



# PLAN AMENDMENT REPORT

► **FILE #:** 7-C-19-SP

**AGENDA ITEM #:** 40

**AGENDA DATE:** 7/11/2019

► **APPLICANT:** **TM3 PROPERTIES, LLC**  
**OWNER(S):** Todd Miller / TM3 Properties, LLC

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**TAX ID NUMBER:** 154 L A 012 & 10101 [View map on KGIS](#)  
**JURISDICTION:** Council District 2  
**STREET ADDRESS:** 0 Osprey Point Ln  
► **LOCATION:** **South side of South Northshore Drive, north side of Osprey Point Lane**  
► **APPX. SIZE OF TRACT:** **1.76 acres**  
**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Tennessee River

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► **PRESENT PLAN AND ZONING DESIGNATION:** **O (Office) /**  
► **PROPOSED PLAN DESIGNATION:** **GC (General Commercial)**  
► **EXISTING LAND USE:** **Vacant**  
► **PROPOSED USE:** **Mix of retail, medical, personal services, etc.**  
**EXTENSION OF PLAN DESIGNATION:** No.  
**HISTORY OF REQUESTS:** 7-J-12-RZ (A to O), 10-C-17-RZ (O to GC denied)  
**SURROUNDING LAND USE AND PLAN DESIGNATION:**  
North: S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)  
South: Osprey Pointe Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)  
East: I-140 right-of-way / ROW / OS-1 (Open Space Preservation)  
West: Osprey Pointe Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)  
**NEIGHBORHOOD CONTEXT** This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial uses under various City and County zoning districts.

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## **STAFF RECOMMENDATION:**

### **► DENY GC (General Commercial) sector plan designation.**

No conditions have changed that warrant amendment of the sector plan map for this site. No conditions have changed since the October 2017 application for a sector plan amendment to GC. The current O-1 zoning is consistent with the sector plan and gives the applicant reasonable use of the property. The sector plan was amended in 2012 to allow office uses and this should be maintained. Office use of this site creates an appropriate transition area between commercial uses to the north and residential uses to the south.

## **COMMENTS:**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no major changes in the general area since the October 2017 sector plan amendment application to warrant reconsideration of the land use plan.

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

1. Improvements to S. Northshore Dr. were recently made to accommodate the Northshore Town Center development to the north. However, these improvements do not change the future land use proposal for this site. The zoning and development pattern for this area is established and appropriate as is. Commercial uses in this area need to be limited to the Town Center and other commercially zoned areas east of I-140. There is currently no commercial zoning on the south side of S. Northshore Dr., west of I-140. No significant changes have occurred since the 2017 sector plan amendment application.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The sector plan appropriately designates this site for office uses, consistent with the current O-1 zoning. No errors or omissions in the plan have been identified since the last sector plan amendment application to GC in October of 2017. Office uses are appropriate at this location as a transition between commercial uses and I-140 to the north and east and residential uses to the south. The Southwest County Sector Plan was recently updated in 2016. City Council adopted the updated sector plan on October 24, 2016.

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

1. No new information or trends has emerged since the October 2017 review of an application for a sector plan amendment to GC that would reveal the need for a plan amendment at this particular location. This site was reviewed and approved for office uses in 2012 and the update of the Southwest County Sector Plan maintained that designation for this site based on the information that was available during those reviews.

State law regarding amendments of the general plan (which include Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law 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 8/14/2018 and 8/28/2018. 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.



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 7-M-19-RZ

**AGENDA ITEM #:** 40

7-C-19-PA

**AGENDA DATE:** 7/11/2019

► **APPLICANT:** TM3 PROPERTIES, LLC

OWNER(S): Todd Miller / TM3 Properties, LLC

TAX ID NUMBER: 154 L A 012 & 10101

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 0 OspreyPoint Ln

► **LOCATION:** South side of South Northshore Drive, north side of Osprey Point Lane

► **TRACT INFORMATION:** 1.76 acres.

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 4 lanes and a center median within 300' of right-of-way, or Osprey Pointe Ln., a local street with 22' of pavement width within 150' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-6 (General Commercial Park)

► **EXISTING LAND USE:** Vacant

► **PROPOSED USE:** Mix of retail, medical, personal services, etc.

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: 7-J-12-RZ (A-1 to O-1), 10-D-17-RZ (O-1 to C-6 denied)

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: S. Northshore Dr., I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

South: Osprey Pointe Ln., residences / LDR / A-1 (General Agricultural) and PR (Planned Residential)

East: I-140 right-of-way / ROW / OS-1 (Open Space Preservation)

West: Osprey Pointe Ln., office and indoor storage facility / COUNTY / OB (Office, Medical & Related Services)

NEIGHBORHOOD CONTEXT: This site is located south of the Northshore Town Center in the southwest quadrant of the I-140 / S. Northshore Dr. interchange. The area is developed with a mix of residential, office and commercial uses under various city and

**STAFF RECOMMENDATION:**

► **DENY GC (General Commercial) One Year Plan designation for the site.**

No conditions have changed that warrant amendment of the One Year Plan map for this site. A similar application was made in 2017 for O (Office) to GC (General Commercial), which was also denied. The current O-1 zoning is consistent with the sector plan and gives the applicant reasonable use of the property, which is currently undeveloped. The plan was amended in 2012 to allow office uses and this should be maintained. Office use of this site creates an appropriate transition area between commercial uses to the north and residential uses to the south.

