



USE ON REVIEW REPORT

▶ **FILE #:** 4-G-21-UR

AGENDA ITEM #: 36

AGENDA DATE: 4/8/2021

▶ **APPLICANT:** JENNIFER MOORE-PITTS (TENANT)

OWNER(S): Wilma Jean Cardin / Robert Vaughn

TAX ID NUMBER: 62 210 & 21101

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8537 Asheville Hwy. (8535 Asheville Hwy.)

▶ **LOCATION:** North side of Asheville Hwy, west of Arms Rd.

▶ **APPX. SIZE OF TRACT:**

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Asheville Hwy, a four-lane major arterial street with a divider median within 150 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Lyon Creek

▶ **ZONING:** OB (Office, Medical, and Related Services)

▶ **EXISTING LAND USE:** O (Office)

▶ **PROPOSED USE:** Recovery housing

HISTORY OF ZONING: N/A

SURROUNDING LAND USE AND ZONING: North: Single detached dwelling -- A (Agricultural zone)

South: Single detached dwelling -- A (Agricultural zone)

East: Express towing -- CA (General business zone)

West: Hair salon, HVAC contractor -- A (Agricultural zone)

NEIGHBORHOOD CONTEXT: The subject property is located on the north side of Asheville Hwy in an area with a mix of commercial and low density residential uses in the CA, OB and A zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a recovery housing facility for substance abuse treatment for a maximum of 40 residential clients, limited to the individuals seeking treatment voluntarily and are not compelled by court order or other involuntary action, subject to 6 conditions.**

1. Revising the neighborhood communications plan to state who will receive notification of significant changes in operation and that emergency contact information will be included with these communications. This shall be reviewed and approved by Planning Commission staff before a certificate of occupancy is issued.
2. Providing a site plan that shows the location of the outdoor exercise area and perimeter fencing or

screening. This shall be reviewed and approved by Planning Commission staff before a certificate of occupancy is issued.

3. Meeting all applicable requirements of the Knox County Health Department.
4. Meeting all applicable requirements of the Tennessee Department of Health.
5. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the OB zoning district, as well as the criteria for approval of a use on review.

COMMENTS:

This proposal is for a supportive recovery housing facility for substance abuse treatment that is a minimum of 12 months long. The facility will have a maximum of 40 residential clients and there will be 10-20 employees. The target population for this facility are individuals between 18 and 64 years of age that are seeking treatment for abuse of alcohol and/or other drugs. The individuals go into treatment voluntarily. The operator is a faith-based ministry.

Recovery housing facilities must meet the requirements of Article 4, Section 4.105 (Standards for use-on-review of recovery housing) in the Knox County Zoning Ordinance. This requires that there be no recovery housing facility within 1,320 feet. To the knowledge of staff and the applicant, there is not another facility within this distance. The standards also require that the facility be within 1,320 feet of a bus transit route or as an alternative, the facility must submit a transit plan describing how the target population will be transported to and from the site. The facility is not within 1,320 feet of a transit route so they will provide all transportation needed by the patients.

The subject site (8537 Asheville Hwy) will primarily be used for housing the clients in the program. The adjacent property (8535 Asheville Hwy) will be used for their daytime treatment program and ministry. The adjacent property is currently zoned A (Agricultural) and has requested a rezoning to OB (Office, Medical, and Related Services) (4-L-21-RZ). The applicant does intend to seek approval for the recovery housing use for this property as well if the rezoning is approved. Under the current A zoning, churches are a permitted use so the operator can use the structure for its daytime treatment programs which are based on faith-based ministry.

Additional information about the facility and how it will operate are provided in the documentation provided by the applicant and attached to this report.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MU-SD ECO-3 (Carter Town Center) which recommends mixed use development, including LDR (Low Density Residential), MDR (Medium Density Residential) and a mix of pedestrian-oriented uses.

