



# USE ON REVIEW REPORT

▶ **FILE #:** 10-C-19-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 10/10/2019

▶ **APPLICANT:** SMART HOSPITALITY, LLC

OWNER(S): The Mulch Company

TAX ID NUMBER: 141 04114

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1215 Everett Rd.

▶ **LOCATION:** South side of Everett Rd, north of I-40 / I-75, south of Yarnell Rd.

▶ **APPX. SIZE OF TRACT:** 14.45 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Everett Rd., a major collector street with 20' of pavement within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Multi-dwelling development

4.98 du/ac

HISTORY OF ZONING: Property was rezoned from PC to PR < 5 du/ac in September 2019 (8-J-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential / A (Agricultural) & PR (Planned Residential)

South: Interstate 40/75 / A (Agricultural)

East: Rural residential, single family residential, vacant land / A (Agricultural) & PR (Planned Residential)

West: Rural residential, church, commercial / A (Agricultural) & CB (Business and Manufacturing)

NEIGHBORHOOD CONTEXT: This site is adjacent to the north side of the I-40/75 right of way, near the commercial and industrial node at the Watt Road/Everett Road interchange, abutting rural residential and low density residential properties.

## STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for up to 72 apartment units as shown on the development plan, subject to 8 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connecting the apartments to sanitary sewer and meeting any other relevant requirements of the utility

provider.

3. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
4. Installation of sidewalks for the apartment complex as identified on the development plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA).
5. Installing all landscaping for the apartment complex, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.
6. Obtaining and recording a permanent sight distance easement across the frontage of lot 1R as required by the Knox County Department of Engineering and Public Works.
7. The amenities for the apartment complex are for the tenants and their guests only, and cannot be rented or otherwise open to the general public. These include amenities listed on the plan as the convenience store (grocery), car wash, storage units, outdoor storage spaces for recreational vehicles, campers, boats, and trailers, and clubhouse.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

#### **COMMENTS:**

This proposal is for a 72 unit apartment complex on a 14.45 acre tract at a density of 4.98 du/ac. The approved density on the site is up to 5 du/ac. The apartment complex will include 6 three story buildings with 12 dwelling units in each building. The majority of the proposed parking will be located in surface parking areas with 44 spaces located within 3 accessory structures on the rear portion of the property near the I-40/I-75 frontage. Amenities for the complex include a clubhouse, pool, volleyball court, asphalt walking trail that loops around the development, convenience store (grocery), car wash, and storage.

A private driveway system will provide access to the apartment complex. The main entrance for the proposed apartment complex will be off of Everett Road, approximately 194' from the Yarnell Road intersection. Currently there is not sufficient sight distance looking west on Everett Road because of a horizontal curve and the hill and vegetation on the adjoining property. The applicant has an agreement with the adjoining property owner to move their driveway and grade and clear the front of the property to obtain the necessary sight distance for the apartment access.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed apartment development is compatible with the scale and intensity of recent development in the area. An apartment complex was identified as a future phase to the Everett Woods subdivision that is to the northeast. These apartments have not yet been reviewed and approved. The proposed apartments are located to the rear of the property, away from the nearby existing residential structures.
3. The applicant has laid out the development to stay off the steeper portion of the site (southwest corner) and out of the required stream buffer, with the exception of the driveway crossing.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposed apartment complex is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector street.
3. The proposed residential development at a density of 4.98 du/ac, is consistent in use and density with the PR zoning of the property at a density of up to 5 du/ac.

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

1. The Northwest County Sector Plan proposes low density residential (LDR) uses for this site. The proposed development at a density of 4.98 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 710 (average daily vehicle trips)

