



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SB-20-C **AGENDA ITEM #:** 19  
1-D-20-UR **AGENDA DATE:** 1/9/2020

▶ **SUBDIVISION:** MEREDITH PARK  
▶ **APPLICANT/DEVELOPER:** CANNON & KUIPERS, LLC  
**OWNER(S):** Claude & Dorothy Hall

**TAX IDENTIFICATION:** 47 062 [View map on KGIS](#)

**JURISDICTION:** County Commission District 7

**STREET ADDRESS:** 0 Bishop Rd.

▶ **LOCATION:** East side of Bishop Rd. at Tate Trotter Rd.

**SECTOR PLAN:** North County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.56 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached and Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences and vacant land - A (Agricultural)  
South: Residences and historic house - PR (Planned Residential)  
East: Residences - RA (Low-Density Residential)  
West: Residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 25

**SURVEYOR/ENGINEER:** Robert Campbell & Associates, LP

**ACCESSIBILITY:** Access is via Bishop Road, a major collector road, with approximately 19 ft wide pavement and a required 60 ft right-of-way (per the Major Road Plan).

▶ **SUBDIVISION VARIANCES REQUIRED:**

**VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

1. Reduce intersection spacing between the site entrance and Tate Trotter Road from 300 ft. to 190 ft for subdivision entrance.
2. Reduce vertical curve length on Road A from K=25 (150 ft) to K=15 (90 ft).
3. Allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac.

**WAIVER REQUIRING PLANNING COMMISSION APPROVAL:**

1. Reduction of private road pavement to 22 ft and right-of-way to 40 ft.

**WAIVER APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING AND PUBLIC WORKS:**

1. Intersection grade waivers for Road A & B, shown on the profiles.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE** variances 1-3 and waiver 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
  1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
  2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
  3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
  4. Installation of 2 different evergreen trees as indicated on the development plan. A landscaping plan must be provided to Planning staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for reviewed by Planning staff until this landscaping is installed or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
  5. Sight distance geometry and easement for Curve #2 on Road B to be worked out with Knox Count Dept. of Engineering and Public Works in order to maintain 150 ft of sight distance around the entire curve.
  6. Internal private road speed limit to be reduced to 15 mph per Note #11 on site plan.
  7. Following design plan approval and prior to the submission of the final plat to the Planning Commission for review, conducting a preliminary site grading/stripping of the property under the supervision of an archaeologist to assure that any unmarked graves on the site are left undisturbed in regards to the Curd Cemetery location as noted on KGIS. A location of a cemetery is marked on a recorded plat for Mendonhall Estates, but it is unclear if this cemetery is the Curd Cemetery, related to the Historic Curd House adjoining this property. The preliminary site grading/stripping investigation area shall include the proposed right-of-way for Road A and B (See attached Concept Plan) and lots 4-7. The timing and details of the preliminary site grading/stripping is subject to the approval of Knox County Dept. of Engineering and Public Works. Submit a report on the results of the preliminary site grading/stripping from the archaeologists to Planning staff for review and approval prior to any further site alteration. If any grave sites are discovered on this parcel, Planning staff will determine if any expansion of the preliminary grading/stripping area is needed, what modifications to the concept plan will be required, and if the concept plan will have to be resubmitted to the Planning Commission for approval.
  8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, private road maintenance, and stormwater/drainage facilities.
  9. 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 request for up to 25 detached and attached dwellings on individual lots and a reduction of the peripheral setback to 25 ft, 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 concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to subdivide this 5.56-acre tract into 25 residential lots (11 detached and 14 attached) and common area at a density of 4.496 du/ac. This property which is zoned PR < 4.5 du/ac (Low Density Residential) is located on the east side of Bishop Rd. just south of Tate Trotter Rd. The proposed subdivision will be served by private streets with access out to Bishop Rd. The project engineer has certified on the concept plan that 300 ft of sight distance is available in both directions along Bishop Rd. at the proposed subdivision entrance. A stream exists at the northwest corner of the site adjacent to Bishop Rd. and stream buffers are identified on the site plan.