► **DENY the rezoning to C-6 (General Commercial Park), consistent with the denial recommendations for the associated plan amendments.**

The subject property is not appropriate to be rezoned to C-6, and no changes have occurred since the October 2017 application for rezoning to warrant reconsideration of the staff recommendation for denial. The current O-1 zoning has established a sufficient transitional area between commercial uses and I-140 and adjacent residential uses. O-1 zoning provides the applicant reasonable use of the property. Commercial uses in the area should be established in the Town Center to the north or in the commercially zoned area along S. Northshore Dr. east of I-140.

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

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

A. AN ERROR IN THE PLAN - The One Year Plan appropriately designates this site for office uses, consistent with the current O-1 zoning. Office uses are appropriate at this location as a transition between commercial uses and I-140 to the north and east and residential uses to the south. The Southwest County Sector Plan was updated in 2016, a prior one year plan amendment application for GC was made in October 2017, which was denied.

B. 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 - Improvements to S. Northshore Dr. were recently made to accommodate the Northshore Town Center development to the north. However, these improvements do not change the future land use proposal for this site. The zoning and development pattern for this area is established and appropriate as is. Commercial uses in this area need to be limited to the Town Center and other commercially zoned areas east of I-140. There is currently no commercial zoning on the south side of S. Northshore Dr., west of I-140. No changes to the area have occurred since the denial of the October 2017 One Year Plan Amendment.

C. A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has been no change in public policy that warrants the requested amendment to the One Year Plan. The update of the Southwest County Sector Plan in 2016 continued to maintain that office uses are most appropriate for this site. A denial of a One Year Plan amendment application to GC, reaffirms that no new changes in public policy have occurred.

D. NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY MPC) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - No new information has become available that would reveal the need for a plan amendment at this particular location. This site was reviewed and approved for office uses in 2012 and the update of the Southwest County Sector Plan maintained that designation for this site based on the information that was available during those reviews. A 2017 application for a one year plan amendment, sector plan amendment and rezoning for commercial uses was reviewed and also recommended for denial.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. C-6 zoning for this site would allow uses that may not be compatible with adjacent residential uses to the south.
2. The Southwest County Sector Plan and the City of Knoxville One Year Plan both propose office uses for this site, consistent with the current O-1 zoning.
3. Because there is no justification to amend the sector plan or One Year Plan to GC, staff does not support rezoning to C-6, which would require that the plans be amended to allow commercial zoning.
4. The current transitional O-1 zoning for this site is appropriate and should be maintained as a transitional area between commercial and residential uses.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The requested C-6 zoning is intended to encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas. The following 6 concepts are emphasized in the zoning ordinance: 1) To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas, 2) To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated, 3) To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping, 4) To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County, 5) To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the C-6 zoning district, and 6) To encourage general commercial activities to locate in areas that have access to a major street system.
2. Based on the above general intent, this site is not appropriate for C-6 zoning. C-6 allows more intense uses than O-1 zoning, which may have a negative impact on the adjacent residential uses of the south.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL AND DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The applicant has reasonable use of the property under the current O-1 zoning.
2. C-6 zoning allows uses that may create negative impacts on residential properties to the south. Office uses generally have less traffic, activity and noise and usually have shorter hours of operation than commercial uses.
3. Public water and sewer utilities are available to serve the site.