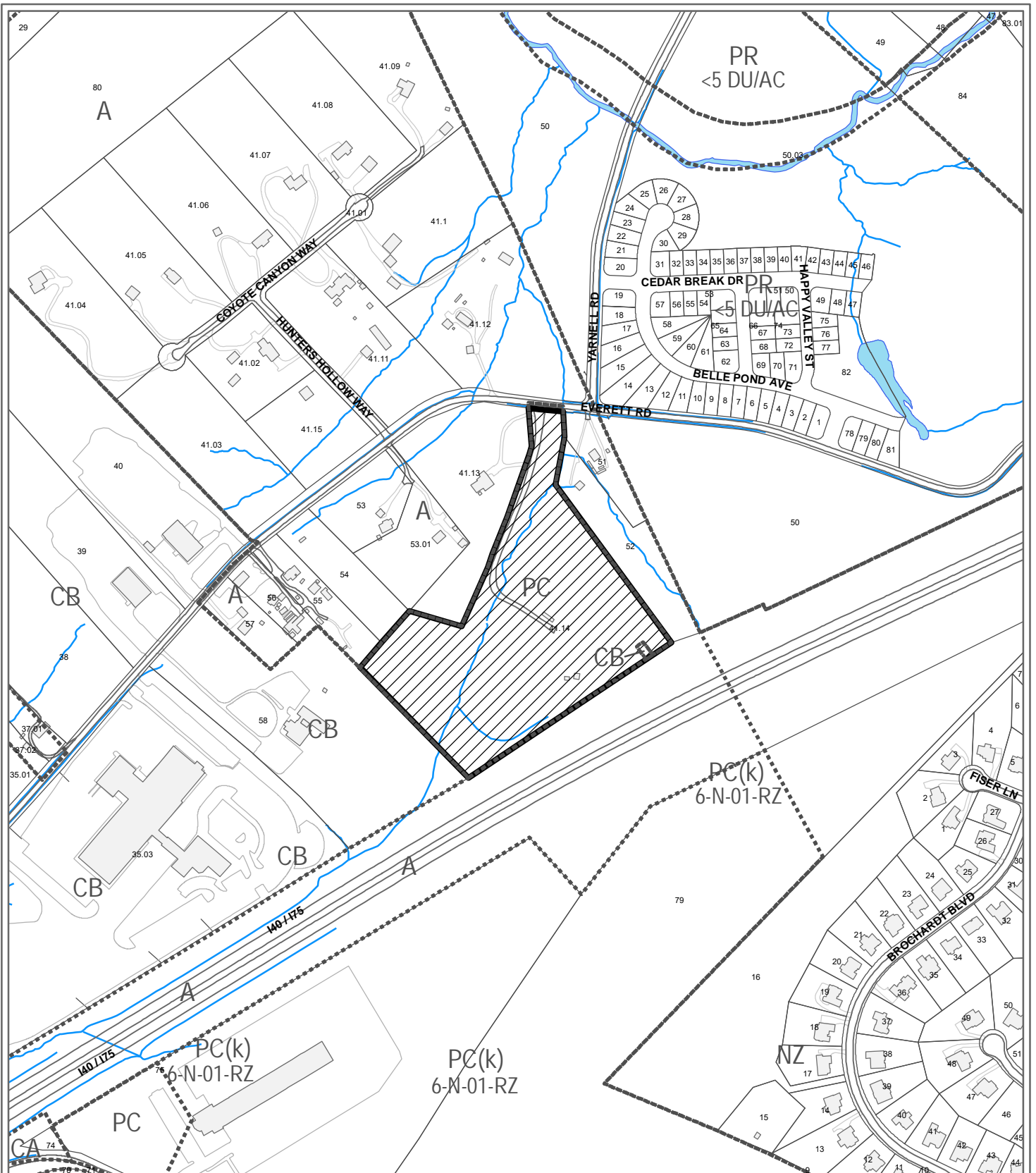
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**10-C-19-UR  
USE ON REVIEW**

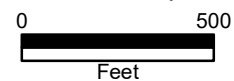


Multi-dwelling development in PR (Planned Residential) pending

Petitioner: Smart Hospitality, LLC

Map No: 141

Jurisdiction: County



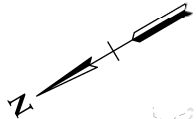
Original Print Date: 9/17/2019

Revised:

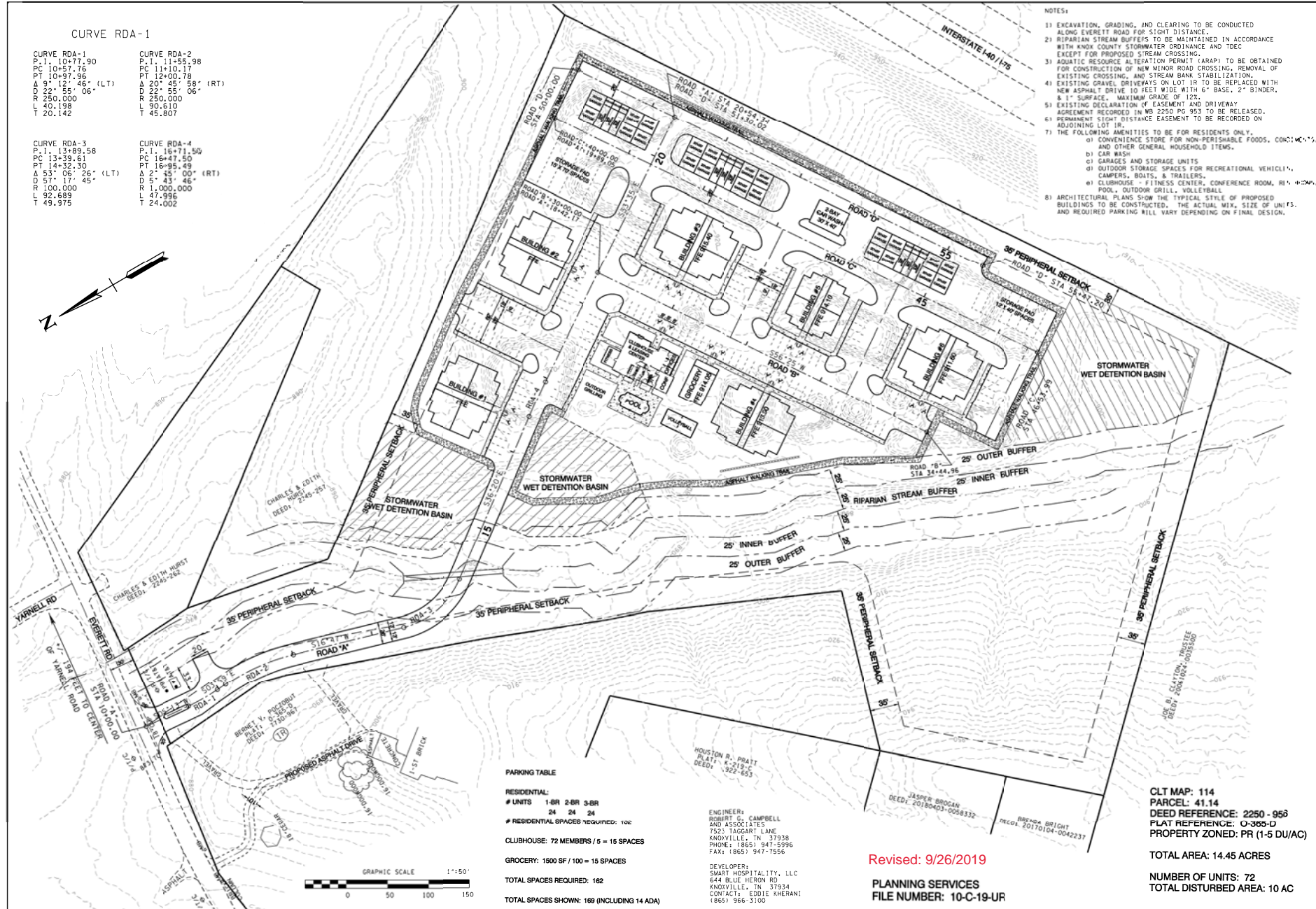
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

