



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SC-20-C
4-G-20-UR

AGENDA ITEM #: 24
AGENDA DATE: 4/9/2020

▶ **SUBDIVISION:** CARA CADE

▶ **APPLICANT/DEVELOPER:** CASCADE FALLS, LLC

OWNER(S): Cascade Falls, LLC

TAX IDENTIFICATION: 91 20402 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Lobetti Rd.

▶ **LOCATION:** South side of Lobetti Rd., north of Ball Camp Pk.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Grassy Creek

▶ **APPROXIMATE ACREAGE:** 37.51 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) and CA (General Business)
South: Railroad, residences and vacant land - PR (Planned Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land / PC (Planned Commercial) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 186

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Lobetti Rd., a local street with a 15' to 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of the depth of double frontage lots (Lots 49-70) from 150' to the depths shown on the Concept Plan.
2. Reduction of the tangent length between broken back curves on Road G, STA 1+83 to STA 2+48, from 150' to 65'.
3. Reduction of the minimum K-value on Road D at STA 12+25, from K=25 to K=20.3.
4. Reduction of the minimum K-value on Road D at STA 13+75, from K=25 to K=20.8.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING

COMMISSION APPROVAL;

1. Reduction of the right-of-way on Schaad Rd., from 112' to 102'.
2. Reduction of the horizontal curve radius on Road C at STA 16+50, from 250' to 200'.
3. Reduction of the horizontal curve radius on Road D at STA 5+50, from 250' to 200'.
4. Reduction of the horizontal curve radius on Road D at STA 11+00, from 250' to 200'.
5. Reduction of the horizontal curve radius on Road D at STA 16+50, from 250' to 150'.

ALTERNATIVE DESIGN STANDARDS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-4 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create any hazardous conditions.

APPROVE alternative design standards 1-5 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 12 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. The timing of the final plat approval for Lots 44-48 is dependent on the completion of the road improvements for the Schaad Road and Lobetti Road intersection.
6. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. Future revisions to the Traffic Impact Study may be required based on the timing of the development on the south side of Schaad Road and the construction progress for Schaad Road.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 49-186) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Cascade Falls, LLC widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
9. Prior to certification of the final plat for the first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.

10. Placing a note on the final plat that all lots will have access only to the internal street system with the exception of Lots 44-48. Lots 44-48 shall be provided with turnaround driveways.
11. Placing a note on the final plat that fencing and other structures are not allowed within the slope easements established for the Schaad Road Extension project. Easements are located along Schaad Road and Lobetti Road frontages.
12. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 186 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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:

The applicant is proposing to subdivide this 37.51 acre tract into a total of 186 detached residential lots at a density of 4.96 du/ac. This is the fourth concept plan that has come before the Planning Commission on this property.

The proposed subdivision will be separated by the future Schaad Road extension. Knox County has already purchased the right-of-way for this new road. The extension of Schaad Road has been designed as a four lane - median divided arterial street with access control. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection. The Knox County Department of Engineering and Public Works has decided that limited access would be allowed on the south side of the road but a connection on the north side would not be permitted. The proposed subdivision will include 48 detached residential lots on the northwest side of the future Schaad Road extension with the remaining 138 detached residential lots being located on the southeast side.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of the subdivision is the property located on the north side of the Schaad Road extension. The second phase of the subdivision is located on the south side of the Schaad Road extension. In a previous approval, the applicant was required to widen Lobetti Rd. to a width of 20' from the northern subdivision entrance to Ball Rd.

Knox County is planning to move the overall Schaad Road extension project forward sooner than anticipated. The County will phase the construction such that the work on side roads, including Lobetti Road, will be the initial phases. A final plat for the phases of the subdivision located on the south side of the Schaad Road Extension (proposed lots 49-186) shall not be approved until one of the following conditions exists: a) Substantial completion of the Schaad Road extension as determined by the Knox County Department of Engineering and Public Works; or b. Cascade Falls, LLC widens Lobetti Road to 20 feet from the southernmost entrance for the proposed subdivision to Ball Road, including any necessary roadwork to achieve intersection sight distance. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.

Sidewalks have been provided throughout the subdivision as an amenity and to allow connection to the proposed amenity areas and to connect to the sidewalks that will be located along the Schaad Rd extension and Lobetti Road.

