNCH SURVEYS.
  - 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 KNOX COUNTY ENGINEERING, TREE PROTECTION ORDINANCE.
  - PRIOR TO LAND DISTURBANCE, A SITE DEVELOPMENT PERMIT TO BE OBTAINED FROM KNOX COUNTY. 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 PROVIDED FOR SHOULDS AND STORMWATER PIPES AS PART OF SITE DEVELOPMENT PLAN AND FINAL PLATTING.
  - SINIGAGE SHALL BE PLACED BASED ON 25 MPH DESIGN SPEED.
  - LOCATIONS OF MAIL KIOSKS TO BE APPROVED BY THE U.S. POSTAL SERVICE.
  - MAXIMUM DRIVEWAY WIDTH TO BE 18 FEET.

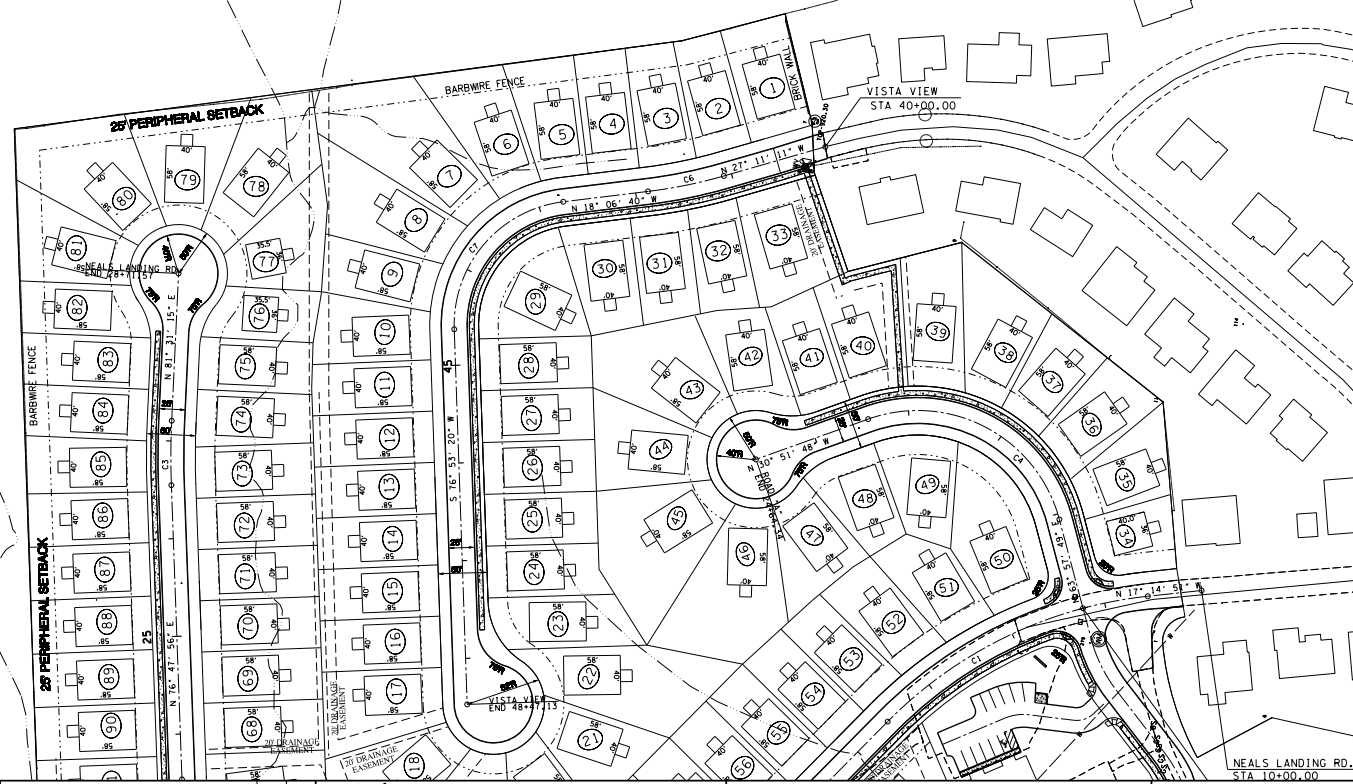
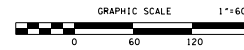
ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

