



USE ON REVIEW REPORT

▶ **FILE #:** 1-G-20-UR

AGENDA ITEM #: 28

AGENDA DATE: 1/9/2020

▶ **APPLICANT:** KNOXVILLE BEHAVIORAL HEALTH HOSPITAL

OWNER(S): Metro Knoxville HMA, LLC

TAX ID NUMBER: 106 K C 01703

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 1240 Tennova Medical Way

▶ **LOCATION:** South side of Middlebrook Pk., south side of Tennova Medical Way, west side of Old Weisgarger Rd., south of Dick Lonas Rd.

▶ **APPX. SIZE OF TRACT:** 9.3 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Tennova Medical Way, a private right-of-way with 26' of pavement within 60' of right-of-way (to be constructed), and Middlebrook Pk., a 4 lane median divided major arterial street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Behavioral health hospital

HISTORY OF ZONING: The property was rezoned from A-1 to O-1 in 2013 (7-I-13-RZ).

SURROUNDING LAND USE AND ZONING: North: O-1 (Office, Medical & Related Services) / Vacant land

South: A-1 (General Agricultural) / Vacant land

East: O-1 (Office, Medical & Related Services) / Vacant land

West: Residences / R-1E (Low Density Exclusive Residential)

NEIGHBORHOOD CONTEXT: This site is within the recently approved Tennova Medical Park. The area to the north has been developed as an office park and has attracted a number of medical and medical related uses (Provision, KOC, etc.). The West Hills neighborhood is to the west of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a behavioral health hospital that is approximately 50,000 sqft of floor area with up to 64 beds, subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including but not limited to Article 8 (Signs, billboards, and other advertising structures).
4. Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
5. Meeting the requirements of the Knoxville Tree Protection Ordinance and all applicable requirements of the Knoxville Urban Forester.
6. Installation of landscaping as shown on the landscape plan within six months of the issuance of the occupancy permit for the project.
7. Installation of fencing to protect the trees within the 75' buffer during construction. This fencing is to be installed before grading activities begin on the site.

With the conditions noted above, this request meets all criteria for a use-on-review in the O-1 zoning district.

COMMENTS:

This proposal is for a behavior health hospital that will serve patients with various psychiatric needs. The hospital will be a 1-story tall, 50,000 sqft facility with 64 beds. Access to the site will be from the Tennova Medical Way, a new road that will be constructed as part of the Tennova Medical Park. The right-of-way for the road has been platted but it has not been constructed yet.

This proposal is being reviewed under the O-1 (Office, Medical, and Related Services) zone because the application was submitted before the new zoning ordinance became effective January 1, 2020. The new zoning for the property will be OP (Office Park) which does allow consideration of "healthcare facilities" as a Special Use. The proposed use could be considered for approval in the OP zone.

The behavioral health hospital use will include adult psychiatry and co-occurring services and geriatric psychiatry service. It will provide a continuum of care for both adult and geriatric patients that includes partial hospitalization (PHP) and Intensive Outpatient Services (IOP). Partial hospitalization or "day program" provides a structured program of outpatient psychiatric services as an alternative to inpatient psychiatric care. Outpatient care offers many of the same services as inpatient care in a more loosely structured environment. The flexibility of outpatient care allows patients to attend treatment services during the day and return home to be with family or friends in the evenings. A full description of the behavioral health hospital is provided in Exhibit A.

The applicant has indicated the minimum parking requirement for hospitals is more than what is required for the behavioral health hospital and they may submit a parking study to the Knoxville Department of Engineering to reduce the required parking during permitting. The recently approved Acadia Healthcare behavioral health hospital in Dowell Springs submitted a parking study as part of their UOR application to reduce their required parking from 449 spaces to 207 spaces (1.5 spaces per bed). If a similar parking rate is requested and approved for this proposal, it would be reduced from 208 to 96 spaces.

A 75' no disturbance zone is proposed on the western property line, adjacent to the West Hills neighborhood. The existing vegetation will remain as buffer. The no disturbance zone also contains a KUB gas line easement and greenway easement. The trees in the gas line easement have been cleared and will remain clear to allow maintenance of the gas line. This clearing will allow views into a small portion of the development from the West Hills neighborhood. The greenway within the easement will be constructed by the City of Knoxville in the future. On the east side of the development, a sidewalk will be installed to connect the internal roadway sidewalk system to the greenway.

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

1. All public utilities are available to serve the site.
2. A traffic impact study was submitted with the Concept Plan for the Tennova Medical Park (4-SC-19-C) and a traffic letter was submitted with this application to update the land uses and trip generation in the original study to ensure proposed development, along with the other uses in the medical park, are in conformance with the original assumptions.
3. The proposed use is compatible with the scale and intensity of the surrounding development found in the area.
4. The 75' no disturbance area will buffer light and noise from the adjacent residential neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the O-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed rehabilitation hospital with the recommended conditions 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