CURVE RDA-1

CURVE RDA-1 P: 11-10+71.90 PC: 10+57.76 PT: 10+97.96 Δ: 9° 12' 46" (LT) D: 22° 55' 06" R: 250.000 L: 40.138 T: 20.142	CURVE RDA-2 P: 11-11+55.98 PC: 11+10.17 PT: 12+00.78 Δ: 20° 45' 58" (RT) D: 22° 55' 06" R: 250.000 L: 90.210 T: 45.807	CURVE RDA-3 P: 11-13+89.58 PC: 13+39.81 PT: 14+32.30 Δ: 53° 06' 26" (LT) D: 57° 17' 45" R: 1,000.000 L: 92.699 T: 49.375	CURVE RDA-4 P: 11-16+71.50 PC: 16+47.50 PT: 16+95.49 Δ: 2° 43' 00" (RT) D: 5° 43' 46" R: 1,000.000 L: 47.996 T: 24.002
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- NOTES:
- EXCAVATION, GRADING, AND CLEARING TO BE CONDUCTED ALONG EVERETT ROAD FOR SIGHT DISTANCE.
  - RIPARIAN STREAM BUFFERS TO BE MAINTAINED IN ACCORDANCE WITH KNOX COUNTY STORMWATER ORDINANCE AND DEC EXCEPT FOR PROPOSED STREAM CROSSING.
  - AQUATIC RESOURCE ALTERATION PERMIT (ARAP) TO BE OBTAINED FOR CONSTRUCTION OF NEW MINOR ROAD CROSSING, REMOVAL OF EXISTING GRAVEL DRIVEWAYS ON LOT 1R TO BE REPLACED WITH NEW ASPHALT DRIVE 10 FEET WIDE WITH 6" BASE, 2" BINDER, & 1" SURFACE. MAXIMUM GRADE OF 12%.
  - EXISTING DECLARATION OF EASEMENT AND DRIVEWAY AGREEMENT RECORDED IN WB 2250 PG 953 TO BE RELEASED.
  - PERMANENT SIGHT DISTANCE EASEMENT TO BE RECORDED ON ADJOINING LOT 1R.
  - THE FOLLOWING AMENITIES TO BE FOR RESIDENTS ONLY:
    - CONVENIENCE STORE FOR NON-PERISHABLE FOODS, CONDIMENTS, AND OTHER GENERAL HOUSEHOLD ITEMS.
    - CAR WASH
    - GARAGES AND STORAGE UNITS
    - OUTDOOR STORAGE SPACES FOR RECREATIONAL VEHICLES, CAMPER, BOATS, & TRAILERS.
    - CLUBHOUSE - FITNESS CENTER, CONFERENCE ROOM, BILLIARD ROOM, OUTDOOR GRILL, VOLLEYBALL
  - ARCHITECTURAL PLANS SHOW THE TYPICAL STYLE OF PROPOSED BUILDINGS TO BE CONSTRUCTED. THE ACTUAL MIX, SIZE OF UNITS, AND REQUIRED PARKING WILL VARY DEPENDING ON FINAL DESIGN.



