



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-C-19-SP

AGENDA ITEM #: 32

AGENDA DATE: 1/10/2019

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Various

TAX ID NUMBER: 108 C B 037

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2221 White Ave

▶ **LOCATION:** Fort Sanders, various properties

▶ **APPX. SIZE OF TRACT:** 44 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Accessed from various streets.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** O, CI, MU-UC, & MU-SD / Various zones

▶ **PROPOSED PLAN DESIGNATION:** MU-SD (Mixed Use Special District)

▶ **EXISTING LAND USE:** Medical, office, parking, residential

▶ **PROPOSED USE:** Medical

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office, Residential, Parking Lots / MU-SD (Mixed Use - Special District)

South: Commercial and Office / MU-UC (Mixed Use Urban Corridor)

East: Office, Residential, Parking Lots / MU-SD (Mixed Use - Special District)

West: Residential and Railroad / CI (Civic/Institutional)

NEIGHBORHOOD CONTEXT Fort Sanders Neighborhood with medical services, office, commercial, and residential uses.

STAFF RECOMMENDATION:

▶ **ADOPT RESOLUTION # 1-C-19-SP, amending the Central City Sector Plan to MU-SD (Mixed Use Special District) CC-22 designation and recommend that City Council also adopt the sector plan amendment (see attached resolution, Exhibit A).**

Staff recommends this plan amendment as an extension of the surrounding MU-SD designations to the north, east, and west. The applicant requested a Central City Sector Plan amendment for MU-SD (Mixed Use - Special District) designation and staff worked with the applicant to develop the narrative for the plan amendment (see attachment B).

The MU-SD (Mixed Use Special District) CC-22 was created to:

1. Provide opportunity for general development guidance of large campus-like medical institutions;
2. Ensure opportunities for expansion of services and physical infrastructure;
3. Define the boundaries of the medical campus;
4. Identify and preserves access for emergency vehicles, employees, patients, and visitors;
5. Promote the shared use of facilities such as parking lots and decks; and
6. Provide an area for major medical facilities and their ancillary services, such as physicians' offices.

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

The plan needs to be revisited due to the continued expansion of Regional and East Tennessee Children's Hospitals. There is a need to balance growth of these institutions with stability of the surrounding neighborhood, these needs are addressed through the Mixed Use - Special Districts that allows staff to write specific recommendations that pertain to site conditions and design.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

The Cumberland Avenue streetscape project has changed access to the area by reducing vehicular lanes and adding sidewalks, and streetscape amenities.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

There are no apparent errors in the plan. The current Central City Sector Plan designates the site as Office, Civic/Institutional, Mixed Use - Urban Corridor, and Mixed Use - Special District.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

The expansion of the medical facilities has warranted a revisit of the Central City Sector Plan. The needs of East Tennessee Children's Hospital, Fort Sanders Regional Medical Center, and the surrounding neighborhood are addressed in a Mixed Use - Special District CC-22 plan designation that will guide future development within the area.