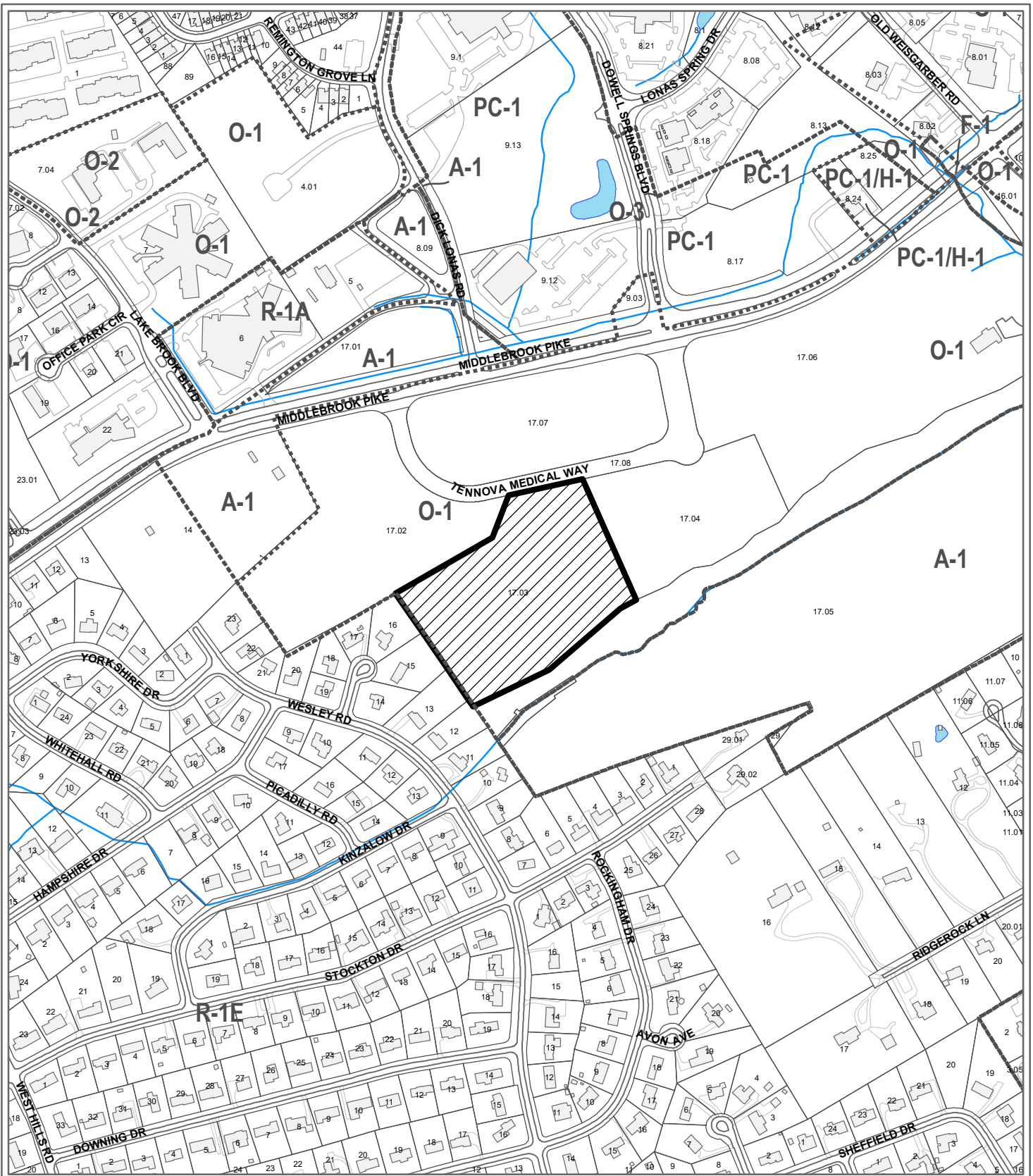
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Knoxville One Year Plan and Northwest City Sector Plan propose Medium Density Residential/Office (MDR/O) uses for this site. This proposal is consistent with these plans.
2. The site is located within the city limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

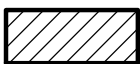
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 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.



**1-G-20-UR
USE ON REVIEW**

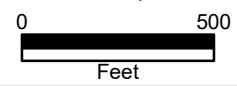


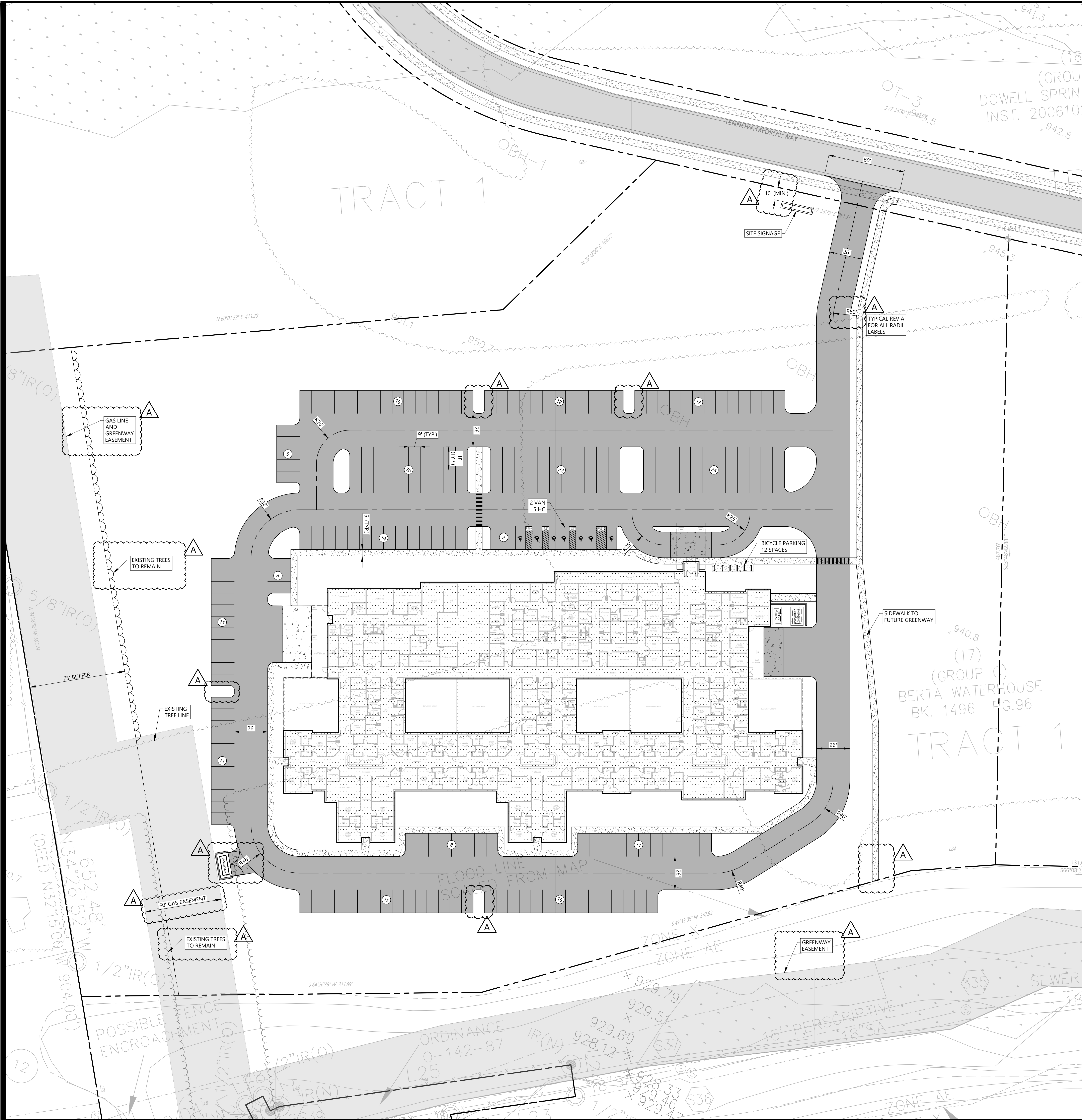
Behavioral health hospital in O-1 (Office, Medical, and Related Services)