**PARKING TABLE**

RESIDENTIAL:  
# UNITS 1-BR 2-BR 3-BR  
24 24 24  
# RESIDENTIAL SPACES REQUIRED: 108

CLUBHOUSE: 72 MEMBERS / 5 = 15 SPACES

GROCERY: 1500 SF / 100 = 15 SPACES

TOTAL SPACES REQUIRED: 162

TOTAL SPACES SHOWN: 169 (INCLUDING 14 ADA)

ENGINEER:  
ROBERT G. CAMPBELL  
AND ASSOCIATES  
7523 TAGGART LANE  
KNOXVILLE, TN 37938  
PHONE: (865) 947-5596  
FAX: (865) 947-7556

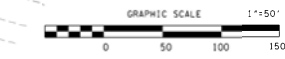
DEVELOPER:  
SMART HOSPITALITY, LLC  
644 BLUE HERON RD  
KNOXVILLE, TN 37934  
CONTACT: EDDIE KHERANI  
(865) 966-3100

Revised: 9/26/2019

PLANNING SERVICES  
FILE NUMBER: 10-C-19-UR

CLT MAP: 114  
PARCEL: 41.14  
DEED REFERENCE: 2250 - 956  
FLAT REFERENCE: O-365-DJ  
PROPERTY ZONED: PR (1-5 DU/AC)

TOTAL AREA: 14.45 ACRES  
NUMBER OF UNITS: 72  
TOTAL DISTURBED AREA: 10 AC



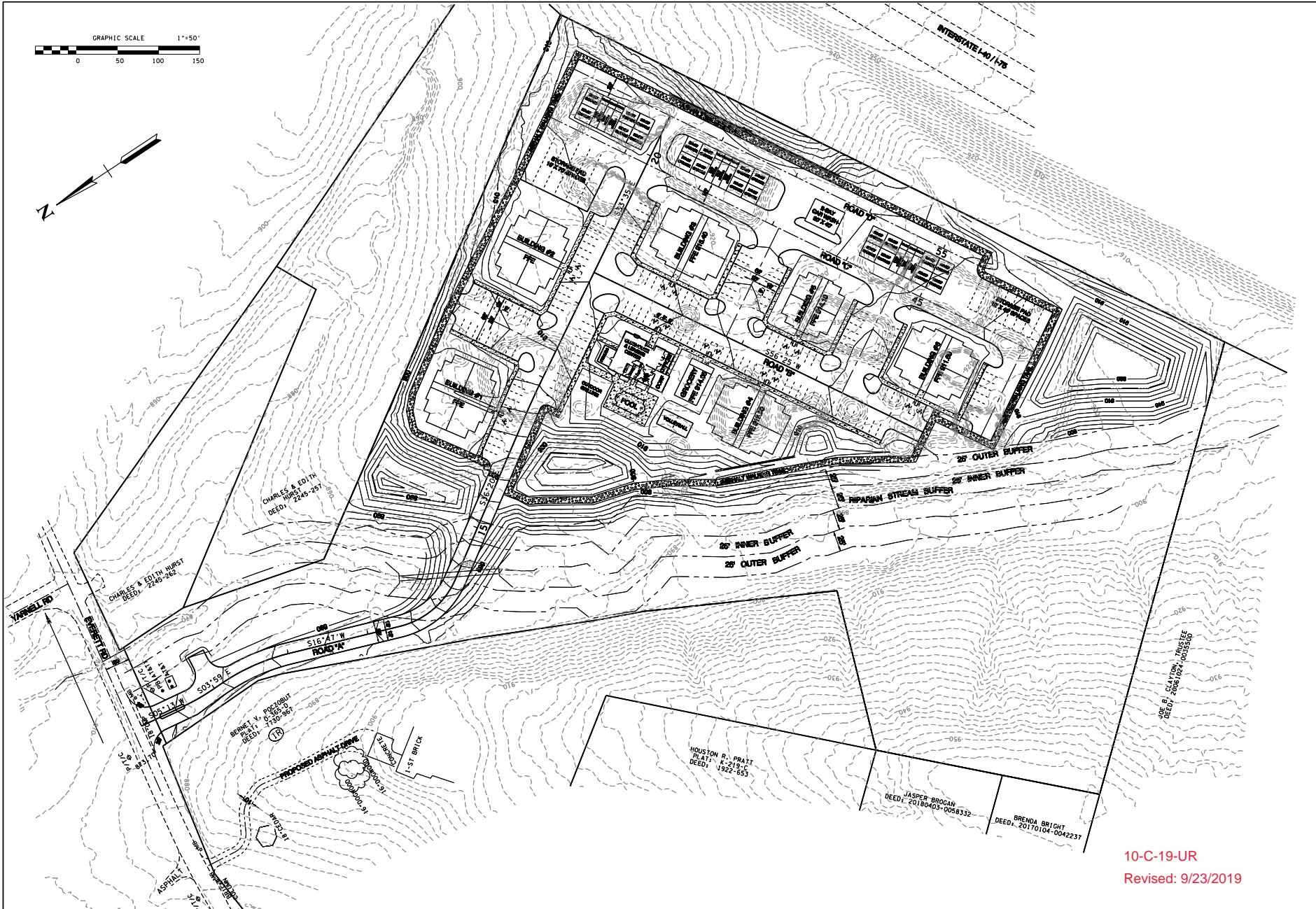
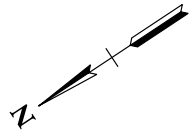
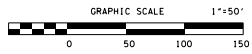
NO.	DATE	DESCRIPTION	BY	CKD.

