

REZONING REPORT

► **FILE #:** 11-C-19-RZ

AGENDA ITEM #: 12

AGENDA DATE: 11/14/2019

► **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): City of Knoxville

TAX ID NUMBER: 82 F N 024, 023 & 022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2901 , 2907, and 2909 Martin Luther King, Jr., Ave.

► **LOCATION:** Northwest quadrant of the intersection of Beal Bourne Street and Martin Luther King, Jr. Avenue

► **APPX. SIZE OF TRACT:** 0.57 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Vehicular access will be from the unnamed alley off of Beal Bourne Street. The alley has a pavement width of approximately 8 feet and a right-of-way width of 16 feet. Beal Bourne Street is a local road with a pavement width of 25 feet and a right-of-way width of 49 feet. Martin Luther King Jr. Avenue is a major collector, but the properties will not be accessed by Martin Luther King Jr. Avenue.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

► **PRESENT ZONING:** R-2 (General Residential) & C-1 (Neighborhood Commercial)

► **ZONING REQUESTED:** RN-4 (General Residential Neighborhood)

► **EXISTING LAND USE:** Public/Quasi-Public; vacant parcels

► **PROPOSED USE:** Infill Housing (duplexes)

DENSITY PROPOSED: 11.53 du/ac

EXTENSION OF ZONE: No

HISTORY OF ZONING: 2907 Martin Luther King Jr. Avenue (middle parcel) was rezoned from R-2 (General Residential) to C-1 (Neighborhood Commercial) in September, 1998.

SURROUNDING LAND USE AND ZONING: North: Single Family Residential - R-2 (General Residential)

South: Agricultural/Forestry/Vacant - R-2 (General Residential)

East: Public/Quasi-Public and Single Family Residential - R-1 (Low Density Residential) and C-1 (Neighborhood Commercial)

West: Single Family Residential - R-2 (General Residential)

NEIGHBORHOOD CONTEXT: This is a predominantly single family residential area, though a mortuary is to the south across Beal Bourne Street and Austin East High School is to the southwest across Martin Luther King, Jr. Avenue.

STAFF RECOMMENDATION:

► **Approve RN-4 (General Residential Neighborhood) Zoning District subject to one condition.**

Staff recommends approval of the RN-4 (General Residential Neighborhood) Zoning District upon enactment of the new zoning code on January 1, 2020, subject to the condition that perimeter landscaping be installed around the parking pad per Section 12.5 of the new zoning ordinance, "Parking Lot Perimeter Landscape Yard", because it is consistent with the sector plan designation of TDR (Traditional Neighborhood Residential).

COMMENTS:

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. There is an increased need for both affordable housing and small-scale housing. The proposed development would help to meet both of those needs.

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

1. The RN-4 (General Residential Neighborhood) Zoning District is intended to accommodate mixed medium density residential development within the City of Knoxville. Single-family, two-family, and townhouse dwelling residential development is permitted with low-rise multi-family dwellings and new development forms such as pocket neighborhoods allowed by review and in some cases with special use approval. The RN-4 District is intended to be applied to neighborhoods that are characterized by such mixed residential development, or that have been identified as areas where such development would be suitable in the future. Limited nonresidential uses that are compatible with the character of the district may also be permitted.
2. The front setback requirement for the RN-4 zone is the average of the houses on the same side of the road on the same block, or 10 feet, whichever is less.
3. As part of the City's newly adopted zoning code, this property was assigned the RN-2 (Single Family Residential) District designation, which will take effect January 1, 2020 if the property is not rezoned to RN-4. The RN-2 District allows duplexes by special use. The front setback requirement for the RN-2 zone is +/- 10 feet of the average of the block face, but must also be at least 25 feet.

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

1. The existing houses on Martin Luther King Jr. Avenue have an average front setback of 26 feet, so the proposed 19 feet meets the RN-4 setback requirement and is in character with the houses on the same block.
2. The existing house to the north on Beal Bourne Street is setback 11 feet from the property line, so the proposed 15-foot setback on Beal Bourne Street meets the RN-4 front setback requirement and is in character with the side of the block.
3. There are three structures proposed for the three existing parcels, which will be resubdivided and combined if this zoning request is approved. The proposed duplex structures have a footprint of approximately 1840 sq. ft. each (940 sq. ft. per dwelling unit), while the other three houses on the block have an average footprint of 1,932 sq. ft., so the scale of the proposed buildings will not be out of character with the neighborhood.
4. The development plans were reviewed by the City of Knoxville's Community Development Department's Infill Housing Committee as part of a grant funding requirement. As part of the Infill Housing Committee approval, the applicants are required to provide landscaping (or fencing) around the parking area and shade trees in both the front and rear yards per the Heart of Knoxville Infill Housing Design Guidelines.

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. This request is consistent with the sector plan's TDR designation.
2. The property is located in FEMA Flood Zone X, but it is not located in a floodway or a floodplain.
3. The requested zone is in compliance with all other plans.

ESTIMATED TRAFFIC IMPACT: Not required.

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

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East 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.

If approved, this item will be forwarded to Knoxville City Council for action on 12/17/2019 and 1/14/2020. 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.



11-C-19-RZ REZONING

From: R-2 (General Residential) & C-1 (Neighborhood Commercial)

To: RN-4 (General Residential Neighborhood)



