



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SA-19-C (REVISED) **AGENDA ITEM #:** 19
 POSTPONEMENT(S): 6/12/2019 - 10/10/2019 **AGENDA DATE:** 11/14/2019
 ▶ **SUBDIVISION:** BEAU MONDE PH 3, NORTHSORE TOWN CENTER PH II
 ▶ **APPLICANT/DEVELOPER:** NMI RESIDENTIAL INVESTMENTS, LLC
 OWNER(S): Jim Harrison / NMI Residential Investments, LLC

TAX IDENTIFICATION: 154 09804 (PART OF) & 09817 154FG001-012, [View map on KGIS](#)
 154FE027, 154FF001, 154FF021 (PART OF),
 154FC010

JURISDICTION: City Council District 2

STREET ADDRESS: 1830 Thunderhead Rd

▶ **LOCATION:** East side of Thunderhead Road, South side of Horizon Road, East and west side of Clingsman Dome Drive, North of Boardwalk Boulevard.

SECTOR PLAN: Southwest County

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

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.44 acres

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center mixed use development. The neighborhood is developed with a mix of detached and attached residential units and the commercial portion of the town center is developed with a mix of office and commercial uses, and an apartment complex and an elementary school.

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Site, Incorporated

ACCESSIBILITY: Access is via Thunderhead Road, a local street with a pavement width of 20' and a right-of-way width of 50'; via Horizon Drive, a local street with a pavement width of 20' and a right-of-way width of 50'; and via Clingmans Dome Drive, a local street, with a pavement width of 25' and a right-of-way width of 50'.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Variance to reduce the private right-of-way width from 40 feet to 20 feet for the alleys only.
 2) Variance from section 3.04.K.3. to eliminate the requirement for a cul-de-sac at the terminus of Clingmans Dome Drive at the intersection with alley D-8.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the proposed variances meet the requirements of the TC-1 district and will not create a traffic hazard.

APPROVE the Concept Plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installing the sidewalk as identified on the concept plan and meeting all applicable requirements of the Americans with Disabilities Act (ADA) and the Knoxville Department of Engineering.
5. Revising the eastern terminus of Clingmans Dome Drive at the intersection of with Alley D-8 as required by the Knoxville Department of Engineering during design plan review.
6. Installing the landscape screening according to condition #5 in the Use On Review approval 12-J-04-UR; "Provision of a detailed landscape plan for the area behind the town houses (located on the southeast portion of the property). The plan should depict a mix of large maturing evergreen trees and small native trees to provide a screen to the adjacent parking lot."
7. Submitting a Traffic Impact Study (TIS) update letter for review and approval by Planning and Knoxville Department of Engineering staff during design plan review.
8. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

COMMENTS:

This proposal is for 17 detached and 18 detached residential lots in the Beau Monde neighborhood in the Northshore Town Center development and includes roads that were previously approved but not constructed. The neighborhood was originally approved in 2004 with 121 detached and 149 attached residential lots. The total number of platted lots, including those in this request, will be 116 detached and 82 attached residential lots. Only five additional detached lots can be platted before a new Use On Review approval is required.

The detached house lots will be on the east side of Clingsman Dome Drive and the south side of Chimney Top Lane. There are currently 11 townhouse lots and previously proposed open space that will be resubdivided into 13 detached residential lots. The lots on the east side of Clingmans Dome Drive, across from the north terminus of Horizon Drive, are new residential lots where commercial development was previously proposed. When Target was constructed it cut off access from the commercial portion of the Northshore Town Center development.

The townhouse lots will be located on the east side of Thunderhead Road and on the south side of Horizon Drive. Townhouse lots were platted in these locations and then subsequently eliminated by the property owner. This proposal reestablishes townhouse lots and alleys (private right-of-way) in a very similar arrangement.

When the Beau Monde subdivision was originally proposed, several variances to the subdivision regulations were approved to allow the public roads and private alleys to be constructed as intended by the Town Center zoning. This Concept Plan includes two new variance requests; to reduce the private right-of-way width from 40' to 20' for the new alleys to match the existing alleys and to eliminate the required cul-de-sac at the eastern end of Clingmans Dome Drive because it connects to alley D-8 that will serve as the turnaround. The alley and right-of-way design may need to be modified during permitting to allow for the turnaround to function properly.