Petitioner: Knoxville Behavioral Health Hospital

Map No: 106
Jurisdiction: City

Original Print Date: 12/18/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





D-Series Size 1 LED Area Luminaire

Specifications
 Efficacy: 101 lm/W
 Length: 33" (869mm)
 Width: 13" (330mm)
 Height H1: 7-1/2" (190mm)
 Height H2: 3-1/2" (89mm)
 Weight (incl): 27 lbs (12.2kg)

Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K T3M V30W SPA NLTAIR2 PIRHN DD8XD

Series	LEDs	Color temperature	Distribution	Mounting	Shipping
DSX1 LED	P1	40K	T35	V30	SPA
	P2	40K	T35	V30	SPA
	P3	40K	T35	V30	SPA
Shipping included					
DSX1 LED P7 40K T3M V30W SPA NLTAIR2 PIRHN DD8XD					

LIGHTING NOTES:

- SIGHT LIGHTING SHALL BE DESIGNED AS FULL CUT OFF FIXTURES FOR PARKING AND BUILDING AREAS.
- SITE LIGHTING WILL BE DESIGNED TO LIMIT GLARE AND LIGHT INTRUSION ON ADJACENT PROPERTIES.

SITE DATA

COUNCIL DISTRICT: 2
 COUNCIL MEMBER: ANDREW ROBERTO
 PARCEL ID: 106K01703
 SITE ADDRESS: 1240 TENNOVA MEDICAL WAY, KNOXVILLE, TN 37909

CLT NUMBER: 106-K
 CITY BLOCK NUMBER: 47900
 WARD NUMBER: 1
 TOTAL SITE ACREAGE: 6.32 (RECORDED AC 465-970 P7)
 EXISTING ZONING: 64
 PROPOSED USE: BEHAVIORAL HEALTH HOSPITAL
 BEDS: 64

SCENIC HIGHWAY MAX HEIGHT: 35 FT
 PROPOSED MAX. BUILDING HEIGHT: 22 FT
 ALLOWED MAX. BUILDING HEIGHT: 35 FT
 DISTANCE FROM BUILDING FRONT TO MIDDLEBROOK PIKE: 774 ft

PARKING SUMMARY
 PARKING REQUIRED: (PARKING REQUIREMENTS)
 37. HOSPITAL
 MIN: 3.25 SPACES PER BED
 MAX: 5.25 SPACES PER BED

SPACES REQUIRED:
 MIN: 208 SPACES
 MAX: 336 SPACES

BICYCLE PARKING:
 MIN: 12 SPACES (201-500 VEHICLE SPACES)
 PROVIDED: 12 SPACES

PARKING PROVIDED:
 STANDARD: 201 SPACES
 VAN ACCESSIBLE: 2 SPACES
 ACCESSIBLE: 5 SPACES
 TOTAL SPACES PROVIDED: 208
 SPACES PER BED: 3.25

CITY: CITY OF KNOXVILLE
 ADDRESS: 1240 TENNOVA MEDICAL WAY, KNOXVILLE, TN 37909

PROJECT REPRESENTATIVE: JIM PAREKIS
 ADDRESS: 211 FRANKLIN ROAD, SUITE 200, BRENTWOOD, TN 37027-5593
 PHONE NO.: 615.377.9773

ENGINEER NAME: BRAD SALSURBY
 ENGINEER E-MAIL ADDRESS: bsalsurby@smeinc.com

RECORDED DOCUMENTS: DEED BOOK 20191126 PAGE 0036648

FEMA PANEL: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 47093C0295G, 8/5/2013. COMMUNITY NAME: CITY OF KNOXVILLE.