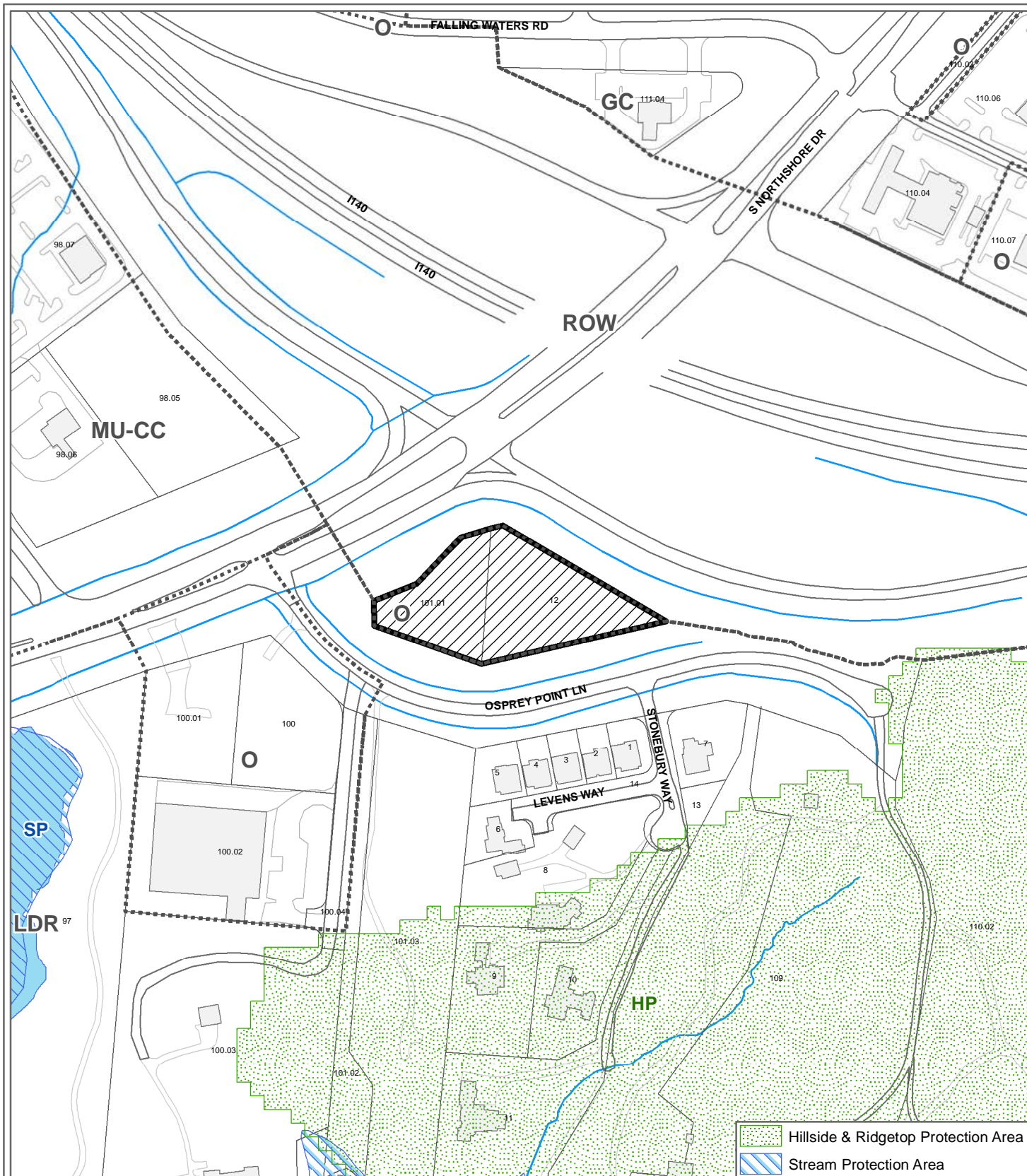
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Unless amended, the rezoning is not consistent with the One Year Plan or the Southwest Sector Plan.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
4. This current zoning does not present any apparent conflicts with any adopted plans, and should be maintained.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

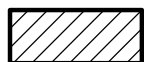
If approved, this item will be forwarded to Knoxville City Council for action on 8/14/2018 and 8/28/2018. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**7-C-19-SP  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: O (Office)

To: GC (General Commercial)