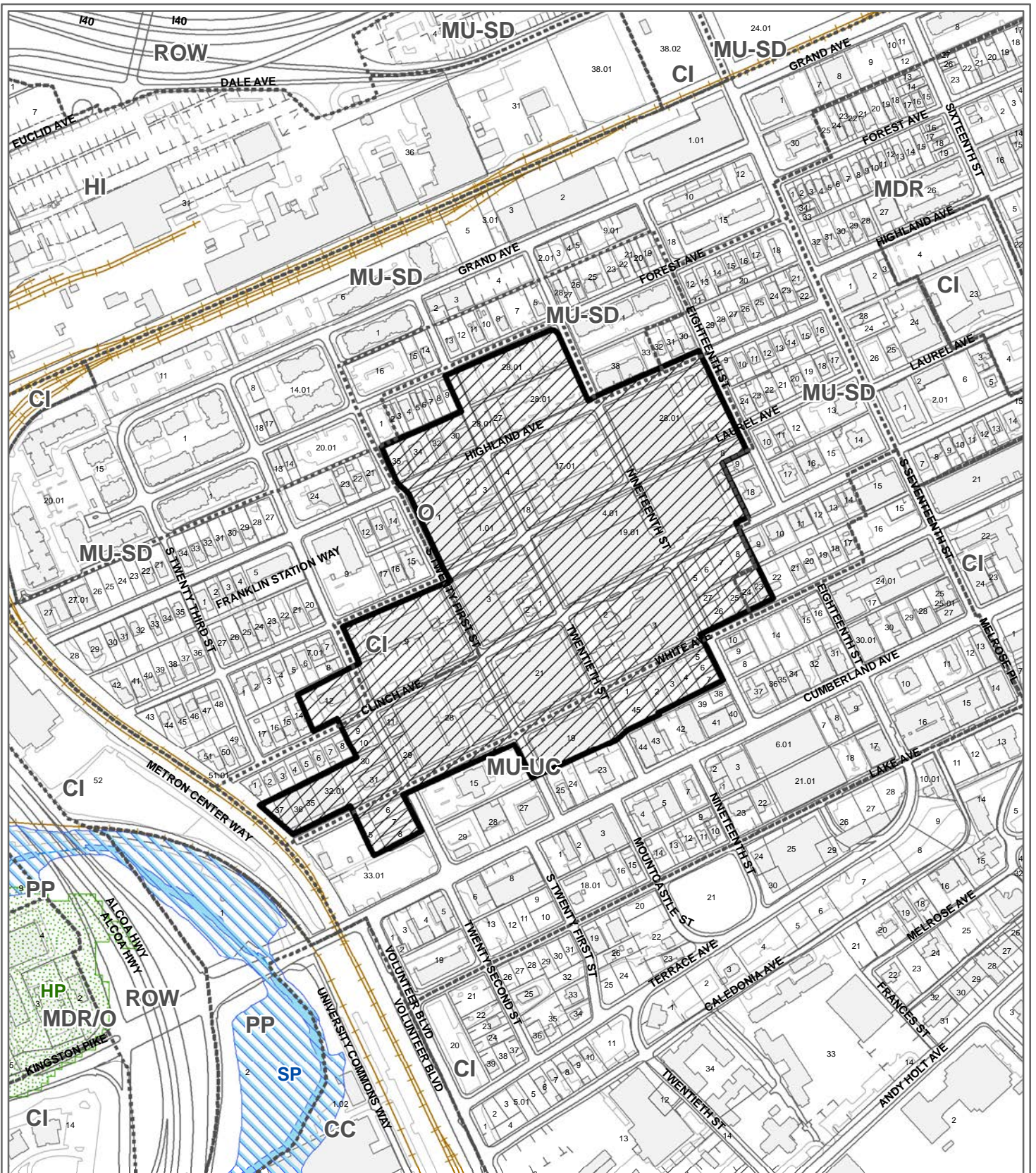
State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

1. The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
2. The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

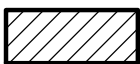
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-C-19-SP / 1-B-19-PA
CENTRAL CITY SECTOR PLAN AMENDMENT**

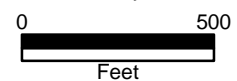
From: O, CI, MU-UC, & MU-SD
To: MU-SD (Mixed Use Special District)



Petitioner: Land Development Solutions

Map No: 108

Jurisdiction: City



Original Print Date: 12/12/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE CENTRAL CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Central City Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, the Planning Commission has submitted an application to amend the Sector Plan from Office, Civic/Institutional, Mixed Use – Urban Corridor, and Mixed Use Special District to Mixed Use Special District CC-22, for property described in the application; and

WHEREAS, the Knoxville-Knox Planning staff recommends approval of a revised amendment to the Central City Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on January 10, 2019, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Central City Sector Plan, with its accompanying staff report and map, file #1-C-19-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that City Council likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B

MU-CC22:

Fort Sanders Medical District

Recommended Uses

This district is intended to address the long term needs of the large medical facilities that are located within Fort Sanders that contribute to the health and well-being of the greater community. Medical facilities in the district may include more than one major institution as well as offices for physicians, outpatient services, and other medical related services. The location of these facilities in one area provides for greater efficiency of development and the opportunity to share infrastructure such as parking. Accessible pedestrian connections among the different structures in the district and to the surrounding community should be provided as the district develops and new facilities are constructed. Providing for and preserving adequate access for all vehicles, from private automobile to emergency vehicles to transit, must be a priority as the district develops. Providing for appropriate transitions from the medical district to the surrounding development should be a goal of the district.

- Office (O)
- High Density Residential (HDR)
- Other land uses that support the needs of the medical facilities

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-B-19-PA

AGENDA ITEM #: 32

AGENDA DATE: 1/10/2019

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OWNER(S): Various

TAX ID NUMBER: 108 C B 037

[View map on KGIS](#)

JURISDICTION: Council District 1

STREET ADDRESS: 2223 White Ave

▶ **LOCATION:** Located in Fort Sanders neighborhood comprising 53 properties, see map.

▶ **APPX. SIZE OF TRACT:** 44 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Accessed from various streets.