ESTIMATED TRAFFIC IMPACT: 408 (average daily vehicle trips)

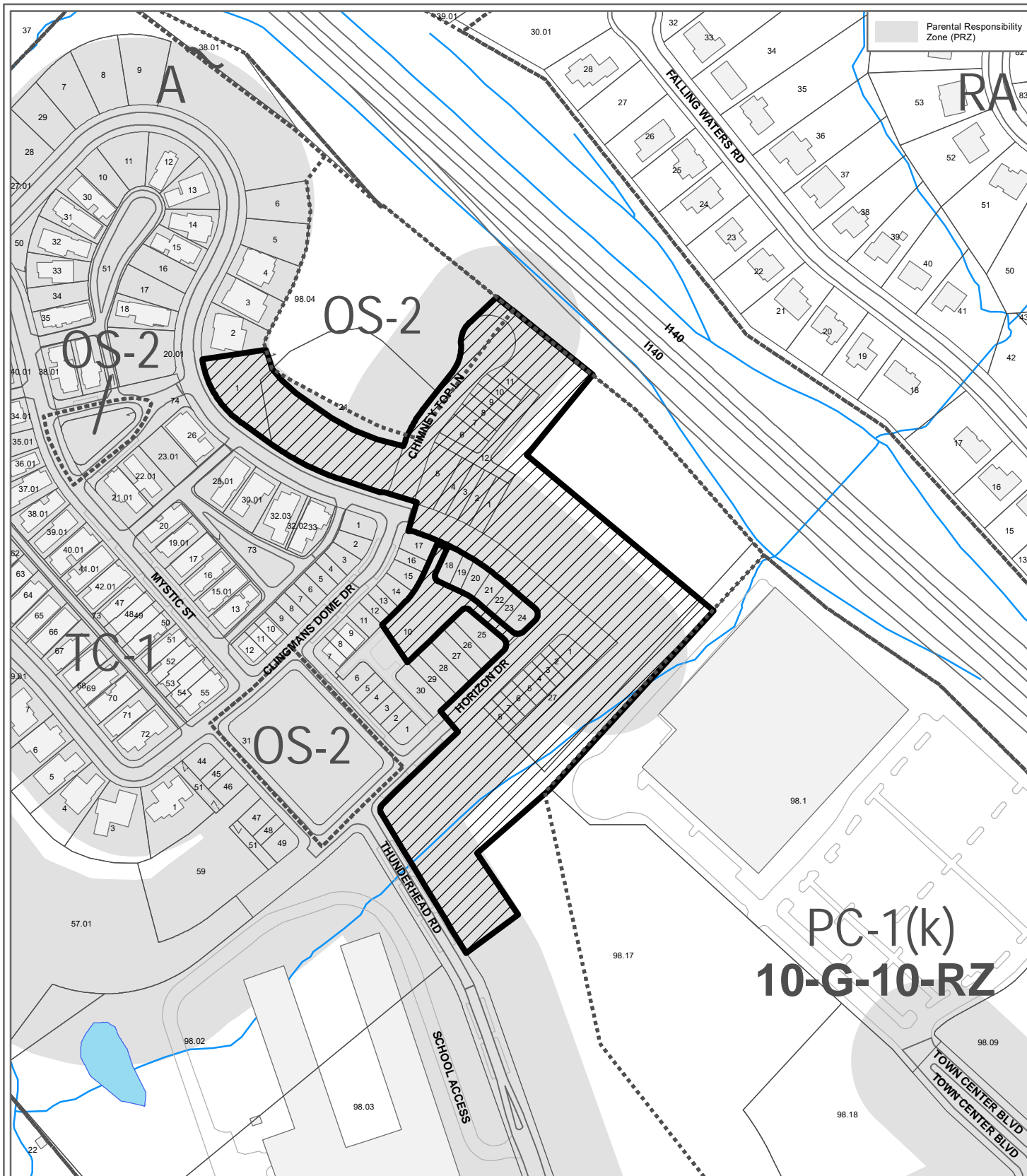
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 8 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

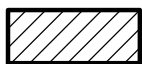
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**6-SA-19-C
CONCEPT PLAN**

Subdivision: Beau Monde Ph 3, Northshore
Town Center Ph II



Approval of Concept Plan

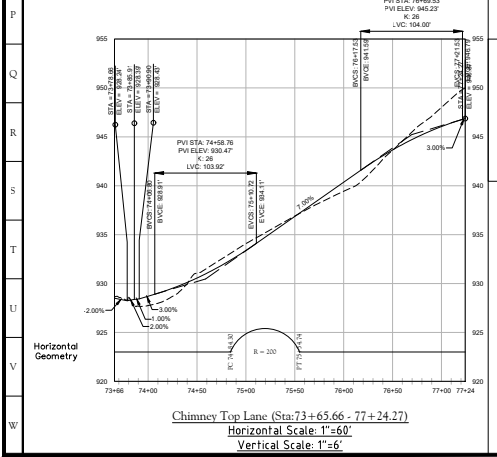
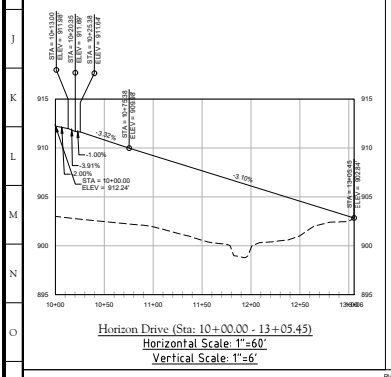
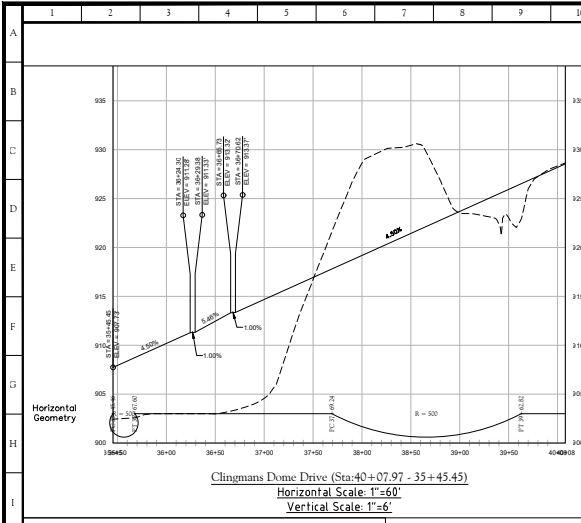
Original Print Date: 5/16/2019 Revised: 10/16/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 154