B. The recovery housing facility will be located in the basement level of the existing office facility. Access to the basement level is the rear of the building and is not visible from the street.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The OB (Office, Medical, and Related Services) zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

B. "Recovery housing" is a use permitted on review in the OB zone and must meet the supplementary regulations for approval of recovery housing in section 4.105. With the recommended conditions, this proposal meets the minimum requirements of the zoning regulations and the standards for recovery housing.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The buildings are existing and will not be expanded.

B. The medical office is on the main level of the subject building.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The property is located at the intersection of Asheville Hwy and Andrew Johnson Hwy which includes a mix of office, commercial and residential uses.

B. The proposed recovery housing facility is focused on serving individuals that go into treatment voluntarily and are not compelled by court order or other involuntary action.

C. There are mature trees between the subject site nearby residential uses to the north and northeast. The adjacent property to the west is being leased by the applicant and is currently being considered for rezoning to OB (Office, Medical, and Related Services) zone (4-L-21-RZ). They intend to use the house structure for their program but will not have sleeping quarters in the adjacent house.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Asheville Hwy which is a major arterial street.

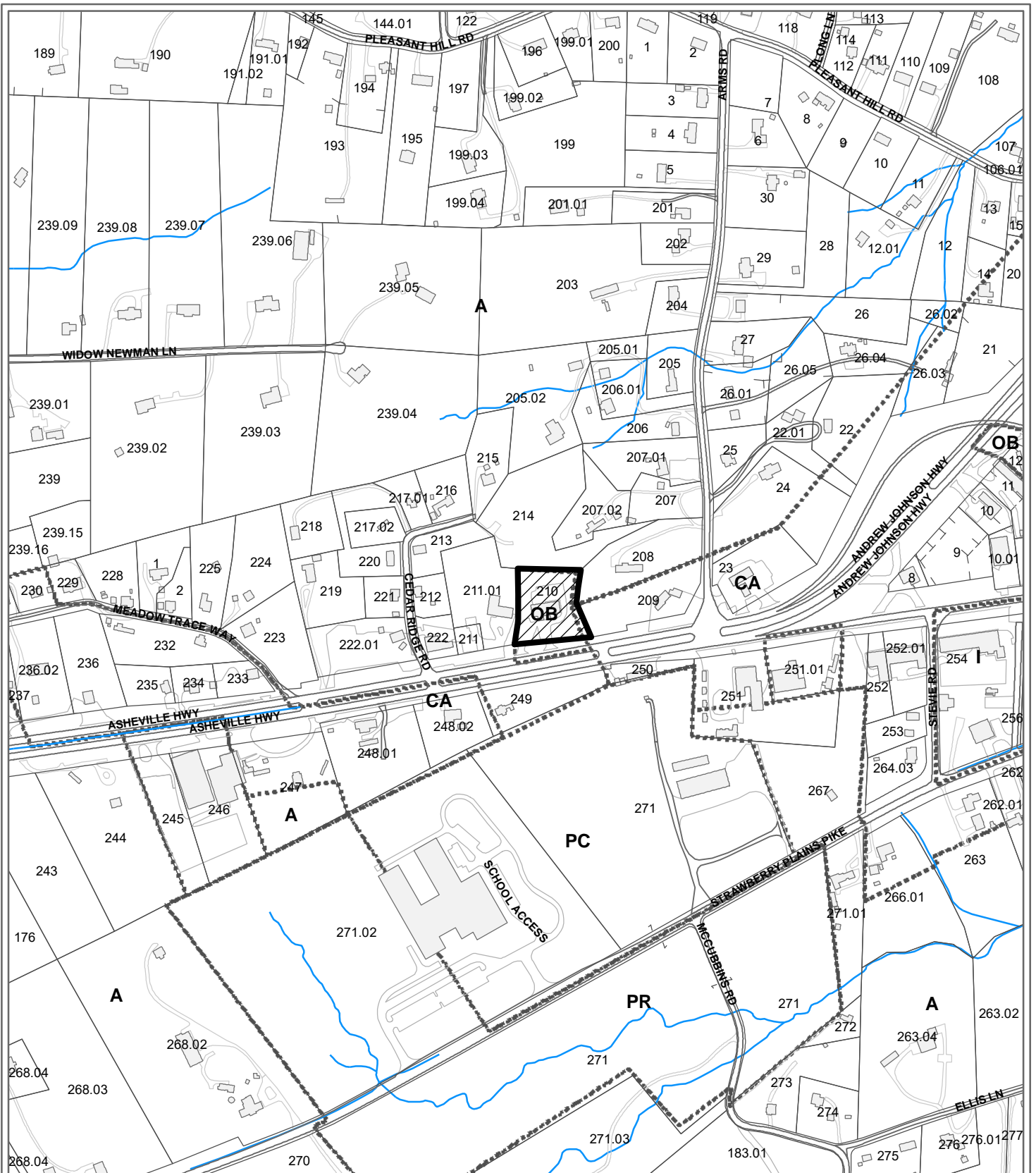
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed recovery housing use.

