



SPECIAL USE REPORT

▶ **FILE #:** 9-A-21-SU

AGENDA ITEM #: 25

AGENDA DATE: 9/9/2021

▶ **APPLICANT:** MATTHEW JORDAN

OWNER(S): Susannah's House, Inc

TAX ID NUMBER: 94 C L 018 & 019 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 945 & 0 Dameron Ave.

▶ **LOCATION:** Northeast of intersection of Dameron Avenue and Boyd Street

▶ **APPX. SIZE OF TRACT:** 13000 square feet

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Dameron Ave., a local street with 24' of pavement width within 70' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Two-family dwelling

DENSITY PROPOSED: 6.7 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Public-quasi public / I-H (Heavy Industrial)

South: Residential / RN-2 (Single-Family Residential Neighborhood)

East: Public-quasi public / RN-4 (General Residential Neighborhood)

West: Residential / RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The subject property is located south of the City of Knoxville solid waste transfer station in the southwest quadrant of the Baxter Avenue interchange with I-275. The applicant's main facility is located on the adjacent lot to the east. The surrounding neighborhood contains a mix of single family, multi family, office, and commercial development.

STAFF RECOMMENDATION:

▶ **Approve the request for one (1) two-family dwelling in the RN-2 zone, subject to 4 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to the principal use standards for two-family dwellings (Article 9.3.J.) and off-street parking (Article 11).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Replatting the property to obtain a minimum lot size of 10,000 sqft, as required for two-family dwellings in

the RN-2 (Single-Family Residential Neighborhood) zoning district.

4. Any additional two-family dwellings must be approved under a separate special use application.

With the conditions noted, this plan meets the requirements for approval in the RN-2 District and the criteria for approval of a special use.

COMMENTS:

This proposal is for a new two-family dwelling that is a one-story structure with a full basement. The applicant intends to build a total of three houses on these properties but this application is only for the eastern most lot and the associated driveway and parking area. The property owner/developer, Susannah's House, is located on the adjacent lot to the east and will operate this two-family dwelling as a group home for their clients. There will be a dwelling unit on the main level with the main entrance facing Dameron Avenue and the entrance for the basement level unit will face the rear of the lot. If the future buildings shown on the site plan are proposed to be two-family dwellings, they must be approved under a separate special use application.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

- a. The One Year Plan and Central City Sector Plan designation for this site are TDR (Traditional Neighborhood Residential) which allows densities in the range of 4-8 du/ac.
- b. The proposed density of 6.7 du/ac is consistent with the sector plan and One Year Plan.

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

- a. The RN-2 zone is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks within the City of Knoxville. Two-family dwellings may also be allowed by special use approval.
- b. The RN-2 zone requires a minimum lot size of 10,000 sqft for two-family dwellings. If this request is approved, the applicant proposes to increase the subject lot size to a minimum of 10,000 sqft by adjusting the lot line between the two adjacent lots under common ownership.
- c. Two-family dwellings that are new construction are subject to the principal use standards below (Article 9.3.J.):
 1. On lots less than one acre in lot area, a dwelling must have a primary entrance from a façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops, and/or roof overhangs.
 - * The primary entrance for the main level unit faces Dameron Avenue and has a porch feature.
 2. Windows, entrances, porches, or other architectural features are required on all street-facing facades to avoid the appearance of blank walls.
 - * The proposed structure includes windows, entrances, and porches on the street-facing façade (Dameron Avenue).
 3. A 15% minimum transparency requirement applies to all street-facing façades and is calculated on the basis of the entire area of the façade.
 - * The applicant verified that the transparency of the street-facing facade exceeds 15 percent.
 4. Front-loaded attached garages are limited to 60% of the width of the front building façade line or 24 feet, whichever is greater. Garage width is measured as the width of a garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edge of the outmost doors.
 - * Garages are not proposed.
 5. Front-loaded attached garages must be set back a minimum of five feet from the front building façade line. This building façade line does not include architectural features, such as bay windows or porches.
 - * Garages are not proposed.

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 one-story structure with a walk-out basement level is consistent with other structures in the neighborhood which consists primarily of one-story houses with or without a basement.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The proposed two-family dwelling is considered a low-density residential use and is permitted in the RN-2 zone as a Special Use.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL

TRAFFIC THROUGH RESIDENTIAL STREETS.

a. The proposed two-family dwelling is a residential use that will draw similar traffic as other residential uses in the neighborhood.

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. The use is located adjacent to the City of Knoxville solid waste transfer station, however, it is separated from the solid waste portion of the site by a City of Knoxville Department of Engineering facility.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

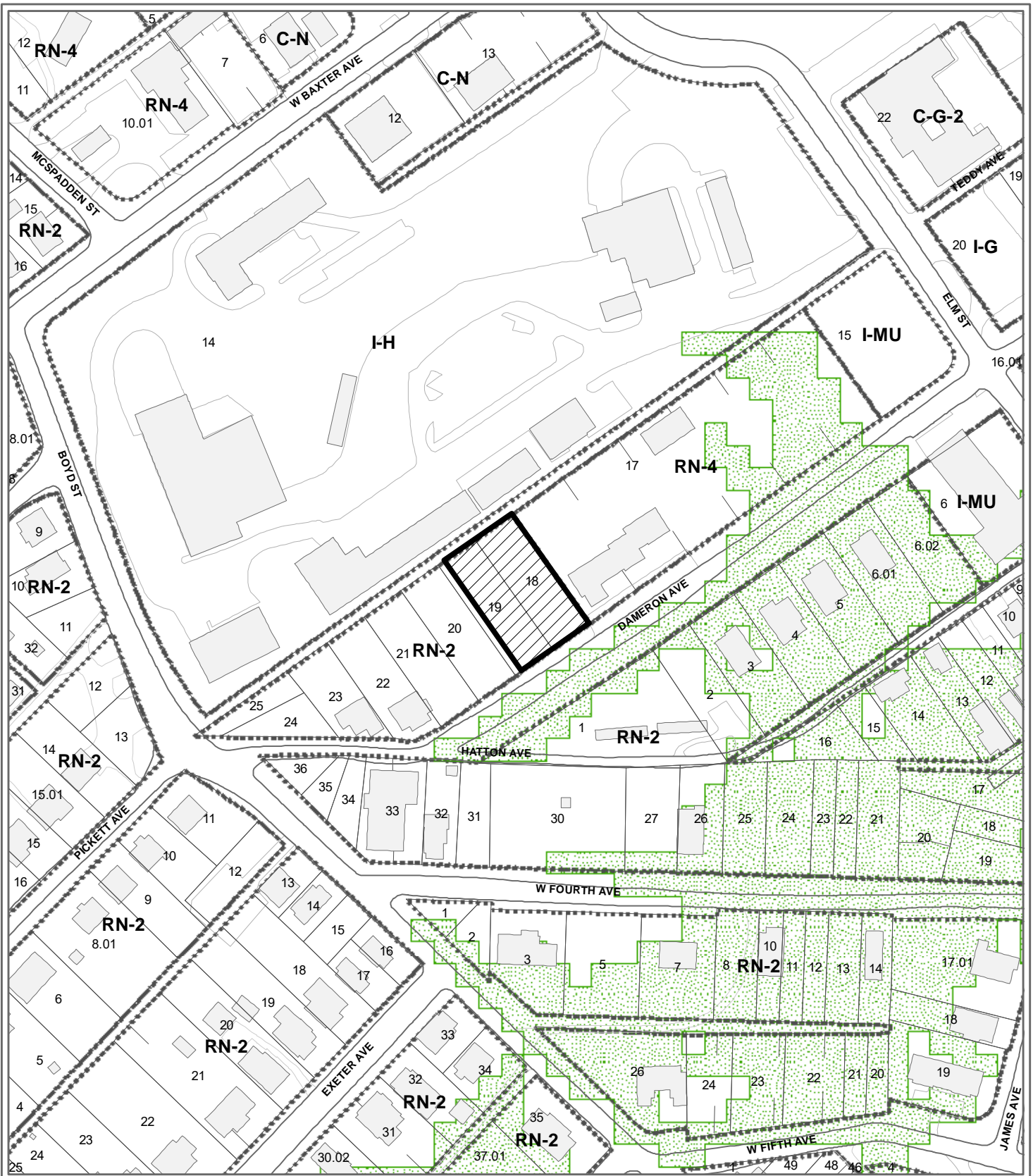
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