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

**SERENITY AT EVERETT ROAD  
USE ON REVIEW**

**GENERAL LAYOUT**

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. NO. 2
DRAWN BY GMT	DATE 9-26-19	FILE NO. 19086	OF 7 SHEETS



10-C-19-UR  
Revised: 9/23/2019

NO.	DATE	DESCRIPTION	BY	CKD.

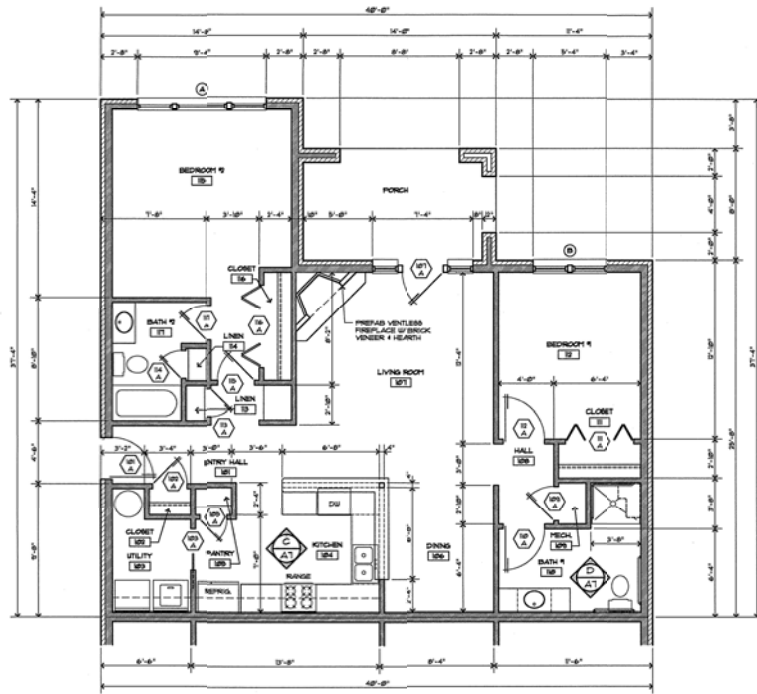


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

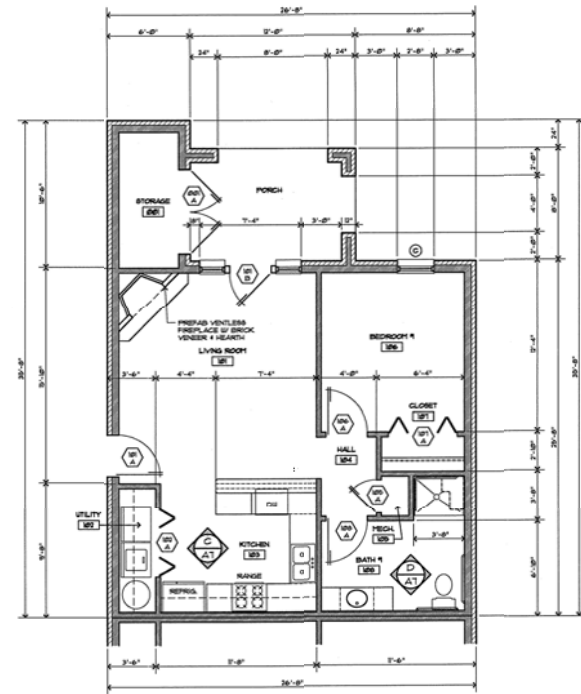
**SERENITY AT EVERETT ROAD**  
USE ON REVIEW

**PRELIMINARY GRADING PLAN**

DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE
DRAWN BY CMT	DATE 9-20-19	FILE NO. 19086	NO. <b>3</b>
OF 7 SHEETS			



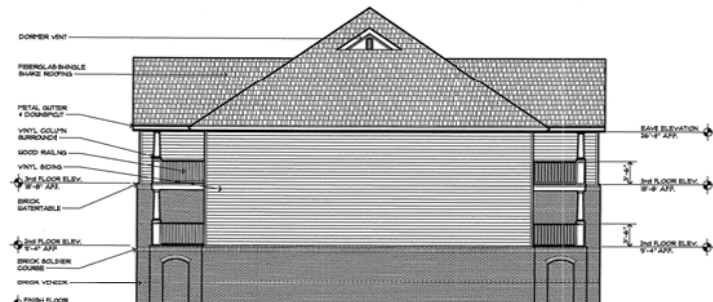
FLOOR PLAN - TYP. TWO BEDROOM ADA UNIT



FLOOR PLAN - TYP. ONE BEDROOM ADA UNIT



FRONT/REAR BUILDING ELEVATION



SIDE BUILDING ELEVATION

10-C-19-UR  
Revised: 9/23/2019

NO.	DATE	DESCRIPTION	BY	CHKD.



