



# USE ON REVIEW REPORT

▶ **FILE #:** 2-A-20-UR

**AGENDA ITEM #:** 20

**AGENDA DATE:** 2/13/2020

▶ **APPLICANT:** SPACE MART DEVELOPMENT COMPANY, LP

OWNER(S): The Bakery Building, LLC

TAX ID NUMBER: 95 I C 00401 & 00403

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 701 & 0 E. Hill Ave.

▶ **LOCATION:** Northwest side of E. Hill Ave., south side George Dempster Dr. and James White Pkwy.

▶ **APPX. SIZE OF TRACT:** 4.73 acres

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via E. Hill Avenue, a minor collector street with 24'-68' of pavement width within 58'-80' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek & Tennessee River

▶ **ZONING:** C-2 (Central Business District)

▶ **EXISTING LAND USE:** Office Building & Parking

▶ **PROPOSED USE:** Indoor, climate controlled self storage facility

HISTORY OF ZONING: The property was rezoned from O-1 to C-2 in 1995 (4-V-95-RZ) and zoned DK-B as of January 2020. The property is being reviewed under the C-2 zoning standards.

SURROUNDING LAND USE AND ZONING:  
North: Government facility / INST (Institutional)  
South: Apartments, condos / RN-6 (Multi-Family Residential Neighborhood)  
East: Apartments / RN-6 (Multi-Family Residential Neighborhood)  
West: Hotel / DK-B (Downtown Knoxville - Boulevard)

NEIGHBORHOOD CONTEXT: This property is east of downtown in an area developed with a mix of multi-family, hotel, and governmental uses in the RN-6, DK-B and INST zones.

## STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review application until the March 12, 2020 Planning Commission meeting as requested by the applicant.**

The applicant has requested postponement to allow for additional time to address comments from staff.

## COMMENTS:

This proposal is to convert an existing building east of downtown into an indoor (enclosed) self-storage facility. This includes expanding the building by approximately 34,224 square feet by adding 2 stories to the one story portion of the building and adding a 4 story addition to the east side of the building (toward E. Hill Avenue). The property will be divided into two lots with the storage facility being accessed through the remnant parking lot that fronts along E. Hill Avenue. The intent is to use the frontage of the property for a new use, such as residential, and if this comes to fruition, the self-storage facility will become less visible from E. Hill Avenue.

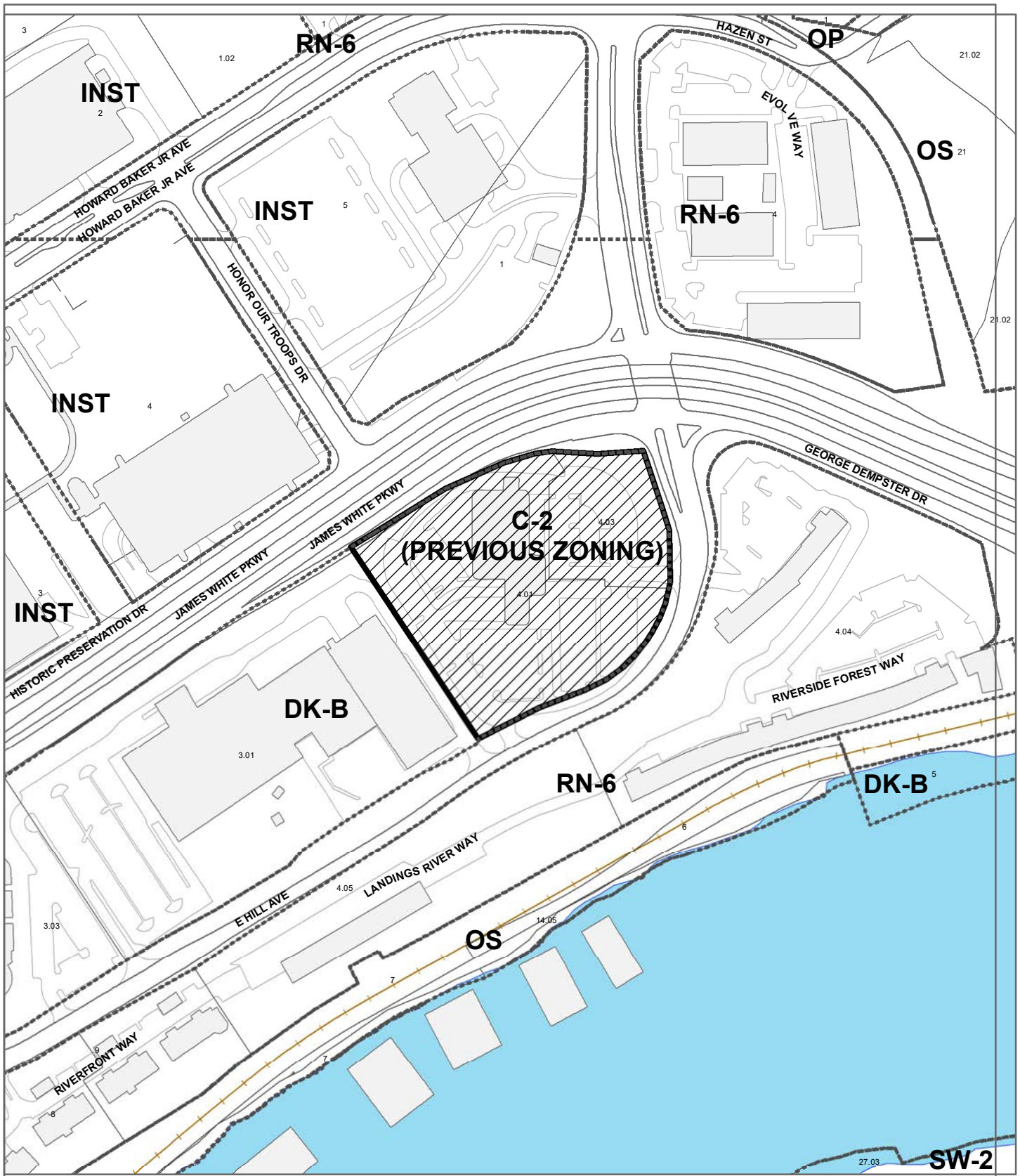
This proposal is being reviewed under the previous C-2 zoning because they applied before January 1, 2020. The C-2 zone allows consideration of indoor (enclosed) self-storage facilities as a Use Permitted on Review. As of January 1, the property is zoned DK-B (Downtown Knoxville - Boulevard) which prohibits all self-storage facilities. Any new proposals for the site must meet the standards of the DK-B zone.