Petitioner: City of Knoxville

Map No: 82

Jurisdiction: City



Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

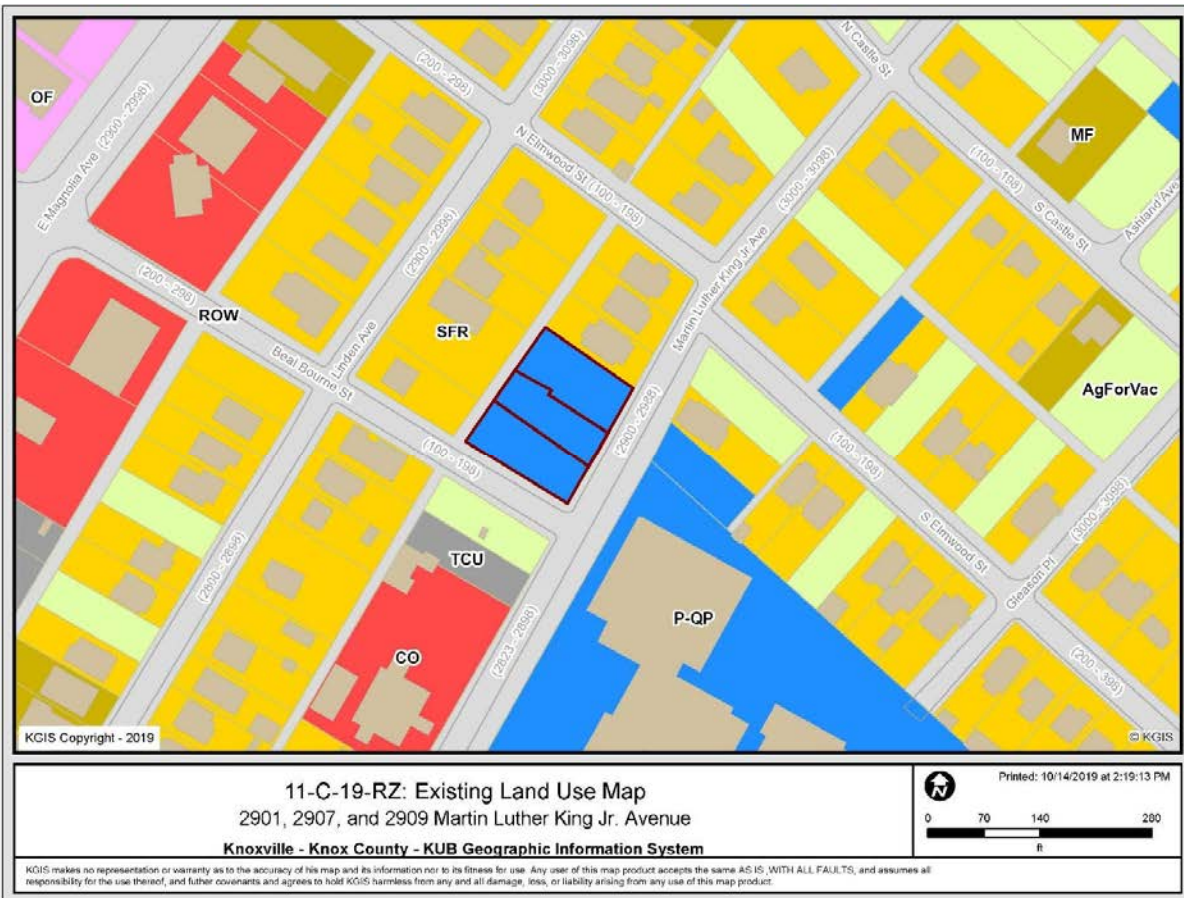
11-C-19-RZ
EXHIBIT A. Contextual Images



Street view of property

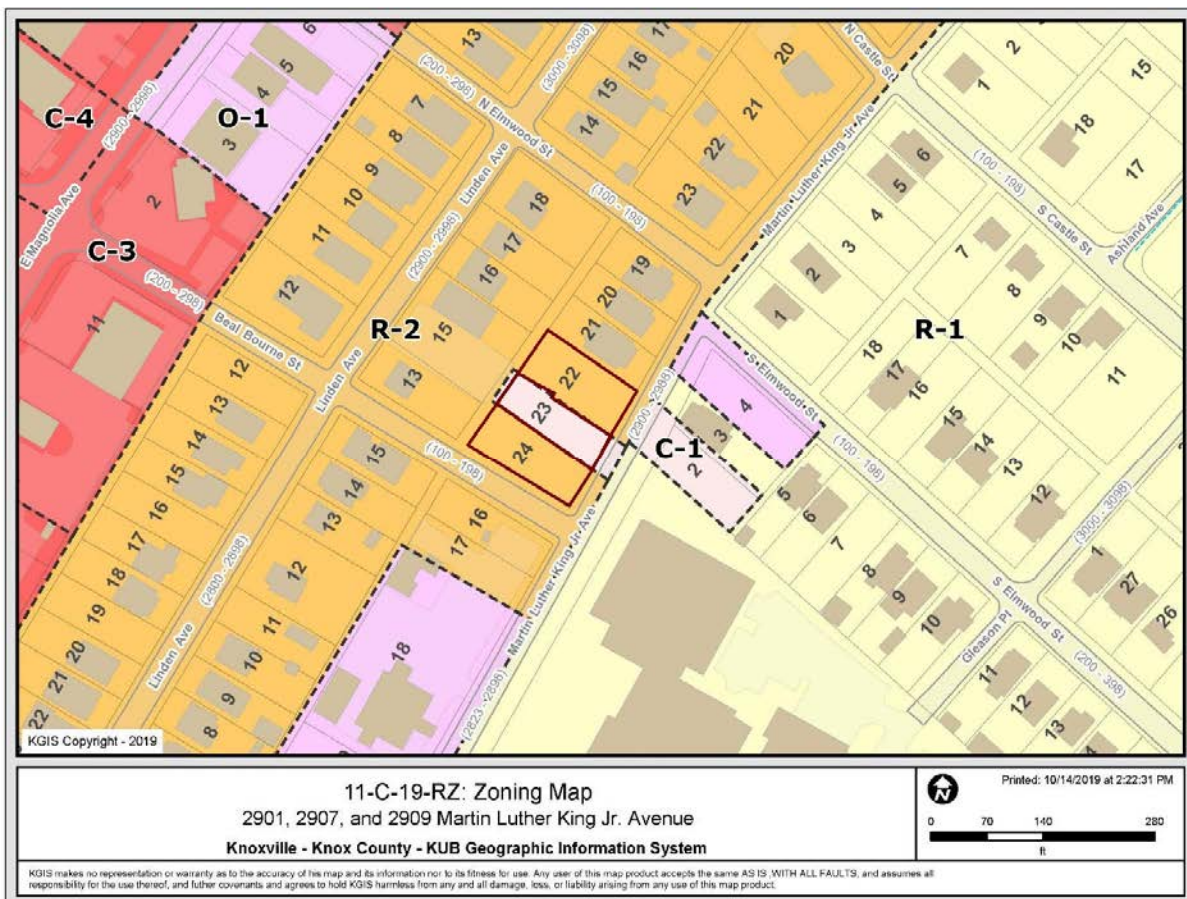
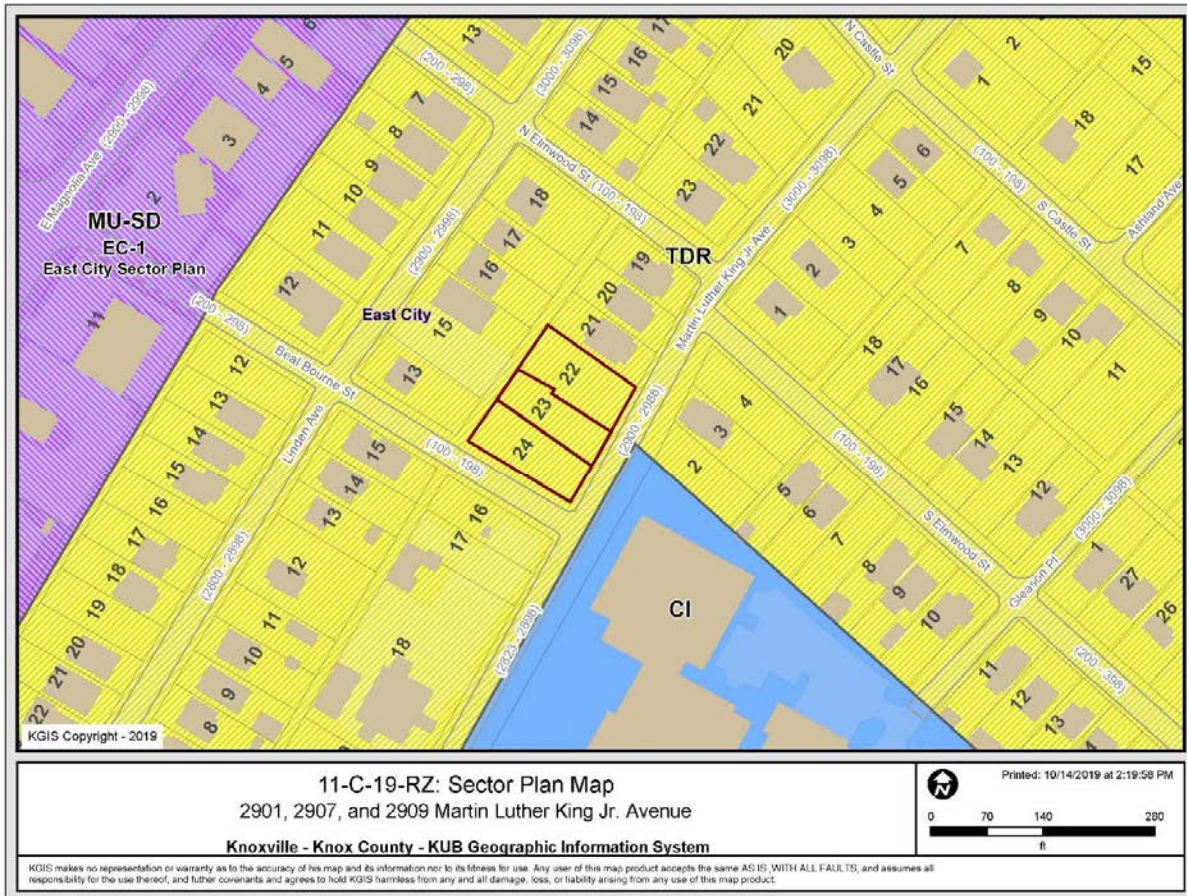
11-C-19-RZ

