

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 6-SB-21-C **AGENDA ITEM #:** 23
6-C-21-UR **AGENDA DATE:** 8/12/2021

POSTPONEMENT(S): 6/10/2021-7/8/2021

► **SUBDIVISION:** PINE GROVE SUBDIVISION

► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): John Mason and AK Holdings, LLC

TAX IDENTIFICATION: 84 035

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Pine Grove Rd.

► **LOCATION:** North side of Pine Grove Road, west of Union School Road

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Swan Pond Creek

► **APPROXIMATE ACREAGE:** 6.9 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single-family & Rural residential -- A (Agricultural)
South: Single-family & Agricultural -- A (Agricultural) & RA (Low Density Residential)
East: Single-family & Rural residential -- A (Agricultural)
West: Single-family & Rural residential -- A (Agricultural)

► **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Chris Sharp, P.E. / Urban Engineering, Inc.

ACCESSIBILITY: Access is via Pine Grove Rd, a local street with 16-ft of pavement width within 40-ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROAD 'A' AND PINE GROVE ROAD.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **Approve the development plan for up to 27 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for Pine Grove Road frontage of Lot 27, subject to 1 condition.**

Applicant requested a 25-ft peripheral setback for the eastern and northern development boundary lines.

- 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 district and the criteria for approval of a use on review.

COMMENTS:

This proposal is to subdivide this 6.9-acre tract into 27 detached residential lots at a density of 3.9 du/ac. The property was rezoned in May 2021 from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (4-E-21-RZ). Access to the site is via Pine Grove Road, a local street with approximately 16-ft of pavement width and located approximately .5 miles from the Strawberry Plains Pike intersection. The new road will be a single cul-de-sac road that is approximately 620-ft long and will have a pavement width of 26-ft.

The applicant is requesting a reduction of the peripheral setback from 35-ft to 25-ft along the Pine Grove Road frontage of Lot 27, and the eastern and northern development boundary lines. Staff is recommending approval of the Pine Grove Road frontage setback reduction because the houses on the opposite side of Pine Grove Road have a similar front setback. Staff is not recommending approval of the peripheral setback reductions on the other boundary lines because of the rural nature of the surrounding development and there being ample space on the subject site to accommodate the required 35-ft setback.

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 East County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac. The property was rezoned to PR up to 5 du/ac and the proposed subdivision has a density of 3.9 du/ac.

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

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed lot sizes are smaller than those in the direct vicinity. A 35-ft peripheral setback along the east and north property boundaries, as recommended by staff, will help development maintain some compatibility with the adjacent properties.

C. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in May 2021 (4-E-21-RZ). The proposed density of 3.9 du/ac is consistent with the zoning.

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 proposed houses will be a mix of one and two stories tall and all houses are proposed with a 2-car

garage.

B. The proposed lot widths are 50-ft and the full depth lots range from approximately 114-ft to 160-ft.

C. The residential uses immediately surrounding the subject site are larger single-family and rural residential lots. The residential subdivisions to the southeast are in the City of Knoxville and are more comparable to the character of the proposed subdivision.

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

A. The proposed detached residential subdivision should not significantly injure the value of adjacent properties because of the depth of the lots and the 35-ft peripheral setback, as recommended by staff.

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

A. Access to the street is via a local street, however, it is a county road that is not exclusive to residential use.

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 residential use.

ESTIMATED TRAFFIC IMPACT: 312 (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.