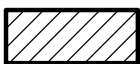
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this 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. Appellants have 30 days to appeal a Planning Commission decision in the County.



**4-G-21-UR
USE ON REVIEW**

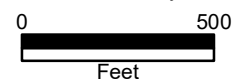


Recovery housing in OB (Office, Medical, and Related Services)

Petitioner: Moore-Pitts, Jennifer

Map No: 62

Jurisdiction: County



Original Print Date: 3/15/2021

Revised: 4/1/2021

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



"You intended to harm me, but God intended it all for good. He brought me to this position so I could save the lives of many people." Genesis 50:20 NLT

Soul Savage Ministries is a recovery program for those who desire assistance in breaking free from addiction and life controlling issues. We are a nonprofit organization, and currently have facilities for adult **men and women**. We offer a two phase program: a one year in-house treatment, and a 6 month transitional living upon completion of the initial phase. Our mission is to reach the lost and hurting with the hope of Christ, while at the same time help them to transition safely back into society and learn to live responsibly on their own. We also act as a referral center to receive, evaluate, and place students who may require more intensive long-term treatment. In the initial stage of our program, we evaluate new intakes for placement whether that's in-house treatment or our transitional living facilities. All recovery treatment is non-medical, non-psychiatric and completely faith-based. As such, pastoral and biblical counsel is the main form of treatment offered, and all treatment is completely voluntary.

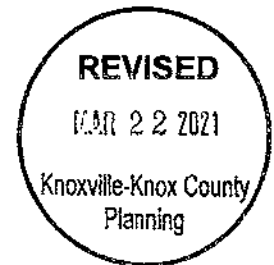
Non-Profit Organization (EIN 85 – 1157950)

Blessings,

Jennifer Moore-Pitts (Founder)

865-315-3816

Jennifer.neal1984@gmail.com



4-6-21-UK

Men's Address:
1717 Loves Creek Rd
Knoxville, TN 37924

Women's Address:
7204 Larkspur Ln. #60
Powell, Tn 37849

The proposal is for a supportive recovery housing facility for substance abuse treatment. The facility will have a maximum of 40 residential/clients. There will be 10 – 20 employees' total. The target population for this facility are individuals between the ages of 18 – and 64 years of age that are seeking treatment for abuse of alcohol/and or other drugs. It will be a voluntary treatment. We are a faith base ministry and do believe in freedom through Jesus Christ and will be teaching biblical doctrine as well.

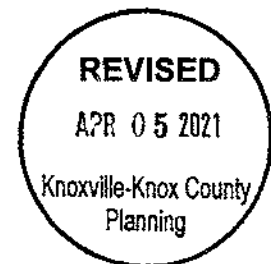
Recovery housing facilities must meet the requirements of Article 4, Section 4.105 (Standards for use-on-review of recovery housing) in the Knox County Zoning Ordinance. This requires that there be no recovery housing facility within 1,320 feet. To the knowledge of staff and the applicant, there is not another facility within this distance.