Jurisdiction: City



**PC-1(k)
10-G-10-RZ**

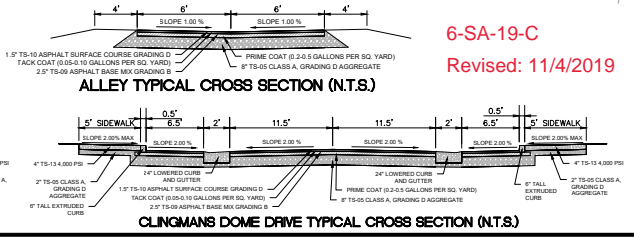
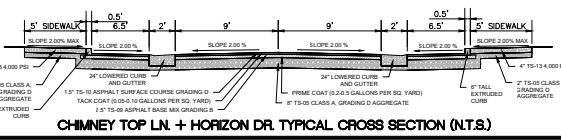
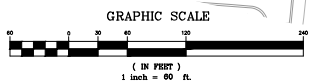


VARIANCES REQUESTED:

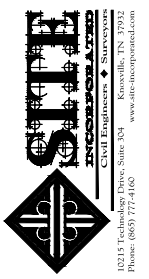
- VARIANCE TO REDUCE PRIVATE RIGHT-OF-WAY WIDTH FROM 40 FEET TO 20 FEET FOR ALLEYS ONLY.
- VARIANCE TO ELIMINATE THE NECESSITY FOR A CUL-DE-SAC AT THE END OF CLINGMANS DOME DRIVE AT THE INTERSECTION WITH ALLEY D-8.

VARIANCES PREVIOUSLY APPROVED:

REFER TO "CORRECTED PLAT" RECORDED AS INSTRUMENT NUMBER 200705100092080 IN THE KNOX COUNTY REGISTER'S OFFICE.



