



PLAN AMENDMENT REPORT

► **FILE #:** 4-G-20-SP

AGENDA ITEM #: 15

AGENDA DATE: 4/9/2020

► **APPLICANT:** ANDREW HARPER
OWNER(S): Andrew Harper

TAX ID NUMBER: 70 C E 008 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 4318 Washington Pk.

► **LOCATION:** Southwest corner of intersection of Washington Pk. and Alice Bell Rd.

► **APPX. SIZE OF TRACT:** 22200 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Primary access is off Washington Pike, a minor arterial with a pavement width of approximately 23 ft. and a right-of-way width of approximately 50 ft.

UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Multifamily residential, four-plex

EXTENSION OF PLAN DESIGNATION: No

HISTORY OF REQUESTS: None noted for this property

SURROUNDING LAND USE AND PLAN DESIGNATION:
North: Single family residential - LDR (Low Density Residential)
South: Multifamily residential - LDR (Low Density Residential)
East: Single family residential - LDR (Low Density Residential)
West: Public/quasi public - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT Alice Bell Road is predominantly single family residential uses. Washington Pike is also mostly single family residential uses, though there is a church, a school, and a retail establishment in the immediate vicinity and an apartment complex to the east on Washington Pike approximately 1/4 mile away.

STAFF RECOMMENDATION:

► **Adopt Resolution #4-G-20-SP, amending this parcel in the East City Sector Plan map to the MDR (Multifamily Residential) designation since the property is consistent with MDR location criteria and**

would allow the rezoning and subsequent remodel of the existing structure.

COMMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no changes to conditions to warrant amending the land use plan.

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

1. No new roads or additional utilities have been introduced in this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan regarding this parcel.

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

1. The four-plex is an existing building that the applicant would like to remodel and put back into use. To do so, a rezoning is required as the building has been vacant long enough to where its legal nonconforming status has expired. A sector plan amendment is required in order to rezone this property and allow the remodel to occur, which would improve the property and immediate area.
2. Since there is a mix of uses present, medium density residential land use is appropriate.

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

- 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.
- 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: 53 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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 5/5/2020 and 5/19/2020. 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.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 4-F-20-RZ **AGENDA ITEM #:** 15
4-E-20-PA **AGENDA DATE:** 4/9/2020

► **APPLICANT:** ANDREW HARPER
OWNER(S): Andrew Harper

TAX ID NUMBER: 70 C E 008 [View map on KGIS](#)
JURISDICTION: Council District 4
STREET ADDRESS: 4318 Washington Pk.
► **LOCATION:** Southwest corner of intersection of Washington Pk. and Alice Bell Rd.
► **TRACT INFORMATION:** 22200 square feet.
SECTOR PLAN: East City
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Primary access is off Washington Pike, a minor arterial with a pavement width of approximately 23 ft. and a right-of-way width of approximately 50 ft.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Love Creek

► **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-1 (Single-Family Residential Neighborhood)
► **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)
► **EXISTING LAND USE:** Multifamily residential, four-plex
►
EXTENSION OF PLAN DESIGNATION/ZONING: No
HISTORY OF ZONING REQUESTS: None noted for this property
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) District
South: Multifamily residential - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) District
East: Single family residential - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) District
West: Public/quasi public - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood) District
NEIGHBORHOOD CONTEXT: Alice Bell Road is predominantly single family residential uses. Washington Pike is also mostly single family residential uses, though there is a church, a

STAFF RECOMMENDATION:

- ▶ **Approve the MDR (Multifamily Residential) designation since the property is consistent with MDR location criteria and would allow the rezoning and subsequent remodel of the existing structure.**

- ▶ **Approve the RN-4 (General Residential Neighborhood) District zoning because it is located on an arterial, is surrounded by a mix of uses, and would allow a subsequent remodel of the existing structure, thereby improving the immediate area.**

COMMENTS:

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

AN ERROR IN THE PLAN:

1. There are no apparent errors in the plan.

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:

1. The four-plex is an existing building that the applicant would like to remodel and put back into use. To do so, a rezoning is required as the building has been vacant long enough to where its legal nonconforming status has expired. A One Year Plan amendment is required in order to rezone this property and allow the remodel to occur, which would improve the property and immediate area.
2. Since there is a mix of uses present, medium density residential land use is appropriate.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. No change in public policy directly impacts this plan amendment.

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

1. No new information has become available to reveal the need for a plan amendment.

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 small-scale housing. The proposed development would help to meet this need.

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

1. The proposed amendment to RN-4 (General Residential Neighborhood) zoning 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. Most uses allowed in the RN-4 zone are allowed in the low density zones (RN-1, RN-2) as well. The exceptions are two-family dwellings (special use in RN-1 and RN-2; by right in RN-3 and RN-4), townhouses, multifamily dwellings, independent living facilities (special use in RN-4), fraternity/sorority houses, and solar farms.
3. Permitted uses that require administrative review by Knoxville-Knox County Planning staff:
 - a. One or more townhouse buildings on a lot that total no more than eight dwelling units.
 - b. Multi-family developments of no more than four dwelling units within one multi-family structure and no more than a total of eight dwelling units on the lot.