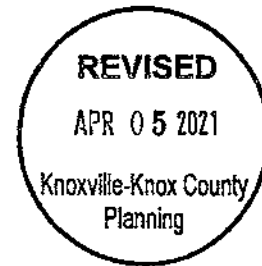
1. We will be focused on getting people free from life controlling issues in order to be successful members of society.
2. We will be teaching biblical doctrine, work ethic, etc.
3. Students will not be driving personal vehicles to be dropped off to treatment. They will be dropped off by family, friend, or other means of transportation. During any transit to or from this location they will be accompanied with staff or intern in ministry vehicles. Are transit plans are monitored by staff and they will not be taking any other routes other than with approved individuals.
4. They will be accompanied by staff or intern at all time. During the day there will be staff present. At night there will be interns present to monitor.
5. There will be minimal traffic, other than going to work for work detail, grocery store, gas station, church, events, etc.
6. We are a 1 year inpatient program and do ask that they complete the year.
7. There will be double bump beds stacked in the two back rooms with senior dormleaders in the same area and interns in the area that leads out. This will keep them monitored and accountable.
8. If any significant changes happen in our daily operation, we will notify by way of letterhead any significant amount of change and what change has occurred.

Below is a sample of our weekly schedule. Monday through Thursday they are at center. Friday and Saturday - All students are outreaching to different areas away from the center. (fundraising)

Monday – Thursday

Wake up- 6 am	Lunch- 12-1pm
Breakfast-6:40 am	Work detail- 1-4pm
Worship/devo- 7 am	Showers/phone calls- 4pm
Chores/med call- Right after devo	Dinner- 5pm
Class- 8:30 am- 11:30 am	End showers/phone calls- 8pm
Evening worship- 11:30-12:00 pm	Nightly devo/ Lights out- 9:30-10pm





SOUL SAVAGE MINISTRIES, INC.

A TENNESSEE Non-profit Corporation

**ARTICLES OF
INCORPORATION**

CLIENT'S
COPY

**ARTICLE I
NAME**

1.01 SOUL SAVAGE MINISTRIES, INC.

The name of this corporation shall be SOUL SAVAGE MINISTRIES, INC. The business of the corporation may be conducted as SOUL SAVAGE MINISTRIES, INC. or PRODUCT OF GRACE.

**ARTICLE II
DURATION**

2.01 Duration

The period of duration of the corporation is perpetual.

**ARTICLE III
PURPOSE**

3.01 Purpose

SOUL SAVAGE MINISTRIES, INC. is a non-profit corporation and shall operate exclusively for educational and charitable purposes within the meaning of Section 501 (c)(3) of the Internal Revenue Code, or the corresponding section of any future Federal tax code.

SOUL SAVAGE MINISTRIES, INC. purpose is to provide education on how to be able to function as a productive member of society by teaching sound doctrine within our free 1-year program. We utilize social media channels , groups, and our website to provide facts, data, and our current efforts and solutions to continue helping people get free from addictions, alcoholism, depression, and any other life controlling issues.

Our programs include sending out ambassadors to raise social consciousness about the cause on a local and global level, and to hold fundraising events in order to provide immediate relief and assistance to those suffering from addiction, alcoholism, depression, and other life controlling issues regardless of their race, ethnicity, or religion.

To maximize our impact on current efforts, we may seek to collaborate with other non-profit organizations which fall under the 501(c)(3) section of the internal revenue code and are operated exclusively for educational and charitable purposes.

At times we may provide internships or volunteer opportunities which will provide opportunities for involvement in said activities and programs in order to have a greater impact for change.

3.02 Non-Profit

SOUL SAVAGE MINISTRIES, INC. is designated as a non-profit corporation.

ARTICLE IV NON-PROFIT NATURE

4.01 Non-profit Nature

SOUL SAVAGE MINISTRIES, INC. is organized exclusively for charitable and educational purposes including, for such purposes, the making of distributions to organizations that qualify as exempt organizations under section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code. No part of the net earnings of **SOUL SAVAGE MINISTRIES, INC.** shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in the purpose clause hereof.