6-SA-19-C
 Revised: 11/4/2019

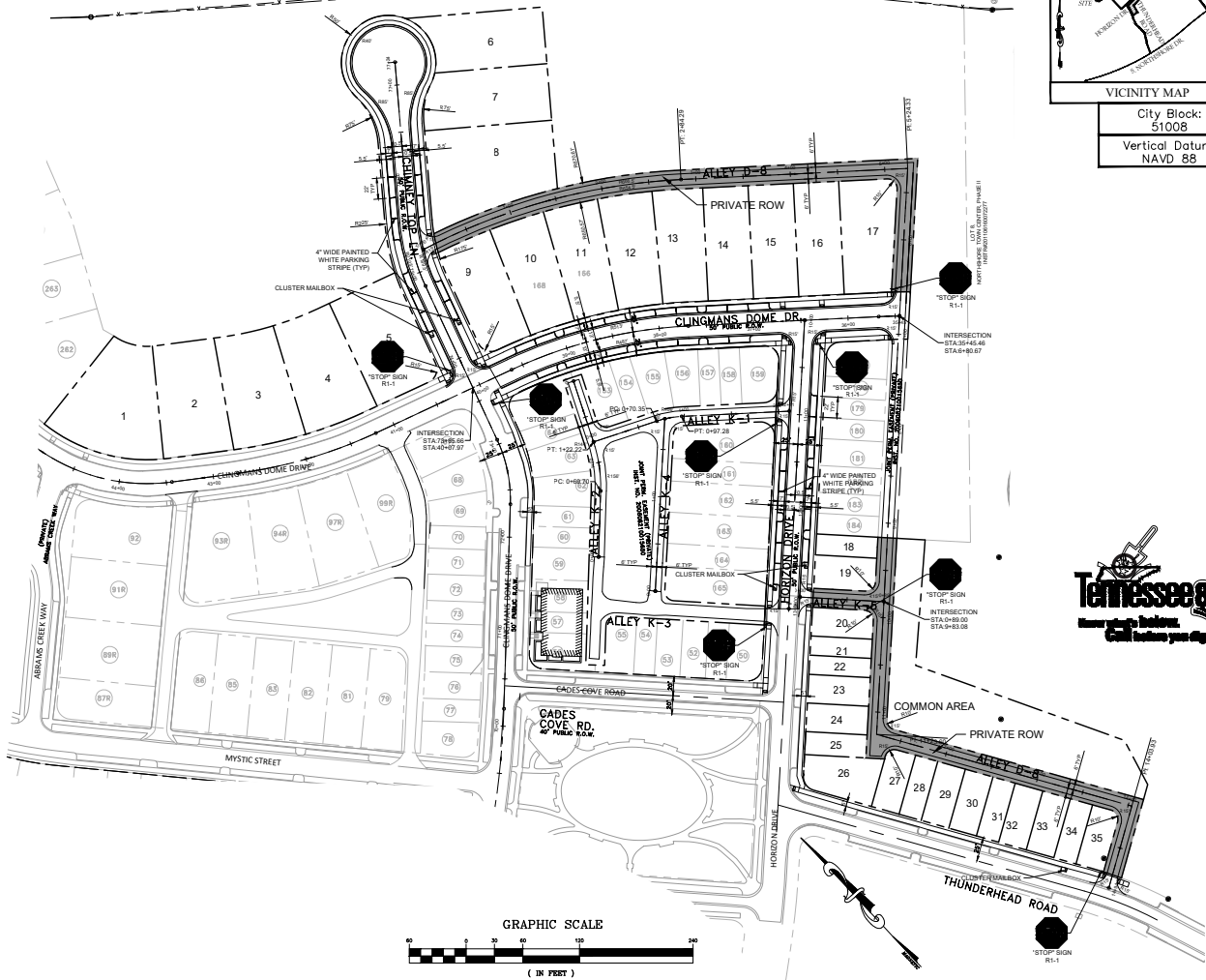


Concept Plan - Overall
Northshore Town Center
 Clingman Dome Drive
 Knoxville, Tennessee
 NMI Residential Investments, LLC

6-SA-19-C DATE: 07/23/19

NO.	DATE	COMMENTS
1	05/20/19	MR. COMMENTS
2	05/20/19	MR. COMMENTS
3	05/20/19	MR. COMMENTS
4	11/04/19	MR. COMMENTS

CP-1



VICINITY MAP N.T.S.

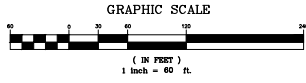
City Block: 51008

Vertical Datum: NAVD 88

STHE

12315 Technology Drive, Suite 304
 Knoxville, TN 37932
 Phone: (615) 777-6466
 www.sthe-engineers.com

Civil Engineers & Surveyors



6-SA-19-C
 Revised: 11/4/2019

Concept Plan - Layout

Northshore Town Center

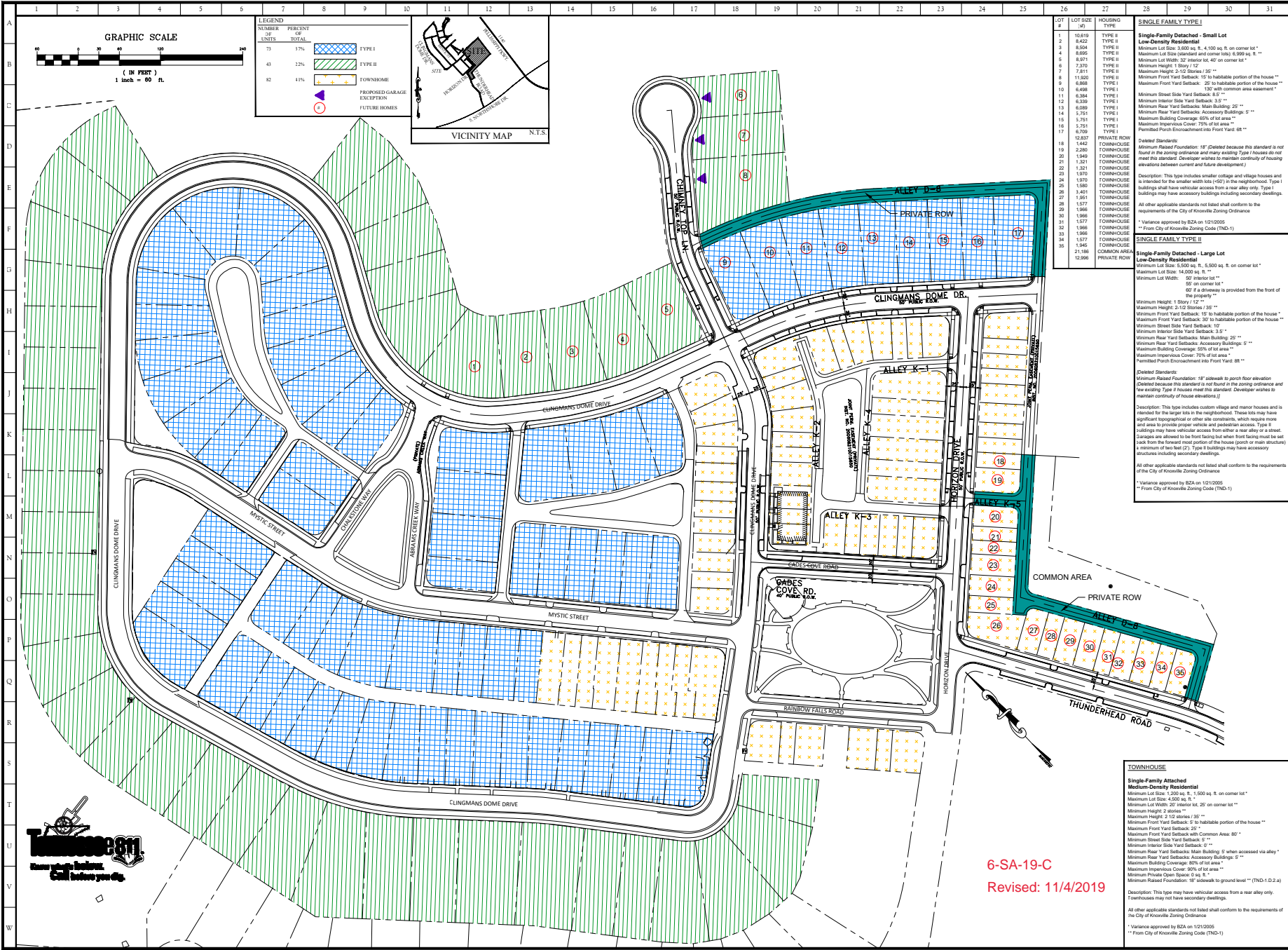
Clingman Dome Drive
 Knoxville, Tennessee
 NMI Residential Investments, LLC