PROPOSED FEATURES LEGEND

BUILDING	[Pattern]
CONCRETE PAVEMENT	[Pattern]
CONCRETE SIDEWALK	[Pattern]
ASPHALT PAVEMENT	[Pattern]
PAINTED STRIPE	[Pattern]
CENTERLINE	[Pattern]

1-G-20-UR
 Revised: 12/23/2019

11/25/2019 - U.O.R. PACKAGE - NOT FOR CONSTRUCTION

tm p
 Tmpartners, PLLC
 211 Franklin Road, Suite 200
 Brentwood, TN 37027-5593
 615.377.9773 Office
 615.370.4147 Fax
 www.tmpartners.com
 Architecture
 Interiors
 Planning

ME
 6515 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 (865) 934-6023

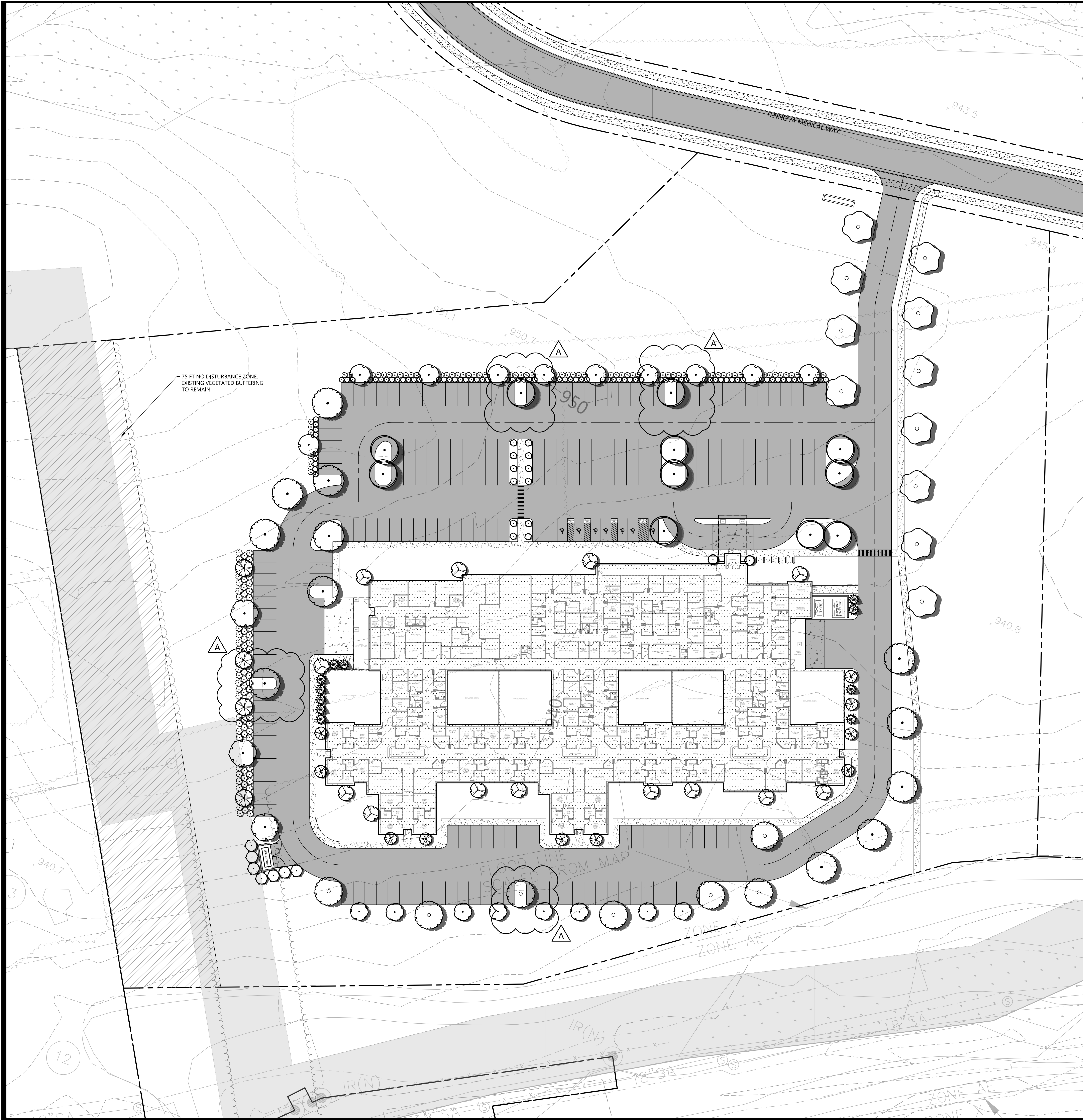
KNOXVILLE BEHAVIORAL HEALTH HOSPITAL for
 KNOXVILLE CENTER FOR BEHAVIORAL MEDICINE, LLC.
 KNOXVILLE, TENNESSEE

REVISIONS

A	12/19/2019	ADDENDUM A

DR. BY: BCW
 CK. BY: BRS
 PROJ. NO: A09519
 DATE: [Blank]
 SITE PLAN

C200



LANDSCAPE DATA

SITE ACREAGE: 9.31 ACRES
 SITE PARKING AREA: 97,581 S.F.