Notwithstanding any other provision of this document, the corporation shall not carry on any other activities not permitted to be carried on (a) by any organization exempt from federal income tax under section 501 (c) (3) of the Internal Revenue Code, corresponding section of any future federal tax code, or (b) by an organization, contributions to which are deductible under section 170 (c) (2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

SOUL SAVAGE MINISTRIES, INC. is not organized and shall not be operated for the private gain of any person. The property of the corporation is irrevocably dedicated to its educational and charitable purposes. No part of the assets, receipts, or net earnings of the corporation shall inure to the benefit of or be distributed to any individual. The corporation may, however, pay reasonable compensation for services rendered, and make other payments and distributions consistent with these Articles.

4.02 Personal Liability

No officer or director of this corporation shall be personally liable for the debts or obligations of **SOUL SAVAGE MINISTRIES, INC.** of any nature whatsoever, nor shall any of the property or assets of the officers or directors be subject to the payment of the debts or obligations of this corporation.

4.03 Dissolution

Upon termination or dissolution of the **SOUL SAVAGE MINISTRIES, INC.**, any assets lawfully available for distribution shall be distributed to one (1) or more qualifying organizations described in Section 501(c)(3) of the Internal Revenue Code of 1986 (or described in any corresponding provision of any successor statute) which organization or organizations have a charitable purpose which, at least generally, includes a purpose similar to the terminating or dissolving corporation.

The organization to receive the assets of the **SOUL SAVAGE MINISTRIES, INC.** hereunder shall be selected by the discretion of a majority of the managing body of the **SOUL SAVAGE MINISTRIES, INC.** and if its members cannot so agree, then the recipient organization shall be selected pursuant to a verified petition in equity filed in a court of proper jurisdiction against the **SOUL SAVAGE MINISTRIES, INC.** by one (1) or more of its managing body which verified petition shall contain such statements as reasonably indicate the applicability of this section. The court upon a finding that this section is applicable shall select the qualifying organization or organizations to receive the assets to be distributed, giving preference if practicable to organizations located within the State of Tennessee.

In the event that the court shall find that this section is applicable but that there is no qualifying organization known to it which has a charitable purpose, which, at least generally, includes a purpose similar to this corporation, then the court shall direct the distribution of its assets lawfully available for distribution to the Treasurer of the State of Tennessee to be added to the general fund.

4.04 Prohibited Distributions

No part of the net earnings or properties of this corporation, on dissolution or otherwise, shall inure to the benefit of, or be distributable to, its members, directors, officers or other private person or individual, except that the corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article III, Section 3.01.

4.05 Restricted Activities

No substantial part of the corporation's activities shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate in, or intervene (including the publishing or distribution of statements) in any political campaign on behalf of or in opposition to any candidate for public office.

4.06 Prohibited Activities

Notwithstanding any other provision of these Articles, the corporation shall not carry on any activities not permitted to be carried on (I) by a corporation exempt from federal income tax as an organization described by Section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (II) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE V BOARD OF DIRECTORS

5.01 Governance

SOUL SAVAGE MINISTRIES, INC. shall be governed by its board of directors.

5.02 Initial Directors

The initial directors of the corporation shall be **Jennifer Moore-Pitts, Colby Jagnandan, Randy Moore.**

ARTICLE VI MEMBERSHIP

6.01 Membership

SOUL SAVAGE MINISTRIES, INC. shall have no members. The management of the affairs of the corporation shall be vested in a board of directors, as defined in the corporation's bylaws.

ARTICLE VII AMENDMENTS

7.01 Amendments

Any amendment to the Articles of Incorporation may be adopted by approval of two-thirds (2/3) of the board of directors.