4. The property is located in an area where a mix of uses are present. Richard Yoakley School (formerly Alice Bell School), Lanes Produce Market, Becca's Attic, and Spring Meadow apartment complex are across the street along Washington Pike, interspersed between single family residential uses.
5. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 four-plex is an existing building that the applicant would like to remodel and put back into use. To do so, a rezoning is required as the building has been vacant long enough to where its legal nonconforming status has expired. Rezoning this property would allow the remodel to occur, which would improve the property and immediate area.
2. A "Class A" landscape screening buffer is required around parking lots of multifamily uses within residential districts per § 12.8 (Buffer Yards) of the City of Knoxville Zoning Ordinance.

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. RN-4 zoning is consistent with the accompanying staff recommended plan amendment to the MDR (Multifamily Residential) land use designation.
2. The location of the parcel is consistent with the MDR location criteria, which states that MDR should be located near community activity centers such as schools and other similar uses, on sites with less than 15% slopes, as transitional areas between commercial/office nodes and low density residential neighborhoods.
3. This property is in FEMA Flood Zone X, but is not in a floodplain or floodway.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

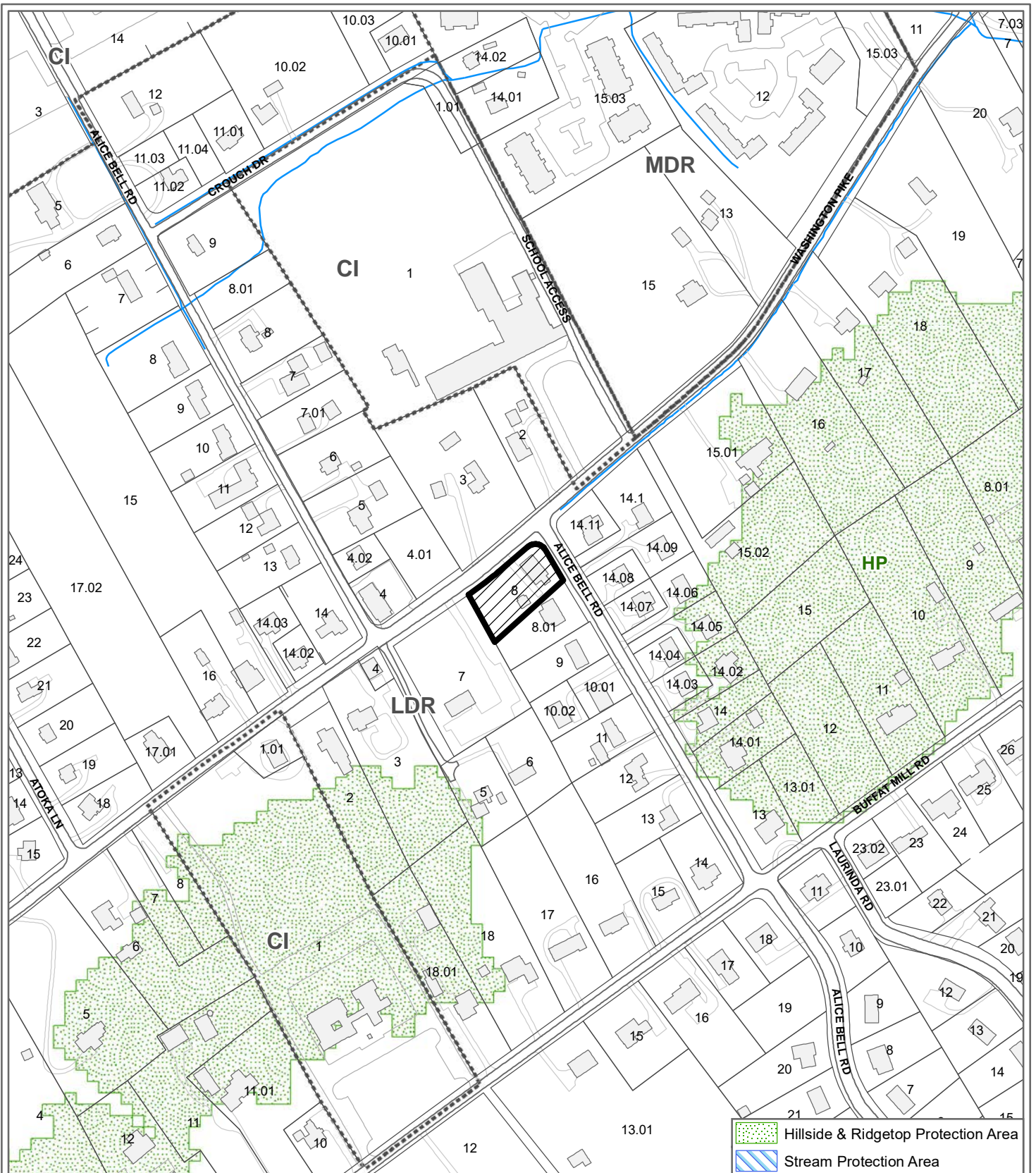
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

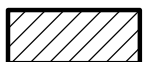
Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton High.