The proposed subdivision may contain an undocumented cemetery (Curd Cemetery), which is located on KGIS database in the southwest corner of the site and linked to the Alexander Bishop House adjacent to the site. Concern has been raised about the impact this proposed subdivision may have on the cemetery and possible unmarked grave sites that may be located outside the boundary of the cemetery. Staff has recommended a condition that would require resubmission of a concept plan if a cemetery is discovered.

The applicant has requested a reduction of the peripheral setback from 35 ft to 25 ft.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached and attached residential subdivision at a density of 4.496 du/ac is consistent in use and density (less than 4.5 du/ac) with the approved zoning. There are several developments in the area that are zoned and developed at similar densities.

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

1. The proposed residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas since the development has access to a major collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.496 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 290 (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.

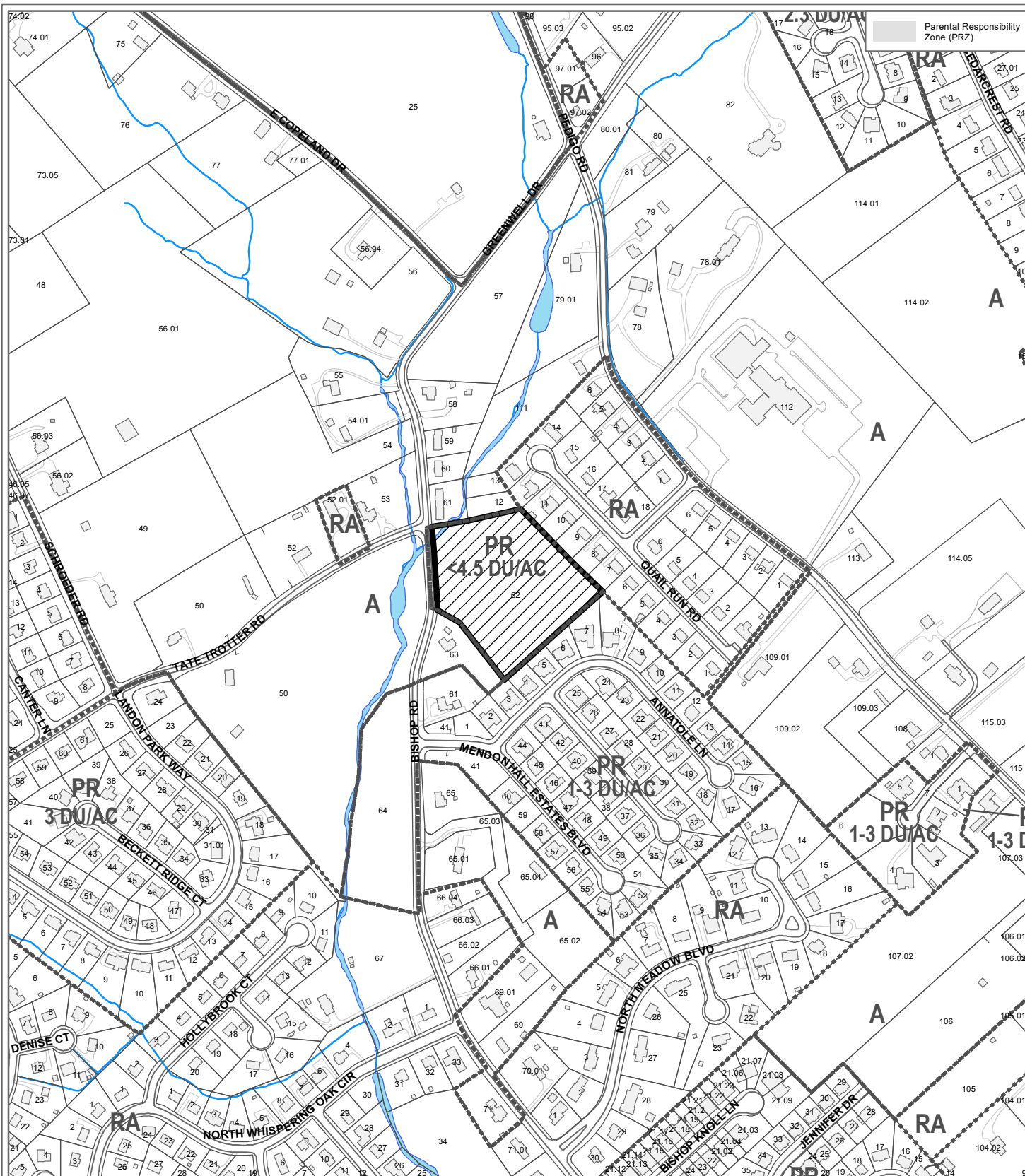
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell 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.