DRAWN BY: RMC DATE: 09/23/19

CHECKED BY: JAL FILE: 1958 CD Concept

REVISIONS		
NO.	DATE	COMMENTS
1	10/23/19	IFPC Comments
4	11/01/19	IFPC Comments

CP-3



LOT #	LOT SIZE (sq ft)	HOUSING TYPE	REMARKS
1	10,619	TYPE I	
2	8,422	TYPE II	
3	8,504	TYPE II	
4	8,995	TYPE II	
5	8,971	TYPE II	
6	7,370	TYPE II	
7	7,811	TYPE I	
8	11,503	TYPE II	
9	8,998	TYPE I	
10	6,498	TYPE I	
11	6,384	TYPE I	
12	6,339	TYPE I	
13	6,689	TYPE I	
14	1,751	TYPE I	
15	1,791	TYPE I	
16	1,791	TYPE I	
17	6,700	TYPE I	
18	12,857	PRIVATE ROW	
19	1,442	FOUNTHOUSE	
20	2,280	FOUNTHOUSE	
21	1,549	FOUNTHOUSE	
22	1,321	FOUNTHOUSE	
23	1,321	FOUNTHOUSE	
24	1,970	FOUNTHOUSE	
25	1,970	FOUNTHOUSE	
26	1,580	FOUNTHOUSE	
27	3,421	FOUNTHOUSE	
28	1,577	FOUNTHOUSE	
29	1,966	FOUNTHOUSE	
30	1,966	FOUNTHOUSE	
31	1,577	FOUNTHOUSE	
32	1,966	FOUNTHOUSE	
33	1,966	FOUNTHOUSE	
34	1,577	FOUNTHOUSE	
35	1,945	FOUNTHOUSE	
36	12,996	PRIVATE ROW	

SINGLE FAMILY TYPE I
Low-Density Residential
 Minimum Lot Size: 3,000 sq. ft. & 4,100 sq. ft. on corner lot **
 Maximum Lot Size (Standard and corner lots): 6,999 sq. ft. **
 Minimum Lot Width: 12' Interior lot, 40' corner lot **
 Minimum Height: 1 Story / 12' **
 Minimum Front Yard Setback: 25' to habitable portion of the house **
 Minimum Street Side Yard Setback: 8.5' **
 Minimum Interior Side Yard Setback: 3.3' **
 Minimum Rear Yard Setback: Main Building: 20' **
 Minimum Rear Yard Setback: Accessory Buildings: 5' **
 Maximum Building Coverage: 60% of lot area **
 Maximum Impervious Cover: 70% of lot area **
 Permitted Porch Encroachment into Front Yard: 68' **

Deleted Standards:
 Minimum Raised Foundation: 18" (Deleted because this standard is not found in the zoning ordinance and many existing Type I houses do not meet this standard. Developer wishes to maintain continuity of housing elevations between current and future development.)

Description: This type includes smaller cottage and village houses and is intended for the smaller with lots (150) in the neighborhood. Type I buildings shall have vehicular access from a rear alley only. Type I buildings may have accessory buildings including secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance.