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4-G-20-SP **EAST CITY SECTOR PLAN AMENDMENT**

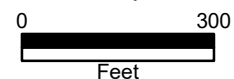


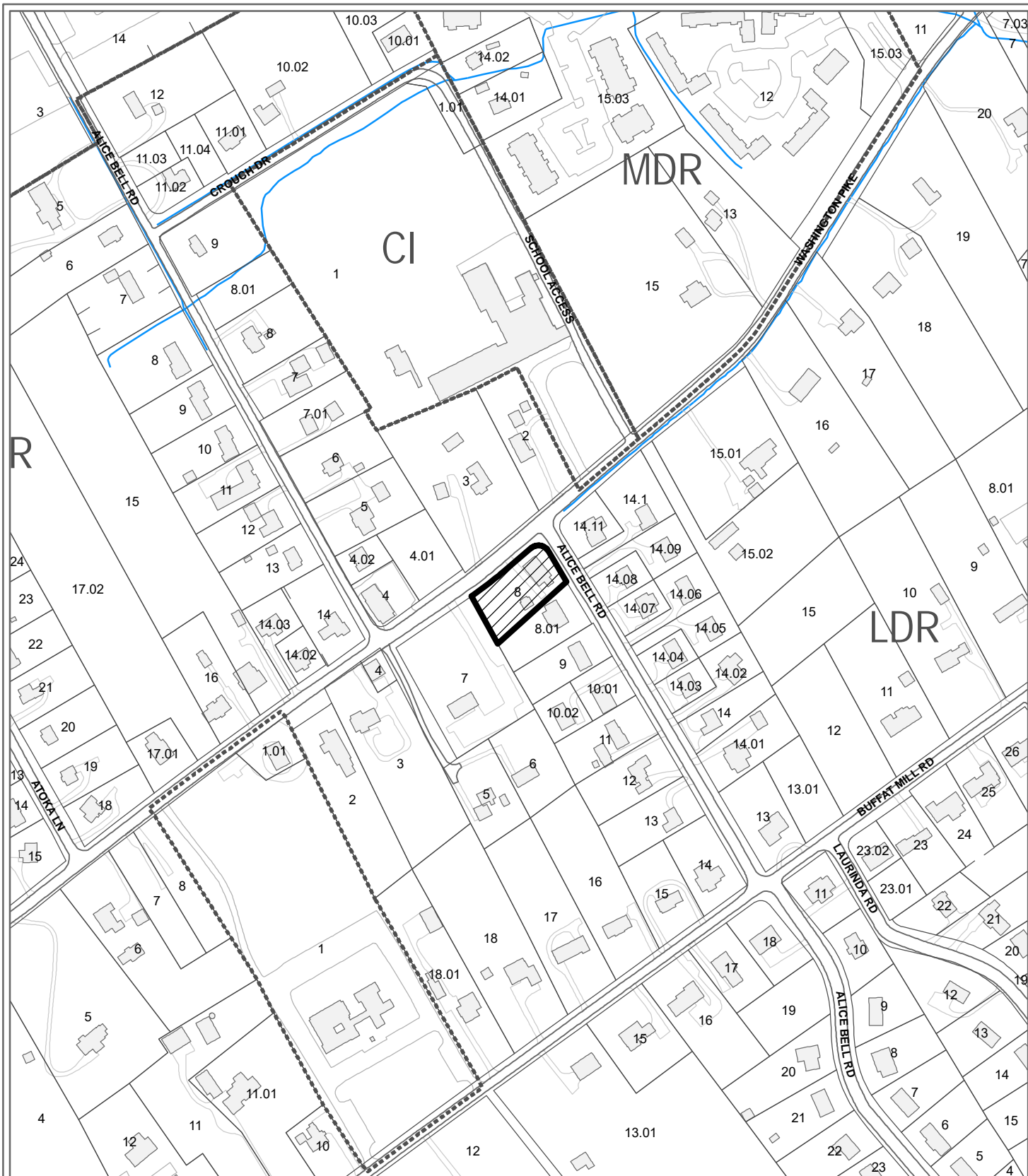
From: Undefined
 To: Undefined

Original Print Date: 3/16/2020
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Harper, Andrew

Map No: 70
 Jurisdiction: City

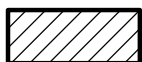




**4-E-20-PA / 4-F-20-RZ
PLAN AMENDMENT**

From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)