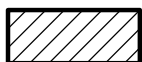
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**1-SB-20-C / 1-D-20-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Cannon & Kuipers, LLC  
Meredith Park



Undefined in PR (Planned Residential) pending

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

Map No: 47  
Jurisdiction: County

0 500  
Feet



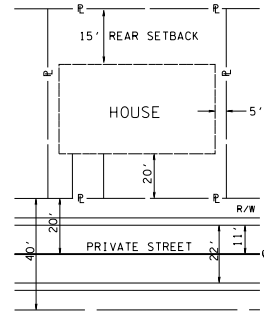
Certification of Concept Plan.  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.  
 Registered Engineer: *Robert G. Campbell*  
 Tennessee Certificate No. 104281



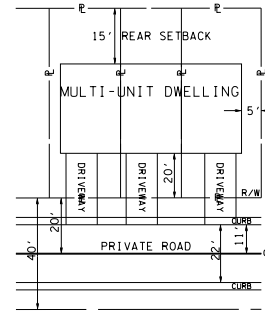
I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG BISHOP ROAD FROM THE PROPOSED ENTRANCE.  
*James M. Smith*



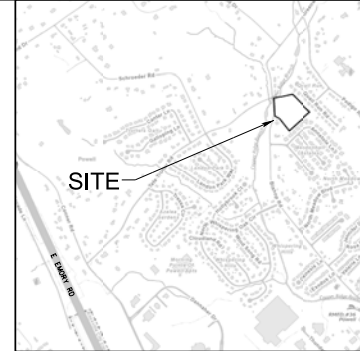
NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