* Variance approved by BZA on 12/10/05
 ** From City of Knoxville Zoning Code (TND-1)

SINGLE FAMILY TYPE II
Single Family Detached - Large Lot
Low-Density Residential
 Minimum Lot Size: 5,500 sq. ft., 5,500 sq. ft. on corner lot *
 Maximum Lot Size: 14,000 sq. ft. on corner lot **
 Minimum Lot Width: 60' interior lot **
 60' on corner lot **
 80' if a driveway is provided from the front of the lot **
 Minimum Height: 1 Story / 12' **
 Maximum Height: 2 1/2 Stories / 35' **
 Minimum Front Yard Setback: 15' to habitable portion of the house **
 Minimum Front Yard Setback: 30' to habitable portion of the house **
 Minimum Street Side Yard Setback: 10' **
 Minimum Interior Side Yard Setback: 3.3' **
 Minimum Rear Yard Setback: Main Building: 20' **
 Minimum Rear Yard Setback: Accessory Buildings: 5' **
 Maximum Building Coverage: 50% of lot area **
 Maximum Impervious Cover: 70% of lot area **
 Permitted Porch Encroachment into Front Yard: 88' **

Deleted Standards:
 Minimum Raised Foundation: 18" sidewalk to porch floor elevation (Deleted because this standard is not found in the zoning ordinance and few existing Type II houses meet this standard. Developer wishes to maintain continuity of house elevations.)

Description: This type includes custom village and manor houses and is intended for the larger lots in the neighborhood. These lots may have significant topographical or other site constraints, which require more area to provide proper vehicle and pedestrian access. Type II buildings may have vehicular access from either a rear alley or a street. Garages are allowed to be front facing but when front facing must be set back from the front yard portion of the house (garage or main structure) a minimum of two feet (2'). Type II buildings may have accessory buildings including secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance.

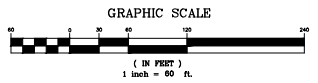
* Variance approved by BZA on 12/10/05
 ** From City of Knoxville Zoning Code (TND-1)

TOWNHOUSE
Single Family Attached
Medium-Density Residential
 Minimum Lot Size: 1,200 sq. ft., 1,500 sq. ft. on corner lot *
 Maximum Lot Size: 4,200 sq. ft. **
 Minimum Lot Width: 20' Interior lot, 25' on corner lot **
 Minimum Height: 2 stories **
 Minimum Front Yard Setback: 5' to habitable portion of the house **
 Maximum Front Yard Setback: 25' **
 Minimum Front Yard Setback with Common Area: 80' **
 Minimum Street Side Yard Setback: 6' **
 Minimum Interior Side Yard Setback: 6' **
 Minimum Rear Yard Setback: Main Building: 5' when accessed via alley *
 Minimum Rear Yard Setback: Accessory Buildings: 5' **
 Minimum Building Coverage: 80% of lot area **
 Maximum Impervious Cover: 80% of lot area **
 Minimum Private Open Space: 0 sq. ft. **
 Minimum Raised Foundation: 18" sidewalk to ground level ** (TND-1.D.2.4)

Description: This type may have vehicular access from a rear alley only. Corner lots may not have secondary dwellings.

All other applicable standards not listed shall conform to the requirements of the City of Knoxville Zoning Ordinance.

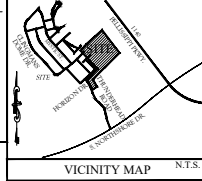
* Variance approved by BZA on 12/10/05
 ** From City of Knoxville Zoning Code (TND-1)



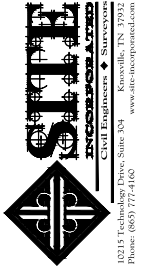
LEGEND

NUMBER OF LOTS	PERCENT TOTAL	TYPE
73	97%	TYPE I
43	32%	TYPE II
82	41%	FOUNTHOUSE

PROPOSED GARAGE EXCEPTION
 FUTURE HOMES



6-SA-19-C
 Revised: 11/4/2019



Concept Plan - Lot Exhibit
Northshore Town Center
 Clingmans Dome Drive
 Knoxville, Tennessee
 NMI Residential Investments, LLC

DATE: 09/23/19

NO.	DATE	COMMENTS
1	02/20/19	MPC Comments
2	03/13/19	MPC Comments

CP-4

6-SA-19-C - PP-10-10-19

Mike Reynolds <mike.reynolds@knoxplanning.org>

Thu, Sep 26, 2019 at 10:19 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>

Postponement request for 6-SA-19-C until the November 14, 2019, Planning Commission meeting.

----- Forwarded message -----

From: **Ryan Estabrooks** <ryan@site-incorporated.com>

Date: Thu, Sep 26, 2019 at 10:13 AM

Subject: RE: Beau Monde Phase 3 (6-SA-19-C)

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

RECEIVED

SEP 26 2019

Knoxville-Knox County
Planning

*
Mike,

Could you please postpone this project another month to the November 14th meeting?

Thanks,

Ryan M. Estabrooks, PE

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

From: Mike Reynolds <mike.reynolds@knoxplanning.org>

Sent: Wednesday, September 18, 2019 11:17 AM

To: Ryan Estabrooks <ryan@site-incorporated.com>

Subject: Re: Beau Monde Phase 3 (6-SA-19-C)

Ryan,

Do you anticipate submitting revised plans for the October Planning Commission meeting? They need to be submitted by 4 pm on Monday, September 23rd (5 hard copies and PDF file, emailed or on a flash drive).