ESTIMATED TRAFFIC IMPACT: 177 (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.

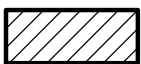
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



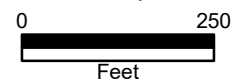
**2-A-20-UR  
USE ON REVIEW**

Petitioner: Space Mart Development Company, LP

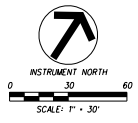
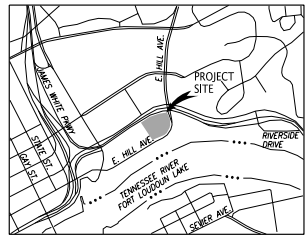
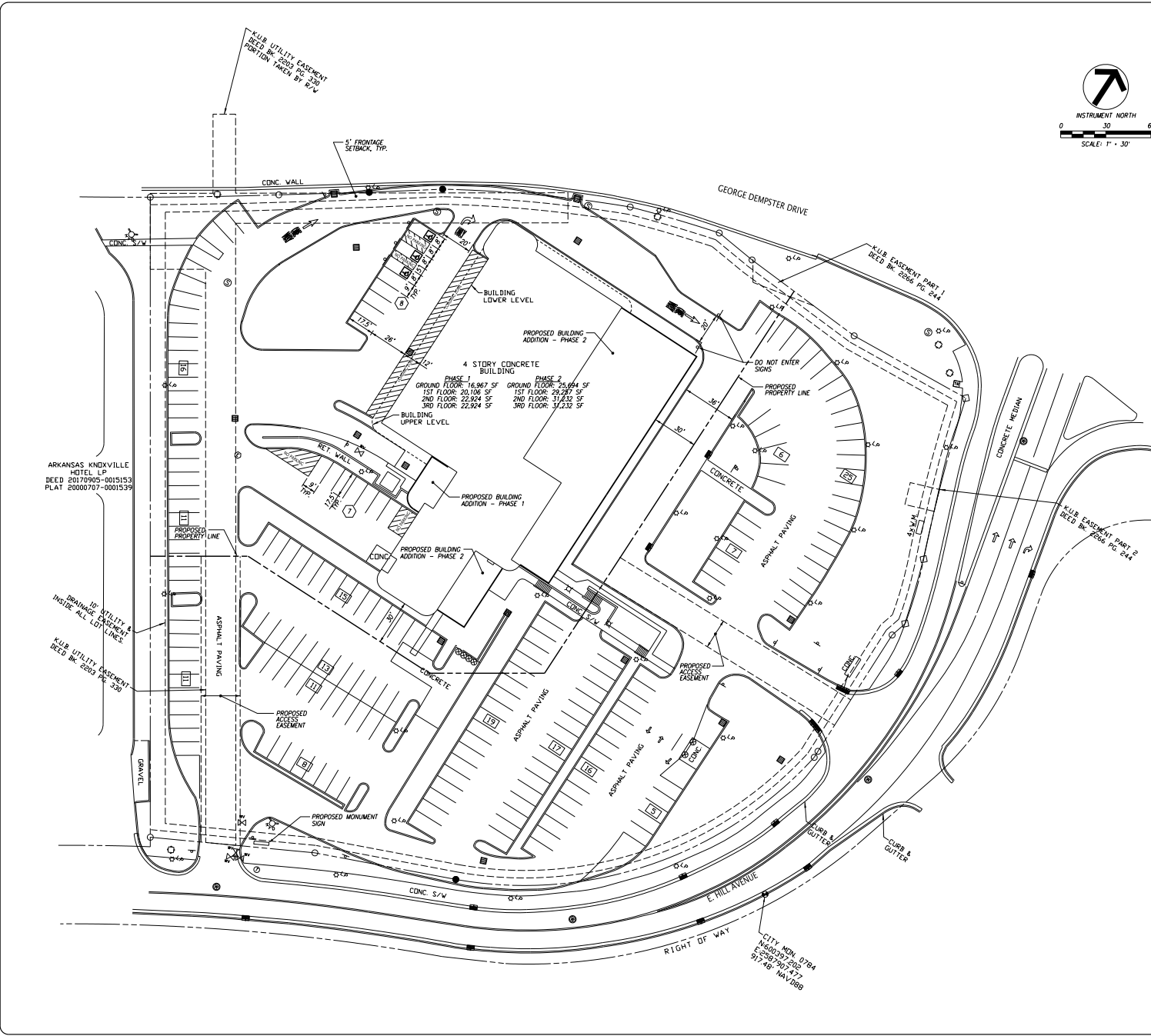