DEVELOPER:  
 EAGLE BEND DEVELOPMENT  
 SCOTT DAVIS  
 1920 EBENEZER ROAD  
 KNOXVILLE, TN 37922  
 (865) 693-3356

CLT MAP: 61  
 PART OF PARCEL: 070  
 DISTRICT 8  
 TOTAL AREA: 25.1 ACRES  
 NUMBER OF LOTS: 122 RESIDENTIAL 1 COMMERCIAL  
 PROPERTY ZONED: PR (PLANNING RESIDENTIAL)

MPC FILE NUMBER: 10-SC-18-C / 10-C-18-UR  
 (AS REVISED BY 8-SB-18-C / 8-A-19-UR)

Revised: 7/17/2019



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

**NEALS LANDING - UNIT 3**

**SITE LAYOUT**

DESIGNED BY	CHECKED BY	SCALE	SHEET
MAS	RGC	1" = 60'	FOUR
DRAWN BY	DATE	FILE NO.	NO. 4
MAS	6-17-19	18131	OF TWENTY SHEETS

NEALS LANDING RD  
 CURVE C1  
 P.I. 12+12.18  
 PC 10+55.37  
 PT 13+56.64  
 A 38° 13' 52" (LT)  
 D 13'-01'-18"  
 R 440.000  
 L 301.274  
 T 156.812

ROAD "A"  
 CURVE C4  
 P.I. 22+57.24  
 PC 20+04.04  
 PT 23+42.30  
 A 84° 49' 37" (LT)  
 D 38'-11'-50"  
 R 150.000  
 L 248.256  
 T 163.201