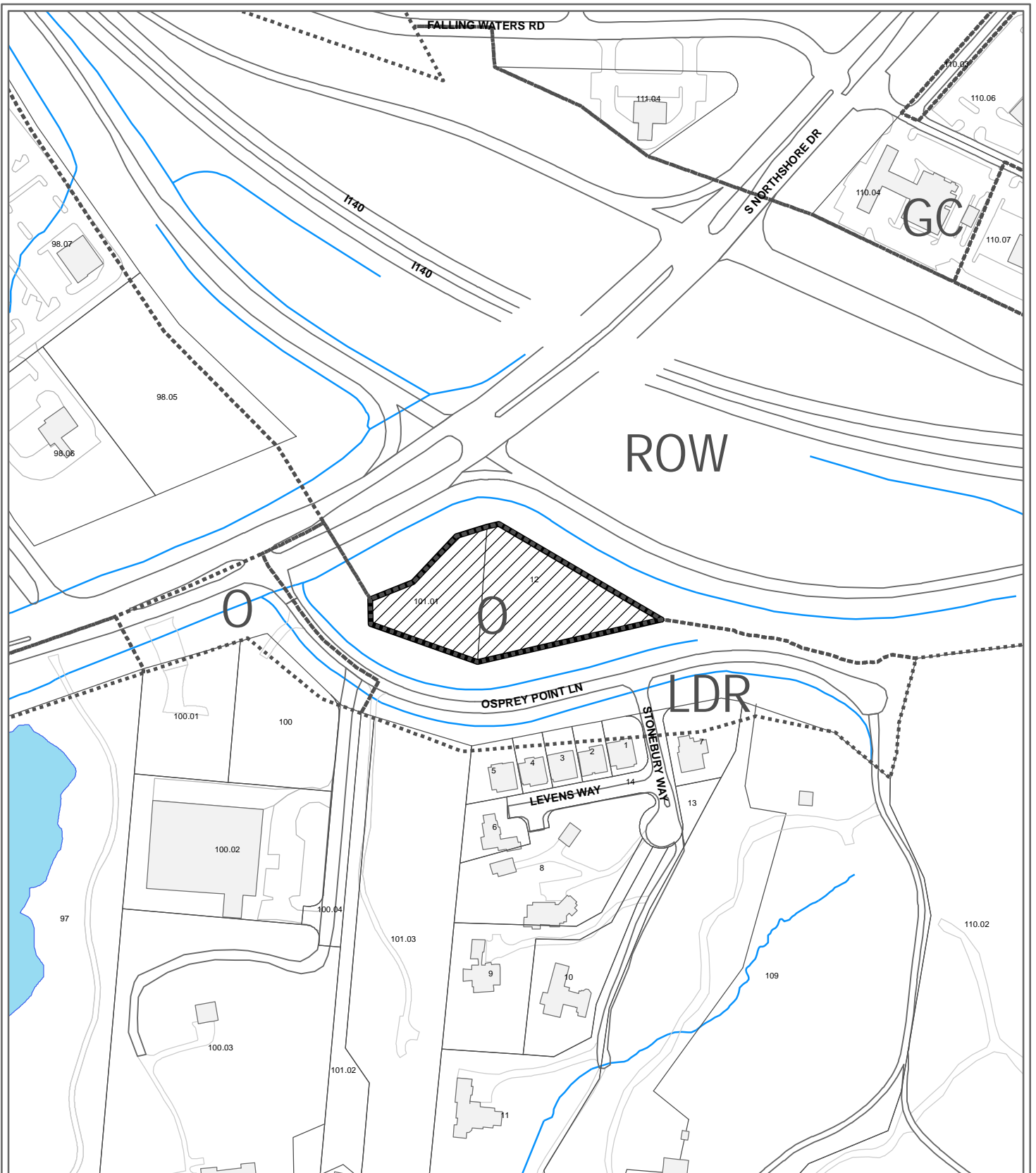
Petitioner: TM3 Properties, LLC

Map No: 154

Jurisdiction: City



Original Print Date: 6/18/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**7-C-19-PA / 7-M-19-RZ  
PLAN AMENDMENT**

From: O (Office)

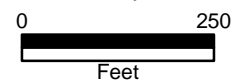
To: GC (General Commercial)



Petitioner: TM3 Properties, LLC

Map No: 154

Jurisdiction: City



Original Print Date: 6/18/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902







# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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

## ☒ REZONING

## ☒ PLAN AMENDMENT

Name of Applicant: TM3 Properties, LLCDate Filed: ~~4/30/2019~~ 5/29/19Meeting Date: ~~6/13/2019~~ 7/11/19Application Accepted by: Jana ReedFee Amount: \$1,000

File Number: Rezoning

7-M-19-RZFee Amount: \$600

File Number: Plan Amendment

7-C-19-SP  
7-C-19-PA+ 20% = \$1,920.00 (1200 + 720)

RECEIVED

MAY 29 2019

Knoxville-Knox County  
Planning

### PROPERTY INFORMATION

Address: 0 Osprey Point LaneGeneral Location: South side of Northshore Drive and North side of Osprey Point LaneParcel ID Number(s): 154 LA 012 and 154 10101Tract Size: 1.76 acresExisting Land Use: Vacant landPlanning Sector: Southwest County OGrowth Policy Plan: Urban Growth Area (Inside City Limits)Census Tract: 57.10block 51009Traffic Zone: 177Jurisdiction: ☒ City Council Two 2 District  
☐ County Commission \_\_\_\_\_ District

### Requested Change

#### REZONING

FROM: O-1TO: C-6

### PLAN AMENDMENT

☒ One Year Plan ☒ Southwest Sector PlanFROM: OTO: GC

### PROPOSED USE OF PROPERTY

Mix of retail, medical, personal services, etc.

Density Proposed \_\_\_\_\_ Units/Acre

Previous Rezoning Requests: \_\_\_\_\_

### ☐ PROPERTY OWNER ☒ OPTION HOLDER

PLEASE PRINT

Name: Todd MillerCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37939Telephone: (865) 292-5692Fax: N/AE-mail: todd@mwdev.com

### APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Todd MillerLOREI WOODCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37939Telephone: (865) 292-5692 + (865) 207-1931Fax: N/AE-mail: todd@mwdev.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.