This property was rezoned to PR (Planned Residential) and PC (Planned Commercial) by Knox County Commission on December 15, 2008. The Planning Commission recommended approval of the rezoning of the PC (Planned Commercial) and A (Agricultural) portion of the property to PR (Planned Residential) at the April 13, 2017 meeting. The Knox County Commission approved the rezoning on May 22, 2017. The approved PR density is for up to 5 du/ac.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.96 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

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

1. With the recommended conditions, the proposed residential development 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 will have access to a collector and a future arterial street.
3. The proposed residential development at a density of 4.96 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this area as a mixed use special district with one of the proposed uses being low density residential development. The proposed development at a density of 4.96 du/ac is consistent with the sector plan.
2. This site is within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

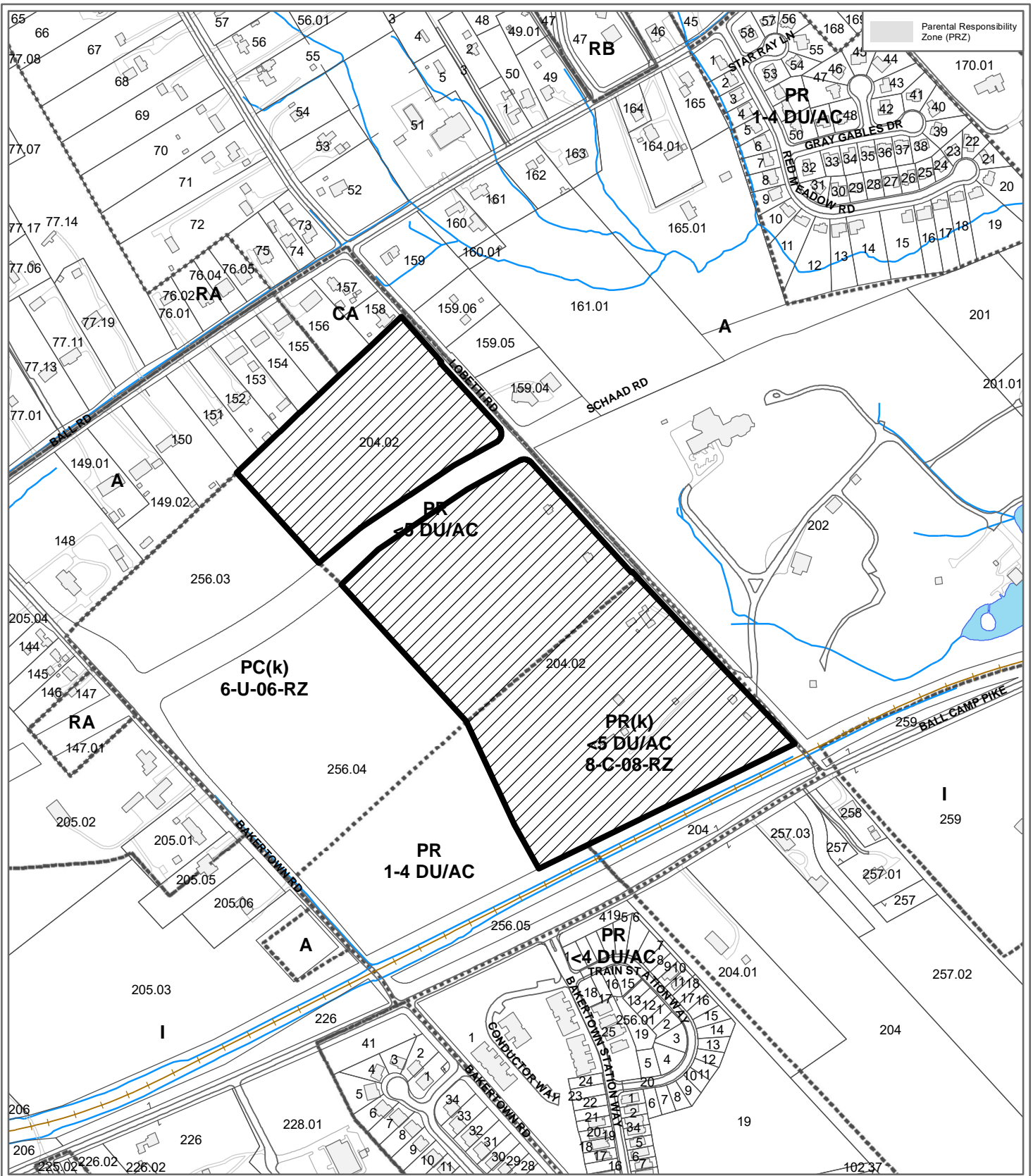
ESTIMATED STUDENT YIELD: 76 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

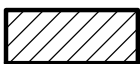
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

Knoxville-Knox County Planning Commission's approval or denial of this use on review 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.