TREES REQUIRED:
 8 TREES/ACRE
 75 TREES/ACRE
 1 TREE/5,000 S.F. PARKING

TREES PROVIDED:
 121 TREES
 76 TREES
 45 TREES

PARKING LOT LANDSCAPE:
 21 ISLANDS
 23 TREES

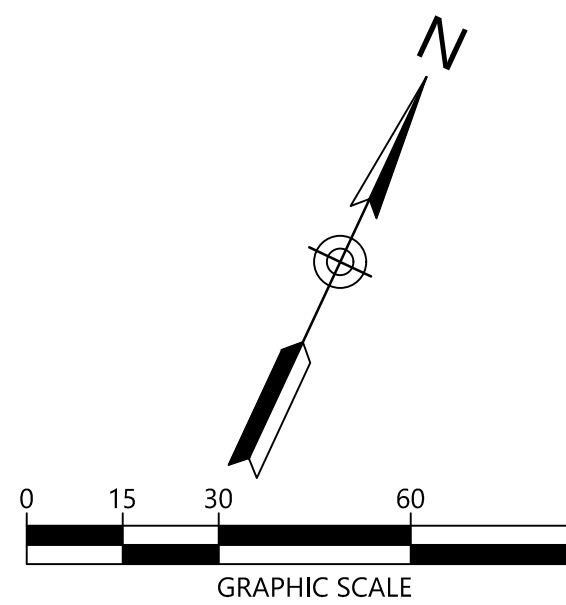
NOTE: ALL TREES TO BE MIN. 10' FROM MAIN UTILITY LINES. ALL TREES TO BE MIN. 5' FROM LATERAL UTILITY LINES.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	SPREAD	REMARKS
11		Acer rubrum 'Red Sunset'	Red Sunset Maple	B.B.B.	3"	14-16		Mature Height: 40-50' tall
11		Grigko libbia 'Princeton Sentry'	Princeton Sentry Ginkgo	B.B.B.	3"	13-14	4-5'	Mature Height: 40-50' tall
10		Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	425 Cont.	2 1/2" Cal.	10-12'		Multi-trunk (3 main), Limb up 4 ft.
12		Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweet Gum	B.B.B.	2" Cal.			Strong central leader; Mature Height 50' tall
12		Quercus phellos	Willow Oak	B.B.B.	3" Cal.	14-16		Mature Height: 40-60' tall
10		Ulmus parvifolia 'Erebor'	Erebor Lacebark Elm	B.B.B.	3"	14-16	3-4'	Mature Height: 40' tall
7		Ulmus parvifolia 'Athena Classic'	Athena Elm	B.B.B.	3"	12-15		Mature Height: 45' tall
3		Ulmus parvifolia 'Bosque'	Bosque Lacebark Elm	B.B.B.	3"	12-14	4.5-5'	Well branched; Mature Height: 60' tall
EVERGREEN TREES								
11		Ilex x alternata 'Foster'	Foster's Holly	B.B.B.	2 1/2" Cal.	7-8'	3-4'	Mature Height: 15-25' tall
7		Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	B.B.B.	2"	6-10'		
ORNAMENTAL TREES								
13		Lagerstroemia 'Miami'	Miami Crape Myrtle	425 Cont.	2"	6-10'		Mature Height: 8-12' tall
UNDERSTORY TREES								
2		Acer palmatum 'Crimson Queen'	Crimson Queen Japanese Maple	B.B.B.		4-4.5'		Specimen; critically branched; Mature Height: 10' tall
8		Cercis canadensis 'Forest Pansy' TM	Forest Pansy Redbud	425 Cont.	2" Cal.	6-10'		Balanced canopy; Well formed crown; Well branched; Mature Height: 30' tall
4		Prunus x yedoensis	Yoshino Cherry	B.B.B.	2"	8-9'	4-5'	Well formed crown; Mature Height: 40-50' tall
SHRUBS								
67		Ilex crenata 'Green Luster'	Green Luster Japanese Holly	#7 Cont.	24"	24"	48" o.c.	
76		Ilex virginica 'Henry's Garnet'	Henry's Garnet Ilex	#5 Cont.	27"	24"	48" o.c.	
68		Juniperus virginiana 'Grey Owl'	Eastern Redcedar	#7 Cont.			60" o.c.	