Original Print Date: 3/16/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

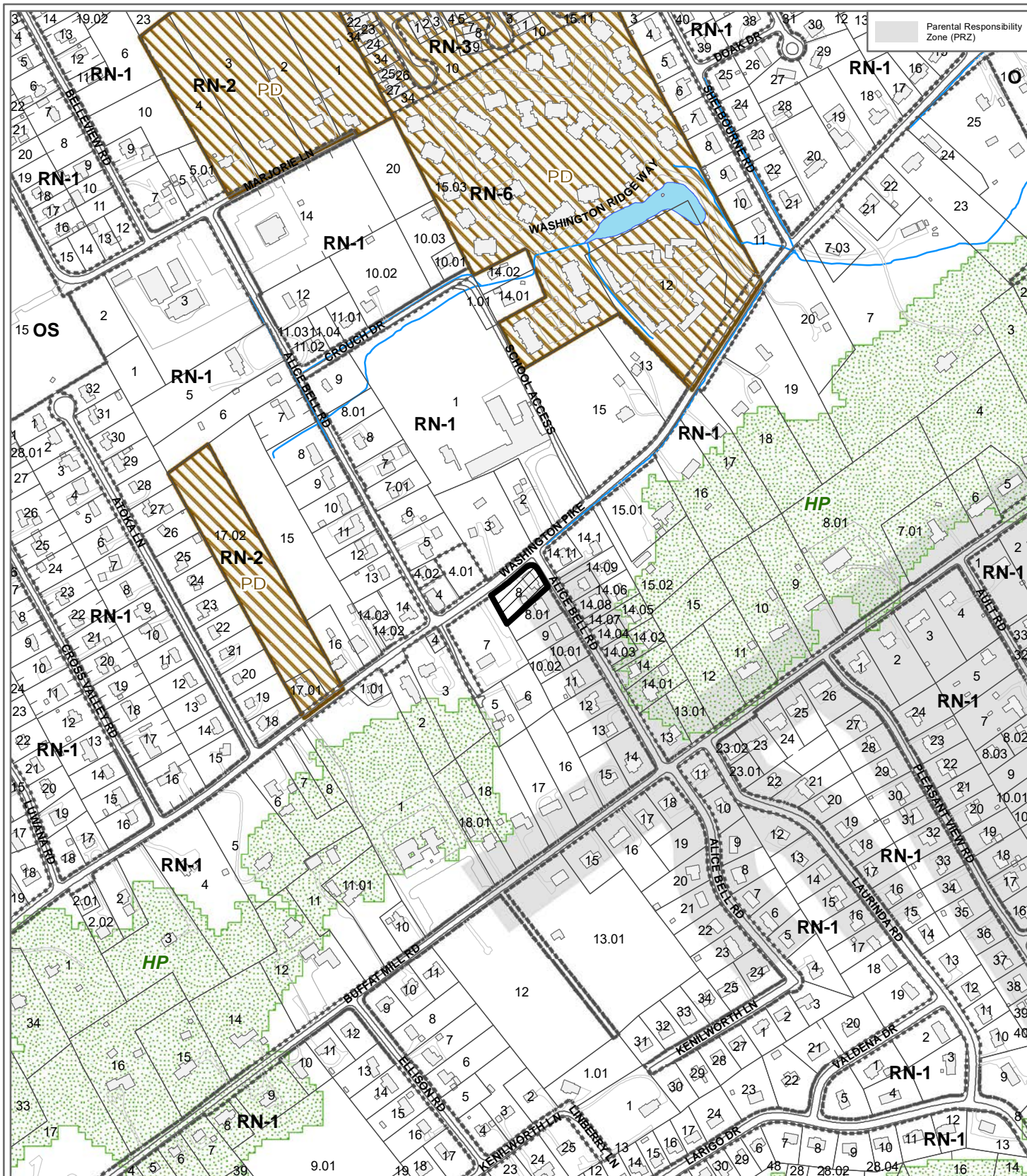
Petitioner: Harper, Andrew

Map No: 70

Jurisdiction: City

0 300
Feet

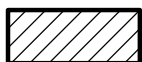




4-F-20-RZ REZONING

From: RN-1 (Single-Family Residential Neighborhood)

To: RN-4 (General Residential Neighborhood)



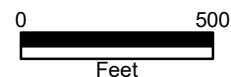
Original Print Date: 3/17/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Harper, Andrew

Map No: 70

Jurisdiction: City



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

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

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

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

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

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

WHEREAS, Andrew Harper has submitted an application to amend the Sector Plan from Low Density Residential to Medium Density Residential, for property described in the application; and

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

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 9, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

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

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan, with its accompanying staff report and map, file #4-G-20-SP.