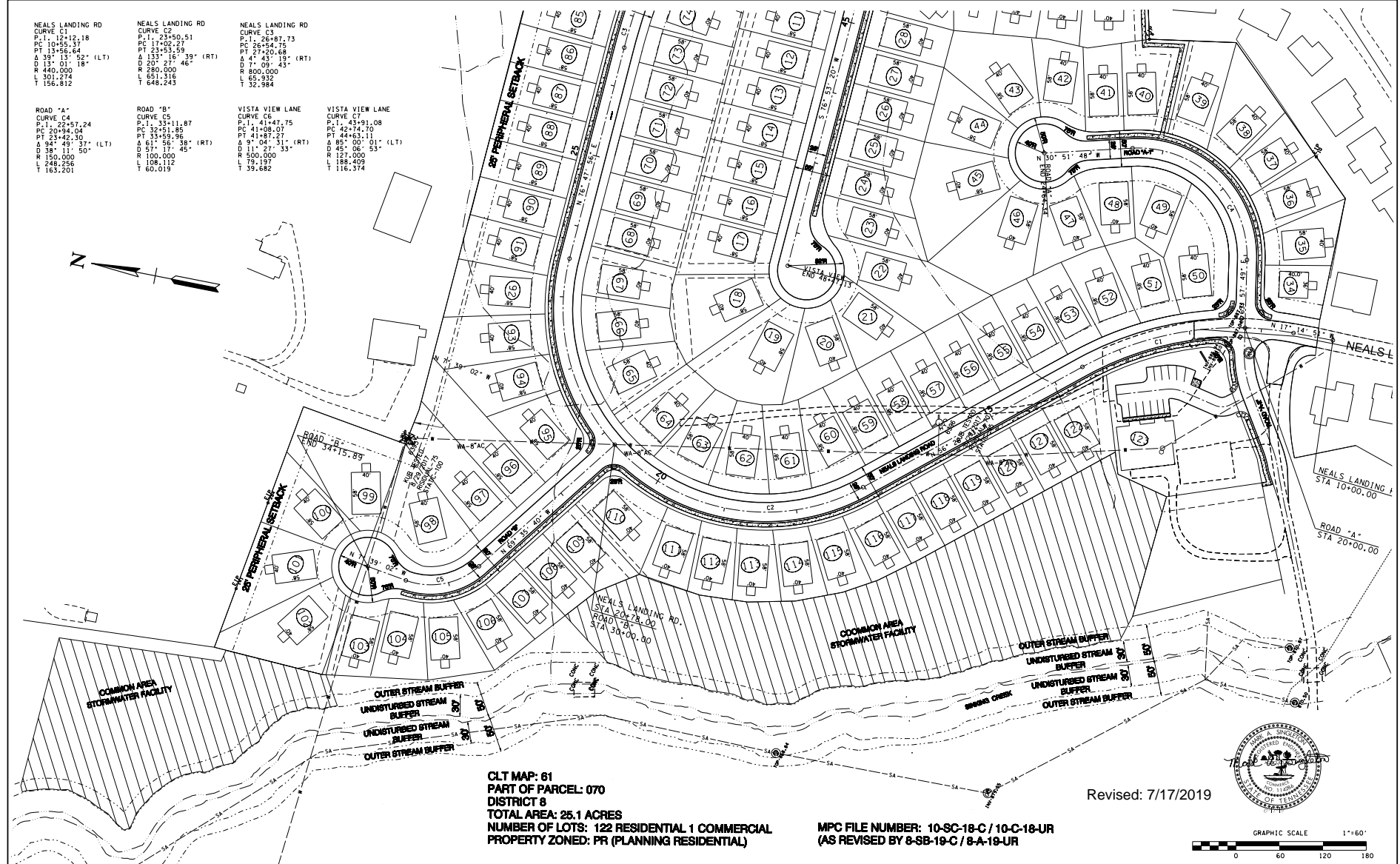
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 PC 17+02.27  
 PT 23+51.99  
 A 133° 16' 39" (RT)  
 D 20'-27'-46"  
 R 280.000  
 L 661.316  
 T 646.243

ROAD "B"  
 CURVE C5  
 P.I. 33+11.87  
 PC 32+51.89  
 PT 33+59.96  
 A 61° 56' 38" (RT)  
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 R 100.000  
 L 108.112  
 T 60.019

NEALS LANDING RD  
 CURVE C3  
 P.I. 26+87.73  
 PC 26+54.75  
 PT 27+50.68  
 A 4° 43' 19" (RT)  
 D 7'-09'-13"  
 R 800.000  
 L 65.932  
 T 32.984

VISTA VIEW LANE  
 CURVE C6  
 P.I. 41+87.75  
 PC 41+08.07  
 PT 41+87.21  
 A 8° 04' 51" (RT)  
 D 8'-00'-01" (LT)  
 R 500.000  
 L 79.197  
 T 39.682

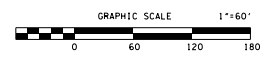
VISTA VIEW LANE  
 CURVE C7  
 P.I. 43+91.08  
 PC 42+14.70  
 PT 44+63.11  
 A 85° 00' 01" (LT)  
 D 11'-27'-33"  
 R 127.000  
 L 188.409  
 T 116.374



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 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**NEALS LANDING - UNIT 3**

**SITE LAYOUT**

DESIGNED BY MAS	CHECKED BY RGC	SCALE 1" = 60'	SHEET FIVE NO. 5
DRAWN BY MAS	DATE 6-17-19	FILE NO. 18131	OF TWENTY SHEETS

Original



### DEVELOPMENT REQUEST

- |   |  |   |
|---|--|---|
| <b>DEVELOPMENT</b>  | <b>SUBDIVISION</b>                               | <b>ZONING</b>                           |
| <input type="checkbox"/> Development Plan                       | <input checked="" type="checkbox"/> Concept Plan | <input type="checkbox"/> Plan Amendment |
| <input checked="" type="checkbox"/> Use on Review / Special Use | <input type="checkbox"/> Final Plat              | <input type="checkbox"/> Rezoning       |