EXHIBIT A. Contextual Images



11-C-19-RZ

EXHIBIT A. Contextual Images



PARKING

N Elmwood St

942.6

W

WOOD FENCE AT TRASH ENCLOSURE

GRAVEL PARKING

NEW GRAVEL PATHS WITH LANDSCAPE HARD EDGES

EXISTING ALLEY

UNIT 1
A
FF 945.00'

UNIT 3
B
FF 945.00'

UNIT 2
A
FF 945.00'

NEW CONC. WALKS
941.4

Beal Bourne St.

Martin Luther King Jr Ave.

HIGHLAND

NEW CONCRETE WALKS
EXISTING SIDEWALK



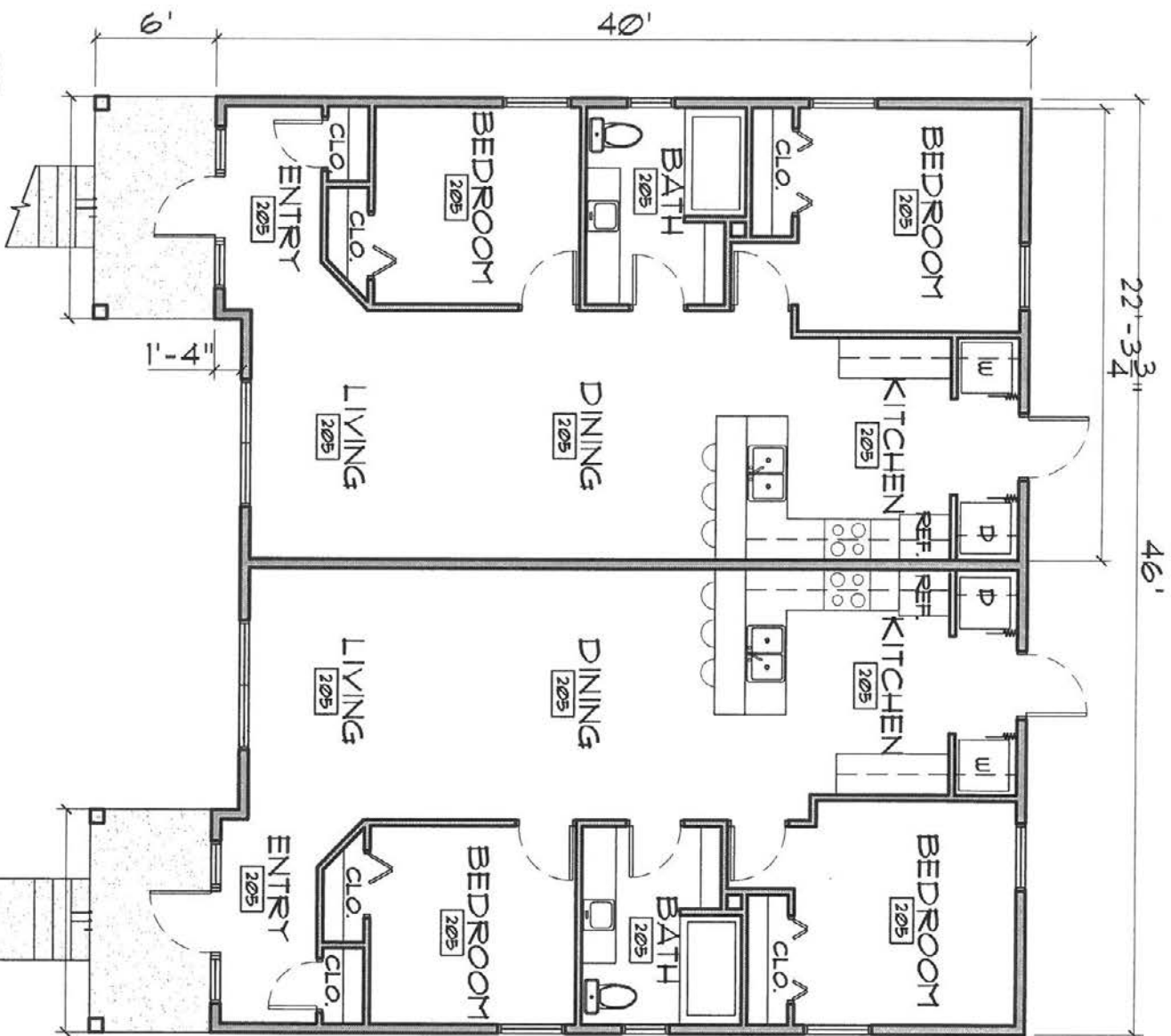
SITE PLAN

2901 MLK AVE

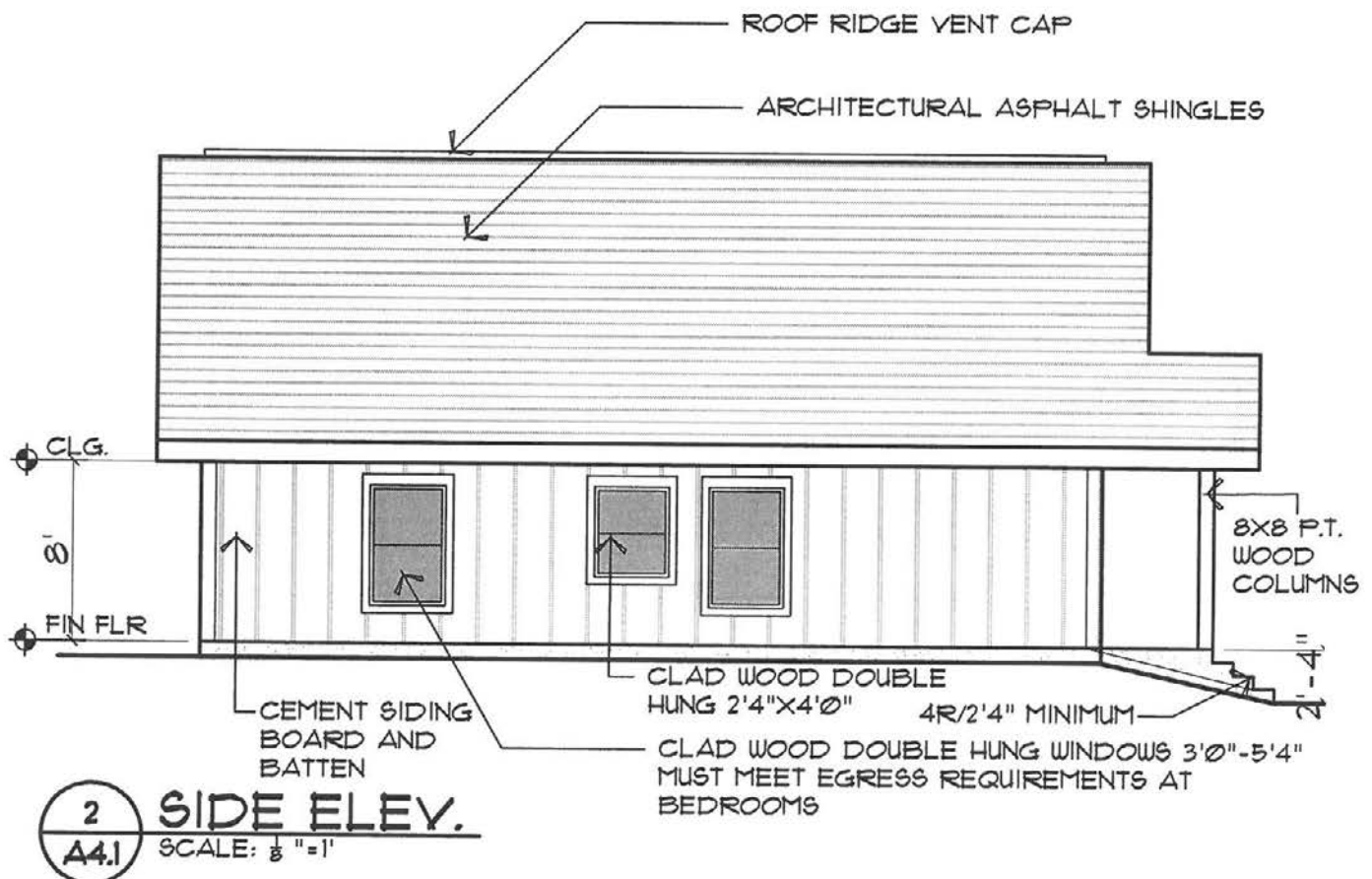
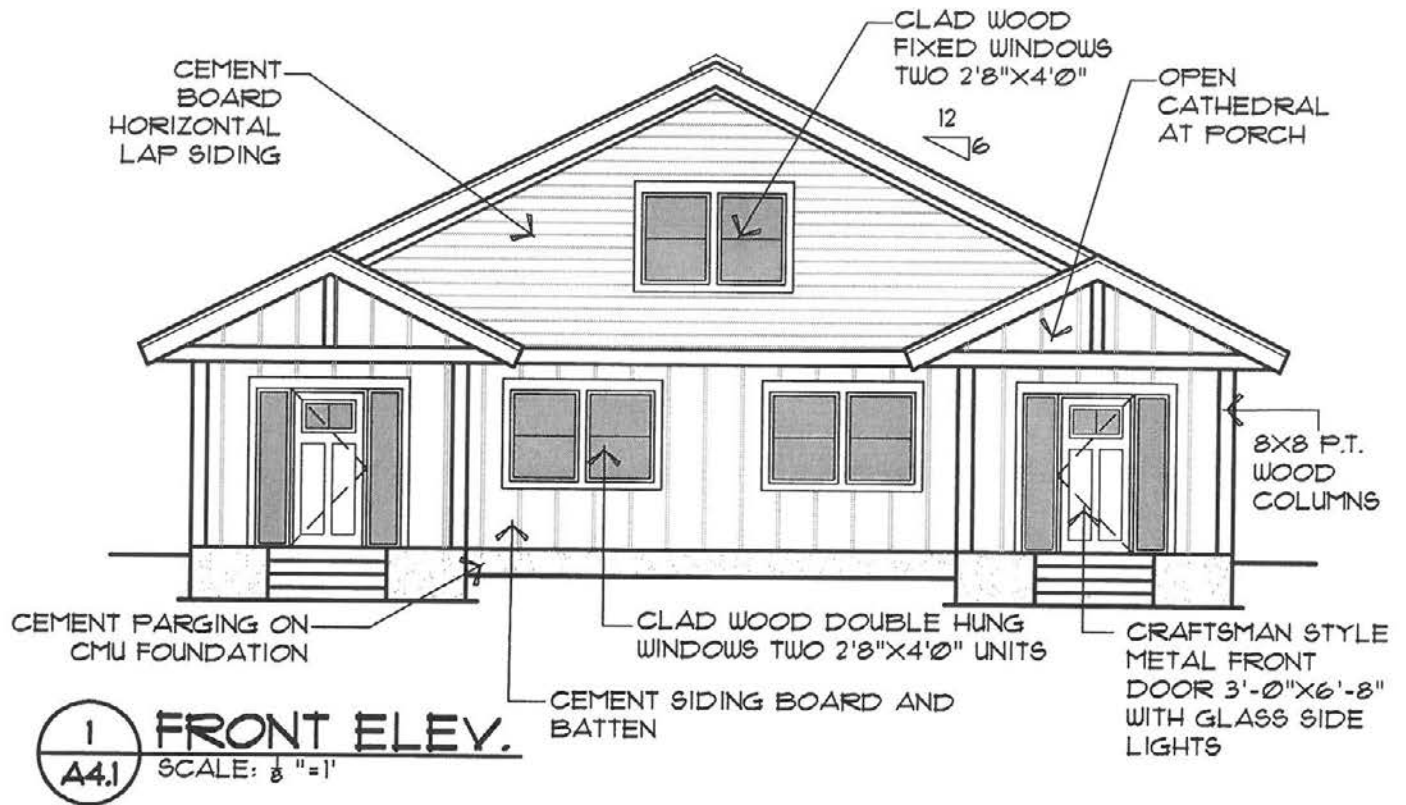
941.1 8/20/19