UTILITIES: Water Source: Knoxville Utilities Board

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▶ **PRESENT PLAN AND ZONING DESIGNATION:** O, CI, MU-UC, and MU-SD / Various zones

▶ **PROPOSED PLAN DESIGNATION:** MU-SD

▶ **EXISTING LAND USE:** Medical, office, parking, residential

▶ **PROPOSED USE:** Medical uses

EXTENSION OF PLAN DESIGNATION: Yes

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Office, Residential, Parking Lots / MU-SD (Mixed Use - Special District)

South: Commercial and Office / MU-UC (Mixed Use Urban Corridor)

East: Office, Residential, Parking Lots / MU-SD (Mixed Use - Special District)

West: Residential and Railroad / CI (Civic/Institutional)

NEIGHBORHOOD CONTEXT: Fort Sanders Neighborhood with medical services, office, commercial, and residential uses.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE MU-SD (Mixed Use Special District) CC-22 as the One Year Plan land use designation.**

Staff recommends this plan amendment as an extension of the surrounding MU-SD designations to the north, east, and west. The applicant requested a One Year Plan amendment for MU-SD (Mixed Use - Special District) designation and staff worked with the applicant to develop the narrative for the plan amendment.

The MU-SD (Mixed Use Special District) CC-22 was created to:

1. Provide opportunity for general development guidance of large campus-like medical institutions;
2. Ensure opportunities for expansion of services and physical infrastructure;
3. Define the boundaries of the medical campus;
4. Identify and preserves access for emergency vehicles, employees, patients, and visitors;
5. Promote the shared use of facilities such as parking lots and decks; and
6. Provide an area for major medical facilities and their ancillary services, such as physicians' offices.

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

There are no apparent errors in the plan. The current One Year Plan designates the site as Office, Civic/Institutional, Mixed Use - Urban Corridor, and Mixed Use - Special District.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

The Cumberland Avenue streetscape project has changed access to the area by reducing vehicular lanes. The plan needs to be revisited because of the continued expansion of the Fort Sanders Regional and East Tennessee Children's Hospital, both uses have expansion plans. There is a need to balance growth of these institutions with stability of the surrounding neighborhood, these needs are addressed through the Mixed Use - Special Districts that allows staff to write specific recommendations that pertain to site conditions and design.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

There have been no changes in public policy that were not anticipated during the One Year Plan update.

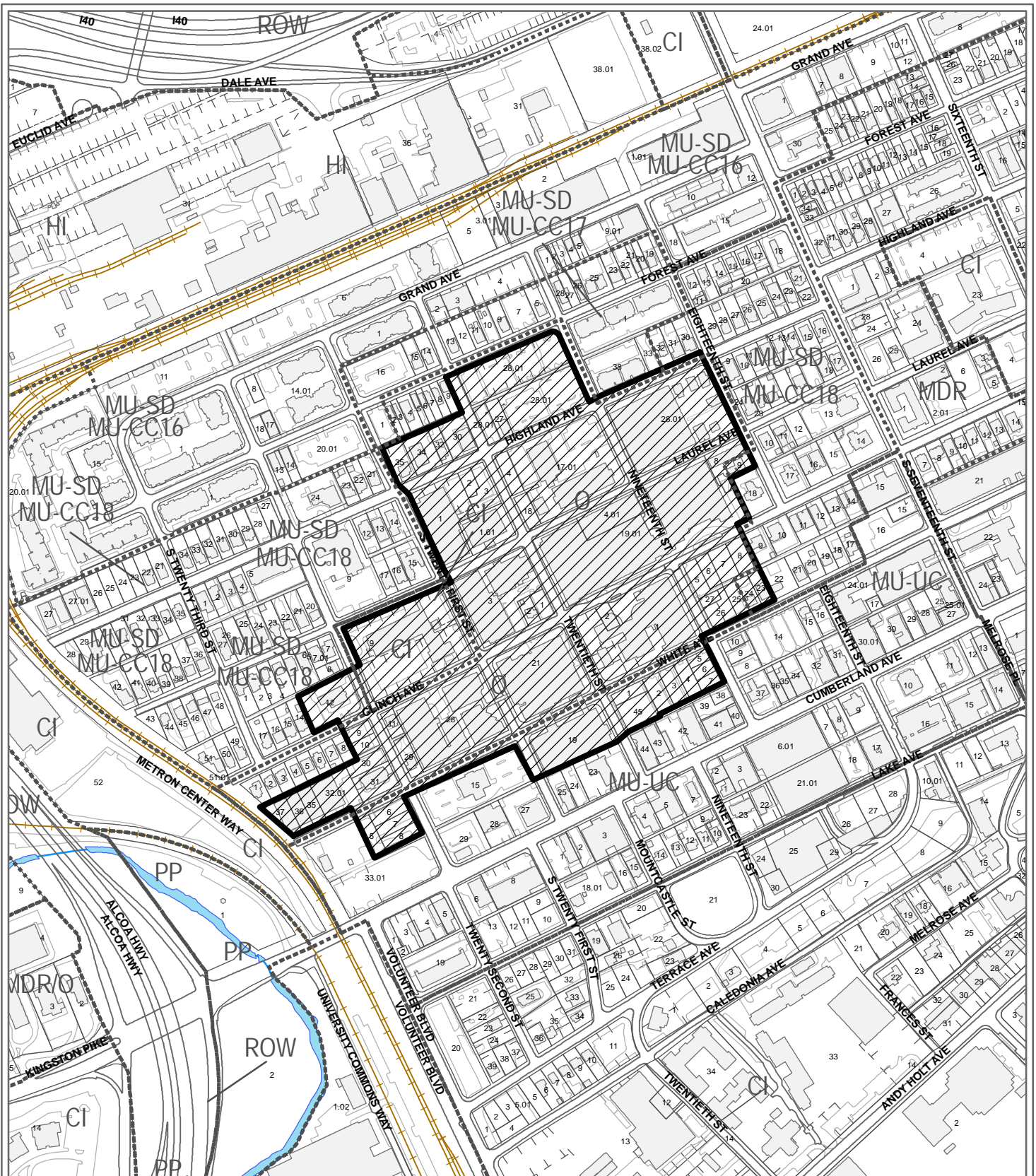
NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