**4-G-20-UR / 4-SC-20-C
CONCEPT PLAN/USE ON REVIEW**



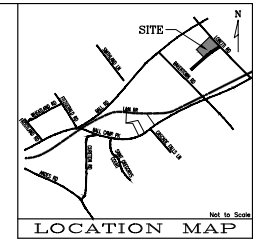
Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Cascade Falls, LLC
Undefined

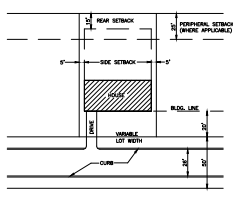
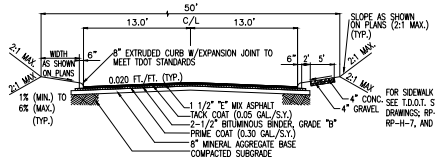
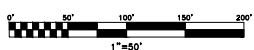
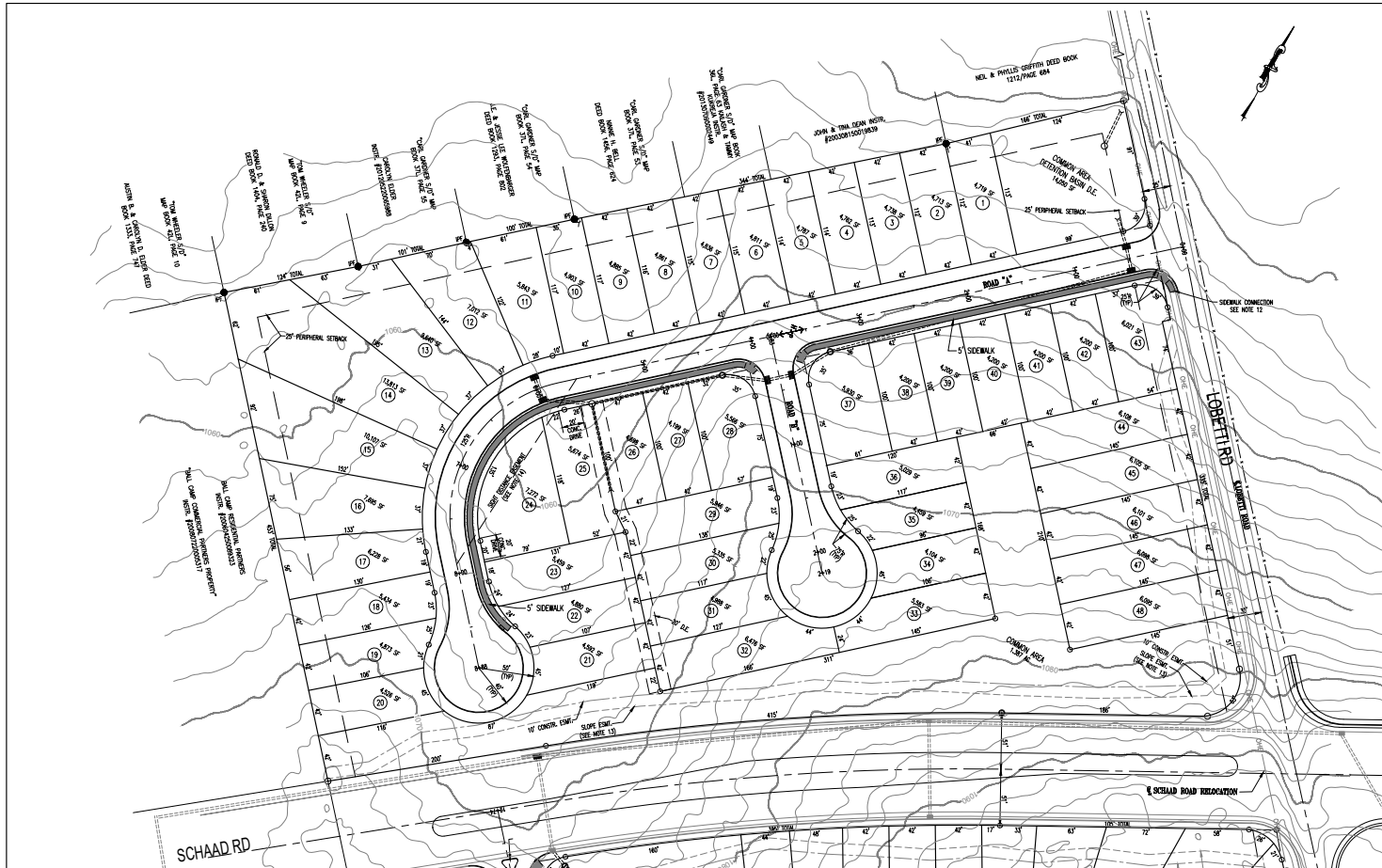
Map No: 91
Jurisdiction: County