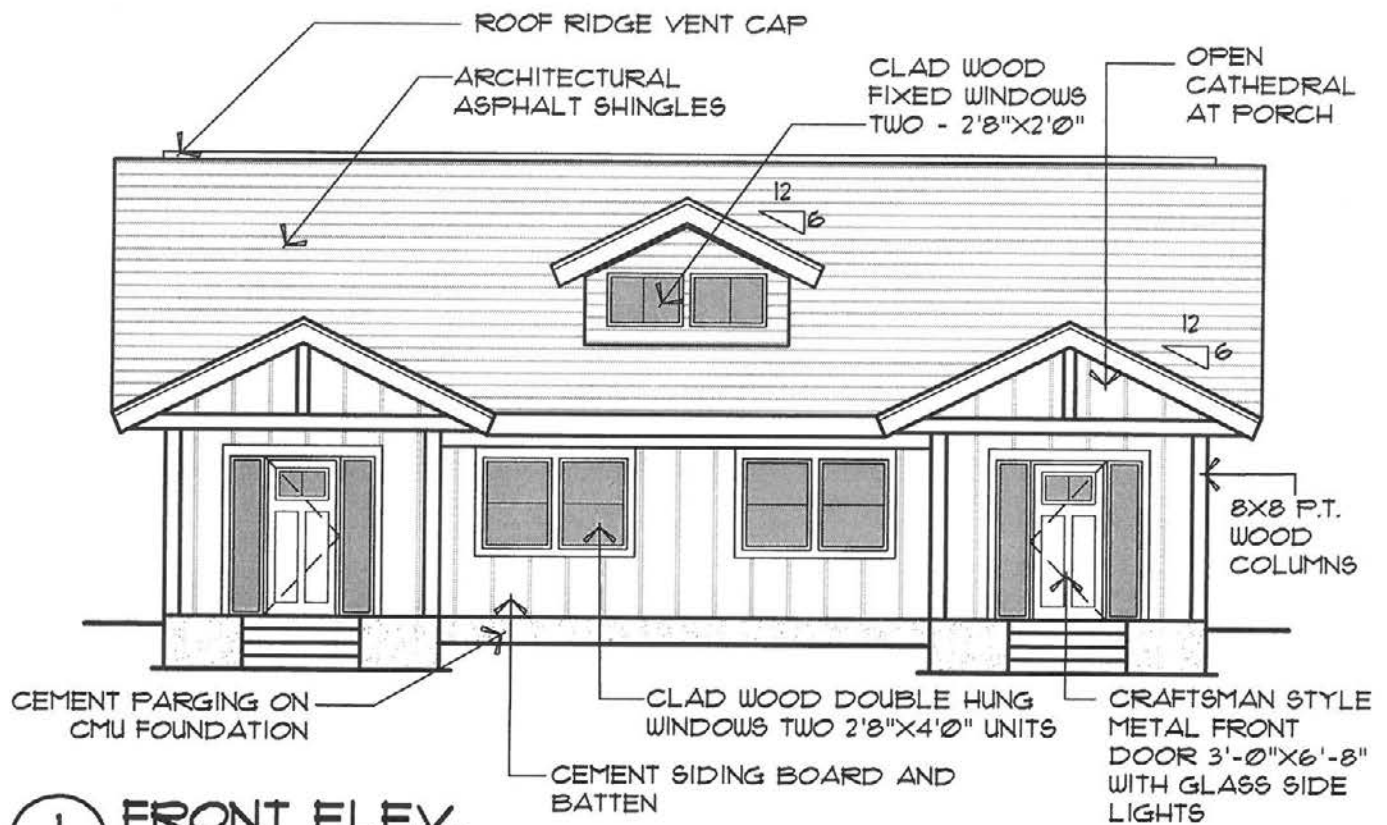
1"=40'-0"

COLD SPRINGS

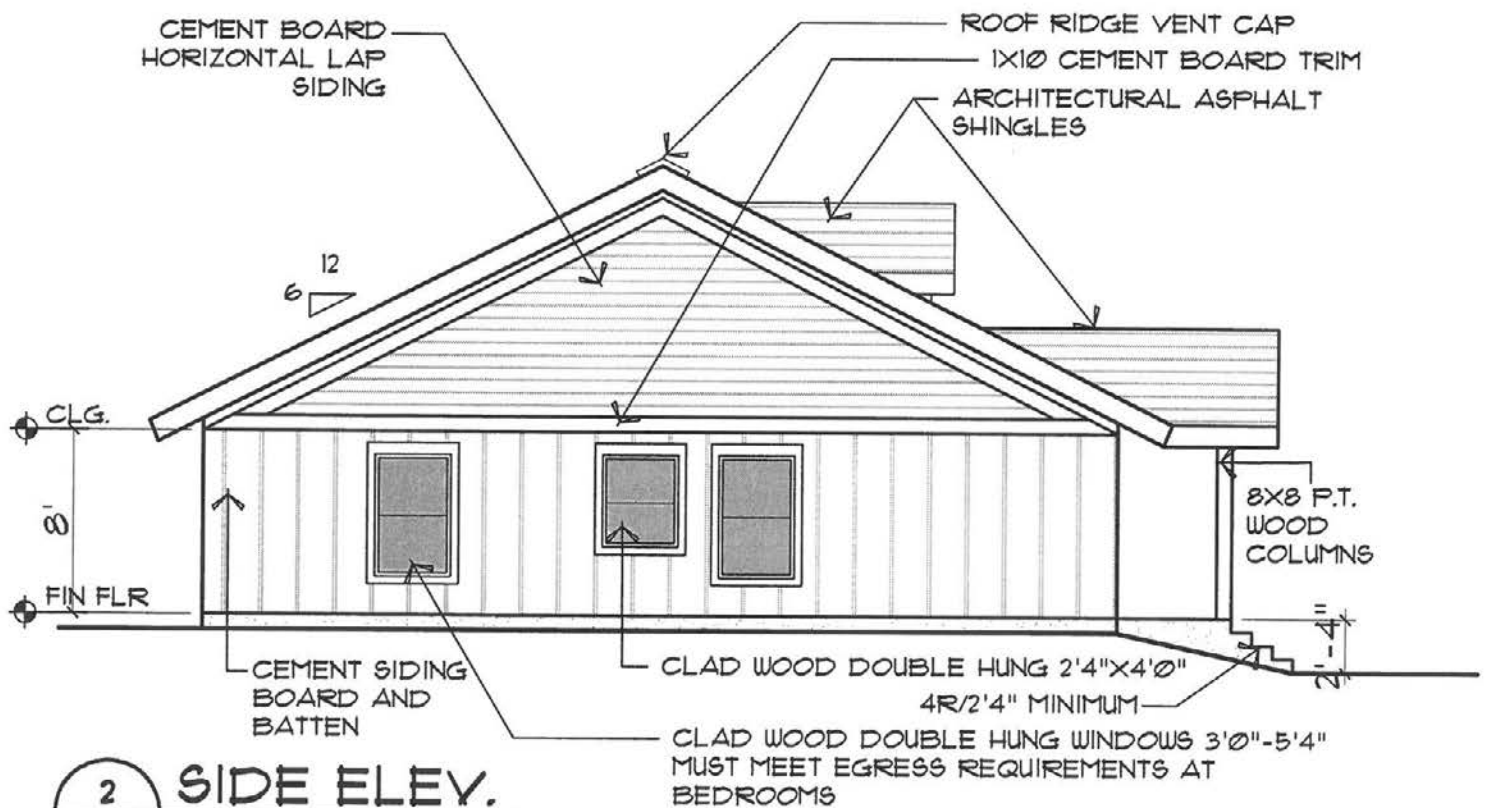


1 FLOOR PLAN
 A2.1 SCALE: 3/8" = 1'
 904 SF/UNIT





1 FRONT ELEV.
 SCALE: $\frac{1}{8}$ "=1'



2 SIDE ELEV.
 SCALE: $\frac{1}{8}$ "=1'



DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat



City of Knoxville

Applicant

9-25-2019

11-14-2019

11-C-19-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(s)

CORRESPONDENCE

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

- ☒ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Community Development Department

City of Knoxville

Name

Company

400 Main Street, Suite 514

Knoxville

TN

37902

Address

City

State

Zip

(865) 215-2270

kdellis@knoxvilletn.gov

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

1. 2. 3.
2901, 2907, and 2909 MLK, Jr., Avenue

1. 2. 3.
082-FN-024/023/022

Property Address N 1/3 MLK, Jr Ave, NE 1/3 Bea/Bourne St.