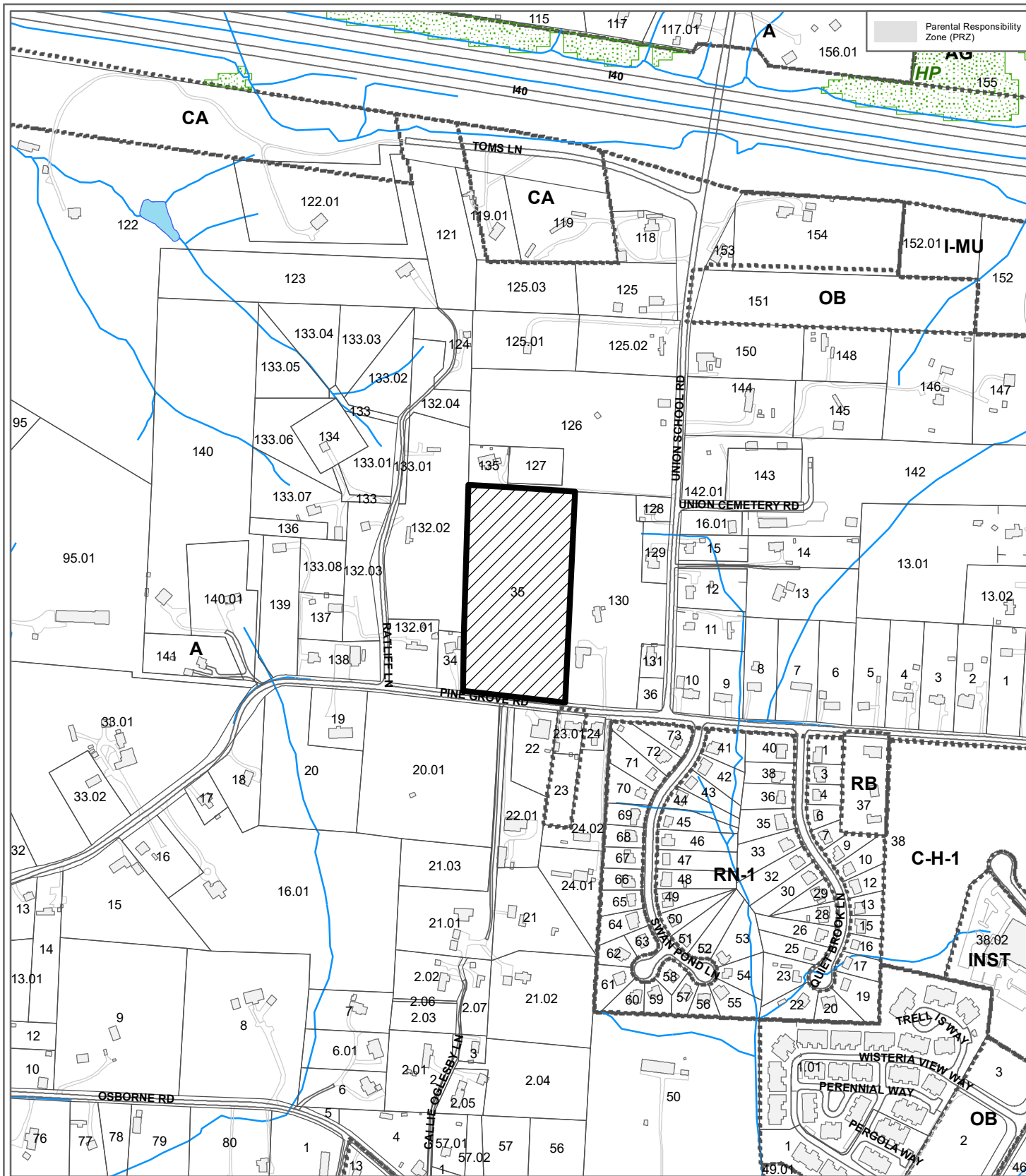
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

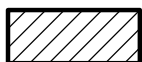
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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.



**6-SB-21-C / 6-C-21-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) pending

Original Print Date: 5/6/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Urban Engineering, Inc.
Pine Grove Subdivision

Map No: 84

Jurisdiction: County

0 500
Feet

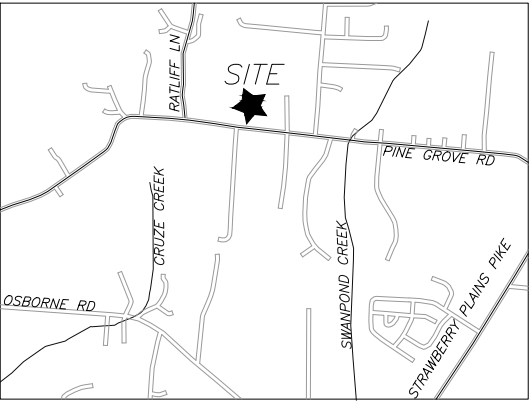


USE ON REVIEW

U.E.I. PROJECT NO. 2105011

PINE GROVE SUBDIVISION

SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE, TENNESSEE 37914
CLT MAP 84, PARCEL 035.00