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



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 37.238 ACRES SUBDIVIDED INTO 186 SINGLE FAMILY DETACHED LOTS, 5 COMMON AREAS AND PUBLIC RIGHT-OF-WAY.
 5. THIS PROPERTY IS ZONED PFR.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/PKNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
 - WATER: KNOXVILLE UTILITIES BOARD
 - SEWER: KNOXVILLE UTILITIES BOARD
 - ELECTRIC: KNOXVILLE UTILITIES BOARD
 - TEL: KNOXVILLE UTILITIES BOARD
 - TELEPHONE BELLBOOTH
 8. BOUNDARY SURVEY BY BISHOP.
 9. ALTERNATIVE DESIGN STANDARDS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:
 - (1) HORIZONTAL CURVE RADII FROM 250' TO 200', ROAD "C", STA 18+50
 - (2) HORIZONTAL CURVE RADII FROM 250' TO 150', ROAD "D", STA 18+50
 - (3) HORIZONTAL CURVE RADII FROM 250' TO 200', ROAD "E", STA 18+50
 - (4) HORIZONTAL CURVE RADII FROM 250' TO 200', ROAD "F", STA 5+50
 THE MAXIMUM GRADE AT INTERSECTIONS WAS APPROVED AT UP TO THREE (3) PERCENT AS SHOWN ON THE STREET PROFILES EXCEPT THAT THE MAXIMUM GRADE SHALL NOT EXCEED THE CROSS-SLOPE REQUIREMENTS OF THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) OR 2010 ADA STANDARDS AS APPROPRIATE WHEN A PEDESTRIAN CROSSING IS PROPOSED.
 10. VARIANCES REQUESTED:
 - (A) REDUCTION OF THE REQUIRED LOT DEPTH FOR DOUBLE FRONTAGE LOTS (LOTS 48-70) FROM 150' TO THE DEPTH SHOWN ON PLANS.
 - (B) VERTICAL CURVE LENGTH FROM 142.70' TO 100', ROAD "D", STA 18+25
 - (C) TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 60', ROAD "G", STA 1+83 TO STA 2+48
 - (D) RIGHT-OF-WAY REDUCTION ON SCHAAD ROAD FROM 112' TO 102'
 11. GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY WITH THE EXCEPTION OF LOTS 44-48. THESE LOTS WILL REQUIRE TURNAROUND DRIVEWAYS WITH ACCESS TO LOBETTI RD.
 13. SIDEWALKS ALONG LOBETTI ROAD TO BE PROVIDED BY KNOX COUNTY AS A PART OF THE SCHAAD ROAD PROJECT; SIDEWALK CONNECTIONS TO THE LOTS AND SIDEWALKS FROM THE SUBDIVISION TO BE PROVIDED PER KNOX COUNTY STANDARDS.
 14. FENCING AND OTHER STRUCTURES ARE NOT ALLOWED WITHIN THE SLOPE EASEMENTS OF SCHAAD ROAD.
 15. NO BUILDINGS, DRIVEWAYS, FENCES OR VEGETATION ALLOWED WITHIN THE 200' LINE OF RIGHT OF WAY ON LOTS 24, 25, 123, & 124 THAT MAY IMPEDER THE VISION OF THE TRAVELING PUBLIC.