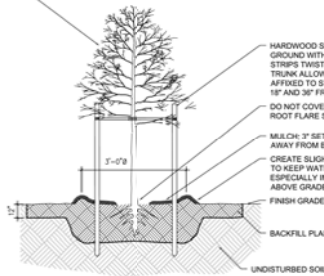
ROBERT G. CAMPBELL & ASSOC., L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

SERENITY AT EVERETT ROAD  
USE ON REVIEW

TYPICAL ELEVATION  
AND FLOOR PLANS

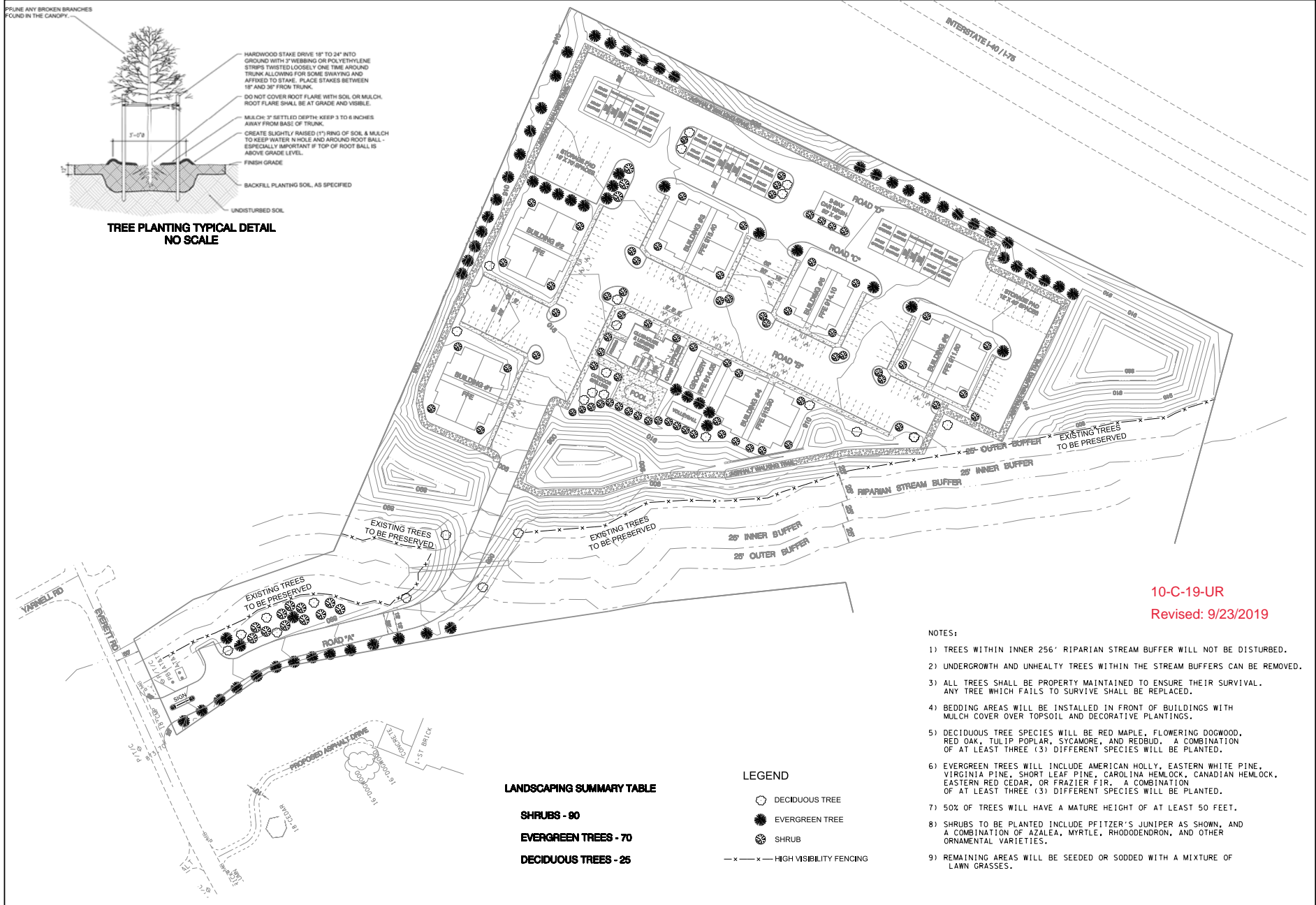
DESIGNED BY	CHECKED BY	SCALE	SHEET SIX
GMT	RGC	NO SCALE	OF 7
DRAWN BY	DATE	FILE NO.	NO.
CMT	9-20-19	19086	6

PRUNE ANY BROKEN BRANCHES FOUND IN THE CANOPY.