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

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

Date

Chairman

Secretary

4-F-20-RZ/4-E-20-PA
EXHIBIT A. Contextual Images



Street view from Washington Pike



Street view from Alice Bell

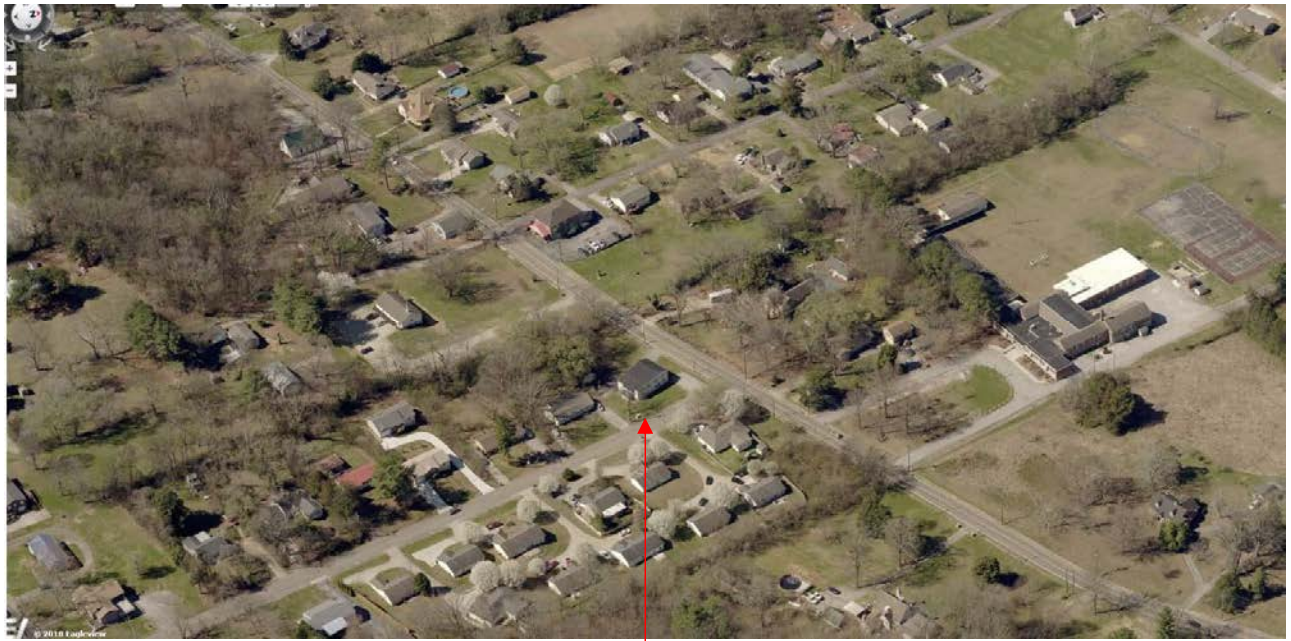


Rear view from Alice Bell Rd.