Parcel ID

SW of N Elmwood St.
Across the street from Austin East High School

1. 2. 3.
2901@0.20ac/2907@0.16ac
3. 2909@0.21ac

General Location

Tract Size

City Council Seat 6

R-2; C-1

Jurisdiction (specify district above)

☐ City ☐ County

Zoning District

East City

TDR

within city limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

vacant lot (PQP)

N

KUB

KUB

Existing Land Use

Septic (Y/N)


Sewer Provider

Water Provider



1.57 acres

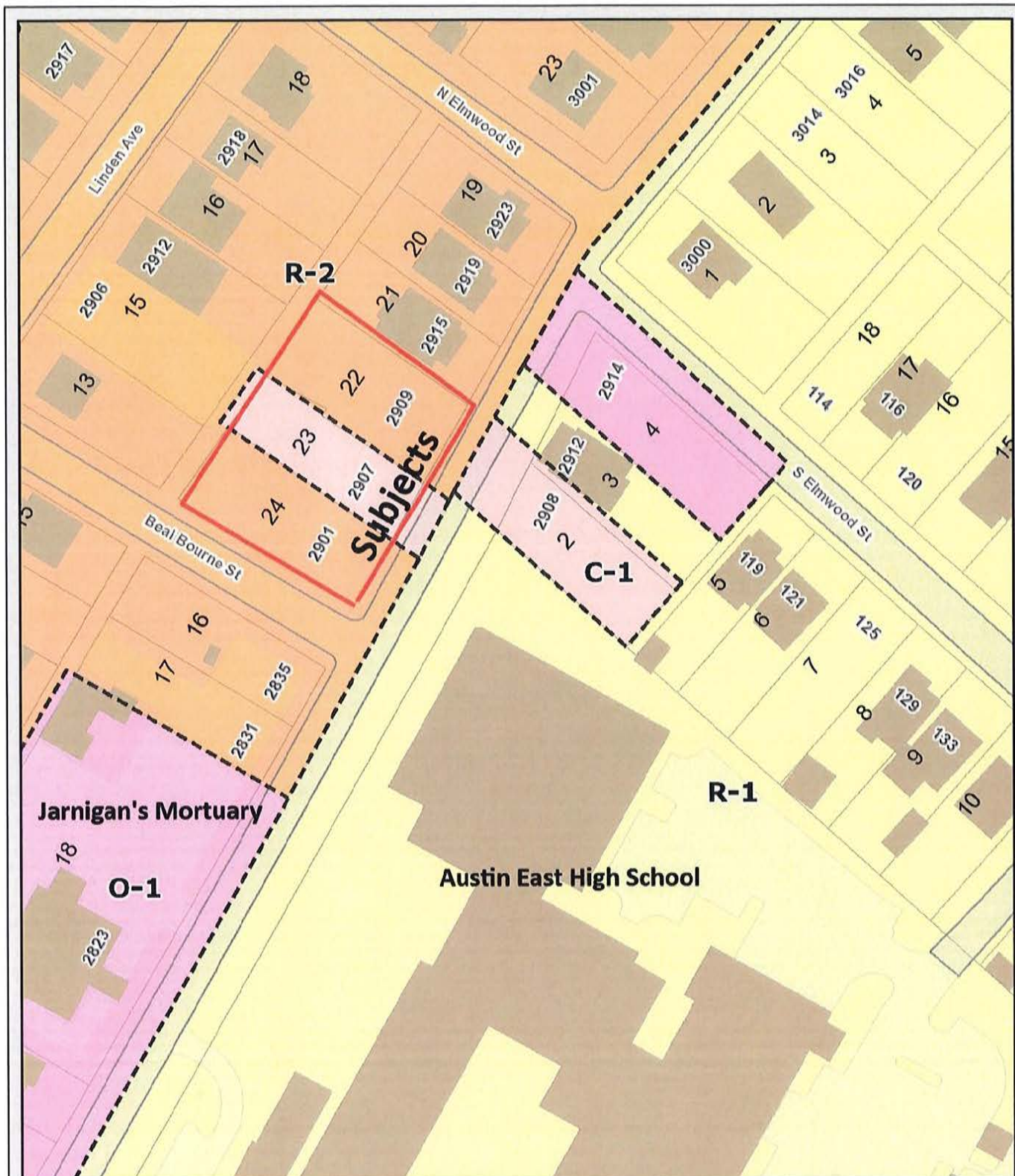
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input 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 _____		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____		
	<input type="checkbox"/> Other (specify): _____		
	<input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input checked="" type="checkbox"/> Zoning Change: <u>RN-4</u> Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	Infill Housing (duplexes)	11.53 duac	8-F-98-RZ
	<input checked="" type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	PLAT TYPE		FEE 1:	TOTAL: N/C
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission			
	ATTACHMENTS		FEE 2:	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request			
ADDITIONAL REQUIREMENTS		FEE 3:		
<input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study				

AUTHORIZATION

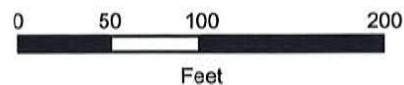
 Staff Signature	Michelle Portier Please Print	9/25/2019 Date
 Applicant Signature	Becky Wade Please Print	9/25/2019 Date