6-20-19  
~~6-18-19~~

8-8-19  
~~6-24-19~~

8-5B-19-C / 8-A-19-UR

Date Filed

Meeting Date

File Numbers(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

Mark Singleton	Robert Campbell & Associates		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
(865) 947-5996	Mark.Singleton@rgc-a.com		
Phone	Email		

### CURRENT PROPERTY INFO

Mesana Investments	1920 Ebenezer Road	Knoxville, TN	(865) 693-3356
Owner Name (if different)	Owner Address		Owner Phone
<del>241</del> Neals Landing Road	Part Of 7001	061	07001
Property Address	Parcel ID		
Off Ashville Highway, Knoxville, TN	174 (Total 33.79)		
General Location	Tract Size		
PR (Pending)	Unused Land		
Zoning District	Existing Land Use		
East County	PR (Pending)		
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	
City Council - S8			
Jurisdiction (specify district above)	<input type="checkbox"/> City Council <input checked="" type="checkbox"/> County Commission		

P.O. Box 11315  
 1920 Ebenezer Road  
 Knoxville, TN  
 37939  
 (865) 693-3356


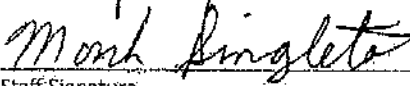
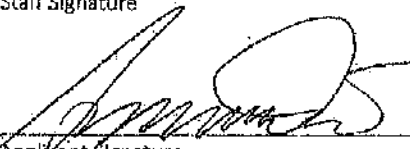
1/2 OF Mary Lay Lane  
 1/2 OF N Ruggles Ferry Pike