There have been no new plans or studies available which reveals the need for the plan amendment.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/12/2019 and 2/26/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**1-B-19-PA / 1-C-19-SP
PLAN AMENDMENT**

From: O, CI, MU-UC, and MU-SD

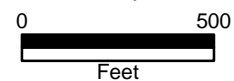
To: MU-SD



Petitioner: Land Development Solutions

Map No: 108

Jurisdiction: City



Original Print Date: 12/12/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

REZONING **PLAN AMENDMENT**

Name of Applicant: Land Development Solutions

Date Filed: 11/26/18

Meeting Date: 1/10/19

Application Accepted by: _____

Sherry D. Jenkins

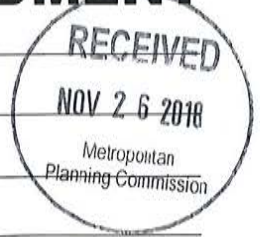
Fee Amount: _____

File Number: Rezoning

Fee Amount: 800⁰⁰

File Number: Plan Amendment

1-C-19-5P



PROPERTY INFORMATION

Address: See attached list

General Location: Fort Sanders Medical Center & East Tennessee Children's Hospital

Parcel ID Number(s): (See attached list)

Map 94 & 108

Tract Size: Approximately 44 acres

Existing Land Use: Medical, office, parking, residential

Planning Sector: Central City

Growth Policy Plan: _____

Census Tract: 69

Traffic Zone: 60

Jurisdiction: City Council 1st District
 County Commission 1st District

Requested Change
REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan Central City Sector Plan

FROM: O, CI, MU-UC & MU-SD

TO: Medical District - mixed use

special district

PROPOSED USE OF PROPERTY

Medical Uses

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: See attached list

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: 865-671-2283

E-mail: rbaksa@ldstn.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: _____

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.com

REZONING **PLAN AMENDMENT**

Name of Applicant: Land Development Solutions

Date Filed: 11/26/18 Meeting Date: 1/10/19

Application Accepted by: Sherry Michienzi

Fee Amount: _____ File Number: Rezoning

Fee Amount: 800.00 File Number: Plan Amendment 1-B-19-PA



PROPERTY INFORMATION

Address: See attached list

General Location: Fort Sanders Medical Center & East Tennessee Children's Hospital

Parcel ID Number(s): See attached list
map 94 § 108

Tract Size: Approximately 44 acres

Existing Land Use: Medical, office, parking, residential

Planning Sector: Central City

Growth Policy Plan: _____

Census Tract: 69

Traffic Zone: 60

Jurisdiction: City Council 1st District
 County Commission 1st District

Requested Change
REZONING

FROM: _____

TO: _____

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: O, CI, MU-UC & MU-SD

TO: Medical District - mixed use special district

PROPOSED USE OF PROPERTY

Medical Uses

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

PROPERTY OWNER **OPTION HOLDER**

PLEASE PRINT

Name: See attached list

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

Fax: 865-671-2283

E-mail: rbaksa@ldstn.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: E J Baksa, Jr