Indoor, climate controlled self storage facility in C-2 (Central Business District)

Map No: 95  
Jurisdiction: City



Original Print Date: 1/13/2020 Revised: 1/14/2020  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS PROVIDED BY PROFESSIONAL LAND SYSTEMS DATED NOVEMBER 6, 2017.
  2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
  3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES'.
  6. PROPERTY CONCERNED REFLECTS PARCELS 095C000401 & 095C000402 AS SHOWN IN KNOX COUNTY CLT MAP 095-1 ZONING FOR THE PROPERTY IS C-2, CENTRAL BUSINESS DISTRICT.  
 CITY BLOCK NO. 01066, WARD NO. 6.  
 TOTAL AREA = 4.72± AC.  
 TOTAL DISTURBED AREA = 0.75± AC.  
 OWNER: SPACESMART DEVELOPMENT COMPANY  
 2121 OLD GATESBURG ROAD, SUITE 200  
 STATE COLLEGE, PA 16803
  7. BUILDING SETBACKS ARE 5-FT. FOR THE FIRST STORY OF ALL BUILDINGS ON VEHICULAR STREETS. NO REQUIREMENTS ON SIDES AND REAR.
  8. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERNEATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED (REFER TO THE CURB DETAIL) IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

**IMPERVIOUS AREA SUMMARY**

<b>PHASE 1</b>	PROPOSED STORAGE SITE AREA = 0.34 AC.
	EXISTING IMPERVIOUS AREA = 1.82± AC.
	PROPOSED IMPERVIOUS AREA = 1.64± AC.
	REDUCTION IN IMPERVIOUS AREA = 0.18 AC.
<b>PHASE 2</b>	PROPOSED STORAGE SITE AREA = 2.34 AC.
	EXISTING IMPERVIOUS AREA = 1.82± AC.
	PROPOSED IMPERVIOUS AREA = 1.78± AC.
	REDUCTION IN IMPERVIOUS AREA = 0.04 AC.

**PARKING SUMMARY**

<b>EXISTING PARKING</b>	
STANDARD SPACES	223
HANDICAP	5
<b>TOTAL</b>	<b>228 SPACES</b>
<b>PROPOSED PARKING (STORAGE SITE)</b>	
EXISTING TO REMAIN	60
PROPOSED STANDARD SPACES	12
HANDICAP (2 VAN ACCESSIBLE)	75
<b>TOTAL</b>	<b>75 SPACES</b>



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**HILL AVENUE STORAGE  
& APARTMENTS**  
 701 E. HILL AVENUE  
 KNOXVILLE, TENNESSEE 37915

**SPACESMART DEVELOPMENT COMPANY**  
 2121 OLD GATESBURG ROAD, SUITE 200  
 STATE COLLEGE, PA 16803  
 CONTACT: JEFF GRUBBS  
 TELEPHONE NO.: 814.441.4000  
 EMAIL: jgrubbs@ubastoragefund.com

**USE ON REVIEW  
SITE PLAN**

NO.	ISSUED FOR REVIEW	REVISION/ISSUE	DATE
			11/25/19

Project: \$50,001  
 Date: 11/25/19  
 Scale: 1"=30'

Sheet: **C2**

**2-A-20-UR  
12/3/2019**

**HILL AVENUE STORAGE & APARTMENTS**

701 E. HILL AVENUE  
KNOXVILLE, TN 37915

SPACEMART  
DEVELOPMENT COMPANY

SBC Project No. 540/009-08-2017

2121 Old Gateburg Road, Suite 200  
State College, PA 16803

Contact: Jeff Grubb  
Telephone: (814) 441-4000  
Email: jgrubb@urbanstoragefund.com

**USE ON REVIEW  
LANDSCAPE PLAN**



**PLACEMAKING**

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Tel: 423-629-8200 www.placemaking.com

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Project: HILL AVENUE STORAGE AND APARTMENTS

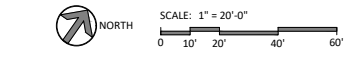
Project #: 2019-01-01  
Drawn By: WGH Ckd By: CLB  
Date: 2019.12.03 Scale: As Noted

Rev: Description: Date:

Rev:	Description:	Date:

PLANTING PLAN  
2-A-20-UR  
12/3/2019

L1.1

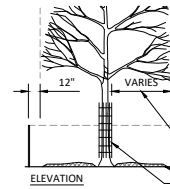


**PLANTING NOTES:**

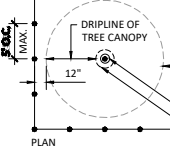
1. ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, ANSI Z-60.1.
2. ALL NEW PLANTS SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
4. ALL NEW PLANTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
5. THE GENERAL CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE.
6. TREES SHALL BEAR SAME RELATIONSHIP TO FINISH GRADE PLUS PLANTING SOIL AS THEY BORE TO PREVIOUS GRADE. SEE DECIDUOUS TREE PLANTING DETAILS.
7. STAKE LOCATION OF ALL DECIDUOUS AND EVERGREEN TREES AND PLANT BED LINES FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF PLANTING.
8. ALL PLANT BEDS ARE TO RECEIVE PINE STRAW MULCH.
9. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. PREPARE ALL PLANT BEDS WITH PLANTING SOIL TO A MINIMUM DEPTH MATCHING THE DEPTH OF ROOT BALLS. PLANTING SOIL SHALL BE CONTINUOUS WITHIN EACH PLANT BED.
11. THE GENERAL CONTRACTOR SHALL FIELD REVIEW WITH THE LANDSCAPE ARCHITECT AND RECEIVE ACCEPTANCE OF ALL SUBGRADE ELEVATIONS WITH THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING APPROVED PLANTING SOILS.
12. THE GENERAL CONTRACTOR SHALL PERFORM PERCOLATION TEST PER THE SPECIFICATIONS AND PROVIDE CONFORMANCE OF INFILTRATION REQUIREMENTS IN WRITING TO THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO PLACING PLANTING SOILS.
13. ALL PLANT BEDS AND LAWN AREAS SHALL INCLUDE A 4" DEEP TILL ZONE INCORPORATING 2" OF APPROVED PLANTING SOIL INTO THE TOP TWO INCHES OF THE APPROVED SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.

**NOTES:**

- DO NOT STORE ANY MACHINERY OR MATERIALS WITHIN AREA OF THE FENCE. DO NOT DISCARD CONSTRUCTION MATERIALS OR SLURRY WITHIN DRIP LINE OF TREES.
- NEW 6' HEIGHT, HIGH DENSITY POLYETHYLENE LAMINAR NETTING, COLOR SHALL BE SAFETY ORANGE, STAKES SHALL BE 8' LONG WOOD OR METAL DRIVE STAKES.
- CALCULATE "CRITICAL ROOTING AREA" AS: 2.5 x TREE DIAMETER IN INCHES = DIAMETER OF ROOTING AREA IN FEET, OR THE DRIPLINE OF THE TREE (WHICHEVER IS GREATER). WHERE FEASIBLE, GROUPS OF TREES SHOULD BE ENCLOSED TOGETHER.
- CRITICAL ROOTING AREA OF TREE OR DRIPLINE OF TREE CANOPY 3" MULCH LAYER, SEE SPECS.
- INSTALL AT 6" OC 2"x4"x6" WOOD BOARD TRUNK PROTECTION. SECURE TO TREE WITHOUT DAMAGE TO TRUNK OR BARK. MAINTAIN THROUGHOUT CONSTRUCTION. REMOVE AT TIME OF PLANTING COMPLETION.
- TREE PROTECTION FENCE STAKED 5'-0" O.C. MAXIMUM WITH LONG WOOD OR METAL DRIVE STAKES, SEE SPECS. HAND EXCAVATE WITHIN THIS ZONE. REMOVAL & EXCAVATION ONLY UPON APPROVAL OF LANDSCAPE ARCHITECT.
- CONSTRUCTION FENCE OUTSIDE OF CRITICAL ROOTING AREA OF TREE OR DRIPLINE OF TREE, TO BE INSTALLED ON SIDE OF TREE WHERE CONSTRUCTION IS TO BE PERFORMED.
- TREE TRUNK PROTECTION 2"x4"x6" TRUNK PROTECTION 12"x18" COROPLAST SIGN 2' O.C., (2) PER ZONE MIN.



ELEVATION

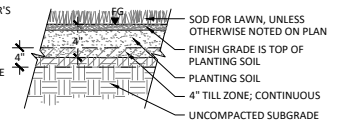


PLAN

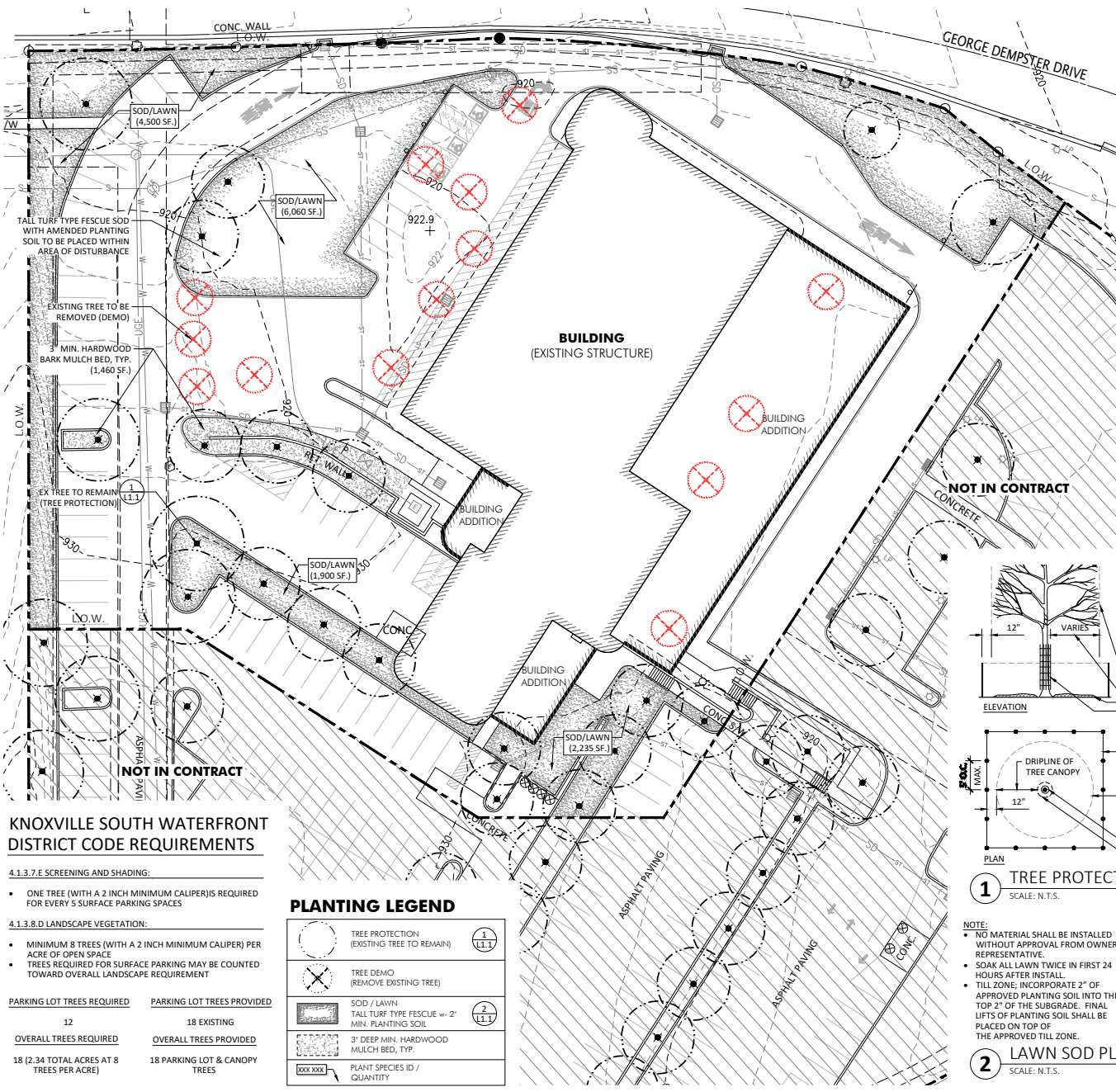
**1 TREE PROTECTION FENCE**  
SCALE: N.T.S.