Schools affected by this proposal: Maynard Elementary, Bearden Middle, and Fulton 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.

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.



**9-A-21-SU
SPECIAL USE**



Two-family dwelling in RN-2 (Single-Family Residential Neighborhood)

Petitioner: Jordan, Matthew

Map No: 94

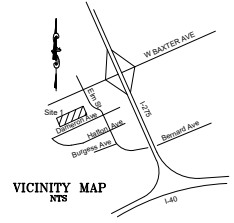
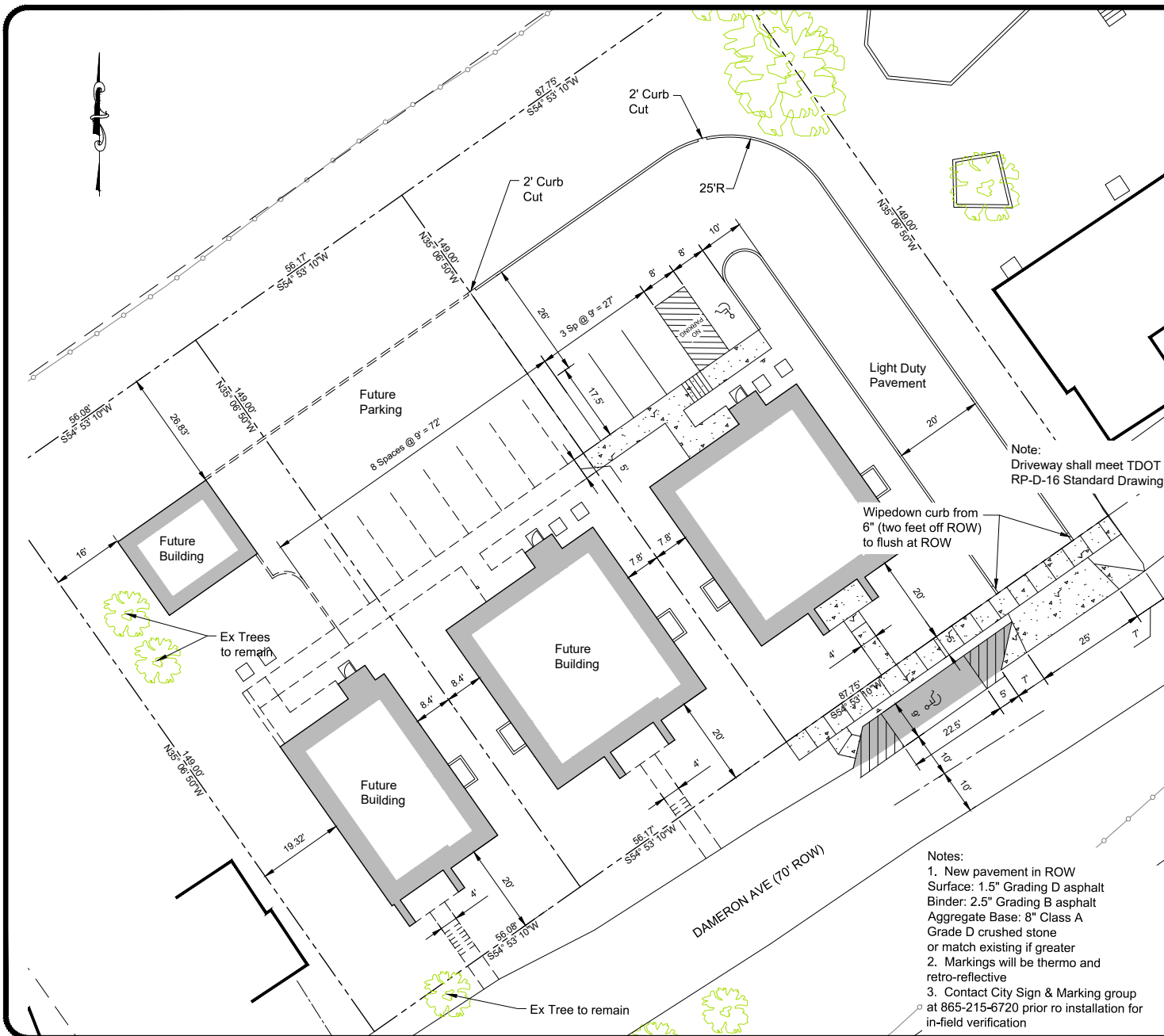
Jurisdiction: City



Original Print Date: 8/12/2021

Revised:

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



General Notes

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation, to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Property is located in Knoxville and is Zoned RN-2.
- Setbacks: Front - 20', Side - 5' min, not less than 15' total, Rear - 25'.
- Total Acreage = 0.68 Acres
- Owner: Susannah House INC
923 Dameron Ave.
Knoxville, TN 37922
- Survey By: Land Development Solutions
310 Simmons Rd, Ste K
Knoxville, TN 37922
- City Block - 21221
Parcel ID - 094CL018, 094CL012, 094CL020, & 094CL021
- Vertical Datum is NAVD83
- File Number: 9-A-21-SU

Layout Notes

- All dimensions to curb line reference face of curb - see detail.
- See architectural drawings for building dimensions. All dimensions to building are approximate unless specifically noted as building layout points.
- See Utility Plan for new and existing utility line locations. See Grading and Drainage Plan for new and existing storm drain locations.
- Landscaping shall comply with Knoxville Tree Protection Ordinance.