PLEASE PRINT

Name: E J Baksa, Jr

Company: Land Development Solutions

Address: 310-K Simmons Rd

City: Knoxville State: TN Zip: 37922

Telephone: 865-671-2281

E-mail: rbaksa@ldstn.com

Owner	Parcel ID	Address
EAST TENNESSEE CHILDRENS HOSPITAL ASSOCIATION INC		
	108CB037	2223 White Ave
	108CB036	2221 WHITE AVE
	108CB035	2217 WHITE AVE
	108CB03201	2215 WHITE AVE
	108CB031	611 TWENTY SECOND ST
	108CB030	609 TWENTY SECOND ST
	108CC005	2212 WHITE AVE
	108CC006	701 TWENTY SECOND ST
	108CC007	705 TWENTY SECOND ST
	108CC008	709 TWENTY SECOND ST
	108CB011	2128 CLINCH AVE
	108CB029	0 WHITE AVE
	108CB028	617 S TWENTY FIRST ST
	108CB021	2018 CLINCH AVE
	108CC019	710 S TWENTY FIRST ST
FORT SANDERS REGIONAL MEDICAL CENTER		
	094NJ001	1915 WHITE AVE
	094NJ002	1920 CLINCH AVE
	094NJ026	1831 WHITE AVE
	094NJ025	0 WHITE AVE
	094NJ005	1830 CLINCH AVE
	094NJ006	1826 CLINCH AVE
	094NJ007	1820 CLINCH AVE
	094NJ008	1818 CLINCH AVE
	094NKO1901	1901 CLINCH AVE
	094NK00401	501 NINETEENTH ST
	094NK003	501 TWENTIETH ST
	094NN00101	2001 LAUREL AVE
	094NN001	2014 HIGHLAND AVE
	094NN002	2004 HIGHLAND AVE
	094NN003	2002 HIGHLAND AVE
	094NN01701	1904 HIGHLAND AVE
	094NLO2801	1810 HIGHLAND AVE
	108CD001	700 TWENTIETH ST
	108CD004	1908 WHITE AVE
	108CD005	1902 WHITE AVE
	108CD006	705 NINETEENTH ST
	108CD007	709 NINETEENTH ST
ADDITIONAL PROPERTY WITHIN PROPOSED MEDICAL DISTRICT BOUNDARY		
KNOXVILLE PEDIATRIC PROPERTIES	108CB010	605 TWENTY SECOND ST
KNOXVILLE PEDIATRIC PROPERTIES	108CB009	603 TWENTY SECOND ST
KNOXVILLE PEDIATRIC PROPERTIES	108CA012	2201 CLINCH AVE
KNOX COUNTY	108CA009	501 S TWENTY FIRST ST
HIGHLAND 2021 LLC	094NP035	2021 HIGHLAND AVE
BASIRI MOHAMMAD REZA	094NP034	2013 HIGHLAND AVE
BASIRI REZA	094NP032	2011 HIGHLAND AVE
PROPERTY SERVICE GROUP HOLDINGS	094NP030	2001 HIGHLAND AVE
G & C SMITH LIMITED PARTNERSHIP % GORDON T SMITH	094NP02801	1902 FOREST AVE
BASIRI REZA	094NP027	1927 HIGHLAND AVE
THOMPSON CANCER SURVIVAL CENTER	094NK008	1800 LAUREL AVE
MALLIA PROPERTIES INC	094NJ024	1827 WHITE AVE
BASLER ANDREW & BASLER ALICE	094NJ023	1819 WHITE AVE
WALLEN JOE B	108CD003	1912 WHITE AVE
WALLEN JOE B	108CD002	1916 WHITE AVE
GARLINGTON BENJAMIN C & GARLINGTON THOMAS BRUFF & GARLINGTON JOHN CRESWELL & GARLINGTON GORDON FLEMING	108CD045	702 TWENTIETH ST



November 21, 2018

Mr. Gerald Green, Executive Director
Knoxville/Knox County Metropolitan Planning Commission
400 Main Street
Suite 403, City County Building
Knoxville, Tennessee 37902

Dear Mr. Green:

This letter will serve to formally notify the Metropolitan Planning Commission that Fort Sanders Regional Medical Center, a member of Covenant Health, and East Tennessee Children's Hospital intent to create a "medical district" within the Fort Sanders neighborhood.

Fort Sanders Regional Medical Center and East Tennessee Children's Hospital have been in discussions with Knox Heritage, the historic Fort Sanders Neighborhood Association and others about the establishment of a medical district. A map of that proposed area is enclosed. The boundaries as shown in the map encompass all of the land that the respective hospitals feel are necessary for the foreseeable future.

To that end, we would request that the Metropolitan Planning Commission consider a recommendation to the City Council of Knoxville a designation in the One-Year Plan and the Sector Plan for this medical district as shown on the enclosed map.

As the respective leaders of these two critically important health organizations, we feel this should help our own institutions and the Fort Sanders neighborhood, MPC and the City of Knoxville in the planning of future land use in this vital part of the city.