LOCATION MAP

OWNER / DEVELOPER:
JOHN A. MASON &
AK HOLDINGS, LLC. - SERIES 13, LLC.
2101 COUNCIL FIRE DRIVE
KNOXVILLE, TN 37918



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET
SITE PLAN
ROADWAY PROFILE

SHEET

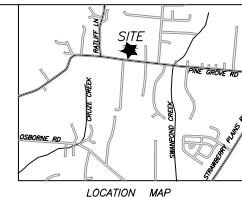
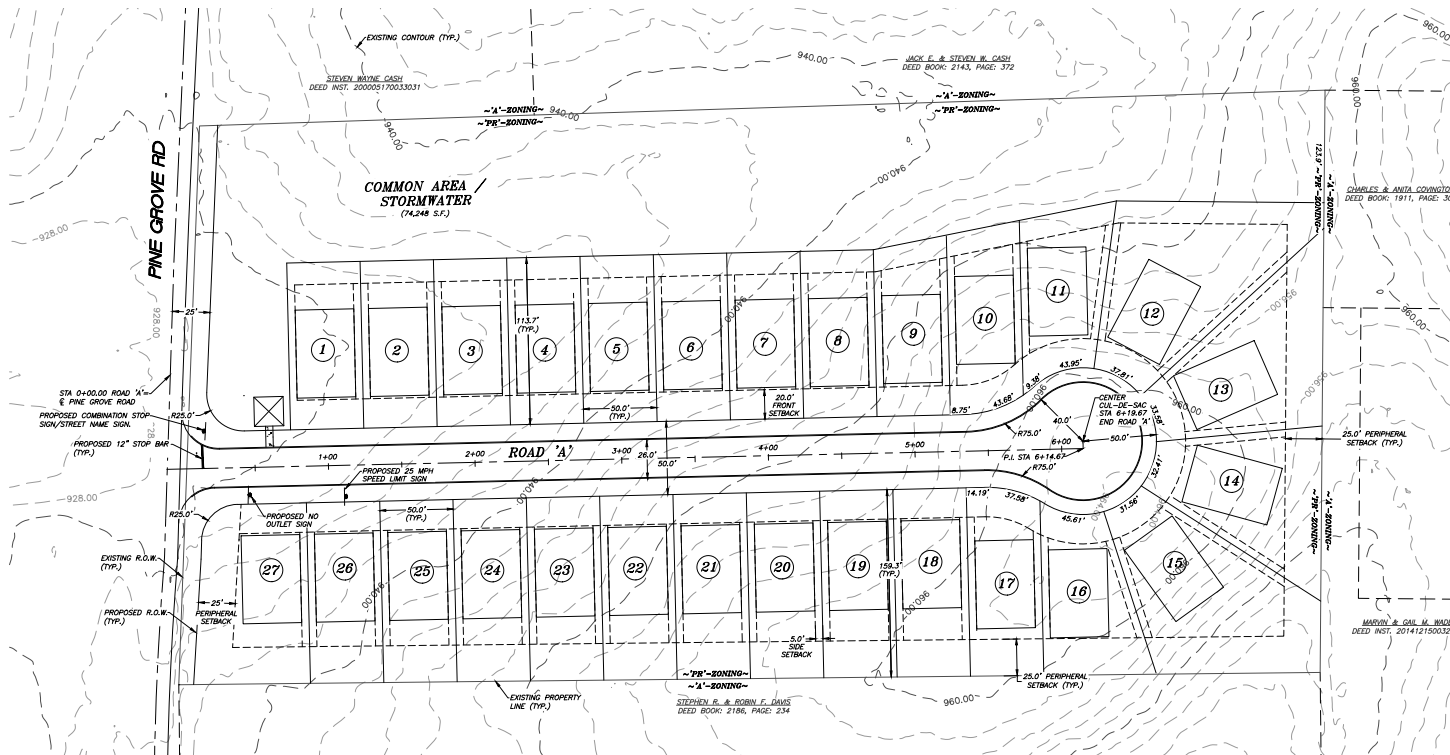
C-0
C-1
C-2

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF
ROAD 'A' AND PINE GROVE ROAD.