75 FT NO DISTURBANCE ZONE- EXISTING VEGETATED BUFFERING TO REMAIN

1-G-20-UR
 Revised: 12/23/2019



11/25/2019 - U.O.R. PACKAGE - NOT FOR CONSTRUCTION

tm p

TMPartners, PLLC

211 Franklin Road
 Suite 200
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Architecture
 Interiors
 Planning

6515 NIGHTINGALE LANE
 KNOXVILLE, TN 37909
 (865) 934-6023

WILLIAM M. BROUILLE
 LANDSCAPE ARCHITECT
 NO. 1000
 STATE OF TENNESSEE

KNOXVILLE BEHAVIORAL HEALTH HOSPITAL for
 KNOXVILLE CENTER FOR BEHAVIORAL MEDICINE, LLC.
 KNOXVILLE, TENNESSEE

REVISIONS

NO.	DATE	DESCRIPTION
A	12/19/2019	ADDENDUM A

DR. BY: BCW
 CK. BY: BRS
 PROJ. NO.: A09519
 DATE: 12/23/2019
LANDSCAPE PLAN

L100

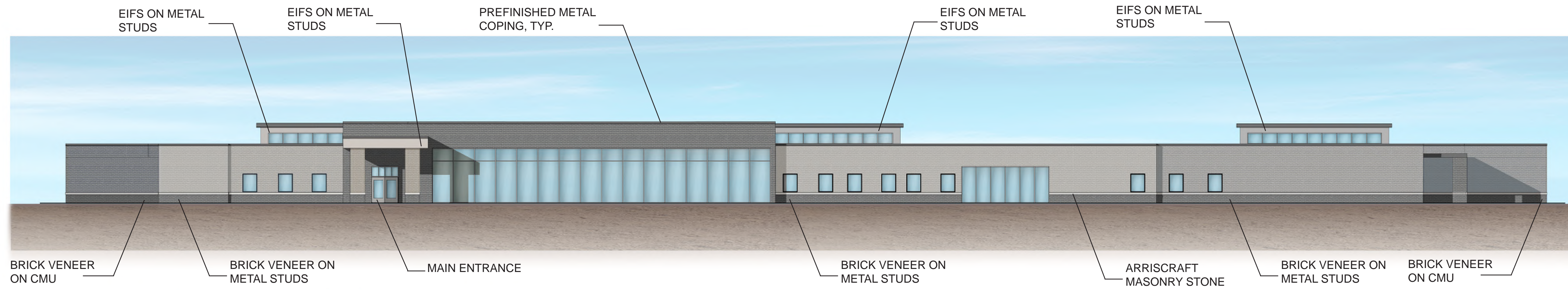


1-G-20-UR
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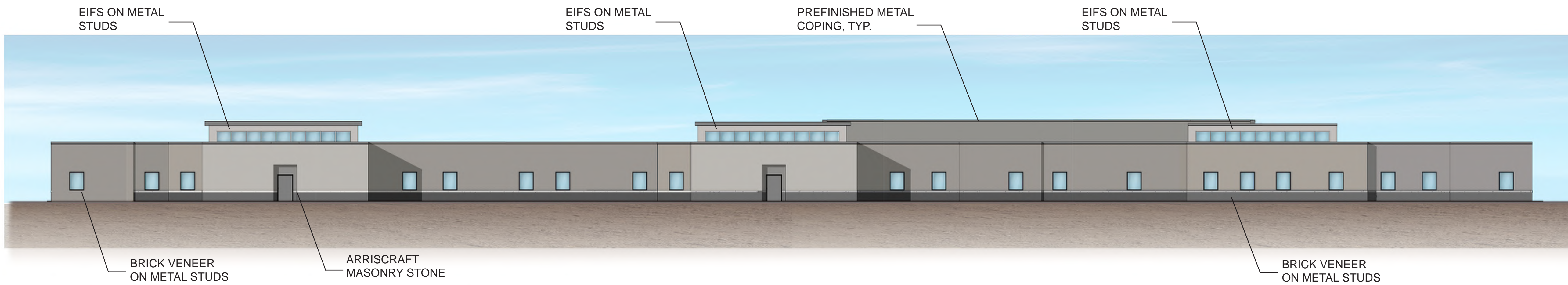
FLOOR PLAN