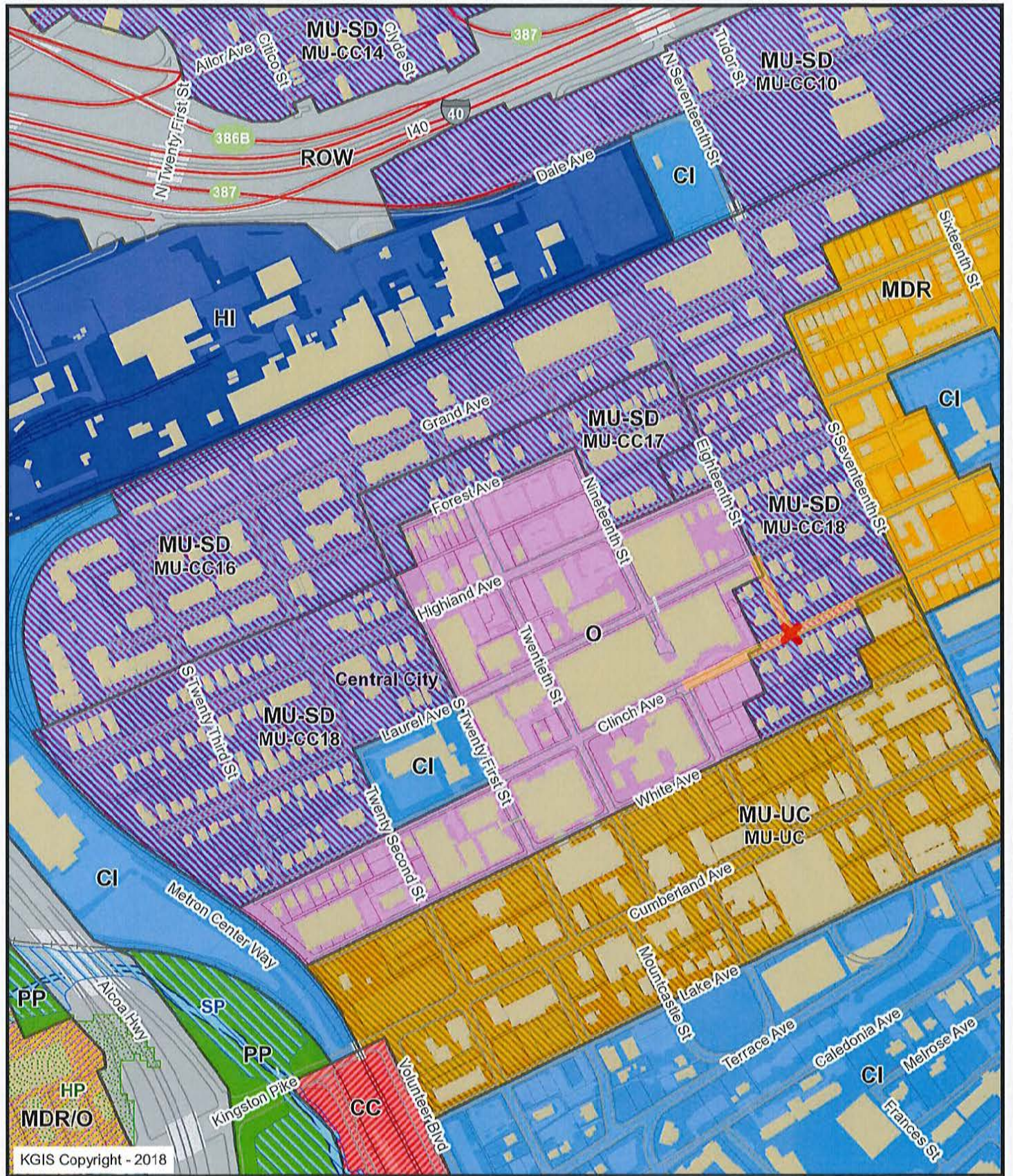
Sincerely,

A handwritten signature in black ink, appearing to read "Jim VanderSteeg".

Jim VanderSteeg
President/CEO
Covenant Health
100 Fort Sanders West Blvd.
Knoxville, TN 37922

A handwritten signature in black ink, appearing to read "Keith Goodwin".

Keith Goodwin
President/CEO
East Tennessee Children's Hospital
2018 W. Clinch Avenue
Knoxville, TN 37916