6-SB-21-C / 6-C-21-UR
7/16/2021

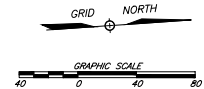
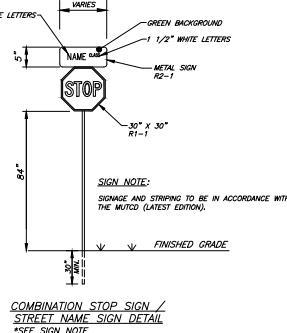
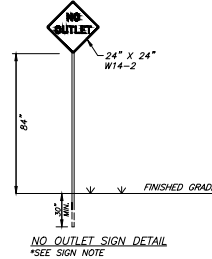
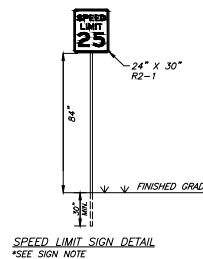
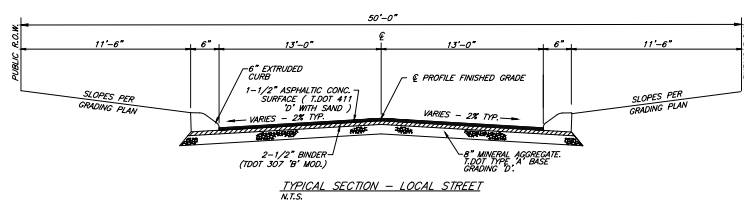
MPC FILE# 6-SB-21-C / 6-C-21-UR

3	7/15/21	GENERAL REVISIONS
2	5/24/21	GENERAL REVISIONS
ISSUE NO.	DATE	DESCRIPTION



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "P". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 REAR: THIRTY-FIVE (35) FEET
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY KNOX COUNTY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 6.90 ACRES.
 6. THE DEVELOPMENT PROPOSES 27-UNITS (3.9 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.70± ACRES (24.6%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. DWELLINGS TO BE A MIX OF SINGLE STORY AND 2 STORY. ALL WILL HAVE 2-CAR GARAGES.