ARTICLE VIII
ADDRESSES OF THE CORPORATION

8.01 Corporate Address

The address of the corporation is:

SOUL SAVAGE MINISTRIES, INC.
1717 Loves Creek Rd
Knoxville, TN 37924

The mailing address of the corporation is:

SOUL SAVAGE MINISTRIES, INC.
1717 Loves Creek Rd
Knoxville, TN 37924

ARTICLE IX
APPOINTMENT OF REGISTERED AGENT

9.01 Registered Agent

The registered agent of the corporation shall be:

Jennifer Moore Pitts
1717 Loves Creek Rd.
Knoxville, TN 37924

ARTICLE X
INCORPORATOR

The incorporators of the corporation are as follow:

Legal Zoom.com, Inc.
101 N. Brand Blvd. 11th Floor
Glendale, CA 91203

CERTIFICATE OF ADOPTION OF ARTICLES OF INCORPORATION

We, the undersigned, do hereby certify that the above stated Articles of Incorporation of **SOUL SAVAGE MINISTRIES, INC.** were approved by the board of directors on December 2, 2020 and constitute a complete copy of Articles of Incorporation of the **SOUL SAVAGE MINISTRIES, INC.**

Jennifer Moore- Pitts
1707 Greenwell Dr
Powell, TN 37849

Colby Jagnandan
100 Saylor's St
Sparta, TN 38583

Randy Moore
1331 Berkley Hills Ln
Powell, TN 37849

**ACKNOWLEDGMENT OF CONSENT
TO APPOINTMENT AS REGISTERED AGENT**

I, **Jennifer Moore-Pitts**, agree to be the registered agent for **SOUL SAVAGE MINISTRIES, INC. INC** as appointed herein.

Jennifer Moore-Pitts, Registered Agent

Date: _____

SOUL SAVAGE MINISTRIES, INC. Inc



The recovery housing will be located in the basement level of the white office building (8537 Asheville Hwy)



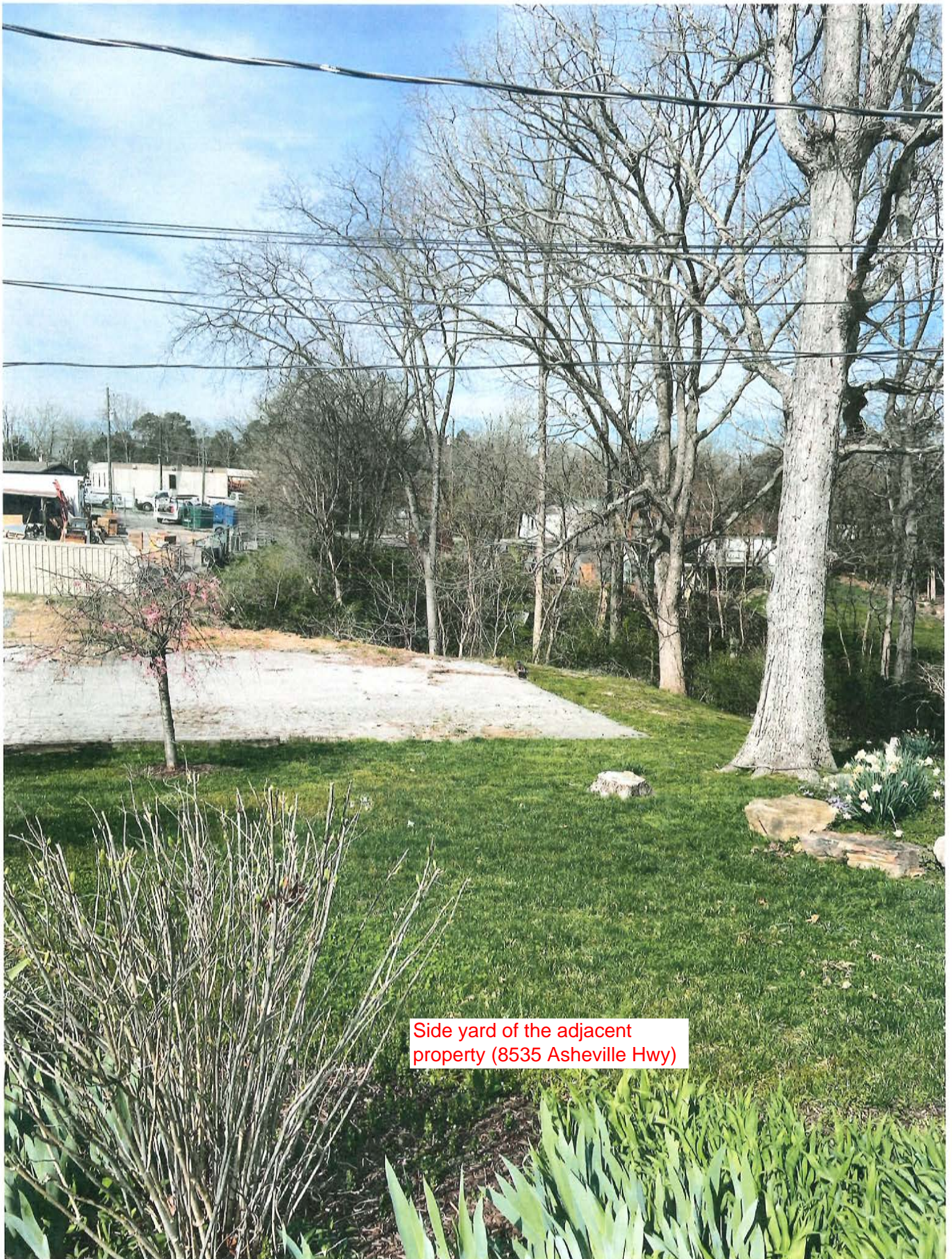
Front of building on the subject site (8537 Asheville Hwy)