Site Notes

- Total site area = 0.68 acres
- Total disturbed area = 0.58 acres
- Total existing impervious area = 0.21 acres
- Total post developed impervious area = 0.33 acres
- Temporary seeding is required when grading operations are temporarily halted for over 14 days and on soil stockpiles. Permanent seeding is required when grading operations are completed and when construction operators will not impact the disturbed area. Seed areas that show signs of excessive erosion.
- Contact the City of Knoxville Division of Traffic Engineering (865-215-6136) to obtain traffic control permits for street closures.
- If existing trees are removed - six trees shall be planted. 3 Dogwoods/Redbuds & 3 Red Maples/Black Gum per Knoxville Tree Ordinance.

Impervious Surface Coverage Maximum = 40%
Lot Size = 13,075 SF
Impervious Area = 7,061 SF
Coverage = 54%

- Notes:
- New pavement in ROW
Surface: 1.5" Grading D asphalt
Binder: 2.5" Grading B asphalt
Aggregate Base: 8" Class A
Grade D crushed stone
or match existing if greater
 - Markings will be thermo and retro-reflective
 - Contact City Sign & Marking group at 865-215-6720 prior to installation for in-field verification

9-A-21-SU
8/20/2021



Project:
Susannah's House
Dameron Avenue
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS

310 SIMMONS RD., SUITE K KNOXVILLE, TENNESSEE 37922
PH: 865-571-2281

Site Layout Plan

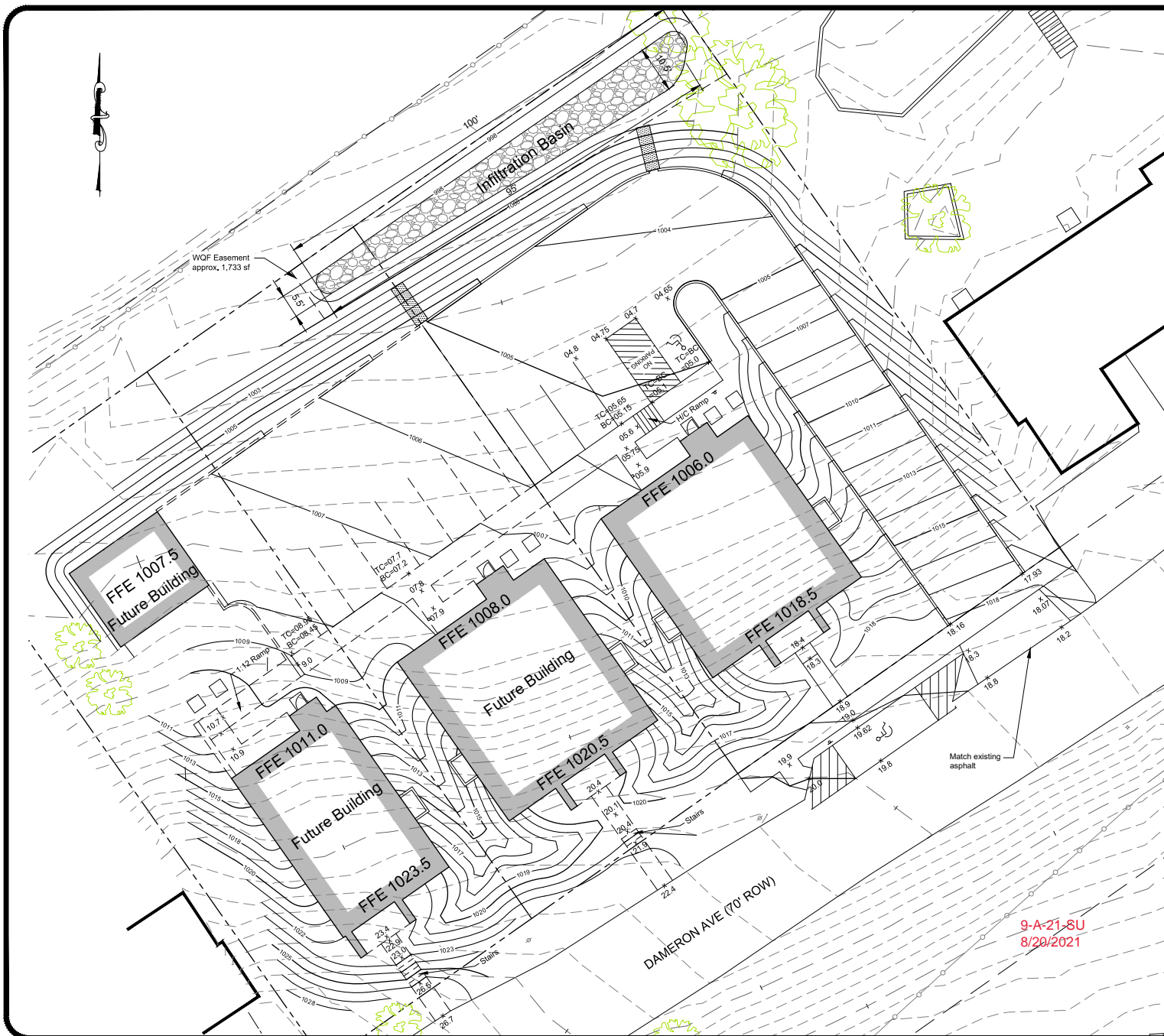
Drawing Description:

No.	Date	Revision
1	08/15/21	Revisions per DDC



Drawn By	CDB
Checked	EJB
Approved	EJB
Job No.	2021024
Scale	1"=10'
Date	8/7/21

C101
Sheet No.



General Notes

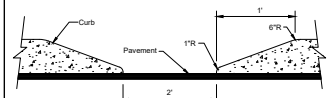
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- Total Acreage = 0.68 Acres
- Owner: Susannah's House INC
923 Dameron Ave.
Knoxville, TN 37920
- Survey By: Land Development Solutions
310 Simmons Rd, Ste K
Knoxville, TN 37922
- City Block - 2121
Parcel ID: 094CL018, 094CL012, 094CL020, & 094CL021
- Vertical Datum is NAVD88
- File Number: 9-A-21-SU

Site Notes

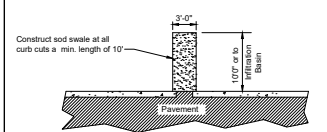
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- Contact the City of Knoxville Division of Traffic Engineering (855-215-6136) to obtain traffic control permits for street closures.
- If existing trees are removed - six trees shall be planted: 3 Dogwoods/Redbuds & 3 Red Maples/Black Gum per Knoxville Tree Ordinance.