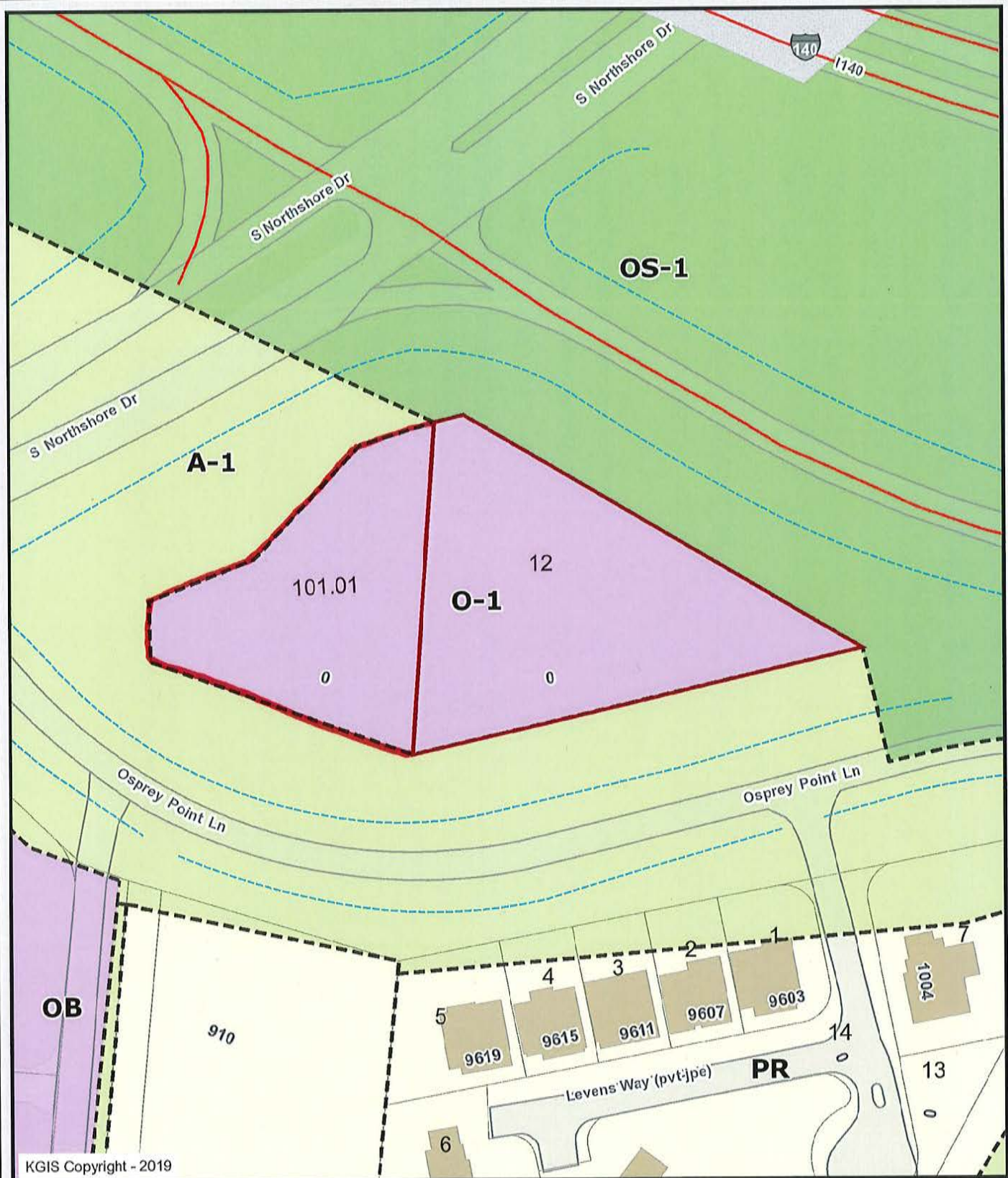
Signature: Todd Miller

PLEASE PRINT

Name: Todd MillerCompany: TM3 Properties, LLCAddress: P.O. Box 10667City: Knoxville State: TN Zip: 37920Telephone: (865) 292-5692E-mail: todd@mwdev.com







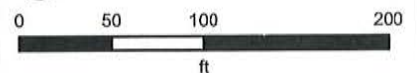
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## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