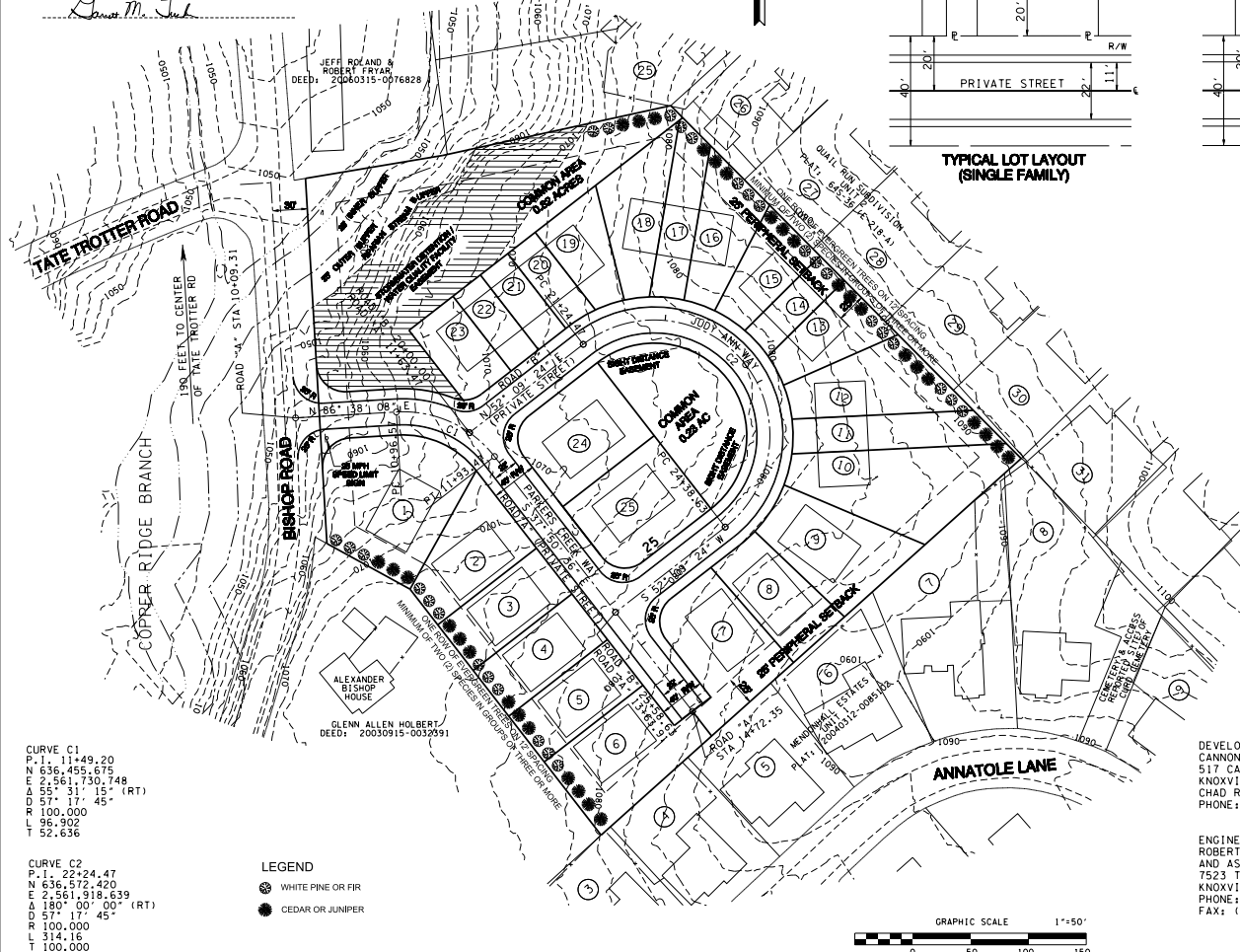
TYPICAL LOT LAYOUT (SINGLE FAMILY)



TYPICAL LOT LAYOUT (MULTI-FAMILY) (NO SCALE)



LOCATION MAP - N.T.S.



- NOTES:
- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
  - 2) EXISTING CONTOURS FROM K.G.I.S.
  - 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
  - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
  - 5) RIPARIAN STREAM BUFFER TO BE MAINTAINED ALONG COPPER RIDGE BRANCH IN THE NORTHWEST PROPERTY.
  - 6) SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BISHOP ROAD.
  - 7) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
  - 8) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
  - 9) LANDSCAPE BUFFER TO BE PROVIDED ALONG THE PROPERTY LINE SHARED WITH THE HISTORIC ALEXANDER BISHOP HOUSE AND ALSO ALONG THE NORTHEAST LINE ADJOINING QUAIL RUN SUBDIVISION.
  - 10) THE CURD CEMETERY SHOWN ON K.G.I.S. HAS NOT BEEN FOUND ON THIS PARCEL. ALL OF THE LANDS ADJOINING THE CURRENT REMAINING ALEXANDER BISHOP PROPERTY WERE ONCE PART OF THE BISHOP/CURD ESTATE. THE CEMETERY PLATTED AS COMMON AREA ON MENDONAH ESTATES BETWEEN LOTS 8 & 9 AND IS BELIEVED TO BE THE CURD CEMETERY. HOWEVER, FURTHER INVESTIGATIONS WILL BE MADE USING TECHNIQUES SUCH AS GROUND PENETRATING RADAR TO VERIFY THAT NO GRAVES EXIST ON THE SITE. IF ANY BURIAL GROUNDS ARE DISCOVERED, THE AREA WILL BE SET ASIDE AS COMMON AREA AND LEFT UNDISTURBED.
  - 11) SIGHT DISTANCE EASEMENTS TO BE PLATTED ALONG ROAD "B" SPEED LIMIT FOR SUBDIVISION TO BE LOWERED TO 15 MPH.