Revised: 3/23/2020
 KNOX COUNTY PLANNING
 4-SC-20-C/4-G-20-UR



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DOCUMENTS COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE KNOXVILLE-AND COUNTY SUBDIVISION REGULATIONS EXCEPT AS MAY BE NOTED THEREON AND ACCORDING TO A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER _____
 REGISTERED CERTIFICATE NO. _____
 OWNER/DEVELOPER
 CASCADE FALLS, LLC
 7918 GATEKEEPER WAY
 KNOXVILLE, TN 37923
 PHONE: (865) 679-3697

BATSON, HIMMS, NORVELL & POB
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	DBH								
DRAWN	EEG								
CHECKED	DBH	1	3/20/20	REVISED PER MPC COMMENTS					02/13/2020
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 2" INTERVAL
 DATE
 02/13/2020

DEED REFERENCE: INSTR. #201805020064867
 CONCEPT & DEVELOPMENT PLAN FOR
CARA CADE
 TAX MAP 91, PARCEL 204.02
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-SP1
 SHEET 1 OF 4 SHEET(S)
 0\25006\25006-PHASE-1 - 42 WIDE LOTTERY\DWG



4-SC-20-C / 4-G-20-UR
 Revised: 3/23/2020

MILL CAMP RESIDENTIAL PARTNERS
 INC., P.O. BOX 2000000000
 "MILL CAMP COMMERCIAL PARTNERS PROPERTY"
 WITH PARCEL 200000000000

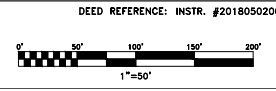


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DESIGNED	DBH	DATE	REVISION	PER	MPC	COMMENTS	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEG										
CHECKED	DBH	1/3/20/20									

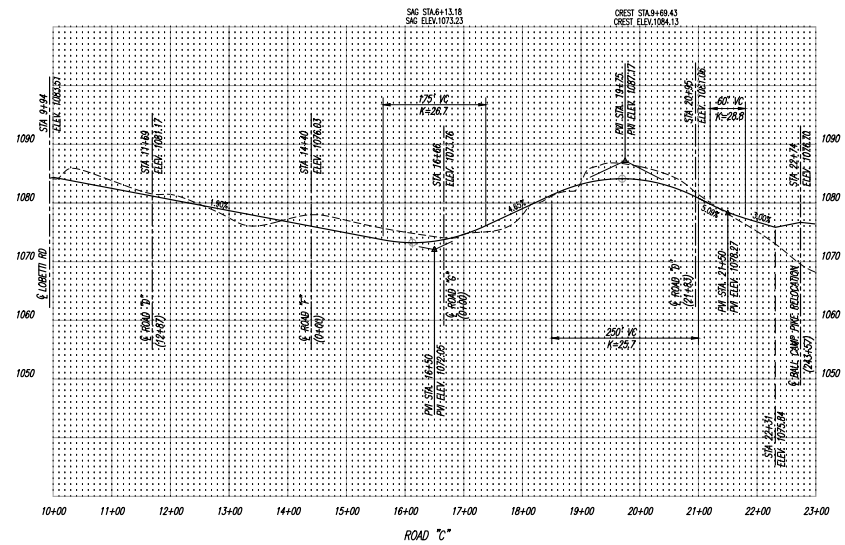
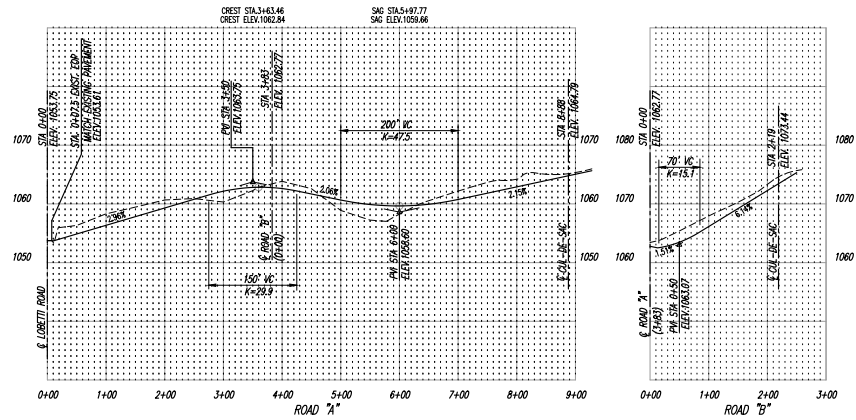
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 VERTICAL: 2" = INTERVAL
 DATE
 02/13/2020



DEED REFERENCE: INSTR. #201805020064867

CONCEPT & DEVELOPMENT PLAN FOR
CARA CADE
 TAX MAP 91, PARCEL 20A.02
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-SP2
 SHEET 2 OF 4 SHEET(S)
 0:\25006\25006-PHASE-1-42 WDC
 LISTENERS.DWG