Front of the adjacent structure that is also being used by Soul Salvage Ministries (8535 Asheville Hwy)



Side yard of the adjacent property (8535 Asheville Hwy)



Side yard of the adjacent property (8535 Asheville Hwy)

1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Applicant Name Jennifer Moore-Pitts Affiliation Tenant

Date Filed 2/22/21 Meeting Date (if applicable) 4/8/2021

File Number(s)
4-6-21-UR

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

Name ~~Robert Vaughn~~ Jennifer Moore-Pitts / Soul Savage
Company Soul Savage

Address 1707 Greenwell Dr City Knoxville State TN ZIP 370938

Phone 865-776-9180 Email jennifer.neal1984@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different) Wilma Jean Cardin / Robert Vaughn Owner Address 8535 Asheville Hwy Owner Phone _____

Property Address 8537 Asheville Hwy Parcel ID 062 - 210

Sewer Provider _____ Water Provider _____ Septic (Y/N) _____

STAFF USE ONLY

General Location _____ Tract Size 1.33 acres

City County 8th District _____ Zoning District OB Existing Land Use Office

Planning Sector East County Sector Plan Land Use Classification MU-SD ECO-3 Growth Policy Plan Designation Planned Growth

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Recovery housing

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

Proposed Density (units/acre) Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0401 JOR	
Fee 2	\$1,500
Fee 3	