- WAIVERS:
- 1) REDUCTION OF THE PERIPHERAL SETBACK FROM 35' TO 25' HARDSHIP: IRREGULAR SHAPE OF PARCEL
  - 2) PRIVATE ROAD WITH 40' R.O.W. AND 22" PAVEMENT

- VARIANCES:
- 1) REDUCTION OF INTERSECTION SPACING BETWEEN SITE ENTRANCE AND TATE TROTTER ROAD FROM 300 FEET TO 150 FEET
  - 2) REDUCTION OF VERTICAL CURVE LENGTH ON ROAD "A" FROM K+25 (150 FT) TO K+15 (90 FT)
  - 3) STUB TO SERVE LOTS 5 & 6 WITHOUT A CUL-DE-SAC

**CLT MAP: 047**  
**PARCEL: 062**  
**DEED REFERENCE: 1436-242**  
**TOTAL AREA: 5.56 ACRES**  
**RIGHT-OF-WAY DEDICATION: 0.07 AC**  
**AREA AFTER DEDICATION: 5.49 AC**  
**COMMON AREA: 1.05 ACRES**

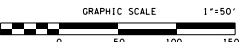
**NUMBER OF LOTS / UNITS: 25**  
**PROPERTY ZONED: PR (4.5 DU/AC)**

Revised: 12/18/2019  
 PLANNING SERVICES FILE NUMBER: 1-SB-20-C & 1-D-20-UR

CURVE C1  
 P: 11+49.20  
 N: 636.455, 675  
 E: 2,561.730, 748  
 Δ: 55° 31' 15" (RT)  
 D: 57' 17" 45"  
 R: 100.000  
 L: 96.902  
 T: 52.636

CURVE C2  
 P: 1: 22+24.47  
 N: 636.572, 420  
 E: 2,561.918, 639  
 Δ: 180° 00' 00" (RT)  
 D: 57' 17" 45"  
 R: 100.000  
 L: 314.16  
 T: 100.000

LEGEND  
 ○ WHITE PINE OR FIR  
 ● CEDAR OR JUNIPER



DEVELOPER:  
 CANNON AND KUIPERS, LLC  
 517 CALLAHAN DRIVE, SUITE 101  
 KNOXVILLE, TN 37912  
 CHAD ROBERTS  
 PHONE: (865) 237-4404

ENGINEER:  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7556

NO.	DATE	DESCRIPTION	BY	CKD.

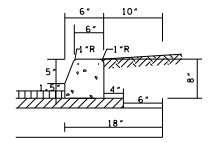


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

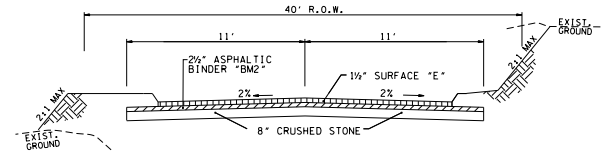
**MEREDITH PARK**  
 CONCEPT PLAN / USE ON REVIEW

**GENERAL LAYOUT**  
 PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
CMT	RCG	1" = 50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
JER	12-18-19	19117	