Drainage Notes

- All storm lines in paved areas shall be backfilled to pavement subgrade with #57 stone.
- All trenching and shoring shall comply with OSHA standards.
- Storm lines and structures shall be constructed as soon as possible. Inlet Protection shall be used around structures to minimize the silt entering into drainage system. All silt shall be removed from structures and lines.
- Pipe lengths and slope are measured from center of structure to center of structure.
- All HDPE storm lines shall be smooth interior.
- Contractor shall provide as-built survey of storm system PRIOR to paving. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).
- After construction is complete, contractor shall provide as-built survey as noted above. Survey shall be updated to reflect any changes or modifications to the storm system since the first as-built survey. As-built survey shall include storm structure tops, inverts, pipe materials, slopes, and detention basin grading (1 foot contours). Survey shall be provided in electronic format (ACAD 2009 compatible) as well as stamped paper copy. Survey shall be on the same datum as coordinate system as the design plans. All survey points shall be provided in a comma delimited text file (PNEZD format).

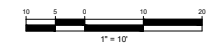


SECTION



PLAN

1
N.T.S. Curb Cut



Project
Susannah's House
Dameron Avenue
Knoxville, Tennessee

LAND DEVELOPMENT SOLUTIONS



310 SIMMONS RD., SUITE K-KNOXVILLE, TENNESSEE 37922
PH: 666-67-1221

Drawing Description:
Site Grading Plan

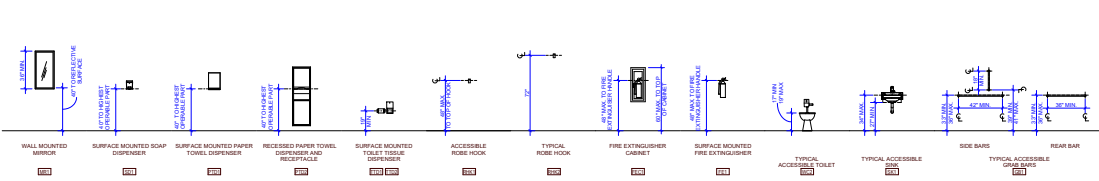
No.	Date	Revision per
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Checked	EJB
Approved	EJB
Job No.	2021024
Scale	1"=10'
Date	6/7/21

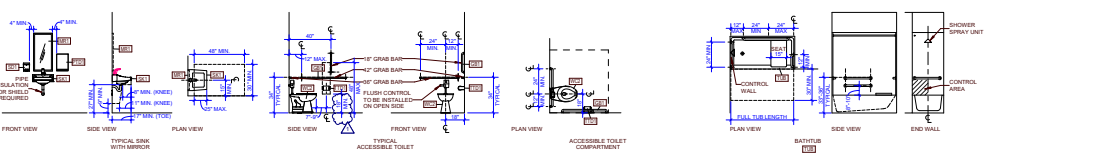
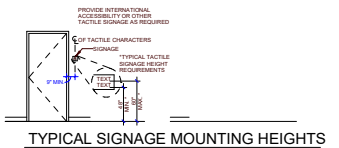
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9-A-21-SU
8/20/2021

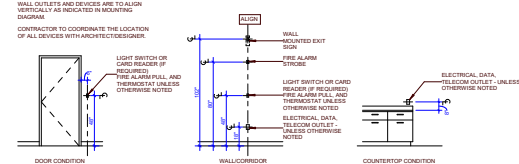


ANSI 117.1-2009 - TABLE 501E
MINIMUM REACH HEIGHTS AND WIDTHS

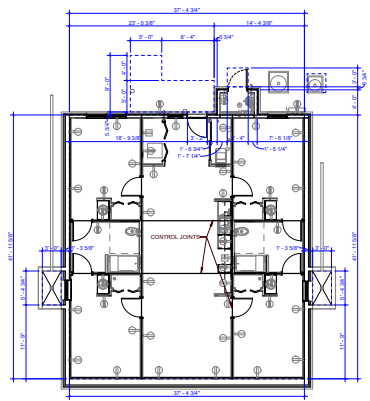
REACH HEIGHT	MINIMUM REACH WIDTH	MINIMUM CLEARANCE	MINIMUM CLEARANCE	MINIMUM CLEARANCE	MINIMUM CLEARANCE	MINIMUM CLEARANCE
MAXIMUM REACH HEIGHT	48 inches	27 inches	27 inches	27 inches	27 inches	27 inches
MINIMUM REACH HEIGHT	15 inches	15 inches	15 inches	15 inches	15 inches	15 inches
REACH HEIGHT	15 inches	15 inches	15 inches	15 inches	15 inches	15 inches



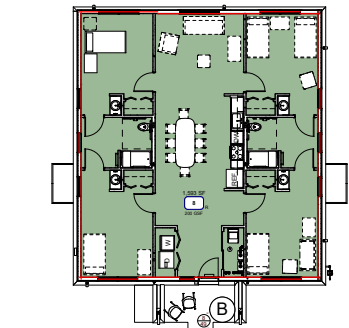
TYPICAL MOUNTING HEIGHTS



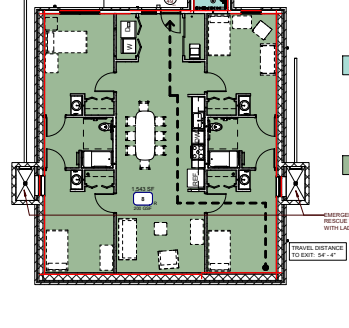
TYPICAL ELECTRICAL MOUNTING HEIGHTS



SLAB EDGE PLAN



UPPER FLOOR LIFE SAFETY PLAN



LOWER FLOOR LIFE SAFETY PLAN

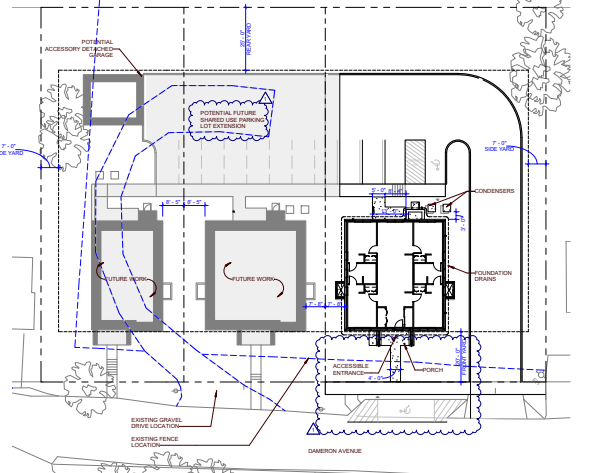
Accessory Storage Areas, Mechanical Equipment Room AC/MER 300 GSF
 Residential R 200 GSF