4-SC-20-C / 4-G-20-UR
 Revised: 3/23/2020



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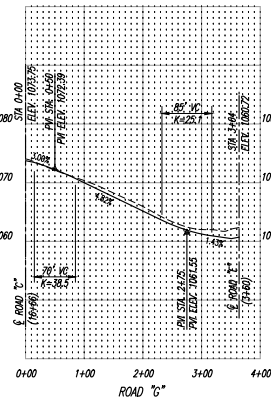
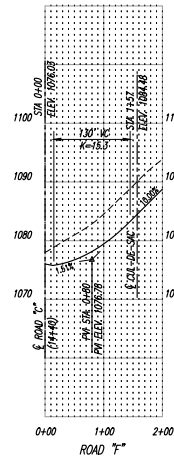
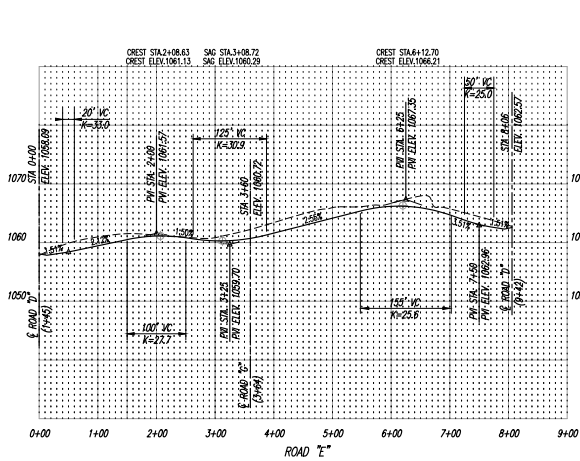
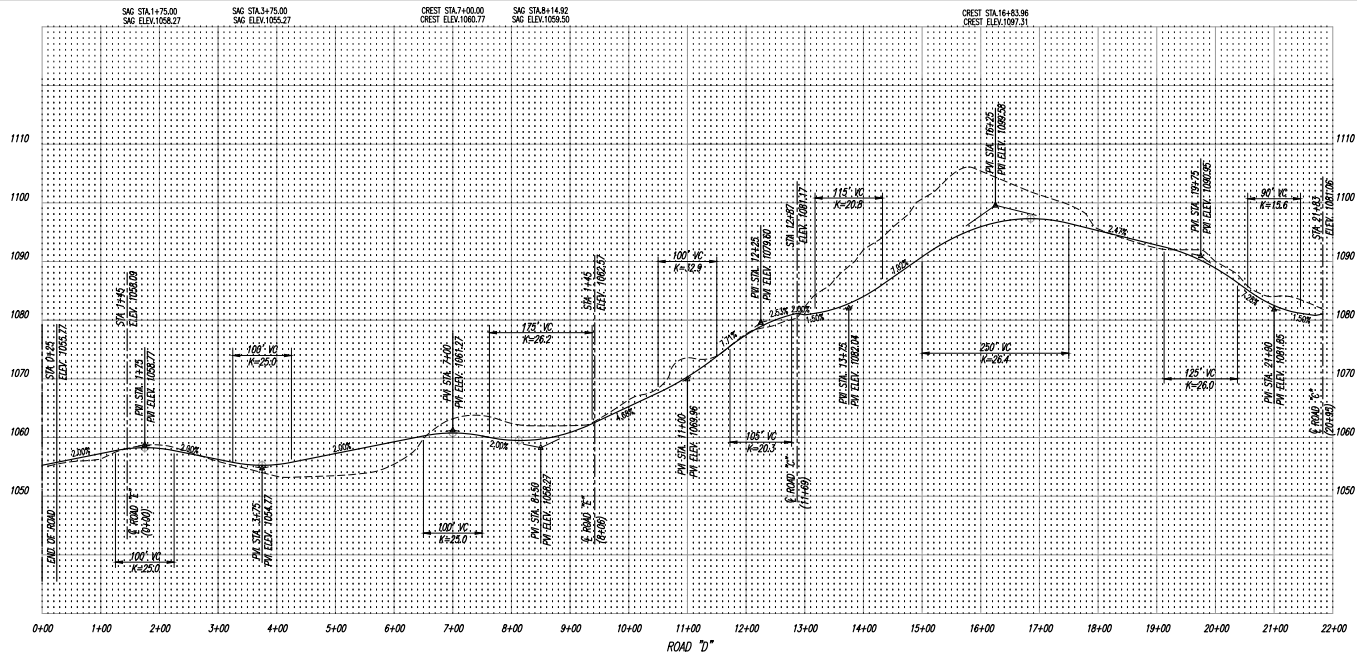
DESIGNED	DBH								
DRAWN	EEG								
CHECKED	DBH	1	3/20/20	REVISED PER MPC COMMENTS					
		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 1" = 10'
 DATE
 02/13/2020