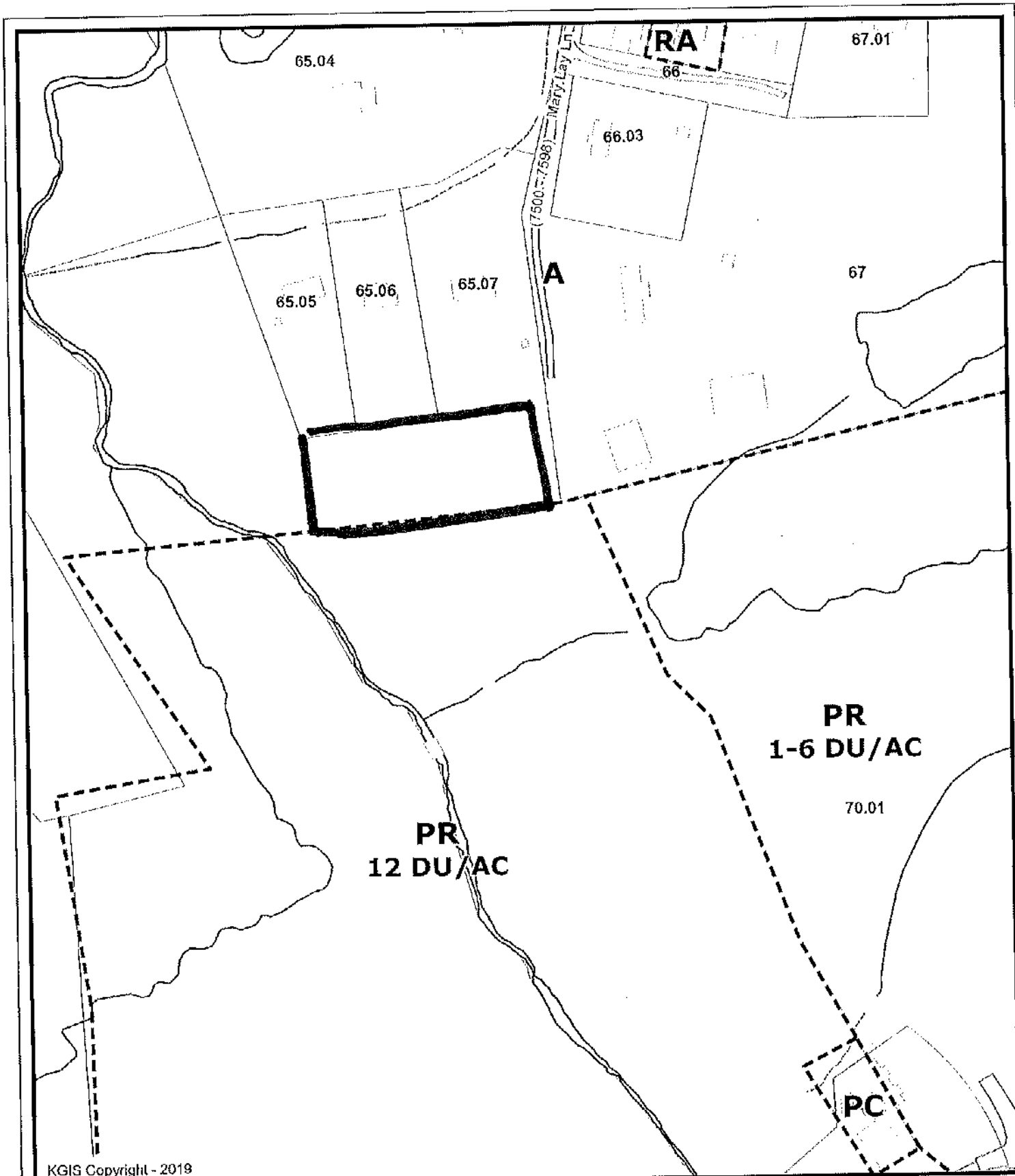


# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name: <u>Neals Landing - Unit 3</u> <span style="float: right;">Unit / Phase Number</span> <input checked="" type="checkbox"/> Concept Plans in Planned District or Zone <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel    Total Number of Lots Created: <u>4</u> <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change
	Proposed Zoning _____ Proposed Plan Designation(s) _____ <input type="checkbox"/> Other (specify): _____
	<input type="checkbox"/> Other (specify): _____
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Zoning Change <input type="checkbox"/> Plan Amendment Change
	Proposed Zoning _____ Proposed Plan Designation(s) _____ <input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 1:	TOTAL:  <b>500.00</b>
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 2:	
		FEE 3:	

	Marc Payne	6/20/19
<b>AUTHORIZATION</b>		
	Mark Singleton	6-18-19
Staff Signature	Please Print	Date
	Scott Davis	6/18/19
Applicant Signature	Please Print	Date



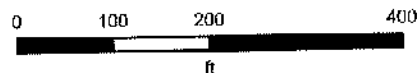
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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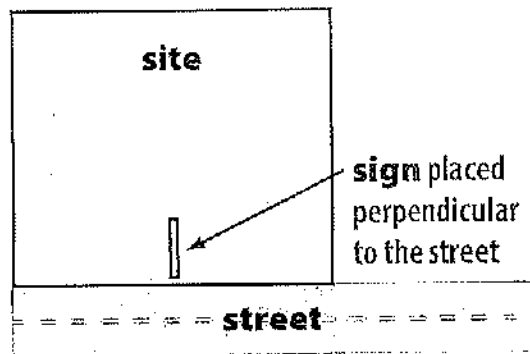
## REQUIRED SIGN POSTING AGREEMENT

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:

7/24/19 and 8/9/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane A. Campbell

Printed Name: Robert G. Campbell + Associates LP

Phone: 605-947-5996 Email: \_\_\_\_\_

Date: 6-20-19

File Number: 8-SB-19-C / 8-A-19-UR