GENERAL NOTES

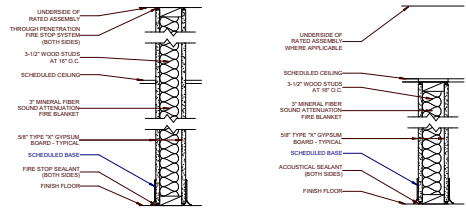
1. THIS PLAN DOCUMENTS THE MAJOR LIFE SAFETY FEATURES OF THIS PROJECT INCLUDING THE EXIT FLOOR AND FIRE SEPARATION.
2. REFER TO MECHANICAL DRAWINGS FOR PARTITION TYPES.
3. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF FIRE DAMPERS LOCATED IN MECHANICAL EQUIPMENT ROOMS.
4. REFER TO ELECTRICAL DRAWINGS FOR LOCATION OF FIRE ALARM SYSTEM.
5. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR EXIT LIGHT LOCATIONS.
6. ROOMS LISTED ARE ACTUAL LEAF HEIGHT. EGRESS CAPACITY CALCULATIONS ASSUME 4 INCHES CLEAR WIDTH WITH 1/2" CLEARANCE ABOVE.
7. EGRESS MEASUREMENT FACTORS: DOORS: 33 INCHES PER OCCUPANT
8. ALL EXITS DISCHARGE TO A PUBLIC WAY.
9. BUILDINGS FULLY SPRINKLERED.
10. MAXIMUM TRAVEL DISTANCE TO EXIT IS 200 FEET. IBC 103.2.1
11. COMMON PATH OF TRAVEL SHALL NOT EXCEED 150 FEET PER 2012 IBC 103.2.1
12. DEAD END CORRIDORS SHALL NOT EXCEED 90 FEET IN LENGTH PER 2012 IBC 103.2.1
13. DEAD END CORRIDORS SHALL NOT EXCEED 90 FEET IN LENGTH PER 2012 IBC 103.2.1

LIFE SAFETY SYMBOLS LEGEND

1. LIFE SAFETY EGRESS POINT
2. FIRE EXTINGUISHER
3. LIFELINES ON FLOOR INDICATE EXIT LOCATIONS
4. FIRE ALARM INDICATOR - TRAVEL DISTANCE
5. 1/2" CLEAR WIDTH
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SITE PLAN



PARTITION TYPE
 2 SIMILAR, WITH 5 1/2\"/>

PARTITION TYPE
 1 SIMILAR, WITH 5 1/2\"/>

9-A-21-SU
 8/20/2021



505 Main St Suite 300 Knoxville, TN 37902
 1.866.934.1915
 bma1915.com



PROJECT NUMBER
206100

PROJECT NAME
SUPPORTIVE HOUSING

OWNER
SUSANNAH'S HOUSE

PROJECT ADDRESS
**945 DAMERON AVE
 KNOXVILLE, TN 37921**

STANDARD MOUNTING HEIGHTS GEN. NOTES

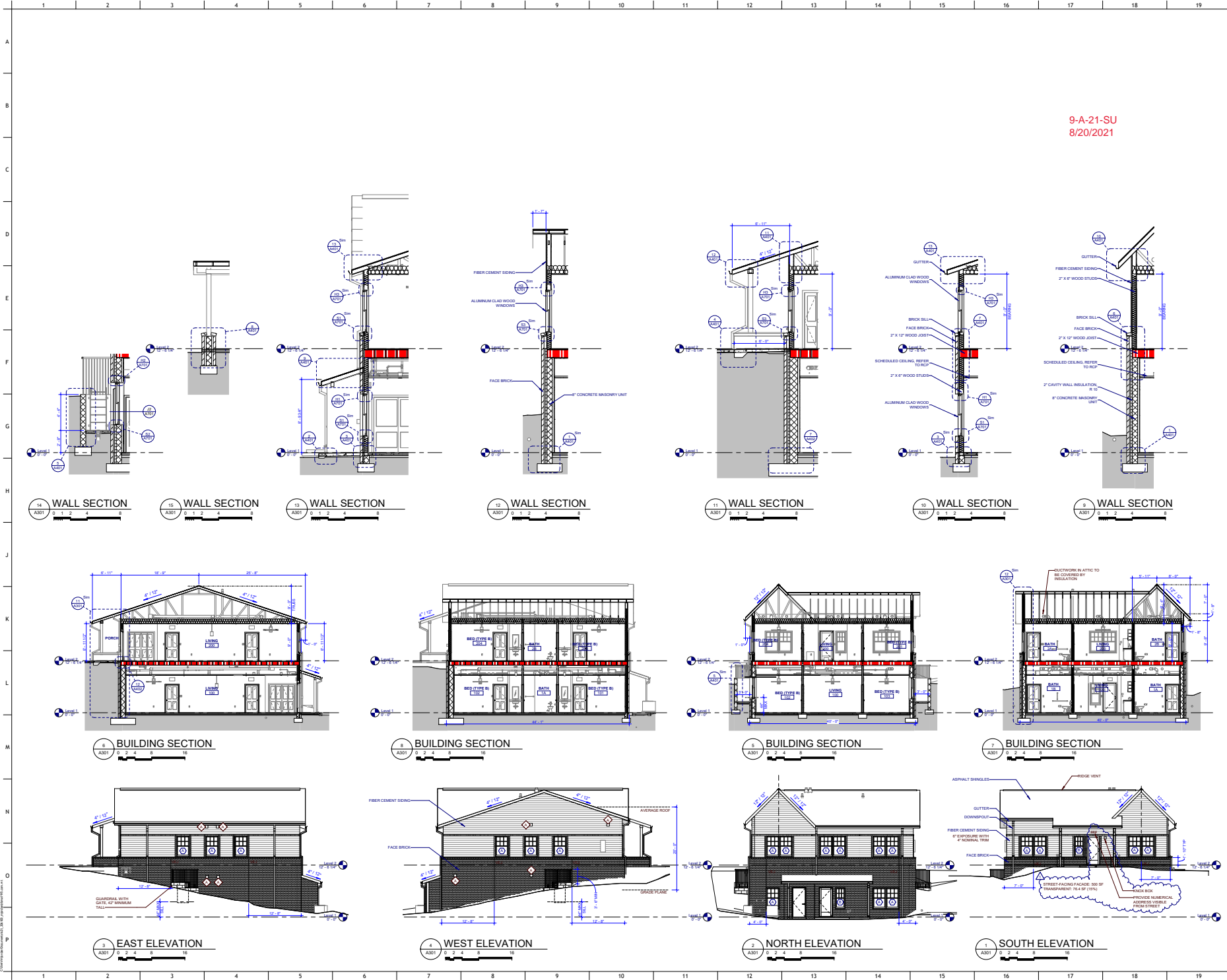
1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS UNLESS NOTED OTHERWISE.
3. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS UNLESS NOTED OTHERWISE.
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PARTITION TYPES GENERAL NOTES

1. COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
2. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS UNLESS NOTED OTHERWISE.
3. NOTES AND DETAILS ARE TYPICALLY APPLICABLE TO SIMILAR ITEMS UNLESS NOTED OTHERWISE.
4. NOT USED
5. PROVIDE CEMENT BACKUP BOARD OF APPROPRIATE THICKNESS AND FINISH IN LIEU OF FINISH AT ALL LOCATIONS RECEIVING THE FINISH.
6. PROVIDE ACOUSTICAL SEALANT AT TOP AND BOTTOM OF ALL PARTITIONS ON