Thanks! Mike

Mike Reynolds, AICP

Senior Planner

865.215.3827

On Mon, Aug 26, 2019 at 11:43 AM Ryan Estabrooks <ryan@site-incorporated.com> wrote:

Mike, I am working on revising the plans and will get it submitted later today.

Thanks,

Ryan M. Estabrooks, PE

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

From: Mike Reynolds <mike.reynolds@knoxplanning.org>

Sent: Friday, August 23, 2019 10:38 AM

To: Ryan Estabrooks <ryan@site-incorporated.com>

Cc: John Anderson <janderson@site-incorporated.com>; Grant Berry <gberry@site-incorporated.com>

Subject: Re: Beau Monde Phase 3 (6-SA-19-C)

Ryan,

Will you be submitting revisions for the September planning commission meeting or do you want to postpone again?
Revisions are due Monday, August 26th.

Mike,

It looks as though I will be unable to address all of the comments for today's submittal and we would like to postpone for one more month so we can make the plans right.

Thanks,

Ryan M. Estabrooks, PE

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

6-SA-19-C-PP-9-12-19

- req. 30 days -



6-SA-19-C-PP-7-11-19
Knoxville - Knox County Planning Mail - Fwd: Beau Monde Phase 3 (6-SA-19-C)



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

- request 60 days -

Fwd: Beau Monde Phase 3 (6-SA-19-C)

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Tue, Jul 2, 2019 at 11:14 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Cc: Tom Brechko <tom.brechko@knoxplanning.org>

60-day postponement request for 6-SA-19-C.

Mike Reynolds, AICP
Senior Planner
865.215.3827



----- Forwarded message -----

From: **Ryan Estabrooks** <ryan@site-incorporated.com>

Date: Tue, Jul 2, 2019 at 11:05 AM

Subject: RE: Beau Monde Phase 3 (6-SA-19-C)

To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Cc: John Anderson <janderson@site-incorporated.com>, Grant Berry <gberry@site-incorporated.com>

Mike,

Could you please postpone item 6-SA-19-C until the September 12th meeting please?

Thanks,

Ryan M. Estabrooks, PE

SITE, Incorporated

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

From: Mike Reynolds <mike.reynolds@knoxplanning.org>

Sent: Tuesday, July 2, 2019 10:56 AM

To: Ryan Estabrooks <ryan@site-incorporated.com>

Cc: John Anderson <janderson@site-incorporated.com>; Grant Berry <gberry@site-incorporated.com>

Subject: Beau Monde Phase 3 (6-SA-19-C)

SUBDIVISION - CONCEPT

REVISED

OCT 01 2019

Knoxville-Knox County
Planning

Name of Applicant: NMI Residential Investments, LLC

Date Filed: 04/29/19

Meeting Date: 06/13/19

Application Accepted by: M. Payne

Fee Amount: \$1520.00 File Number: Subdivision - Concept 1a-5A-19-C

Fee Amount: # Related File Number: Development Plan #

Chimney Top + 1830 Thunderhead Rd

PROPERTY INFORMATION

Subdivision Name: Beau Monde Ph-3, Northshore Town Center Ph II

S of Bluegrass Rd, w/s T-40, E/S
Thunderhead

Unit/Phase Number: _____

General Location: NW Quadrant of S Northshore Dr and
Thunderhead Road & Horizon Drive

Tract Size: 4.76 ac No. of Lots: 35

Zoning District: TC-1

Existing Land Use: AgForVac

Planning Sector: Southwest County

Growth Policy Plan Designation: Urban

Census Tract: 57.09

Traffic Zone: 233 (2000) 154FF021 (part of)

Parcel ID Number(s): 154-09804 (part of), 154FC010
154-09817, 154FG001-012, 154FE027, 154FF001

Jurisdiction: City Council 51 2 District
 County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity LCUB

Gas KUB

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Jim Harrison

Company: NMI Residential Investments, LLC

Address: 6312 Kingston Pike, Suite C

City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

Fax: (865) 588-6051

E-mail: jharrison@chmlc.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Ryan M. Estabrooks, P.E.

Company: SITE, Incorporated

Address: 10215 Technology Drive, Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4160

Fax: (865) 777-4189

E-mail: ryan@site-incorporated.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Ryan M. Estabrooks, P.E.