DEED REFERENCES: DEED BOOK 1990, PAGE 486
 INSTR. #200005260035503

ROAD PROFILES FOR
CARA CADE
 TZX MAP 91, PART OF PARCEL 204
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-RP1
 SHEET 3 OF 4 SHEET(S)
 0:\25006\25006-PHASE-1 - 42 WIDE LISTENERS.DWG



4-SC-20-C / 4-G-20-UR
Revised: 3/23/2020



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DRAWN	EEG									
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		NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	

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INSTR. #200005260035503

ROAD PROFILES FOR
CARA CADE
TZX MAP 91, PART OF PARCEL 204
DISTRICT 6, KNOX COUNTY, TENNESSEE

25006-RP2
SHEET 4 OF 4 SHEET(S)
0\25006\25006-PHASE-1 - 42 WIDE
LISTENERSI.DWG



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



CASCADE FALLS, LLC
Applicant Name

2/24/20
Date Filed

4/9/20
Meeting Date (if applicable)

Affiliation
4-SC-20-C
4-G-20-VR
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

DAVID HARBIN
Name

BATSON, HIMES, NORVELL & POE
Company

4334 PAPERMILL DRIVE
Address

KNOXVILLE
City

TN
State

37909
Zip

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Cascade Falls, LLC
Owner Name (if different)