**NOTE:**

- NO MATERIAL SHALL BE INSTALLED WITHOUT APPROVAL FROM OWNER'S REPRESENTATIVE.
- SOAK ALL LAWN TWICE IN FIRST 24 HOURS AFTER INSTALL.
- TILL ZONE: INCORPORATE 2" OF APPROVED PLANTING SOIL INTO THE TOP 2" OF THE SUBGRADE. FINAL LIFTS OF PLANTING SOIL SHALL BE PLACED ON TOP OF THE APPROVED TILL ZONE.



**2 LAWN SOD PLANTING**  
SCALE: N.T.S.

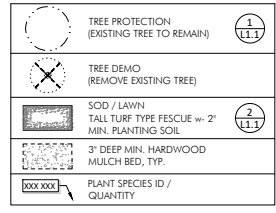


**KNOXVILLE SOUTH WATERFRONT DISTRICT CODE REQUIREMENTS**

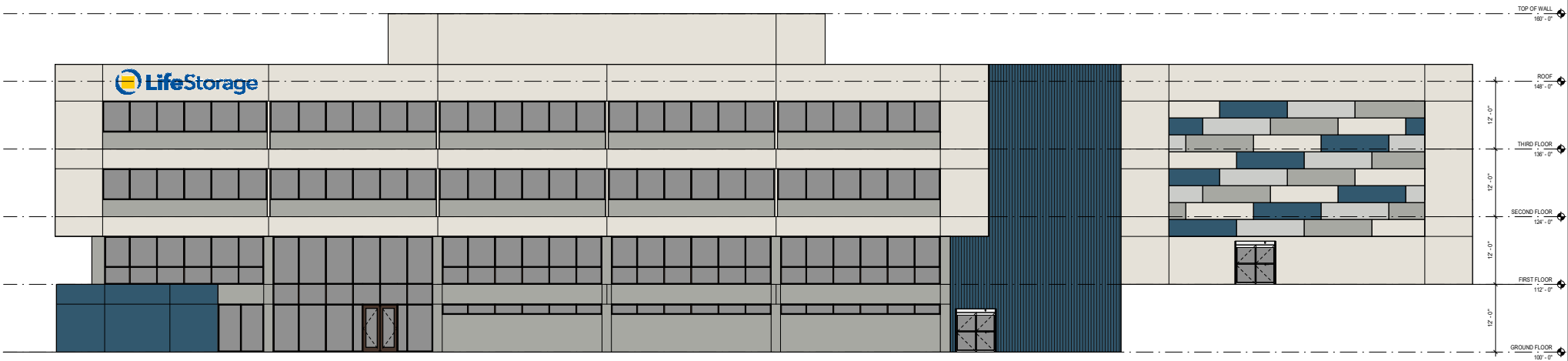
- 4.1.3.7.E SCREENING AND SHADING:**
- ONE TREE (WITH A 2 INCH MINIMUM CALIPER) IS REQUIRED FOR EVERY 5 SURFACE PARKING SPACES
- 4.1.3.8.D LANDSCAPE VEGETATION:**
- MINIMUM 8 TREES (WITH A 2 INCH MINIMUM CALIPER) PER ACRE OF OPEN SPACE
  - TREES REQUIRED FOR SURFACE PARKING MAY BE COUNTED TOWARD OVERALL LANDSCAPE REQUIREMENT

PARKING LOT TREES REQUIRED	PARKING LOT TREES PROVIDED
12	18 EXISTING
OVERALL TREES REQUIRED	OVERALL TREES PROVIDED
18 (2.34 TOTAL ACRES AT 8 TREES PER ACRE)	18 PARKING LOT & CANOPY TREES