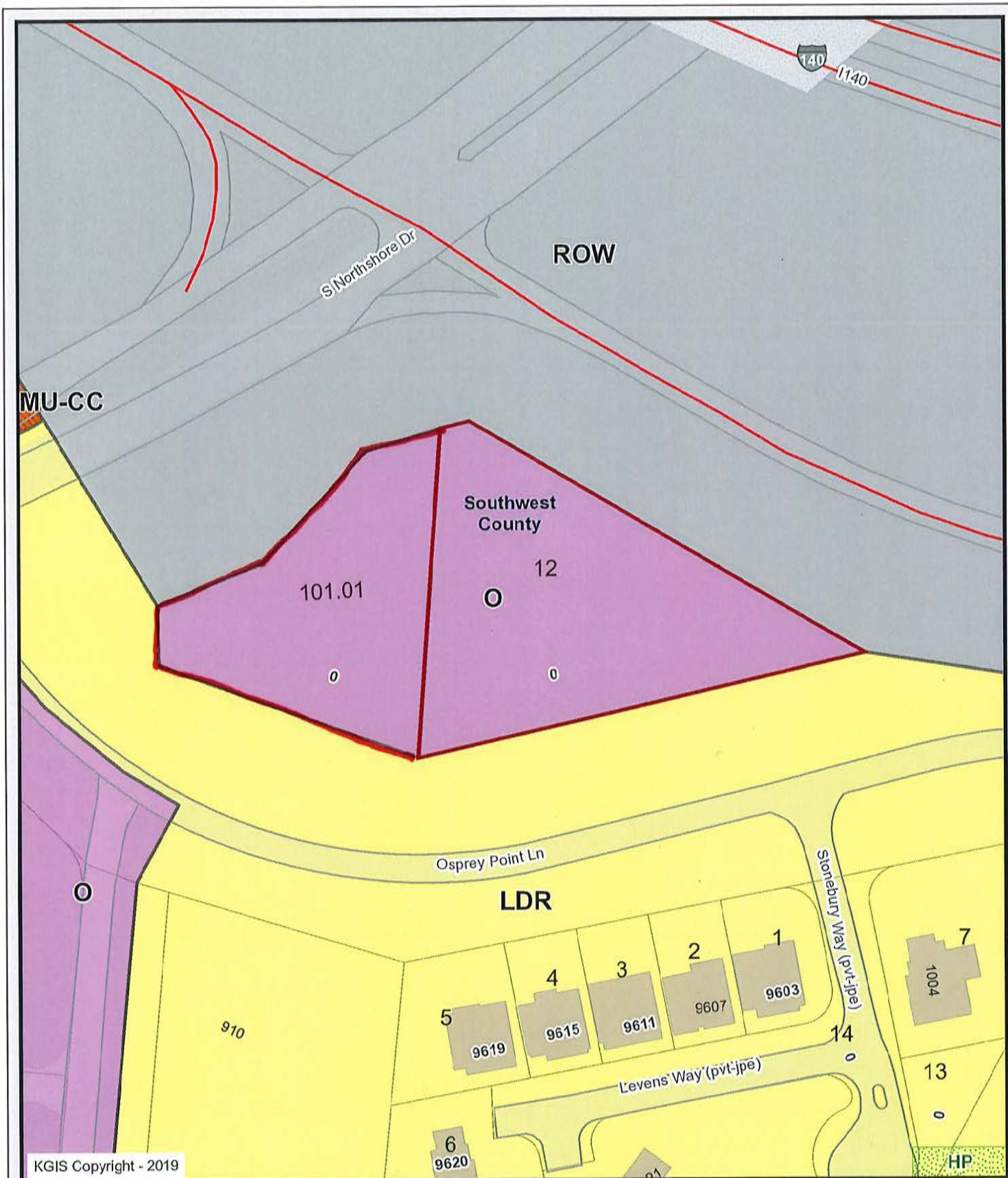


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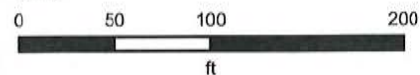
# One Year & Sector Plan

## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

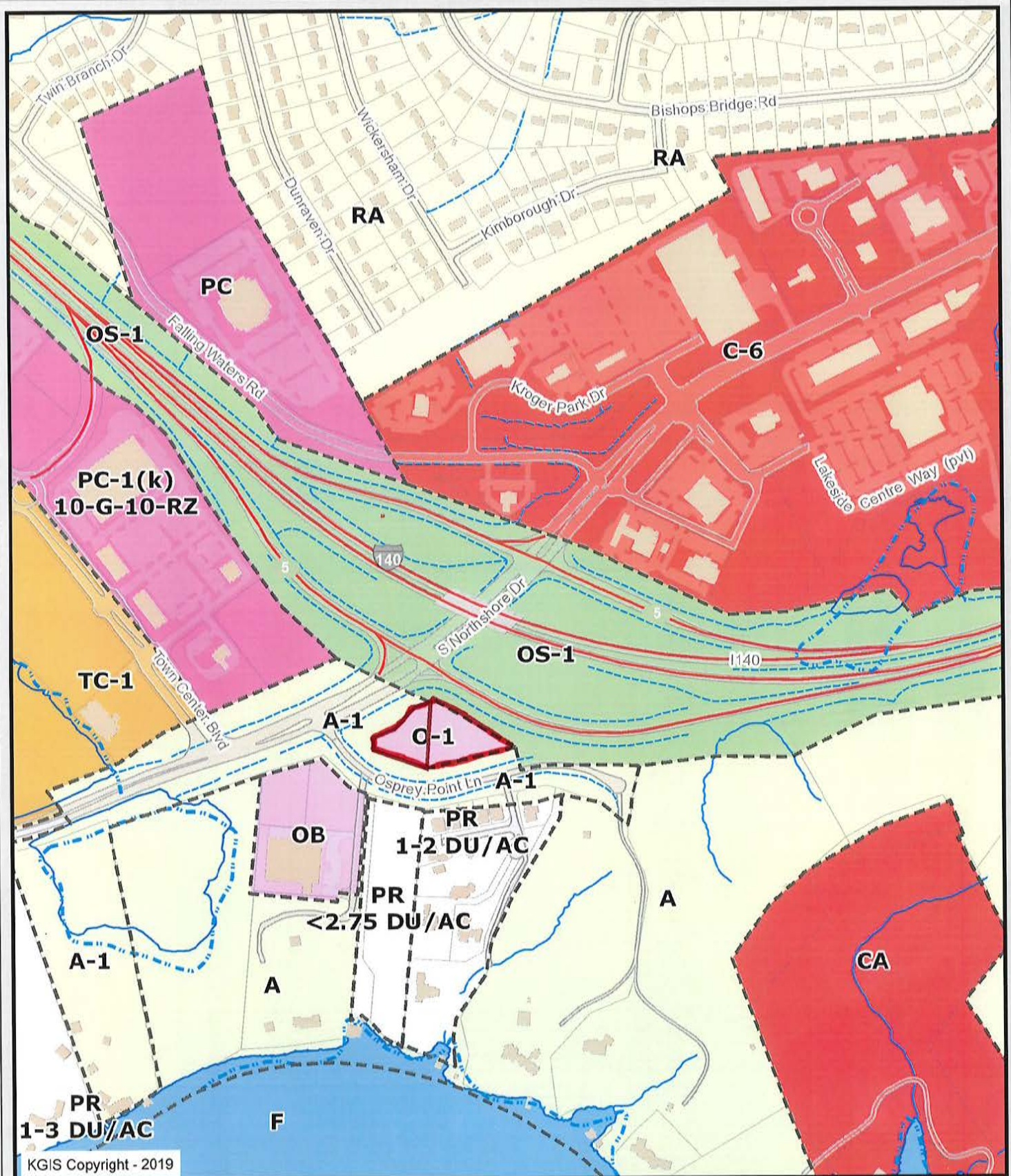


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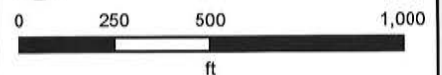


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



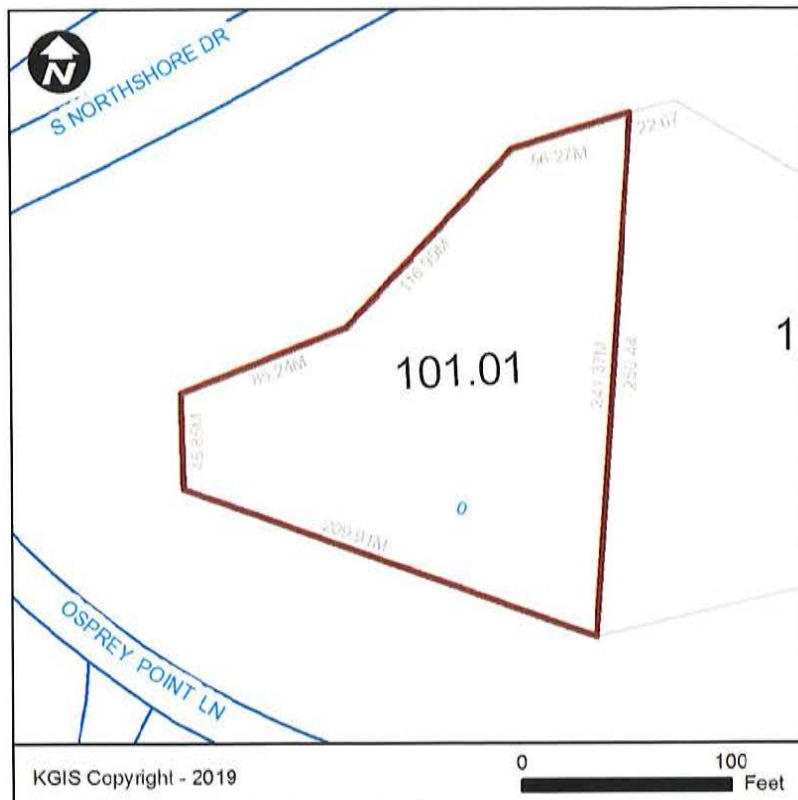
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## Parcel 154 10101 - Property Map and Details Report



### Property Information

Parcel ID: 154 10101  
Location Address: 0 OSPREY POINT LN  
CLT Map: 154  
Insert:  
Group:  
Condo Letter:  
Parcel: 101.01  
Parcel Type:  
District: 51  
Ward:  
City Block: 51009  
Subdivision: R HUGH STERCHI  
ORD NO 0-140-00  
Rec. Acreage: 0  
Calc. Acreage: 0  
Recorded Plat: 18 - 146  
Recorded Deed: 20090130 - 0046830  
Deed Type: Legal Document:  
Deed Date: 1/30/2009

### Address Information

Site Address: 0 OSPREY POINT LN  
KNOXVILLE - 37922  
Address Type: UNUSED LAND  
Site Name:

### Owner Information

TATE THOMAS HENLEY & TYRRELL PATTI TATE &  
SETZER SHIRLEY TATE  
139 WALLER AVE  
MARYVILLE, TN 37803

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### Jurisdiction Information

County: KNOX COUNTY  
City / Township: Knoxville

### MPC Information

Census Tract: 57.10  
Planning Sector: Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct: 69S  
Voting Location: Northshore Elementary  
School  
1889 THUNDERHEAD RD  
TN State House: 14 Jason Zachary  
TN State Senate: 6 Becky Duncan Massey  
County Commission: 4 Hugh Nystrom

### School Zones

Elementary: NORTHSHORE ELEMENTARY  
Intermediate:  
Middle: WEST VALLEY MIDDLE  
High: BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