PLANNING FILE NUMBER: 94-21-SU
 PARTNER-IN-CHARGE: CWC
 PROJECT MANAGER: JMJ
 DRAWN BY: JRM
 REVIEWED BY: TWK
 ISSUE DATE: 07 JAN 2021
 REVISIONS:
 1 19 AUG 2021

A010
 LIFE SAFETY, SITE, MOUNTING, PARTITIONS



9-A-21-SU
8/20/2021



BARBERMcMURRY
architects since 1915

505 Market St Suite 300 Knoxville, TN 37902
1.865.554.1915
bma1915.com



PROJECT NUMBER
Z06100

PROJECT NAME
SUPPORTIVE HOUSING

OWNER
SUSANNAH'S HOUSE

PROJECT ADDRESS
**945 DAMERON AVE
KNOXVILLE, TN 37921**

- GENERAL NOTES**
- COORDINATE WITH APPLICABLE DIMENSIONS AND DETAILS ON OTHER SHEETS.
 - NOTES AND DETAILS ARE TYPICALLY REFERENCE TO THE ARCHITECT DRAWING NUMBER TO WHICH.
 - DIMENSIONS ARE TO FACE OF MASONRY, SYNCRAST, COMPOSITE METAL PANELS, CONCRETE, EDGE OF CEILING TRUSS OR FINISH SURFACE UNLESS NOTED.
 - LOCATE VERTICAL VENEER EXPANSION JOINTS (VJ) AT MAX 25 FEET ON CENTER (O.C.) BUT EXCEEDING CONTRACTOR ARCHITECT.
 - NOT USED
 - NOT USED
 - NOT USED
 - PROVIDE MASONRY VENEER EXPANSION JOINTS (VJ) AT FINISH CORNER AND INTERSECTIONS WITH OTHER MATERIALS.
 - SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING OF ALL FOOTINGS.
 - SEE STRUCTURAL DRAWINGS FOR RISERS AND CONNECTIONS OF ALL STRUCTURAL STEEL FRAMING MEMBERS.
- ◆ WALL CAP

PLANNING FILE NUMBER: 9-A-21-SU
PARTNER-IN-CHARGE: CWC
PROJECT MANAGER: MJC
DRAWN BY: MCL/JRM
REVIEWED BY: TWK
ISSUE DATE: 07 JUNE 2021
REVISIONS:
1 19 AUG 2021

A301
ELEVATIONS & SECTIONS



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

Matthew Jordan

Architect

Applicant Name

Affiliation

22 July 2021

September 9 2021

File Number(s)

Date Filed

Meeting Date (if applicable)

9-A-21-SU

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

Matthew Jordan

BarberMcMurry Architects

Name

Company

Suite 300, 505 Market Street

Knoxville

TN

37902

Address

City

State

ZIP

8659341915

mjordan@bma1915.com

Phone

Email

CURRENT PROPERTY INFO

Susannah's House

923 Dameron Avenue, Knoxville 37921

865 200 4759

Owner Name (if different)

Owner Address

Owner Phone

945 Dameron Avenue Knoxville 37921

094CL018

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast of intersection of 7675 sq ft ±
 General Location Dameron Ave & Boyd St. Tract Size
 City County 6th District RN-2 Zoning District Ag For Vac Existing Land Use
Central City Planning Sector TDR Sector Plan Land Use Classification N/A Growth Policy Plan Designation

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) 2-family dwelling to be used as a group home

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
0402 450.00	
Fee 2	
Fee 3	
	\$450.00