KNOXVILLE CENTER FOR BEHAVIORAL MEDICINE, LLC KNOXVILLE BEHAVIORAL HEALTH HOSPITAL FOR

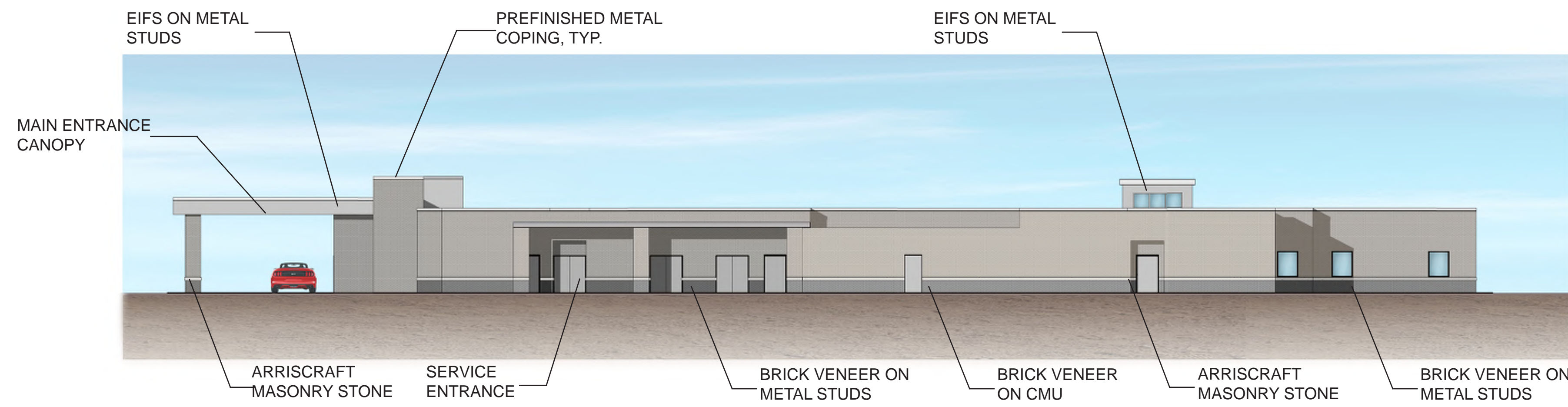
11/25/2019



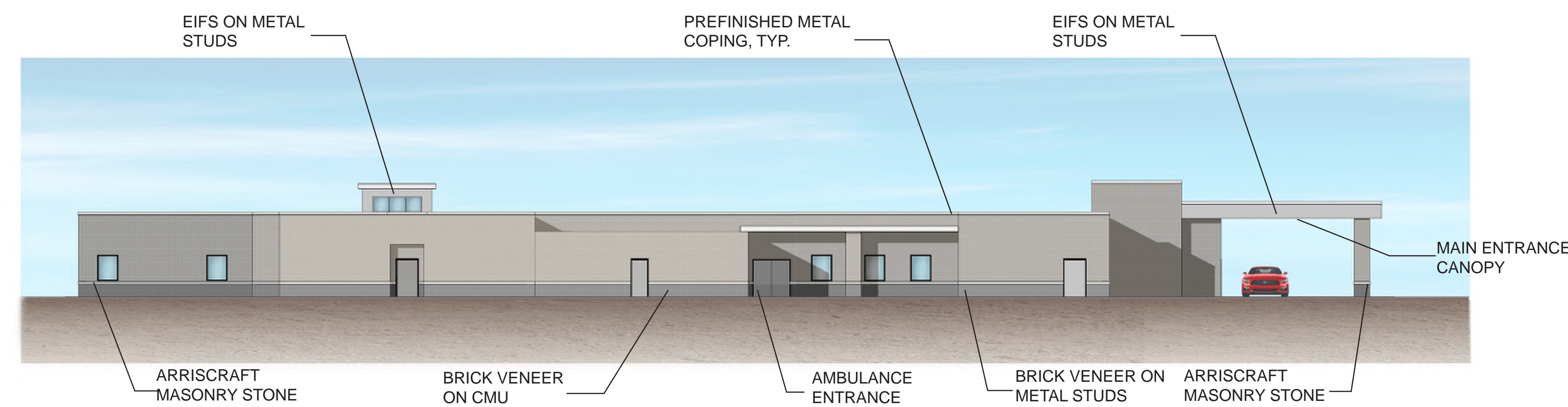
A. OVERALL SOUTH ELEVATION - MAIN ENTRANCE



B. OVERALL NORTH ELEVATION - REAR / PATIENT WING



C. OVERALL EAST ELEVATION - SERVICE ENTRY



D. OVERALL WEST ELEVATION - AMBULANCE ENTRY

1-G-20-UR
Revised: 12/23/2019

EXTERIOR ELEVATIONS

KNOXVILLE CENTER FOR BEHAVIORAL MEDICINE, LLC
KNOXVILLE BEHAVIORAL HEALTH HOSPITAL

11/25/2019

NEW ADDRESS ASSIGNMENT



Knoxville - Knox County Planning

City County Building
400 Main Street, Suite 403
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237
Email: addressing@knoxplanning.org
Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name: Wayne Kline	Company: Hodges Doughty & Carson
Primary Phone: 865.292.2255	Fax:
Secondary Phone: 865.414.1410	Email: wkline@hdclaw.com

SITE INFORMATION

ADDRESS INFORMATION

Address Type: HOSPITAL	Site Name: KNOXVILLE BEHAVIORAL HEALTH HOSPITAL
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PARCEL INFORMATION

Map Number: 106	Parcel Insert: K	Parcel Group: C	Parcel: 17.02	Full Parcel ID: 106KC01702	Owner: METRO KNOXVILLE HMA LLC
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SUBDIVISION INFORMATION

Subdivision Name: THE TENNOVA MEDICAL PARK	Unit:	Phase:
Block: Lot: 2	Scanned Site Plan	8-GG-19

Comments:

1-G-20-UR PENDING APPROVAL

NEW ADDRESS ASSIGNMENT

Address Number: 1240	Street Name: TENNOVA MEDICAL WAY	Unit/Suite/Apt:
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Certified By: Donna Hill
Phone: (865) 215-3872 Certificate Date: 11/27/2019 9:37:30 AM Certificate Number: 71528

MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.

New address assignments can be used immediately. Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.

Address numbers should be at least 4" in height and should be placed on both the structure and mailbox.

Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.



Donna Hill

Knoxville Behavioral Health Hospital (1-G-20-UR)

Use Description (as of December 5, 2019)

The proposed use for the Behavioral health hospital (KCBM) includes the following:

The total beds in the new hospital are as follows:

Adult Psychiatry	24 Beds
Adult Co-occurring	24 Beds
<u>Geriatric Psychiatry</u>	<u>16 Beds</u>
Total Inpatient Beds	64 Beds

Proposed Adult Psychiatry Service: The Adult Inpatient Psychiatric Service will comprise two treatment units with a total of 48 beds providing inpatient mental health and substance abuse services for adults aged 18 to 64. The first adult psychiatry unit will specialize in the care and treatment of adult psychiatric patients with serious mental illnesses as defined in the Diagnostic and Statistical Manual of Mental Disorders, 5th Edition. The Adult Co-occurring Service will specialize in the care and treatment of adult psychiatric inpatients with both serious mental illnesses and substance abuse disorders as defined in the Diagnostic and Statistical Manual of Mental Disorders, 5th edition. Both units will fit into a continuum of care that includes partial hospitalization and intensive outpatient services for each sub-group.

Proposed Geriatric Psychiatry Service: The Geriatric Inpatient program will be a 16-bed unit. It will specialize in the care and treatment of patients aged 65+ with serious mental illnesses as defined in the Diagnostic and Statistical Manual of Mental Disorders, 5th Edition. The unit will fit into a continuum of care that includes partial hospitalization and intensive outpatient services.

Also, KCBM will provide a continuum of care for both adult and geriatric patients that includes partial hospitalization (PHP) and Intensive Outpatient Services (IOP). Partial hospitalization or “day program” provides a structured program of outpatient psychiatric services as an alternative to inpatient psychiatric care. Outpatient care offers many of the same services as inpatient care in a more loosely structured environment. The flexibility of outpatient care allows patients to attend treatment services during the day and return home to be with family or friends in the evenings.

Security: Security for the facility will include a series of internal locked doors, internal courtyard spaces and secure admissions and processing facilities. Battery backups will be included for all remote locking doors. Visual observation (cameras) of hallways and courtyards will be maintained by security staff and at the nurse’s station.



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Knoxville Behavioral Health Hospital

Applicant

11/25/19
1/9/19
1-G-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

Brad Salisbury

S&ME, Inc.