Company: SITE, Incorporated

Address: 10215 Technology Drive, Suite 304

City: Knoxville State: TN Zip: 37932

Telephone: (865) 777-4167

Fax: (865) 777-4189

E-mail: ryan@site-incorporated.com

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Jim Harrison

Address: 6312 Kingston Pike, Suite C

City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

Fax: (865) 588-6051

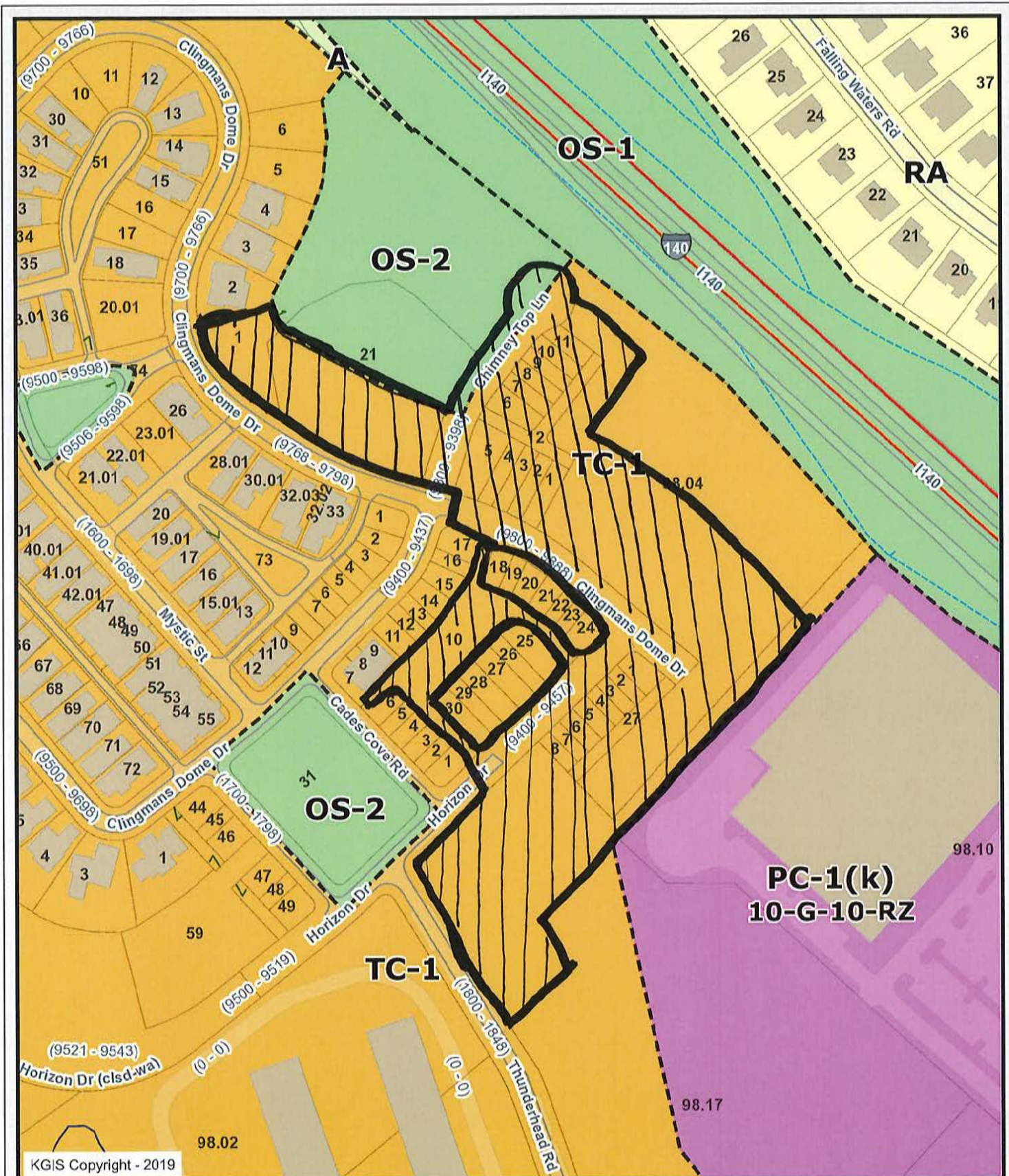
E-mail: jharrison@chmlc.com

Signature: *James H. Harrison*

Date: 4-15-19

James H. Harrison
9-30-19

Revised

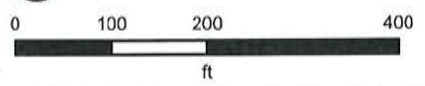


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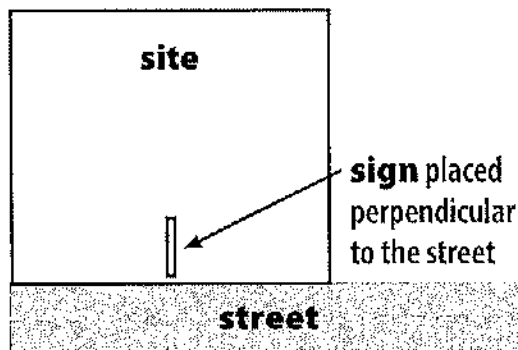
REQUIRED SIGN POSTING AGREEMENT

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:

5/29/19 and 6/11/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: *Ryan Estabrooks*

Printed Name: Ryan Estabrooks

Phone: 865-777-4167 Email: ryan@site-incorporated.com

Date: 4/22/19

File Number: 6-5A-19-C