AUTHORIZATION

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


Applicant Signature

Matthew Jordan

22 JULY 2021

Please Print

Date

8659341915

mjordan@bma1915.com

Phone Number

Email

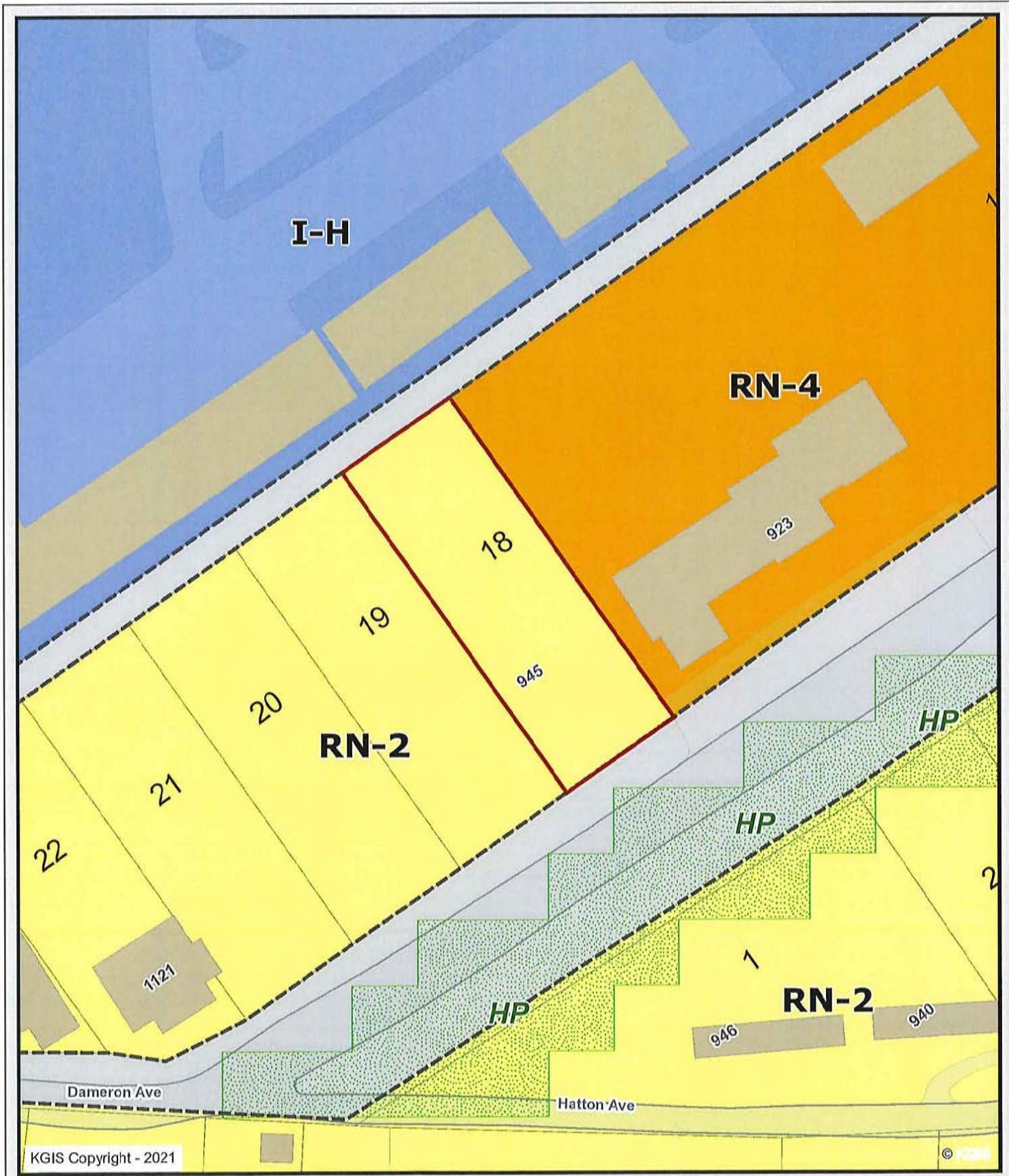
7/23/2021 AK


Staff Signature

Andrea Kupfer

Please Print

Date

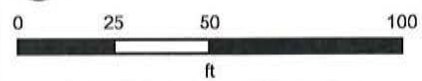


Letter Portrait

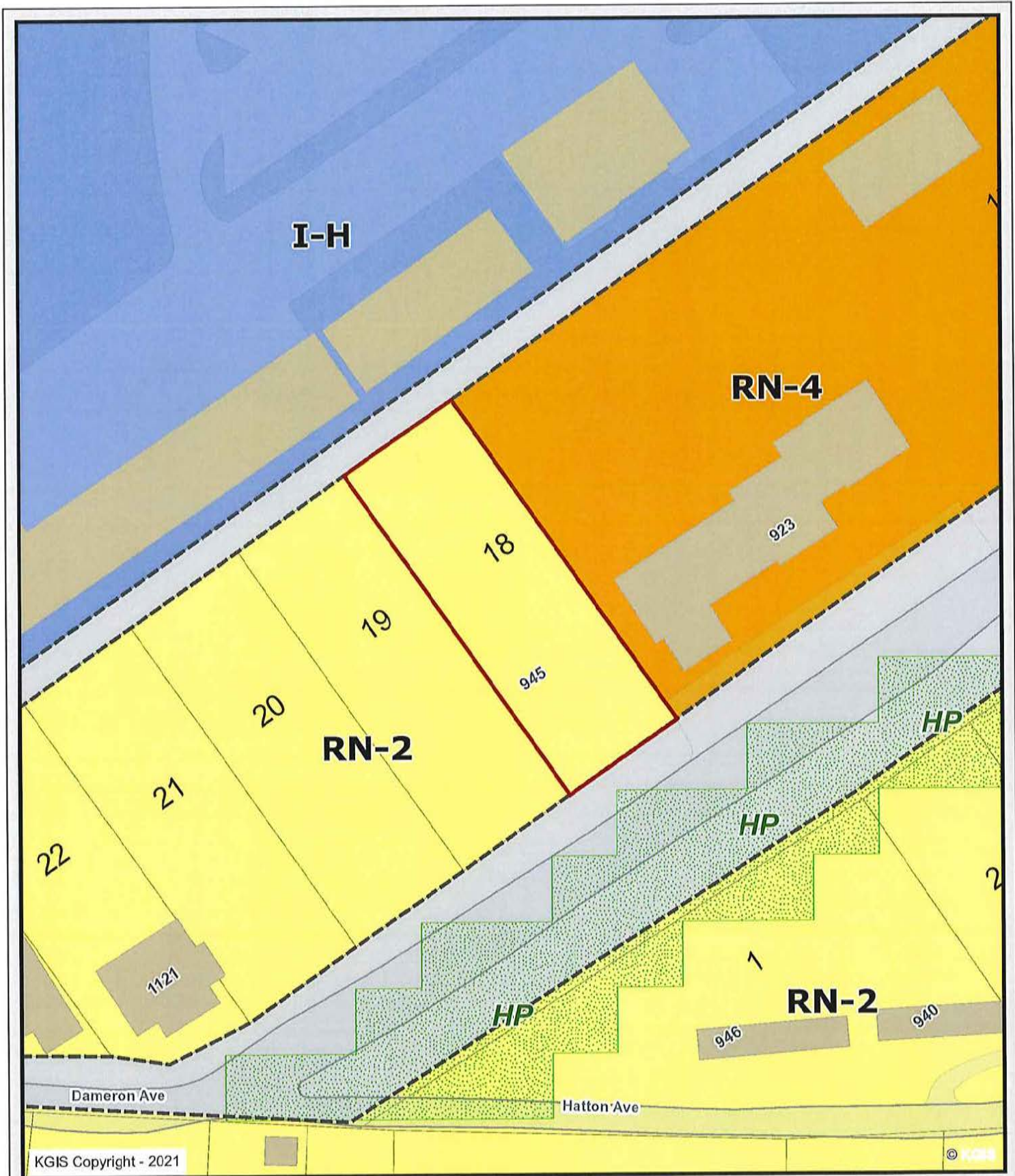
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Letter Portrait