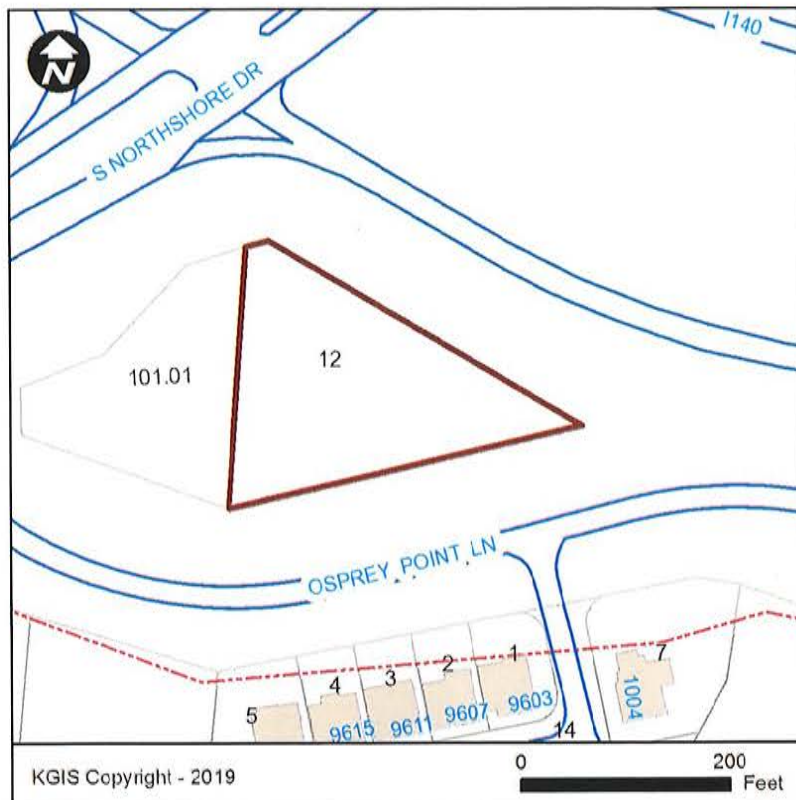
City Council: 2 Andrew Roberto  
School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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## Parcel 154LA012 - Property Map and Details Report



### Property Information

Parcel ID:	154LA012
Location Address:	0 OSPREY POINT LN
CLT Map:	154
Insert:	L
Group:	A
Condo Letter:	
Parcel:	12
Parcel Type:	
District:	51
Ward:	
City Block:	51009
Subdivision:	STONEBURY COURT S/D
Rec. Acreage:	1.02
Calc. Acreage:	0
Recorded Plat:	20041110 - 0039715
Recorded Deed:	20120627 - 0074060
Deed Type:	Deed:Full Coven
Deed Date:	6/27/2012

### Address Information

Site Address:	0 OSPREY POINT LN KNOXVILLE - 37922
Address Type:	UNUSED LAND
Site Name:	

### Owner Information

TATE THOMAS H & SETZER SHIRLEY A & TYRRELL  
PATRICIA T  
139 WALLER AVE  
MARYVILLE, TN 37803

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

### MPC Information

Census Tract:	57.10
Planning Sector:	Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct:	69S
Voting Location:	Northshore Elementary School 1889 THUNDERHEAD RD
TN State House:	14 Jason Zachary
TN State Senate:	6 Becky Duncan Massey
County Commission:	4 Hugh Nystrom

### School Zones

Elementary:	NORTHSHORE ELEMENTARY
Intermediate:	
Middle:	WEST VALLEY MIDDLE
High:	BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

City Council:	2 Andrew Roberto
School Board:	4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

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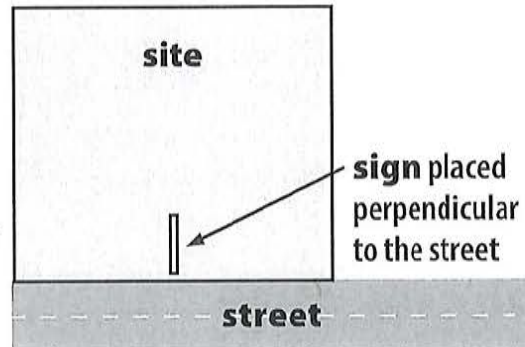
## REQUIRED SIGN POSTING AGREEMENT

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:

June 26 and July 12  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Daniel Kaley

Printed Name: DANIEL KALEC

Phone: 865 - 235 - 2029 Email: daniel@mwdev.com

Date: 5/29/19

File Number: 7-C-19-SP, 7-C-19-PA

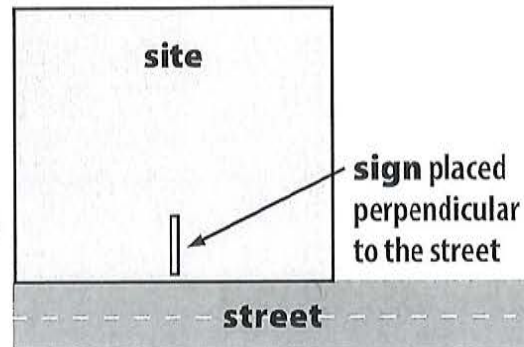
## REQUIRED SIGN POSTING AGREEMENT

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.



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June 26 and July 12  
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Daniel Kalec

Printed Name: DANIEL KALEC

Phone: 865-235-2029 Email: daniel@mwdev.com

Date: 5/29/19

File Number: 7-M-19-RZ