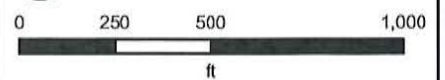


Letter Portrait

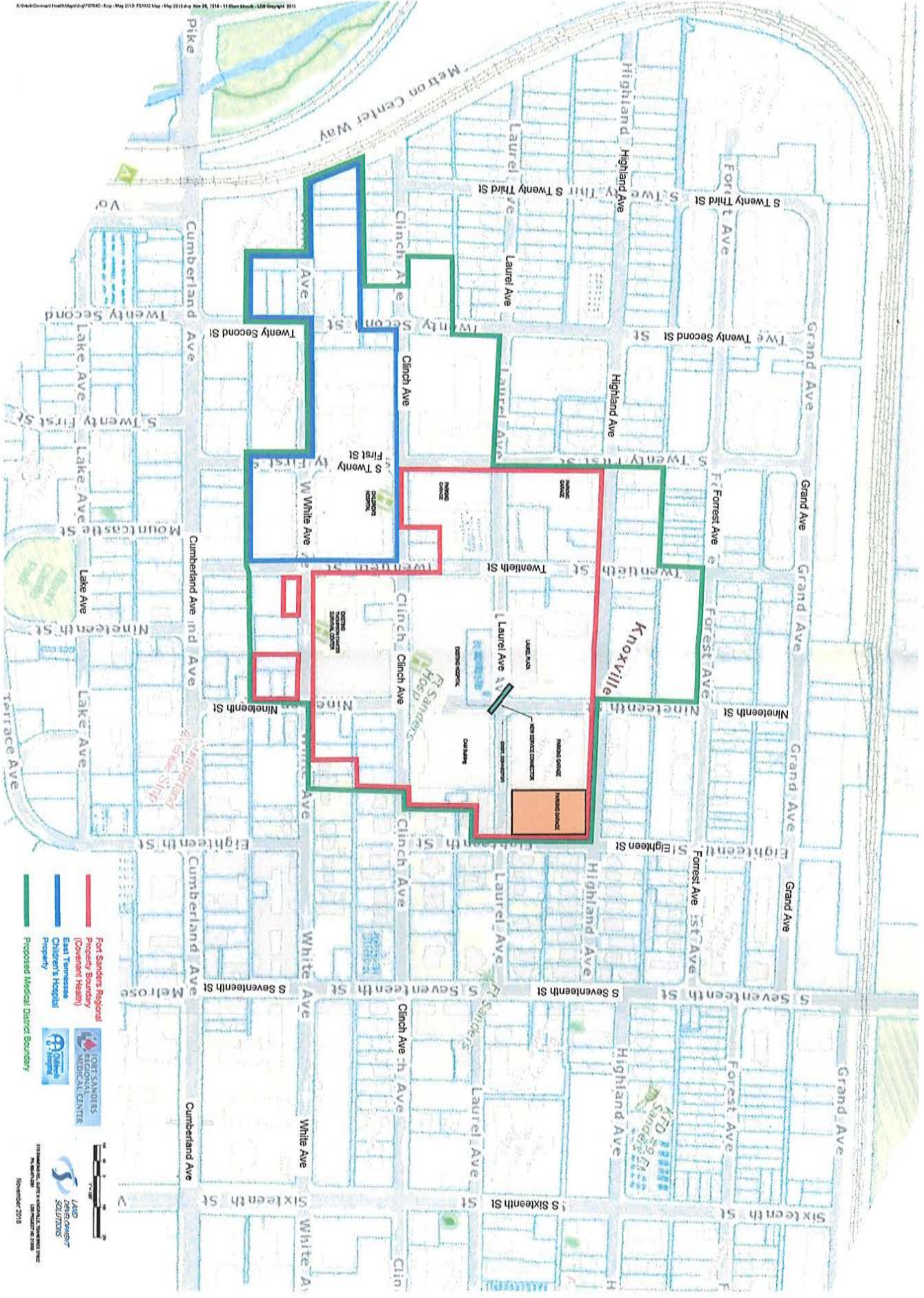
Knoxville - Knox County - KUB Geographic Information System