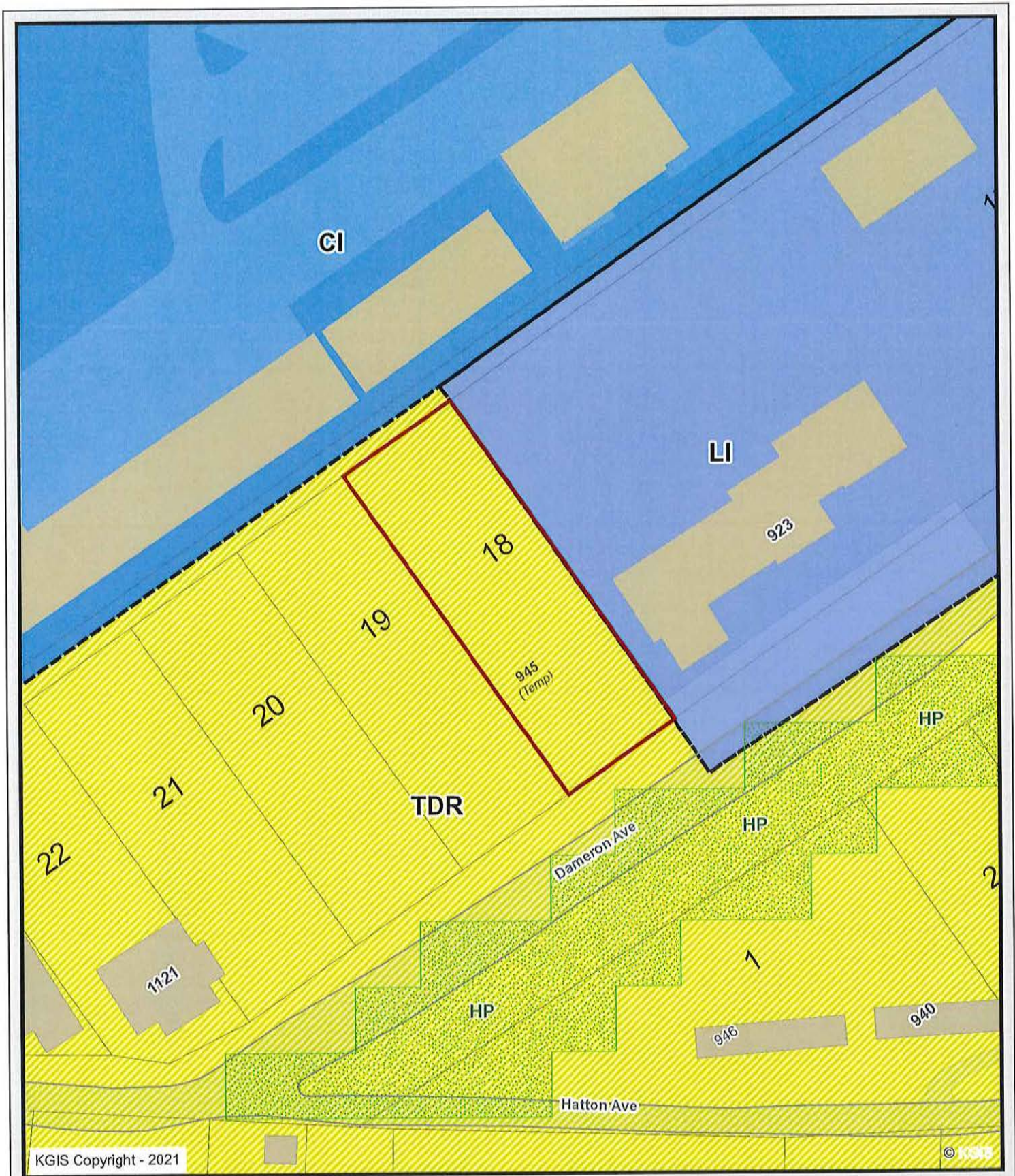
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Letter Portrait

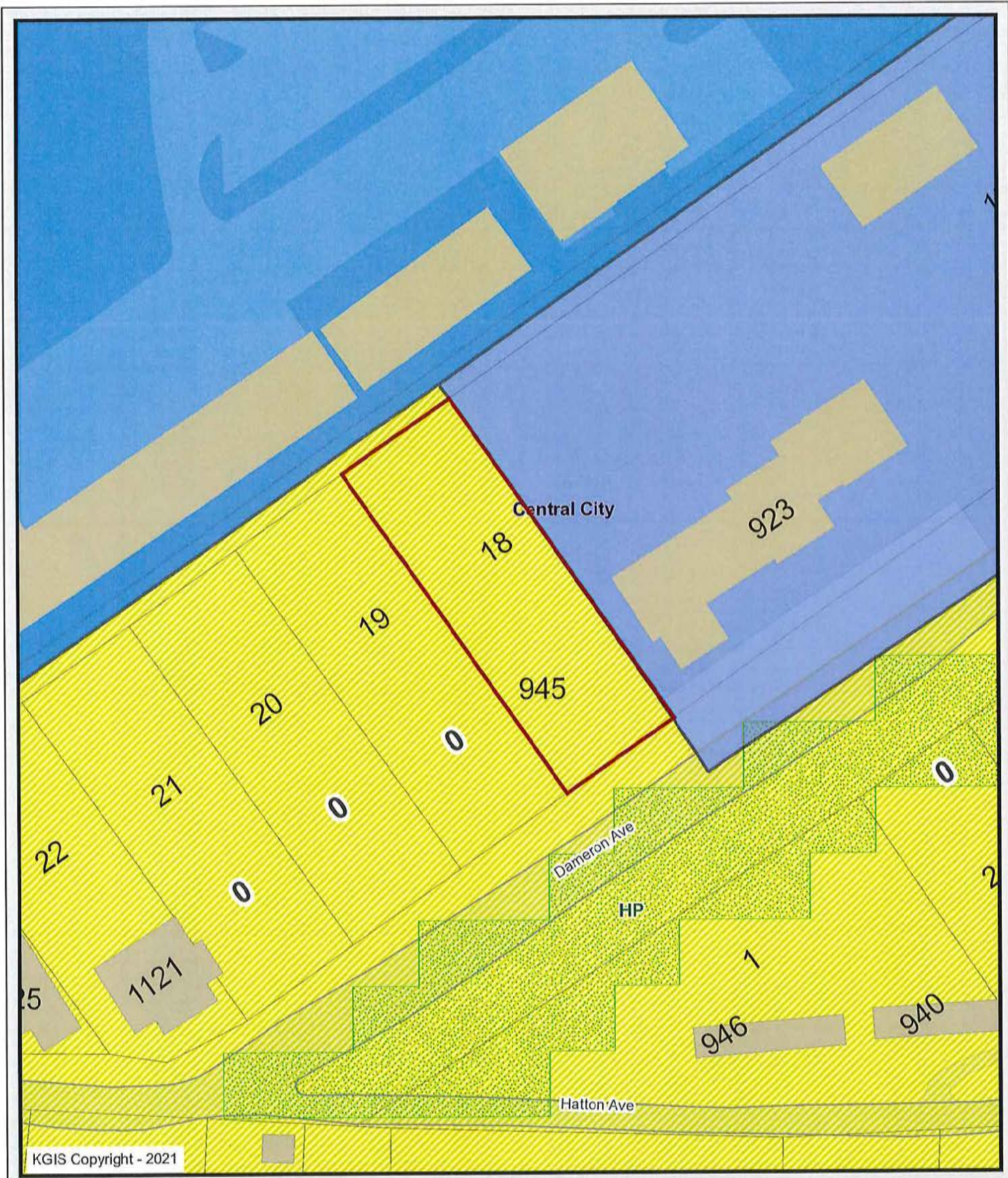
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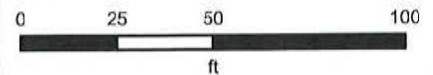
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

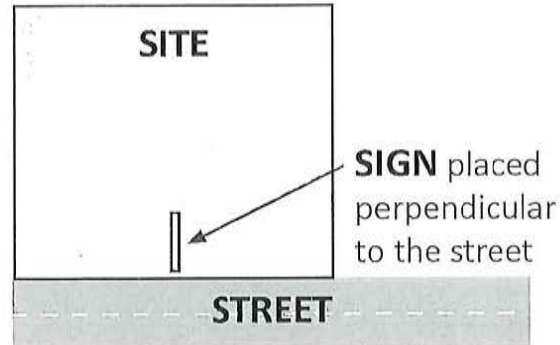


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

Aug 25th (Wed) and Sept 10th (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Matthew Jordan

Date: 7/22/21

File Number: _____

Sign posted by Staff
 Sign posted by Applicant