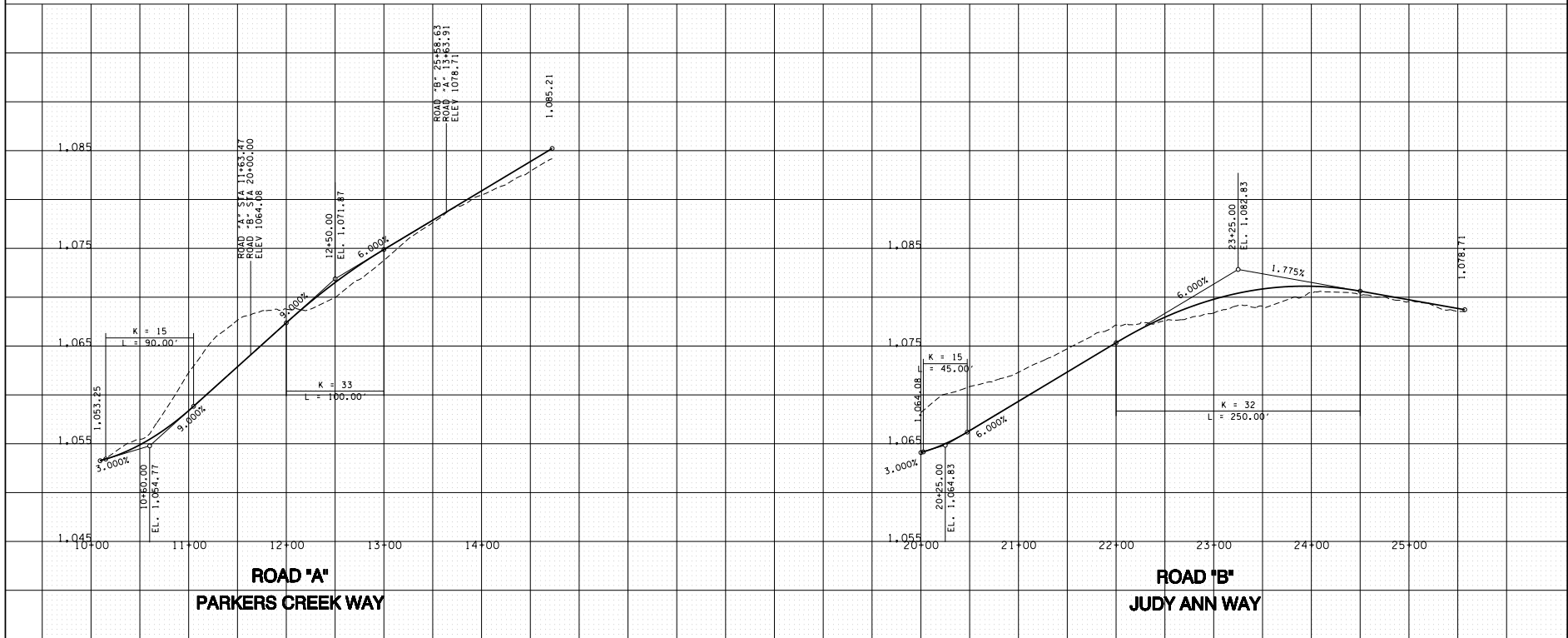
STANDARD DETAIL OF EXTRUDED CURB



TYPICAL 2 LANE STREET PRIVATE ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.  
 FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)  
 \* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

1-SB-20-C / 1-D-20-UR  
 Revised: 12/18/2019



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

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

**MEREDITH PARK**  
 CONCEPT PLAN / USE ON REVIEW

**ROAD PROFILES**

DESIGNED BY <b>GMT</b>	CHECKED BY <b>RBC</b>	SCALE <b>1"=40' HORIZ. 1"=6' VERT.</b>	SHEET TWO
DRAWN BY <b>JBR</b>	DATE <b>12-18-19</b>	FILE NO. <b>10117</b>	NO. <b>(2)</b>
			OF <b>2</b> SHEETS



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan  
 Use on Review / Special Use

## SUBDIVISION

- Concept Plan  
 Final Plat

## ZONING

- Plan Amendment  
 Rezoning



Cannon and Kuipers, LLC

Applicant

11/22/2019

January 9, 2020

1-SB-20-C 1-D-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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Claude & Dorothy Hall