4-F-20-RZ/4-E-20-PA
EXHIBIT A. Contextual Images

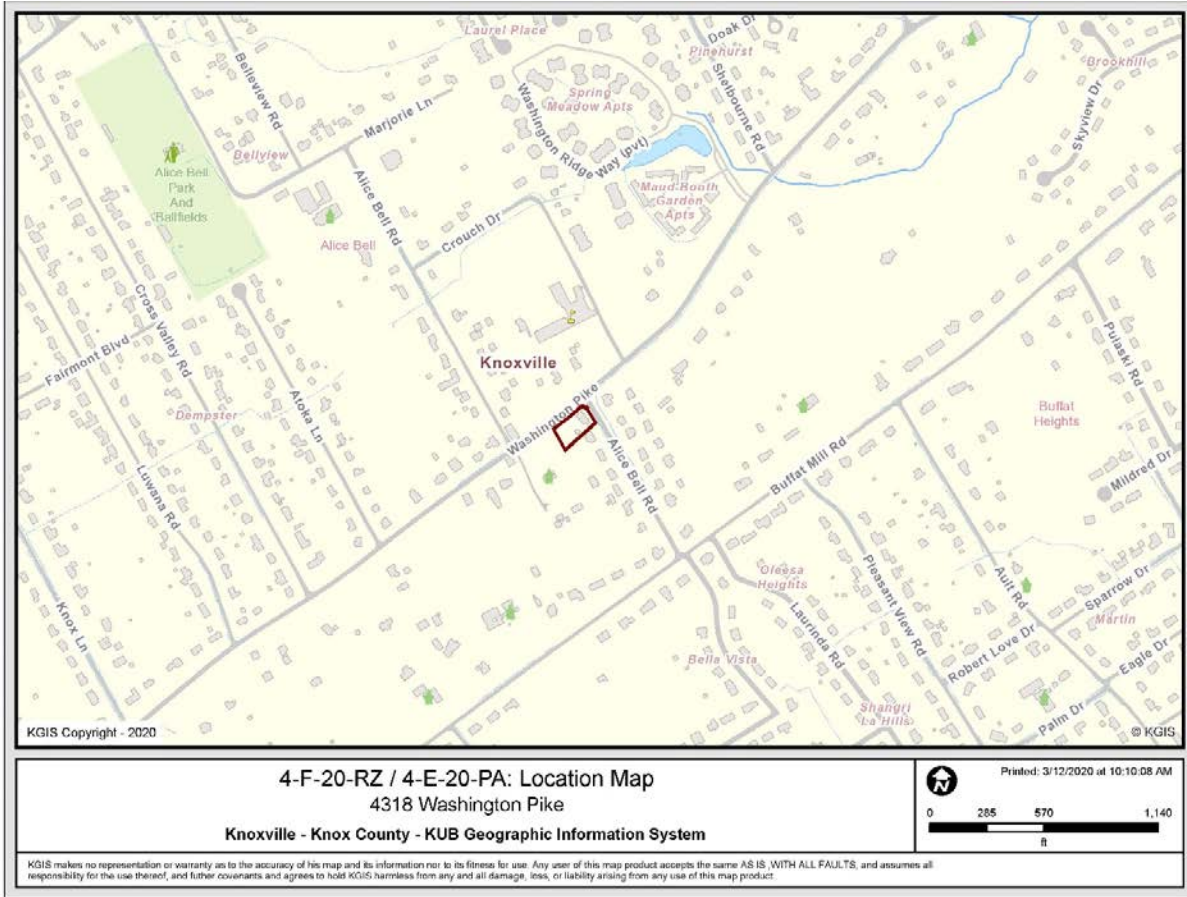


4318 Washington Pike

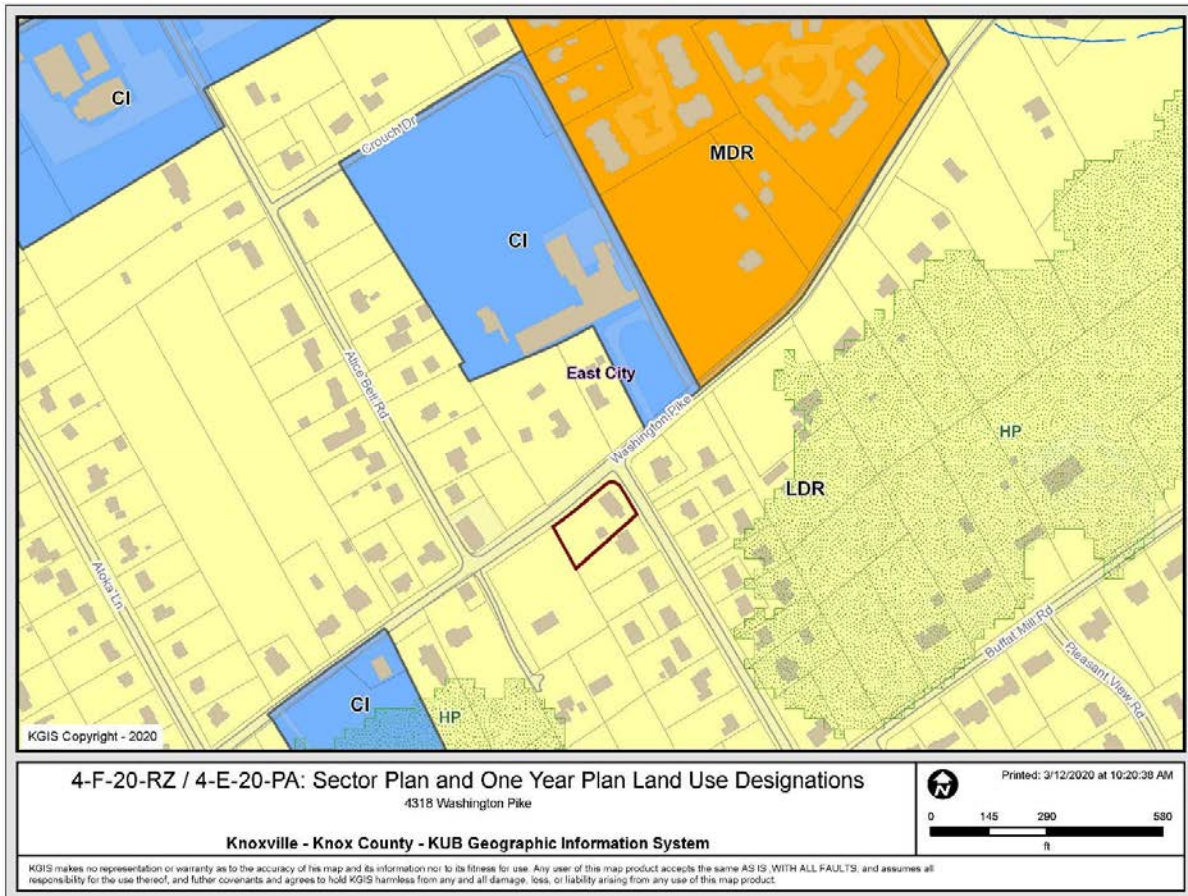
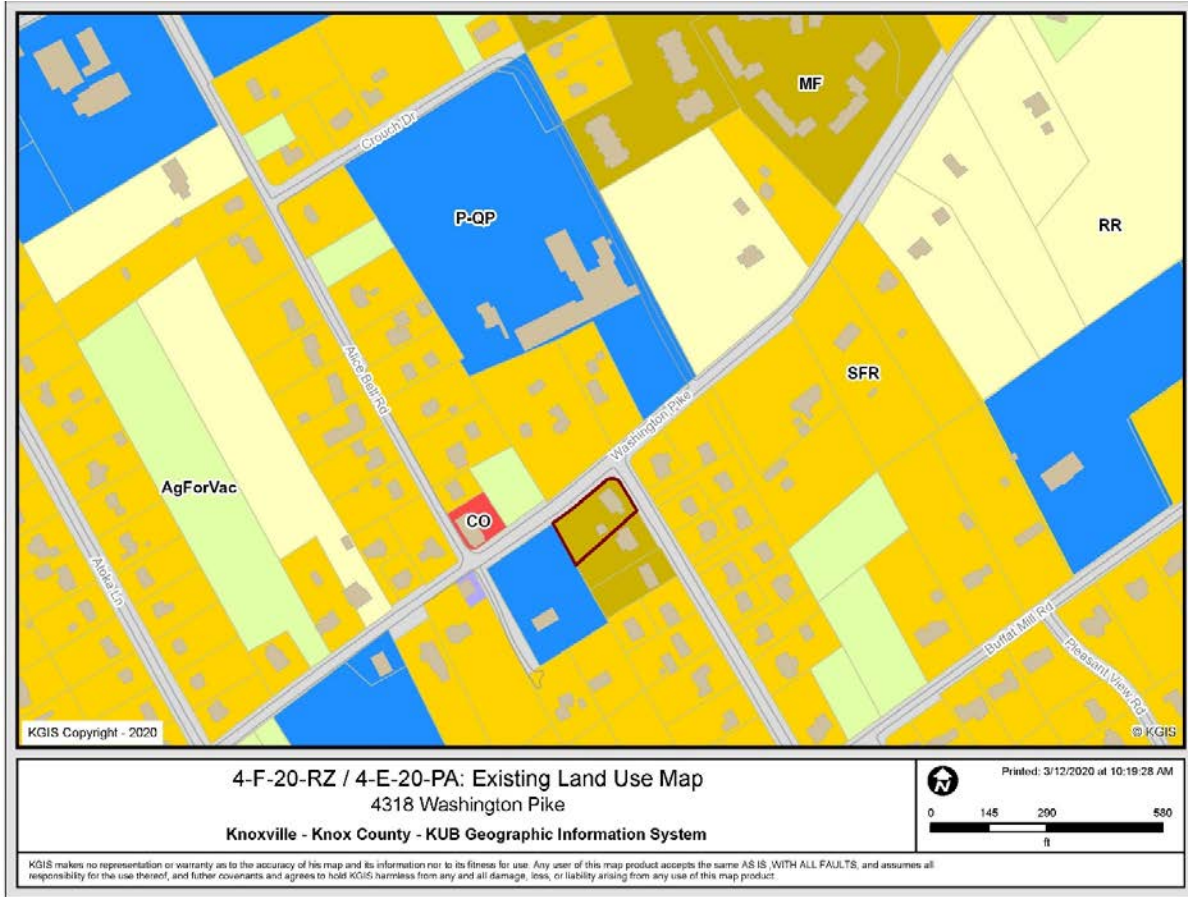