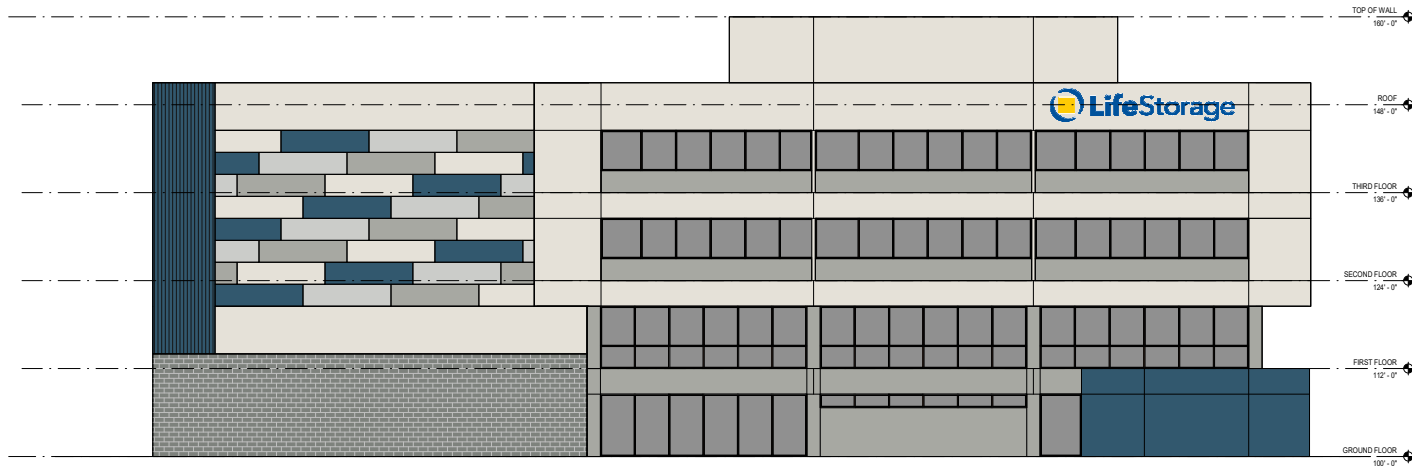
**PLANTING LEGEND**



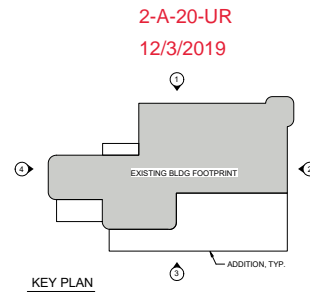
Draw: 12/02/2019 4:05pm  
User: jbrubbs  
File: C:\Users\jbrubbs\OneDrive\Documents\2019\08\2019-08-20\2019-08-20-UR-L1.1