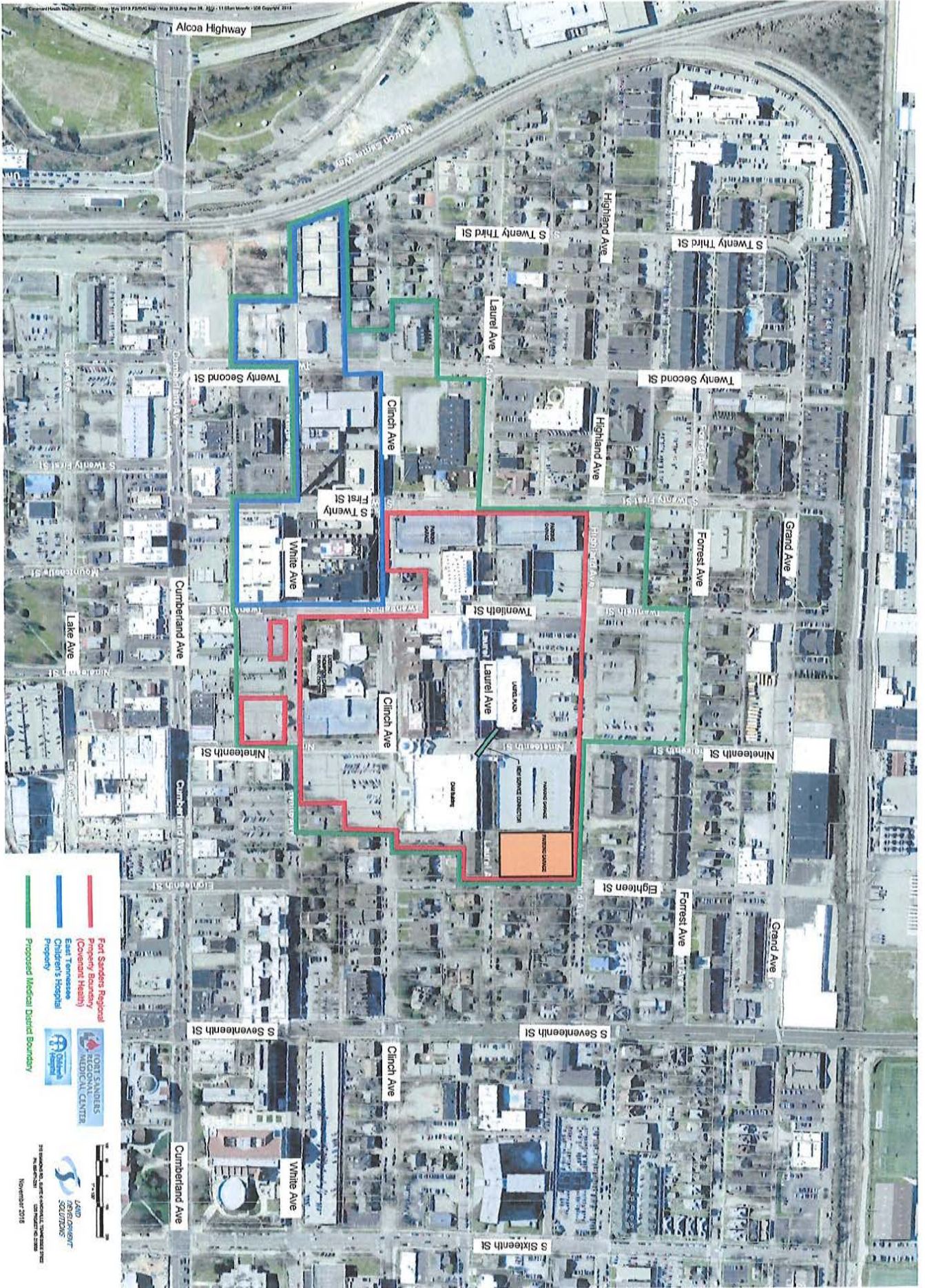


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— Fort Sanders Regional Property Boundary (Governor Health)
— East Tennessee Children's Hospital Property
— Proposed Medical District Boundary

FORT SANDERS REGIONAL MEDICAL CENTER
 LAND DEVELOPMENT
 25 HUNTERS BL., SUITE 4000, CHATTANOOGA, TN 37403
 TEL: 423.249.2200 FAX: 423.249.2208
 NOVEMBER 2015

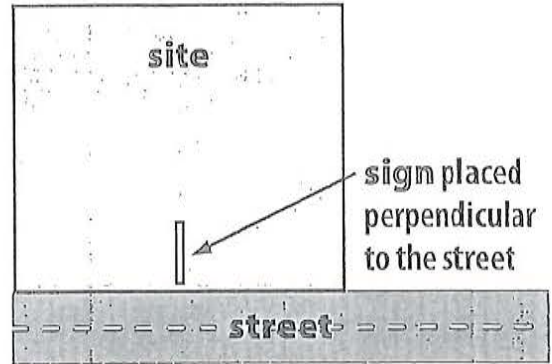
REQUIRED SIGN POSTING AGREEMENT

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:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

X Signature: _____

Printed Name: Land Development Solutions

Phone: _____ Email: _____

Date: 11-26-18

MPC File Number: 1-B-19-PA & 1-C-19-SP

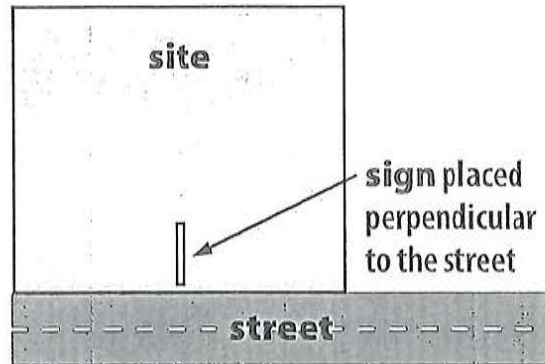
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I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

X Signature: [Handwritten Signature]

Printed Name: Land Development Solutions

Phone: _____ Email: _____

Date: 11-26-18

MPC File Number: 1-B-19-PA & 1-C-19-SP