P.O. Box 5550

865-237-4404

Owner Name (if different)

Owner Address

Owner Phone

KNOXVILLE, TN 37928

CLT 47 PARCEL 062

Property Address

Parcel ID

0 BISHOP ROAD

*E/S Bishop Rd at  
Tate Trotter Rd*

5.56 AC

General Location

Tract Size

SEVENTH

PR (10-G-19-RZ) *pending*

Jurisdiction (specify district above)

- City  
 County

Zoning District

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

VACANT LAND

N

HPUD

HPUD

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

Meredith Park

1

Proposed Subdivision Name \_\_\_\_\_ Unit / Phase Number

Parcel Change

Combine Parcels

Divide Parcel

Total Number of Lots Created: 25

Other (specify): \_\_\_\_\_

Attachments / Additional Requirements

ZONING

Zoning Change: \_\_\_\_\_

Proposed Zoning

Plan Amendment Change: \_\_\_\_\_

Proposed Plan Designation(s)

Proposed Property Use (specify) \_\_\_\_\_

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify): \_\_\_\_\_

STAFF USE ONLY

## PLAT TYPE

- Administrative
- Meeting

## 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: <u>0108</u>	<b>TOTAL:</b>
<u>1250.00</u>	
FEE 2:	
FEE 3:	<u>1250.00</u>

# AUTHORIZATION

*Sherry Michienzi*  
Staff Signature

SHERRY MICHENZ I  
Please Print

11-22-19  
Date

\* *See Attached Variance Pg*  
Applicant Signature

LAUREL & CHAD ROBERTS  
CANNON AND KUIPERS, LLC

Please Print

Date



**VARIANCES REQUESTED**

**1. Reduce intersection spacing for collector roads from 300 feet to 200 feet for subdivision entrance.**

Justify variance by indicating hardship: The location of the proposed site entrance is positioned to achieve the required sight distance

**2. Reduce peripheral setback from 35-feet to 25-feet.**

Justify variance by indicating hardship:  
The size, shape, and width of the parcel create a need for a reduction of the peripheral setback  
A 35' peripheral setback would create a hardship in development of the property

**3.**

Justify variance by indicating hardship: \_\_\_\_\_

**4.**

Justify variance by indicating hardship: \_\_\_\_\_

**5.**

Justify variance by indicating hardship: \_\_\_\_\_

**6.**

Justify variance by indicating hardship: \_\_\_\_\_

**7.**

Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature: Laurel Roberts  
- option holder -