1 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

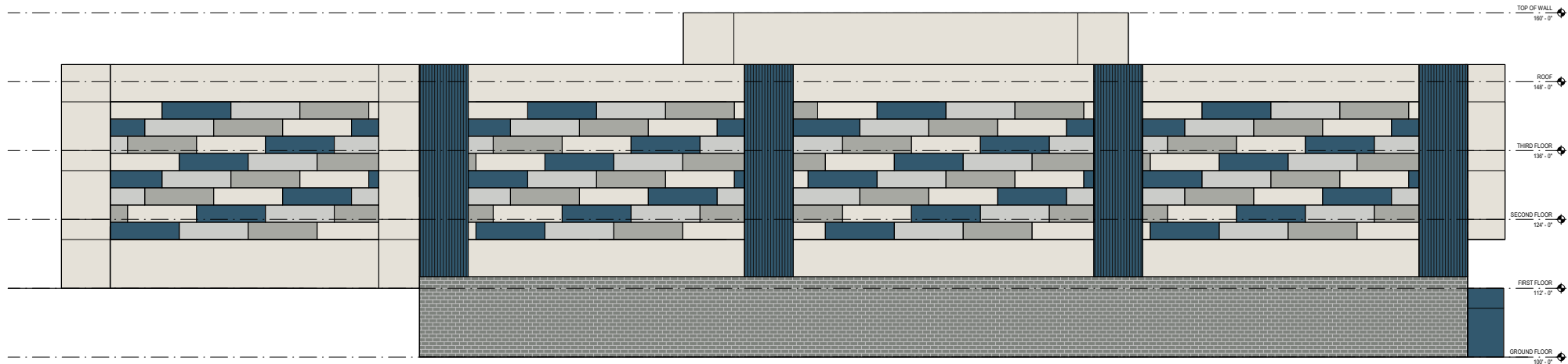


11/22/2019

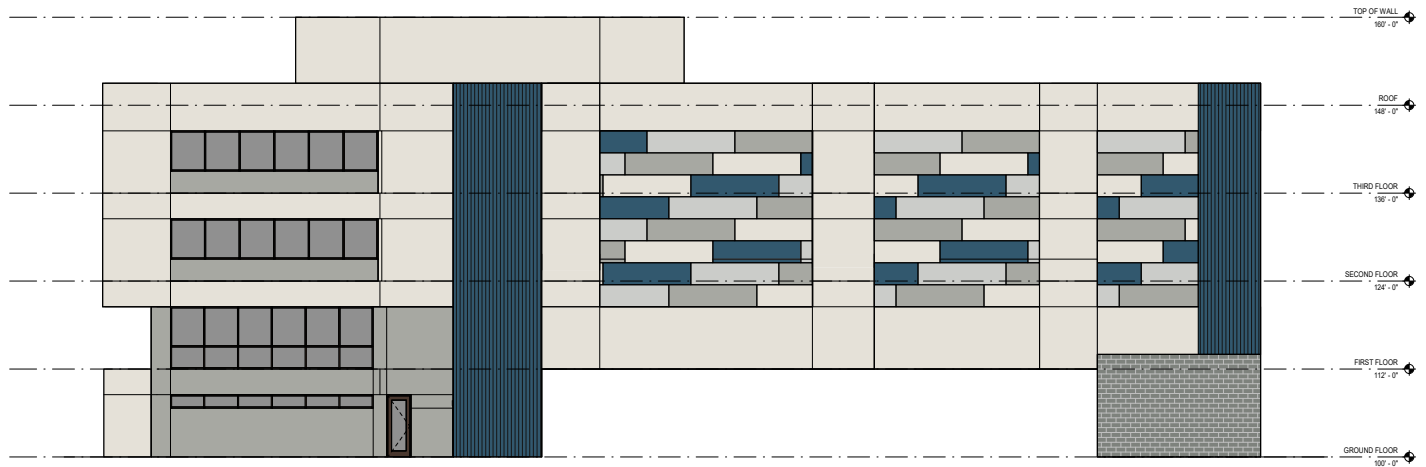
**KNOXVILLE STORAGE**  
701 E HILL AVENUE

**A-201- EXTERIOR ELEVATIONS - PHASE 2**

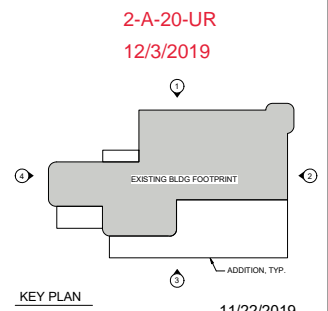
**SAA**architects



3 EAST EXTERIOR ELEVATION  
A-202 SCALE: 1/8" = 1'-0"



4 SOUTH EXTERIOR ELEVATION  
A-202 SCALE: 1/8" = 1'-0"



11/22/2019

**KNOXVILLE STORAGE**  
701 E HILL AVENUE

**A-202- EXTERIOR ELEVATIONS - PHASE 2**





Dori Caron <dori.caron@knoxplanning.org>

**Fwd: Hill Avenue Storage - File #2-A-20-UR**

**Mike Reynolds** <mike.reynolds@knoxplanning.org> Fri, Jan 24, 2020 at 12:04 PM  
To: Dori Caron <dori.caron@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>  
Cc: Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>

This is a 30-day automatic postponement request for file # 2-A-20-UR.

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827

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

From: **Aarron Gray** <gray@fulghummacindoe.com>  
Date: Fri, Jan 24, 2020 at 11:55 AM  
Subject: Hill Avenue Storage - File #2-A-20-UR  
To: Mike Reynolds (mike.reynolds@knoxplanning.org) <mike.reynolds@knoxplanning.org>  
Cc: Jeff Grubb (jgrubb@urbanstoragefund.com) <jgrubb@urbanstoragefund.com>

Mike,

On behalf of the applicant (copied on this message), we would like to request postponement of the application review for this project (File #2-A-20-UR) for 30 days to the March meeting. We will continue to work with you and other staff to provide the information requested at the review meeting. Please let us know if you have any questions or need any additional information. Thanks.

Aarron M. Gray, P.E.

**Fulghum, MacIndoe, & Associates, Inc.**

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

Direct: 865.251.5071

Main: 865.690.6419

Cell: 865.386.3172

Email: [gray@fulghummacindoe.com](mailto:gray@fulghummacindoe.com)

[www.FulghumMacIndoe.com](http://www.FulghumMacIndoe.com)



**AUTOMATIC POSTPONEMENTS: 30 DAYS**

**File #:** 2-A-20-UR

**Meeting Date:** 2-13-2020





# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

Space Mart Development Company, LP

Applicant Name	Affiliation	
12/3/19	2/13/20	2-A-20-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

Aarron M. Gray		Fulghum, MacIndoe & Associates, Inc.	
Name	Company		
10330 Hardin Valley Road, Suite 201	Knoxville	TN	37932
Address	City	State	Zip
(865) 690-6419	gray@fulghummacindoe.com		
Phone	Email		

## CURRENT PROPERTY INFO


The Bakery Building, LLC	3928 Maloney Road	(865) 804-4131
Owner Name (if different)	Owner Address	Owner Phone
701 E. Hill Avenue <i>3/w side</i>	<i>Δ E. Hill Ave</i>	095IC00401 & 0095IC00403
Property Address	Parcel ID	
Intersection of E. Hill Avenue and George Dempster Drive		4.73
General Location	Tract Size	
City of Knoxville <i>6</i>	C-2	
Jurisdiction (specify district above) <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District	
Central City	MU-RC	UGB <i>N/A</i>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Office Building and parking	No	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