2901 & 2909 MLK - 082FN024/022=R-2

2907 MLK - 082FN023= C-1

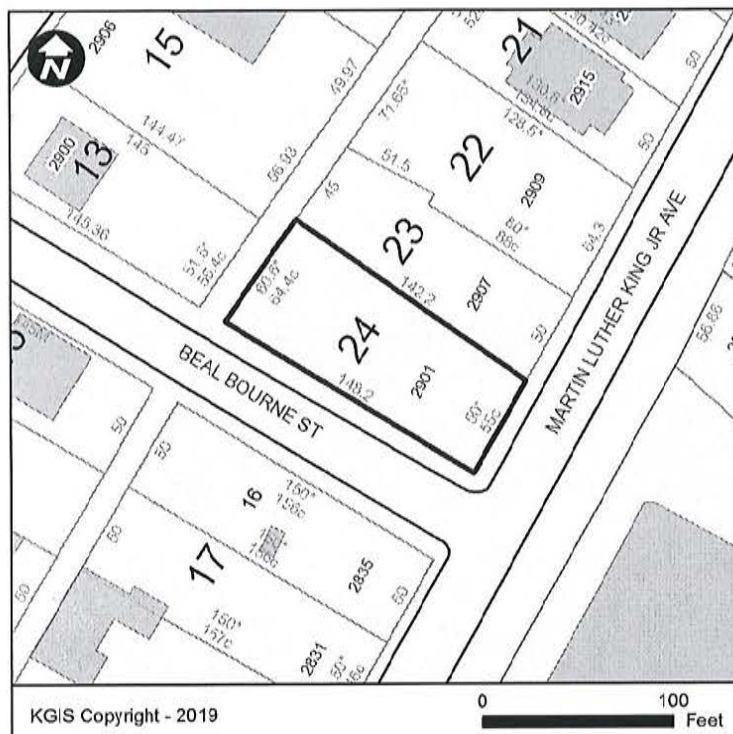
Requested Zoning: RN-4



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

© KGIS 2019

Printed: 9/24/2019 11:53:28 AM

Parcel 082FN024 - Property Map and Details Report**Property Information**

Parcel ID: 082FN024
 Location Address: 2901 MARTIN LUTHER KING JR AVE
 CLT Map: 82
 Insert: F
 Group: N
 Condo Letter:
 Parcel: 24
 Parcel Type:
 District:
 Ward: 14
 City Block: 14223
 Subdivision: LAKE PARK SPRGS PT 1
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 4 - 15
 Recorded Deed: 20111123 - 0028628
 Deed Type: Deed:Forfeiture
 Deed Date: 11/23/2011

Address Information

Site Address: 2901 MARTIN LUTHER KING JR AVE
 KNOXVILLE - 37914
 Address Type: RESIDENTIAL
 Site Name:

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

Political Districts

Voting Precinct: 14
 Voting Location: Austin-East High School
 2800 MARTIN LUTHER KING JR AVE
 TN State House: 15 Rick Staples
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 1 Evelyn Gill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 6 Gwen McKenzie
 (at large seat A) George C. Wallace
 (at large seat B) Marshall Stair
 (at large seat C) Finbarr Saunders
 School Board: 1 Evetty Satterfield
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

THE CITY OF KNOXVILLE
 PO BOX 1631 STE 681
 KNOXVILLE, TN 37901

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.

MPC Information

Census Tract: 19
 Planning Sector: East City

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

School Zones

Elementary: SARAH MOORE GREENE ELEMENTARY MAGNET
 Intermediate:
 Middle: VINE MIDDLE MAGNET
 High: AUSTIN-EAST HIGH MAGNET

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

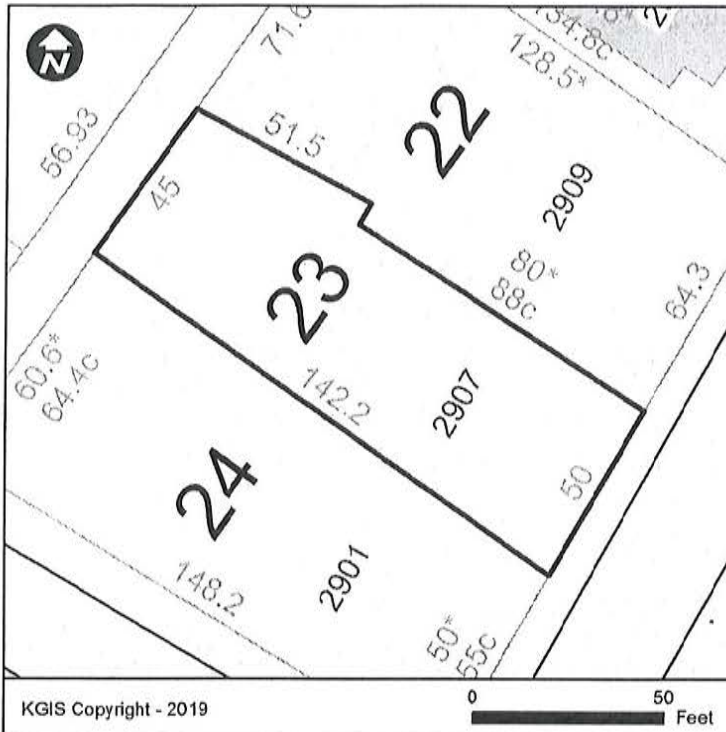
Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS

Source: KGIS

NORMAL

09/20/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
	82	F	N	24	14	2901 MARTIN LUTHER KING JR AVE			
Subdivision				Block	Lot	Plat		Dimensions (shown in ft.)	Acreage
LAKE PARK SPRGS PT 1				A-	-	4-15		50 X 148.2 X IRR	0.00 - A.C. Deeded
							0.00 - A.C. Calculated		
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
LINDSAY JESSE A & BEATRICE				10/2/1963	1236	87	\$ 14,000	3227 WIMPOLE AVE KNOXVILLE, TN 37915	
				1/1/1964	1248	669			
FRAZIER CLARK S & THOMAS GEORGETTA				5/7/1996	2211	1015	\$ 75,000	3430 WILSON AV KNOXVILLE, TN 37914	
DUDLEY ABRAHAM				7/1/2004	20041025	0034301		3400 ARROW DR KNOXVILLE, TN 37914	
MARTIN TERRY				10/21/2005	20051025	0037050		2907 HACKMAN ST KNOXVILLE, TN 37920	
THE CITY OF KNOXVILLE				11/23/2011	20111123	0028628		PO BOX 1631 STE 681 KNOXVILLE, TN 37901	

Parcel 082FN023 - Property Map and Details Report**Property Information**

Parcel ID: 082FN023
 Location Address: 2907 MARTIN LUTHER KING JR AVE
 CLT Map: 82
 Insert: F
 Group: N
 Condo Letter:
 Parcel: 23
 Parcel Type:
 District:
 Ward: 14
 City Block: 14223
 Subdivision: LAKE PARK SPGS ADD PTS 1 2
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: 4 - 15
 Recorded Deed: 20110330 - 0057746
 Deed Type: Deed:Special Wa
 Deed Date: 3/30/2011

Address Information

Site Address: 2907 MARTIN LUTHER KING JR AVE
 KNOXVILLE - 37914
 Address Type: RESIDENTIAL
 Site Name:

Owner Information

CITY OF KNOXVILLE
 PO BOX 1631
 KNOXVILLE, TN 37901

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: 19
 Planning Sector: East City

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

Political Districts

Voting Precinct: 14
 Voting Location: Austin-East High School
 2800 MARTIN LUTHER KING JR AVE
 TN State House: 15 Rick Staples
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 1 Evelyn Gill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 City Council: 6 Gwen McKenzie
 (at large seat A) George C. Wallace
 (at large seat B) Marshall Stair
 (at large seat C) Finbarr Saunders
 School Board: 1 Evetty Satterfield

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

School Zones

Elementary: SARAH MOORE GREENE ELEMENTARY MAGNET
 Intermediate:
 Middle: VINE MIDDLE MAGNET
 High: AUSTIN-EAST HIGH MAGNET