**TREE PLANTING TYPICAL DETAIL  
NO SCALE**

- HARDWOOD STAKE DRIVE 18" TO 24" INTO GROUND WITH 3" WEBBING OR POLYETHYLENE STRIPS TWISTED TOGETHER ONE TIME AROUND TRUNK ALLOWING FOR SOME SWAYING AND AFFIXED TO STAKE. PLACE STAKES BETWEEN 18" AND 36" FROM TRUNK.
- DO NOT COVER ROOT FLARE WITH SOIL OR MULCH. ROOT FLARE SHALL BE AT GRADE AND VISIBLE.
- MULCH: 3" SETTLED DEPTH KEEP 3 TO 6 INCHES AWAY FROM BASE OF TRUNK.
- CREATE SLIGHTLY RAISED (1") RING OF SOIL & MULCH TO KEEP WATER IN HOLE AND AROUND ROOT BALL - ESPECIALLY IMPORTANT IF TOP OF ROOT BALL IS ABOVE GRADE LEVEL.
- FINISH GRADE
- BACKFILL PLANTING SOIL, AS SPECIFIED
- UNDISTURBED SOIL



**LANDSCAPING SUMMARY TABLE**

- SHRUBS - 80**
- EVERGREEN TREES - 70**
- DECIDUOUS TREES - 25**

**LEGEND**

- DECIDUOUS TREE
- EVERGREEN TREE
- ⊗ SHRUB
- x - x - HIGH VISIBILITY FENCING

**10-C-19-UR**  
**Revised: 9/23/2019**

**NOTES:**

- 1) TREES WITHIN INNER 256' RIPARIAN STREAM BUFFER WILL NOT BE DISTURBED.
- 2) UNDERGROWTH AND UNHEALTHY TREES WITHIN THE STREAM BUFFERS CAN BE REMOVED.
- 3) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
- 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
- 5) DECIDUOUS TREE SPECIES WILL BE RED MAPLE, FLOWERING DOGWOOD, RED OAK, TULIP POPLAR, SYCAMORE, AND REDBUD. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 6) EVERGREEN TREES WILL INCLUDE AMERICAN HOLLY, EASTERN WHITE PINE, VIRGINIA PINE, SHORT LEAF PINE, CAROLINA HEMLOCK, CANADIAN HEMLOCK, EASTERN RED CEDAR, OR FRAZIER FIR. A COMBINATION OF AT LEAST THREE (3) DIFFERENT SPECIES WILL BE PLANTED.
- 7) 50% OF TREES WILL HAVE A MATURE HEIGHT OF AT LEAST 50 FEET.
- 8) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
- 9) REMAINING AREAS WILL BE SEEDED OR SODDED WITH A MIXTURE OF LAWN GRASSES.

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

**SERENITY AT EVERETT ROAD**

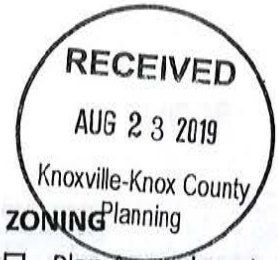
**LANDSCAPING PLAN**

DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET SEVEN NO. 7
DRAWN BY CMT	DATE 9-20-19	FILE NO. 19086	OF SEVEN SHEETS





# DEVELOPMENT REQUEST



## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Smart Hospitality, LLC

Applicant		
8/26/2019	October 10, 2019	10-C-19-UR
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

Garrett Tucker, PE	Robert G. Campbell and Associates, LP		
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
865-947-5996	gtucker@rgc-a.com		
Phone	Email		

## CURRENT PROPERTY INFO

THE MULCH PROPERTY COMPANY	665 VERNON ST	865-966-3100
Owner Name (if different)	Owner Address	Owner Phone
NASHVILLE, TN 37209	CLT 141 PARCEL 41.14	
Property Address	Parcel ID	
1215 EVERETT RD		14.45 AC
General Location		Tract Size
SIXTH	PR	PC & CB
Jurisdiction (specify district above)	Zoning District	
Northwest County	LDR	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
AgForVacant	N	WKUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