7918 GATE KEEPER WAY
Owner Address KNOXVILLE 37923

865-679-3697
Owner Phone

0 LOBETTI RD
Property Address

CLT MAP 91 PARCEL 204.02
Parcel ID

SOUTH SIDE OF LOBETTI RD, N OF BALL CAMP PIKE
General Location

37.51 ac
Tract Size

6
Jurisdiction (specify district above) City County

PR
Zoning District

NORTHWEST COUNTY
Planning Sector

MU-SD
Sector Plan Land Use Classification

PLANNED GROWTH
Growth Policy Plan Designation

VACANT
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

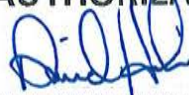
KUB
Water Provider

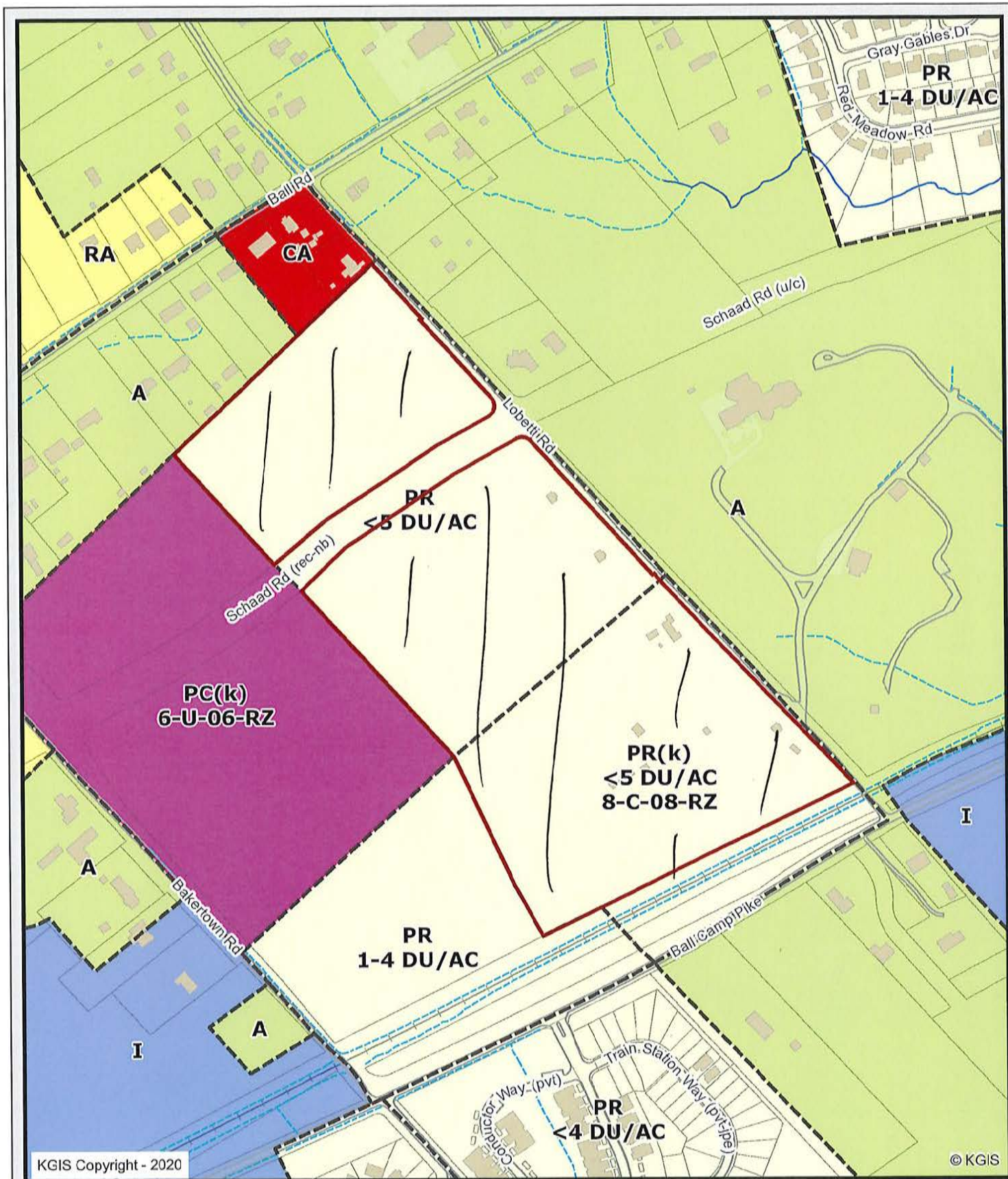
REQUEST

DEVELOPMENT	<input checked="" type="checkbox"/> Development Plan	<input 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): _____	
SUBDIVISION	CARA CADE	
	<input checked="" type="checkbox"/> Proposed Subdivision Name	PH 1 Unit / Phase Number
	<input checked="" type="checkbox"/> Parcel Change	
	<input type="checkbox"/> Combine Parcels	<input checked="" type="checkbox"/> Divide Parcel
	Total Number of Lots Created: 186	
	<input type="checkbox"/> Other (specify): _____	
	<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	<input type="checkbox"/> Property Use (specify)	Proposed Density (units/acre)
	Previous Rezoning Requests	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review	<input checked="" type="checkbox"/> Planning Commission
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders	<input type="checkbox"/> Variance Request
	ADDITIONAL REQUIREMENTS	<input type="checkbox"/> Design Plan Certification (Final Plat only)	
		<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)	
		<input type="checkbox"/> Traffic Impact Study	Previous study
	FEE 1:	6080.00	TOTAL:
	FEE 2:		6080.00
	FEE 3:		

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

	DAVID HARBIN	2/24/20
Applicant Signature	Please Print	Date
865-588-6472	harbin@bhn-p.com	
Phone Number	Email	
	Thomas Brechko	2/24/2020
Staff Signature	Please Print	Date

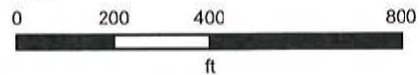


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/24/2020 at 2:14:52 PM



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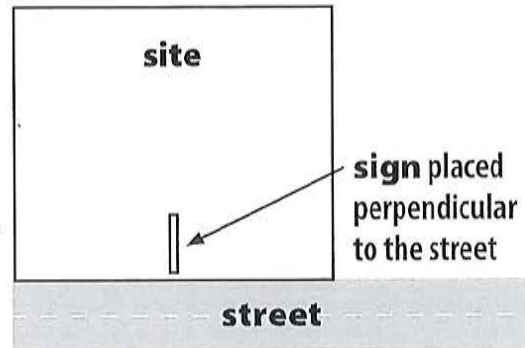
REQUIRED SIGN POSTING AGREEMENT

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:

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

Signature: Kaity Patterson

Printed Name: Kaity Patterson

Phone: 588-6472 Email: kpatterson@bhn-p.com

Date: 2/24/20

File Number: 4-SC-20-C / 4-G-20-UR