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

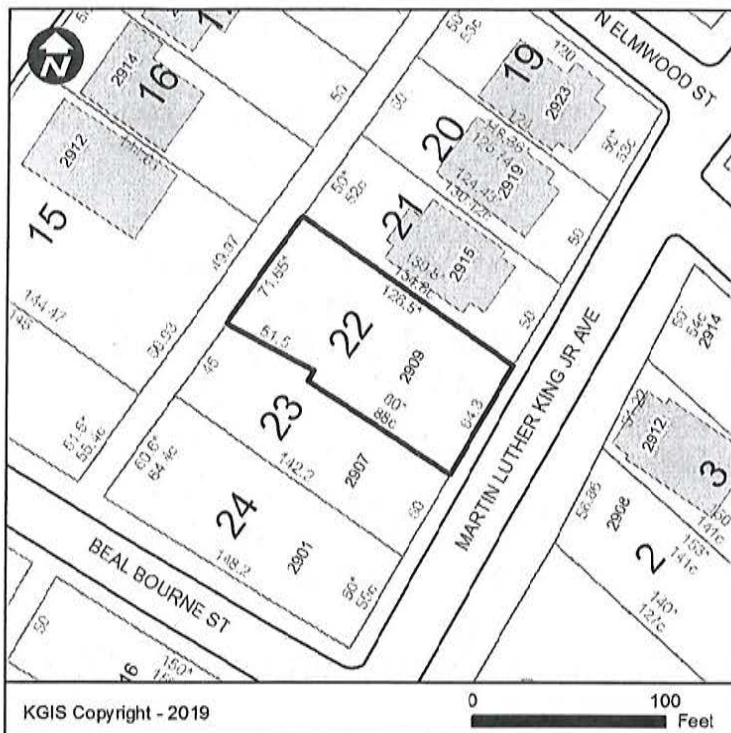
Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS

Source: KGIS

09/20/2019

Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

Parcel 082FN022 - Property Map and Details Report



Property Information

Parcel ID:	082FN022
Location Address:	2909 MARTIN LUTHER KING JR AVE
CLT Map:	82
Insert:	F
Group:	N
Condo Letter:	
Parcel:	22
Parcel Type:	
District:	
Ward:	14
City Block:	14223
Subdivision:	LAKE PARK SPGS ADD PT 2
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	4 - 15
Recorded Deed:	20120210 - 0044211
Deed Type:	Deed:Sheriff's
Deed Date:	2/10/2012

Address Information

Site Address:	2909 MARTIN LUTHER KING JR AVE KNOXVILLE - 37914
Address Type:	RESIDENTIAL
Site Name:	

Jurisdiction Information

County:	KNOX COUNTY
City / Township:	Knoxville

Political Districts

Voting Precinct:	14
Voting Location:	Austin-East High School 2800 MARTIN LUTHER KING JR AVE
TN State House:	15 Rick Staples
TN State Senate:	6 Becky Duncan Massey
County Commission:	1 Evelyn Gill
(at large seat 10)	Larsen Jay
(at large seat 11)	Justin Biggs
City Council:	6 Gwen McKenzie
(at large seat A)	George C. Wallace
(at large seat B)	Marshall Stair
(at large seat C)	Finbarr Saunders
School Board:	1 Evetty Satterfield

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

Owner Information

THE CITY OF KNOXVILLE
400 MAIN ST
KNOXVILLE, TN 37902

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.

MPC Information

Census Tract:	19
Planning Sector:	East City

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

School Zones

Elementary:	SARAH MOORE GREENE ELEMENTARY MAGNET
Intermediate:	
Middle:	VINE MIDDLE MAGNET
High:	AUSTIN-EAST HIGH MAGNET

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

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS

Source: KGIS

NORMAL

09/20/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
	82	F	N	22	14	2909 MARTIN LUTHER KING JR AVE			
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)		Acreage
LAKE PARK SPGS ADD PT 2				A-	3-	<u>4-15</u>	64.3 X 128.5 X IRR		0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
GRADY ALFRED E				4/5/1986	<u>1894</u>	917	\$ 7,500	PO BOX 6255 KNOXVILLE, TN 37914	
THE CITY OF KNOXVILLE				2/10/2012	<u>20120210</u>	0044211		400 MAIN ST KNOXVILLE, TN 37902	

		Remarks	
ATTRIBUTES FROM NCR LOADER			
Parent Parcel		Parent Instrument Number	
Previous Parcel (Split From)		Next Parcel (Merged Into)	

Kathy Ellis

From: Gerald Green <gerald.green@knoxplanning.org>
Sent: Monday, September 23, 2019 5:11 PM
To: Kathy Ellis
Subject: Re: FW: Fees (2735 MLK)

Follow Up Flag: Flag for follow up
Flag Status: Completed

Kathy,

No fee for the Community Development Department. We would rather you spend the money on providing housing :-). I let Michelle and Amy know.

Gerald

Gerald Green AICP
Executive Director
Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902
865.215.3758



On Mon, Sep 23, 2019 at 3:57 PM Kathy Ellis <kdellis@knoxvilletn.gov> wrote:

Gerald - FYI...

From: Kathy Ellis
Sent: Monday, September 23, 2019 3:54 PM
To: Michelle Portier
Cc: Becky Wade; Ken McMahon; gerald.greene@knoxplanning.org; Amy Brooks
Subject: RE: Fees (2735 MLK)

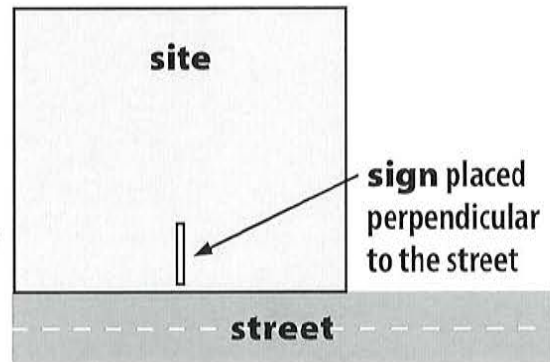
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30th - post - and Nov 15th - pick up -
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kathy D. Ellis

Printed Name: Kathy D. Ellis

Phone: (865) 215-2270 Email: KDEllis@KnoxvilleTN.gov

Date: 9-25-19

File Number: 11-C-19-RZ

RECEIPT



Date: 9/25/2019

Receipt Number: 35833

PAID

ORIGINAL STATEMENT

CUSTOMER AND FILE INFORMATION

NAME AND ADDRESS

City of Knoxville Department of Community Development
514 W. Main St.
Knoxville, TN 37902 Phone: 865-2120
Email:

FILE REFERENCE

File Number: 11-C-19-RZ
Add'l. File Numbers:
Applicant: City of Knoxville Department of Community Development
Subdivision:
Staff Assistance: michelle portier

NOTES/PUBLICATIONS

City of Knoxville Department of Community Development - No Charge

PAYMENT DETAILS

Date Payment Received:
9/25/2019

Payment Type:
No Charge

Check Issued By:

Check Number:

Payment ID:

Customer Signature

Code	Product/Service	Qty	Cost	Total
0324	Rezoning: Residential: Less than 5 Acres	1	\$0.00	\$0.00
TOTAL AMOUNT DUE				\$0.00