4318 Washington Pike

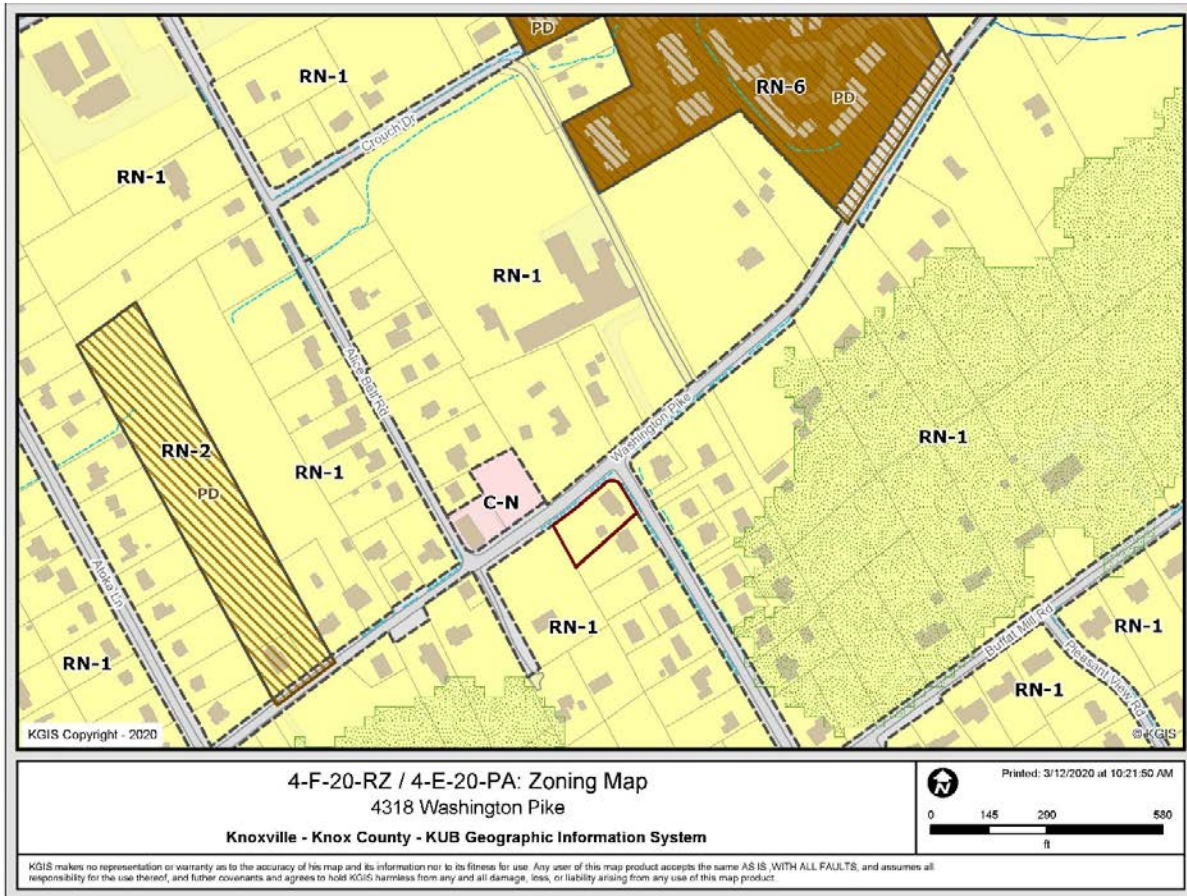
4-F-20-RZ/4-E-20-PA
EXHIBIT A. Contextual Images



4-F-20-RZ/4-E-20-PA
EXHIBIT A. Contextual Images



4-F-20-RZ/4-E-20-PA
EXHIBIT A. Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning

RECEIVED

FEB 24 2020

Knoxville-Knox County
Planning

Andrew Harper

Owner

Applicant Name

Affiliation

2/24/20

4/9/20

Date Filed

Meeting Date (if applicable)

File Numbers(s)

(4-F-20-RZ, 4-E-20-R)
4-G-20-GF

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

Logan Higgins

Aplos Home

Name

Company

133c S. Gay St.