AUTHORIZATION

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

J. Moore Pitts
Applicant Signature

Jennifer Moore-Pitts
Please Print

2/22/21
Date

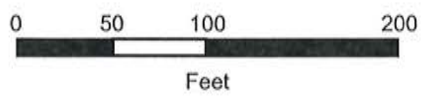
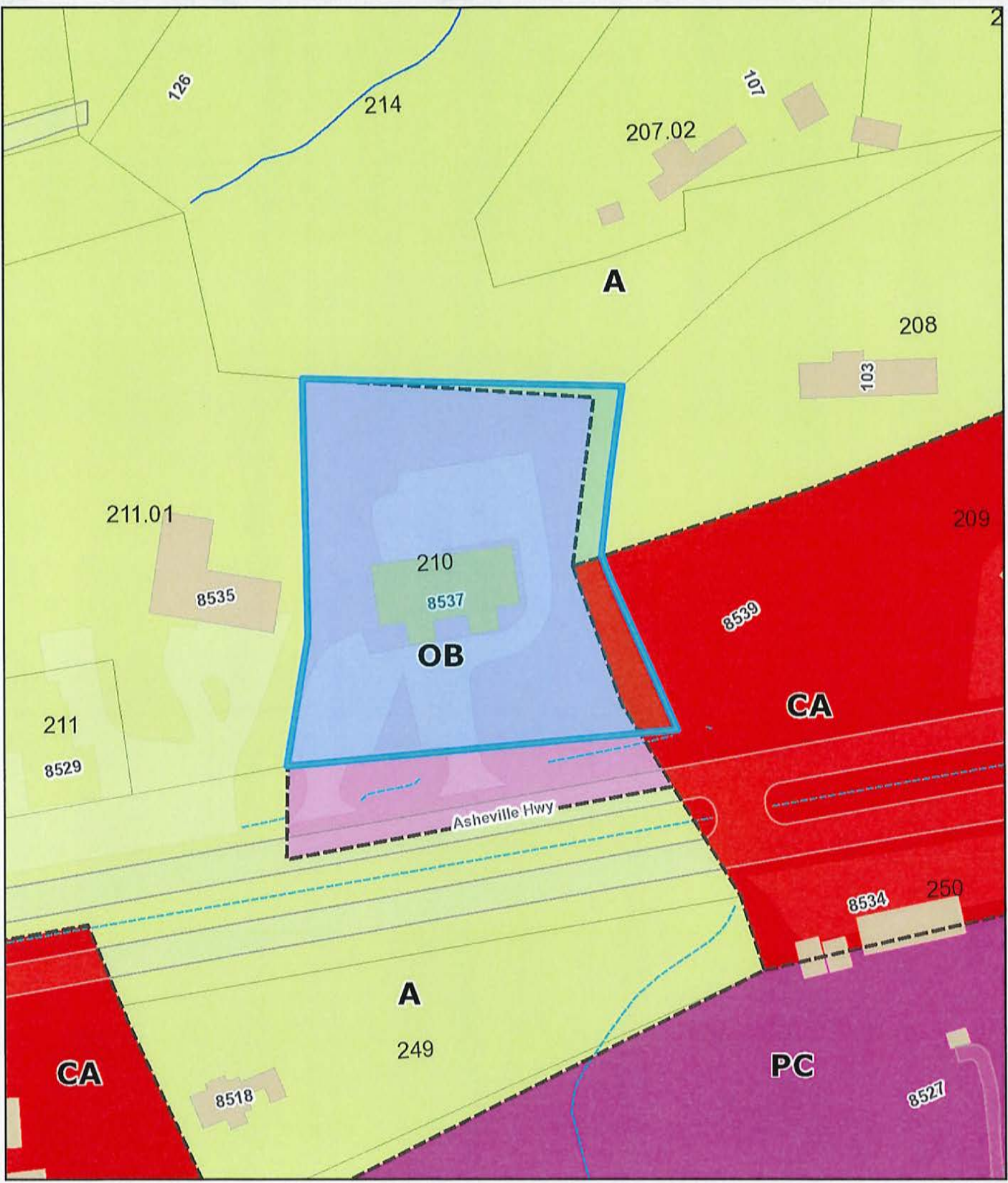
865-315-3816
Phone Number

Jennifer.Neal.1984@gmail.com
Email

MRS
Staff Signature

Michael Reynolds
Please Print

2/22/2021
Date



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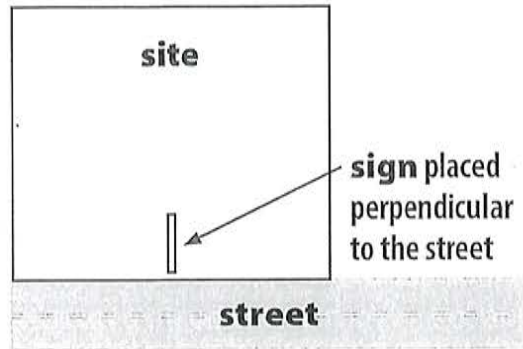
REQUIRED SIGN POSTING AGREEMENT

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:

3/24/2021 and 4/9/2021
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jf Moore Pitts

Printed Name: Jennifer Moore Pitts

Phone: 865-315-3816 Email: jennifer.neal1984@gmail.com

Date: 2/22/2021

File Number: 4-6-21-UR