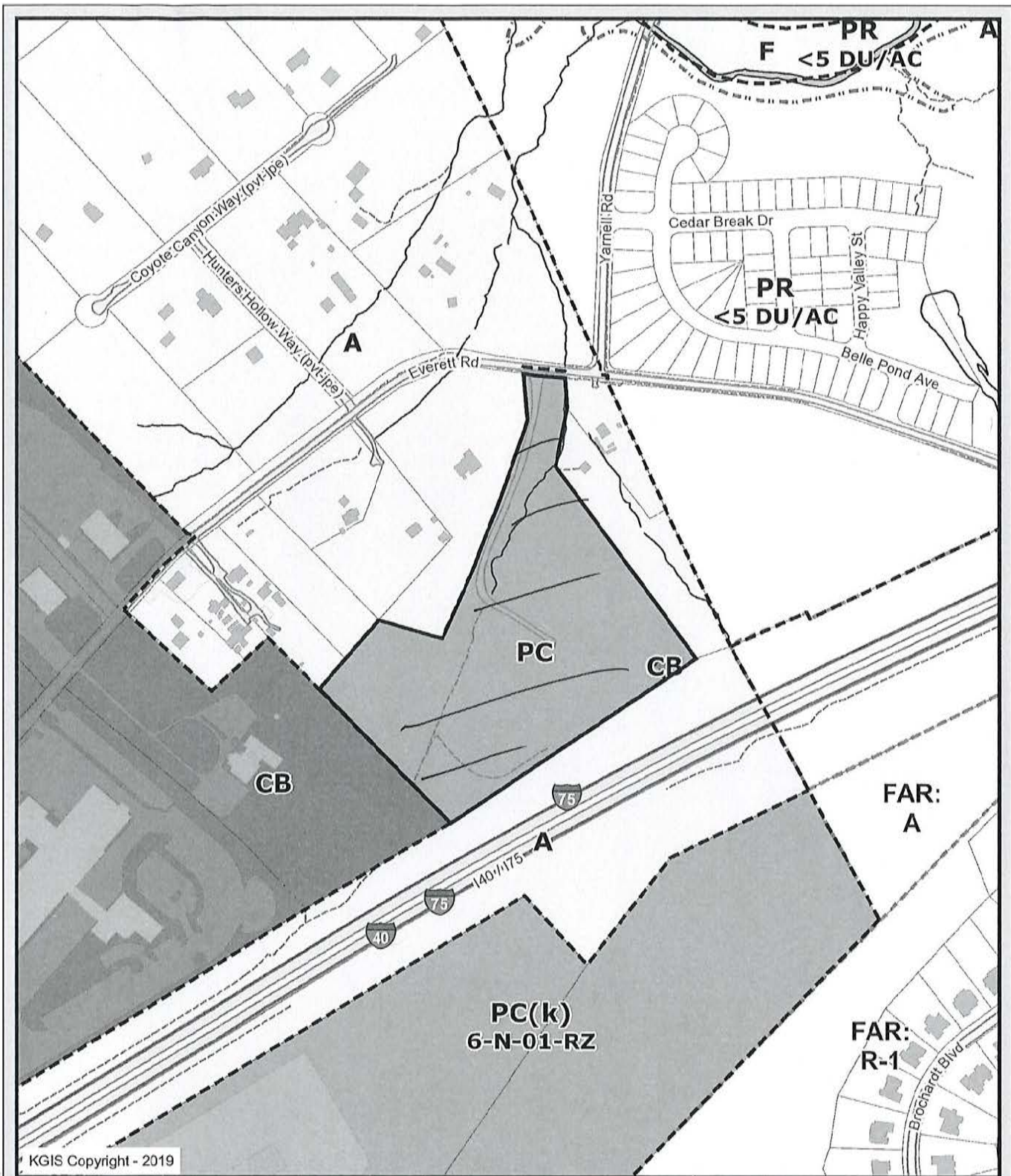
# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
	<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 _____
SUBDIVISION	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____
ZONING	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____

STAFF USE ONLY	<b>PLAT TYPE</b> <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting	<b>FEE 1:</b> \$1,200	<b>TOTAL:</b>  \$1,200
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b>	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b>	

## AUTHORIZATION

 Staff Signature	James Reed Please Print	8/23/19 Date
 Applicant Signature	Smart Hospitality, LLC Please Print	08/21/19 Date



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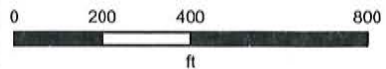
### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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Printed: 8/24/2019 at 11:38:06 AM




# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	<input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____
	<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
SUBDIVISION	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____
	<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____
ZONING	

STAFF USE ONLY	<b>PLAT TYPE</b>	FEE 1:	<b>TOTAL:</b>  \$1,200
	<input type="checkbox"/> Administrative <input type="checkbox"/> Meeting <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	\$1,200	
		FEE 2:	
		FEE 3:	

## AUTHORIZATION

 Staff Signature	James Reed Please Print	8/23/19 Date
 Applicant Signature	Smart Hospitality, LLC Please Print	08/21/19 Date

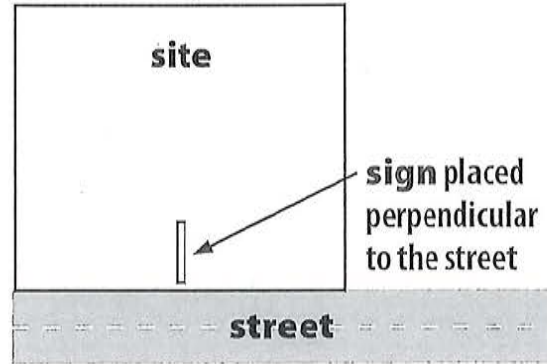
## REQUIRED SIGN POSTING AGREEMENT

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:

Sept 25 and Oct 11  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865 447-5996 Email: Jffugate@vpc-ar.com

Date: 8/23/19

MPC File Number: 10-C-19-UR