Knoxville

TN

37902

Address

City

State

Zip

423.502.4210

LoganAHiggins@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Andrew Harper

1205 KENYON ST KNOXVILLE, TN 37917

217.822.1192

Owner Name (if different)

Owner Address

Owner Phone

4318 WASHINGTON PIKE, KNOXVILLE TN 37917

070CE008

Property Address

Parcel ID

Alice Bell Neighborhood

22,200 sf

General Location

Tract Size

Knoxville

RN-1

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

LDR

LDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements _____

ZONING

☒ Zoning Change: **RN-4**

Proposed Zoning _____

☒ Plan Amendment Change: **One Year Plan : MDR** **Sector Plan : MDR**

Proposed Plan Designation(s) _____

☐ Property Use (specify) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

(rezoning) 0324 | 600.00

FEE 2:

(one yr plan amend) 0516 | 600.00

FEE 3:

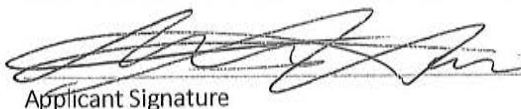
(sector plan amend) 0516 | 300.00

TOTAL:

\$1500.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.


Applicant Signature

Andrew A. Harper
Please Print

2-24-2020
Date

Phone Number _____

Email _____


Staff Signature

Michelle Portier
Please Print

2/24-2020
Date

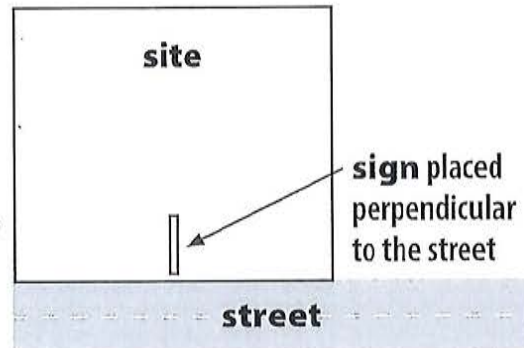
REQUIRED SIGN POSTING AGREEMENT

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 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:

March 25, 2020 and April 10th
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Andrew A. Harper

Phone: 217-822-1192 Email: drew.aharper@yahoo.com

Date: 2-24-2020

File Number: 4-F-20-RZ / 4-E-20-PA / 4-G-20-GP



DEVELOPMENT REQUEST

DEVELOPMENT

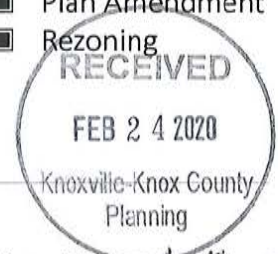
- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ Rezoning



Andrew Harper

Applicant Name

2/24/20

Date Filed

4/9/20

Meeting Date (if applicable)

Owner

Affiliation

4-F-20-RZ, 4-E-20-PA
(4-G-20-CP)

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

Logan Higgins

Aplos Home

Name

Company

133c S. Gay St.

Knoxville

TN

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Address

City

State

Zip

423.502.4210

LoganAHiggins@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Andrew Harper

1205 KENYON ST KNOXVILLE, TN 37917

217.822.1192

Owner Name (if different)

Owner Address

Owner Phone

4318 WASHINGTON PIKE, KNOXVILLE TN 37917

070CE008

Property Address

Parcel ID

Alice Bell Neighborhood S/S Washington PK
w/s Alice Bell Rd

22,200 sf

General Location

Tract Size

Knoxville

RN-1

Jurisdiction (specify district above)

☒ City ☐ County

Zoning District

LDR East City

LDR

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☐ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____

Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created: _____

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☒ Zoning Change: **RN-4**

Proposed Zoning

☒ Plan Amendment Change: **One Year Plan : MDR** **Sector Plan : MDR**

Proposed Plan Designation(s)

☐ Property Use (specify) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0324 600.00

FEE 2:

0516 600.00

FEE 3:

0516 300.00 \$1500.00

TOTAL:

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Andrew A. Harper
Applicant Signature

Andrew A. Harper
Please Print

2-24-2020
Date

Phone Number _____

Email _____

Michelle Portier
Staff Signature

Michelle Portier
Please Print

2/24-2020
Date

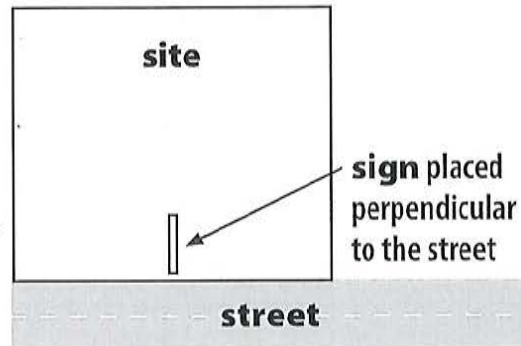
REQUIRED SIGN POSTING AGREEMENT

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 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:

March 25, 2020 and April 10th
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Andrew A. Harper

Phone: 217-822-1192 Email: drew.aharper@yahoo.com

Date: 2-24-2020

File Number: 4-F-20-RZ / 4-E-20-PA / 4-G-20-GP