6-SB-21-C / 6-C-21-UR
7/16/2021



MPC FILE# 6-SB-21-C / 6-C-21-UR

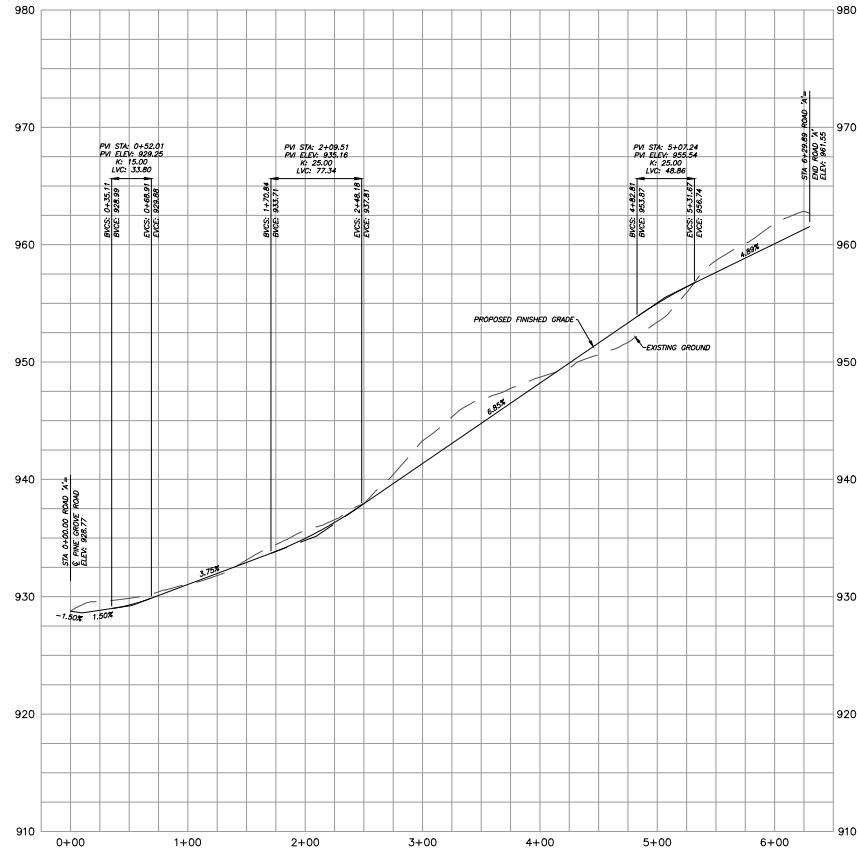
SHEET C-1 2 OF 3

SITE PLAN	
PINE GROVE SUBDIVISION	
SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)	
OWNER / DEVELOPER:	
JOHN A. MASON & AK HOLDINGS, LLC - SERIES 13, LLC.	
2101 COUNCIL FIRE DRIVE KNOXVILLE, TN 37918	
DIST. NO. 58	KNOX CO., TN.
CLT MAP 84	PARCEL 035.00
SCALE: 1"=40'	APRIL 26, 2021
URBAN ENGINEERING, INC.	
11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922	
(865) 966-1924	
DWN: CLM	CNS: CAS
DWG. NO. 2105011	

REVISION	DATE	DESCRIPTION	BY
2	7/15/21	GENERAL REVISIONS	MLB
1	5/24/21	GENERAL REVISIONS	CAS

REFERENCE:
DEED INST. 20010224068847





PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

6-SB-21-C / 6-C-21-UR
7/16/2021

MPC FILE# 6-SB-21-C / 6-C-21-UR

SHEET C-2 3 OF 3

ROAD 'A' PROFILE	
PINE GROVE SUBDIVISION	
SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)	
OWNER / DEVELOPER:	
JOHN A. MASON & AK HOLDINGS, LLC. - SERIES 13, LLC. 2101 COUNCIL FIRE DRIVE KNOXVILLE, TN 37918	
DIST. NO. S8	
CLT MAP 84	
SCALE: AS NOTED	
KNOX CO., TN. PARCEL 035.00 APRIL 26, 2021	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWG: CLM	DWG: NO. 2105011

REVISION	DATE	DESCRIPTION	BY
2	7/15/21	GENERAL REVISIONS	CAS
1	5/24/21	GENERAL REVISIONS	CAS

#24

P30



Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING INC.
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 6-5B-21-C / 6-C-21-UR

Date Scheduled for Planning Review: 7/8/2021

Date Request Filed: _____ Request Accepted by: _____

PAID

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

8/12/2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

WORKING OUT LAYOUT

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christina Ashby

PLEASE PRINT

Name: CHRIS SMART

Address: 11852 KINDESTON PK.

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: _____

E-mail: CHRIS@URBAN-ENG.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING, INC.
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA JUN 03 2021
Original File Number(s): 6-58-21-C/6-C-21-4B
Date Scheduled for Planning Review: 6/10/21
Date Request Filed: 6/3/2021 Request Accepted by: Michael Reynolds

RECEIVED

JUN 03 2021

Knoxville-Knox County

Planning

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

7/8/2024

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

UNCERTAINTY APDESIGNED
HOT TYPE

Eligible for Fee Refund? ☐ Yes ☒ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christopher A. Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37924

Telephone: 966-1924

Fax: 315-7011

E-mail: CHRIS@URBAN-ENG.COM

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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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

4/23/21

June 10, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SB-21-C

6-C-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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

John Mason and AK Holdings, LLC

2101 Council Fire Drive

(865) 388-1996

Owner Name (if different)

Owner Address

Owner Phone

0 Pine Grove Road

084 035

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Pine Grove Road, due West of Union School Road

6.9 ac.

General Location

Tract Size

☐ City ☒ County

8th

A (PR pending)

AgForVac

District

Zoning District

Existing Land Use

East County

LDR

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Concept Plan (35 Units)

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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 \$1550.00
0108	\$1550.00	
Fee 2		
Fee 3		

AUTHORIZATION

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

Chris Sharp

Digitally signed by Chris Sharp
Date: 2021.04.23 15:22:09 -04'00'

Urban Engineering, Inc.

4/23/21

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Marc Payne

Digitally signed by Marc Payne
Date: 2021.04.23 16:09:54 -04'00'

Marc Payne

4/26/2021 swm

Staff Signature

Please Print

Date