Name	Company		
6515 Nightingale Lane	Knoxville	TN	37909
Address	City	State	Zip
865-970-0003	bsalsbury@smeinc.com		
Phone	Email		

CURRENT PROPERTY INFO

Metro Knoxville HMA, LLC 14400 Metcalf Ave, Overland Park, Kan 66223

Owner Name (if different)	Owner Address	Owner Phone
0 Middlebrook Pike	106KC01702	<u>part of</u>

Property Address <u>s/s middlebrook Pk.</u>	Parcel ID	
Proposed Lot 2 of Tenova Medical Park <u>w/ 5 Old Weisgarber Rd</u>	9.3	

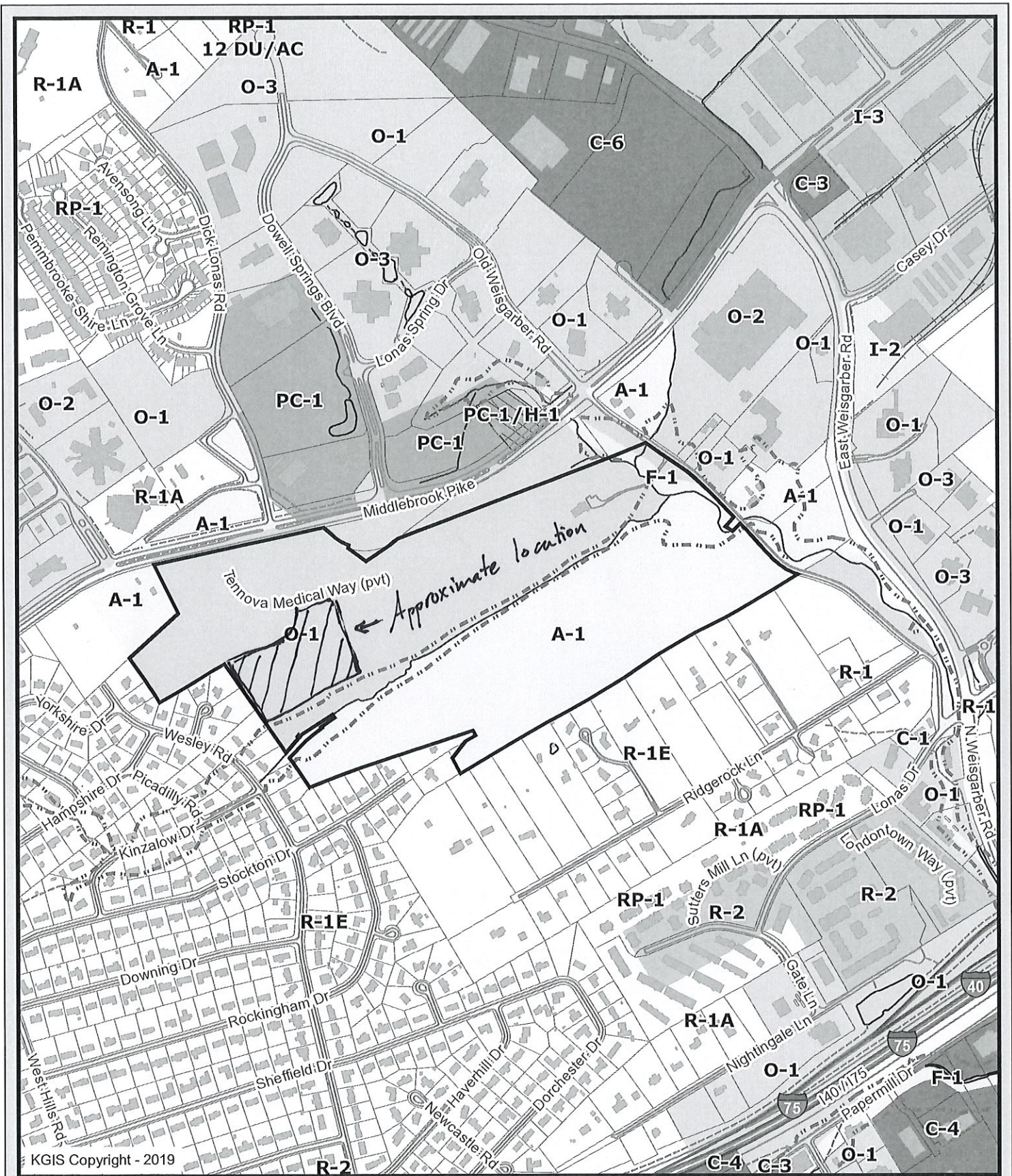
General Location	Tract Size
City of Knoxville, District 47 <u>2</u>	O-1

Jurisdiction (specify district above) <input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
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Northwest City	<u>MDR/0</u>	<u>N/A</u>
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Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Undeveloped	No KUB	KUB

Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 11/27/2019 at 8:15:40 AM

0 390 780 1,560
ft

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

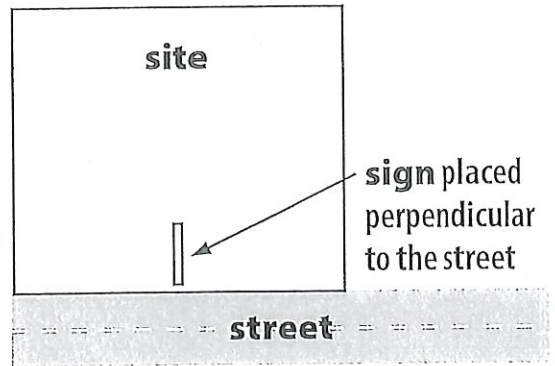
REQUIRED SIGN POSTING AGREEMENT

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:

_____ and _____
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: Jonathan Craig

Phone: 865-970-0003 Email: jcraig@smeinc.com

Date: 11/25/2019

File Number: 1-G-19-UR