Date: 11/21/19

PLEASE PRINT

Name: Laurel Roberts

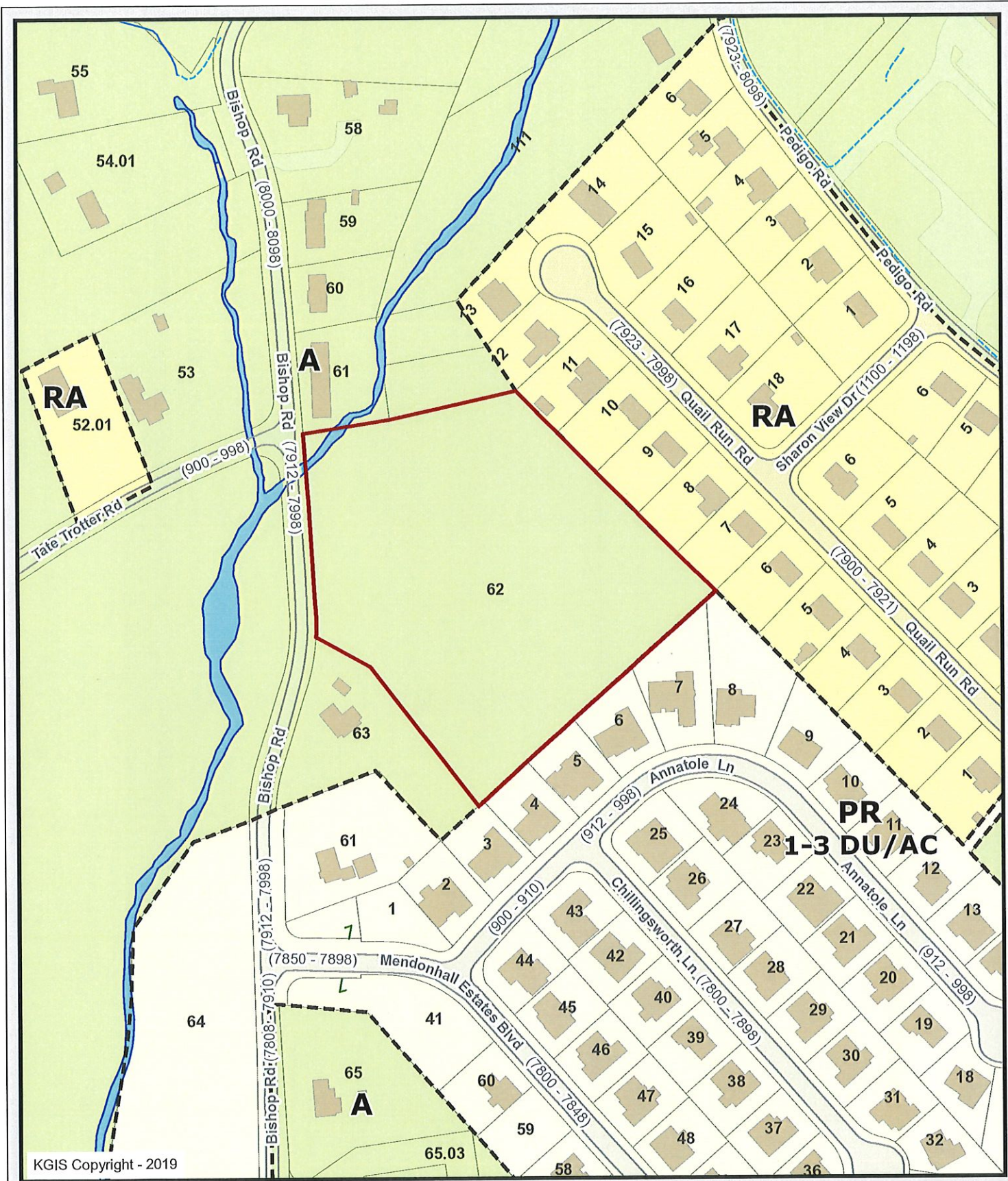
Address: Cannon and Kuipers, LLC  
531 Callahan Drive, Suite 101

City: Knoxville State: TN Zip: 37912

Telephone: (865) 237-4404

Fax: \_\_\_\_\_

E-mail: laurelandchad@comcast.net



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

Printed: 11/22/2019 at 12:19:04 PM

0 100 200 400  
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 futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

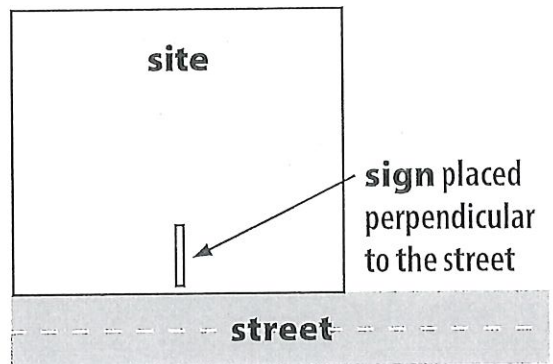
## REQUIRED SIGN POSTING AGREEMENT

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:

Dec 24th and Jan 10th  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Email: \_\_\_\_\_

Date: 11-22-19

File Number: 1-SB-20-C | 1-D-20-WR