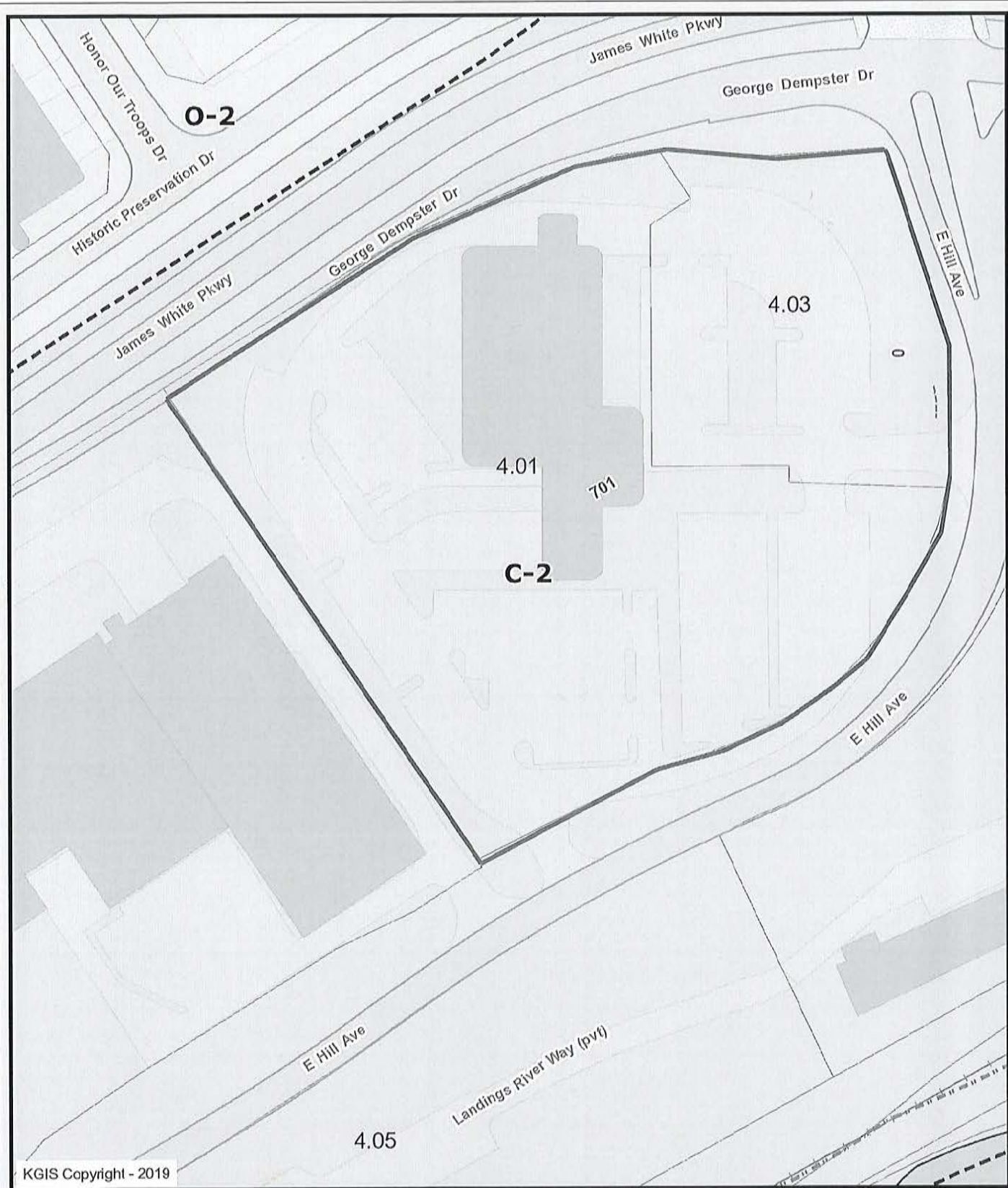
# REQUEST

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

<b>STAFF USE ONLY</b>	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission <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 ( <i>Final Plat only</i> ) <input checked="" type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan only</i> ) <input type="checkbox"/> Traffic Impact Study	\$1,500	
		<b>FEE 2:</b>	
		<b>FEE 3:</b>	
			\$1,500

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

<b>Aarron M. Gray</b> <small>Digitally signed by Aarron M. Gray          DN: cn=Aarron M. Gray, o=Fulghum, MacIndoe &amp;          Associates, ou, email=gray@fulghummacindoe.com, c=US          Date: 2019.12.02 10:45:25 -0500</small>	<b>Aarron M. Gray</b> Please Print	<b>12/2/19</b> Date
Applicant Signature (865) 251-5071 Phone Number	gray@fulghummacindoe.com Email	
 Staff Signature	<b>Marc Payne</b> Please Print	<b>12/3/19</b> Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/3/2019 at 3:34:11 PM



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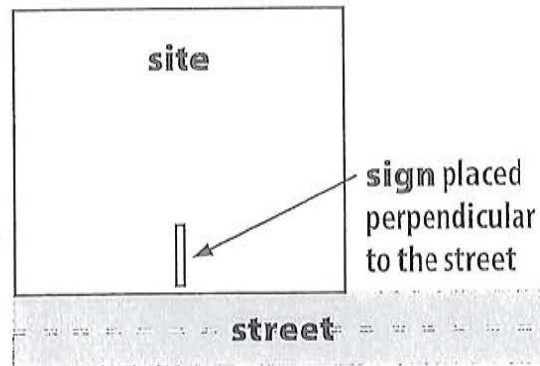
## REQUIRED SIGN POSTING AGREEMENT

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:

1/29/20 and 1/14/20  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: AARON M. GRAY

Phone: 865-251-5071 Email: gray@fulghumanacindoe.com

Date: 12/3/19

File Number: 2-A-20-UR