



# USE ON REVIEW REPORT

▶ **FILE #:** 4-F-22-UR

**AGENDA ITEM #:** 44

**AGENDA DATE:** 4/14/2022

▶ **APPLICANT:** **BRIAN EWERS**  
OWNER(S): Brelsford Properties General Partnership

TAX ID NUMBER: 60 07903 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5515 Parker Dr.

▶ **LOCATION:** **North side of Parker Drive, west side of Rutledge Pike and Harris Road**

▶ **APPX. SIZE OF TRACT:** **10.07 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Harris Road, a minor collector road with 20 ft of pavement within 50 ft of right-of-way; and via Parker Drive, a local street with 20 ft of pavement width within 50 ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** **PC (Planned Commercial) (k)**

▶ **EXISTING LAND USE:** **RR (Rural Residential)**

▶ **PROPOSED USE:** **Storage warehouse**

HISTORY OF ZONING: The property was rezoned in 2019 from RB to PC (10-I-19-RZ).

SURROUNDING LAND USE AND ZONING: North: Vacant land -- PC (Planned Commercial)

South: Outdoor storage -- CB (Business and Manufacturing)

East: Businesses -- CB (Business and Manufacturing)

West: Single-family-residential -- RB (General Residential)

NEIGHBORHOOD CONTEXT: The property is located in an area with a mix of uses which include single family residential to the west, and a mix of commercial and industrial uses located on the east side of Rutledge Pike and south side of Parker Drive.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for a storage warehouse structure with approximately 50,400 sqft of floor area, subject to 8 conditions.**

1. Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff. The landscape plan shall detail the species and trunk diameter of the existing trees to remain and the species of any new plantings to meet the Type A landscape screening guidelines (see Exhibit A) that are required along the shared lot line with adjacent residential uses per the zoning condition placed on the PC

(Planned Commercial) zoning by Knox County Commission (10-I-19-RZ).

2. Installing all required landscaping within six months of issuance of an occupancy permit for the project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
3. Meeting the requirements of the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code).
4. All site lighting fixtures, pole mounted and attached to the building, shall be full cut-off fixtures or have housing shields to direct the light toward the ground and to restrict the light source from being visible from the adjacent residential properties. The revised lighting plan must be reviewed and approved by Planning Commission staff before building permits are issued.
5. Providing non-reflective, dark exterior building materials below wall mounting site lighting on the northwest elevation. The revised building elevations must be reviewed and approved by Planning staff before building permits are issued.
6. Outdoor storage of containers is prohibited unless fully screened on all sides by an opaque ornamental screen per the PC (Planned Commercial) zoning standards (Section 5.33.09). If outdoor storage is proposed, it must be shown on the permit plans and the location, height, and screening plan must be review and approved by Planning staff.
7. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the noted conditions, this plan meets the requirements for approval in the PC (Planned Commercial) district and the criteria for approval of a use-on-review.

#### **COMMENTS:**

The proposal is for a new warehouse for PODS Moving and Storage. While PODS stores personal items similar to a self-storage facility, their clients load belongings to a storage container that is delivered and picked up by PODS to their home or business. The storage container then brought to the PODS warehouse until their client requests for it to be delivered again. Their clients can go the PODS warehouse and request to retrieve items from their container, but this is a rare situation because they have to schedule an appointment and a PODS employee has pull the container from the warehouse.

In 2019, the property was rezoned (10-I-19-RZ) from RB (General Residential) to PC (Planned Commercial) (k) with the condition that a "Type A" landscaping screen be installed along any shared boundaries with residential zoning (see Exhibit A). Additionally, a "Type C" landscaping screen is required between the parking lot and a public road (see Exhibit B), shown on the plan along the south and east sides of parking lot and driveway that goes around the building.

The loading area is on the northeast elevation of the warehouse. There are two overhead doors for loading and unloading containers via a forklift. The company estimates that there will be no more than 40 trips per day for PODS business truck, which vary in size. The sight plan shows that a 53 ft tractor trailer can drive around the site. The business trucks will be stored on the east (Harris Road) side of the building, away from the residential properties.

#### **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 O (Office) on the Northeast County Sector Plan. The O (Office) land use has the following description: "This land use includes business and professional offices and office parks."

B. For this Use on Review application to be approved in the Office land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

C. The PC (Planned Commercial) zone is permissible "with covenants" in the O (Office) land use classification. Covenants have not been created for this development since an overall business park has not been approved. The PC zone requires approval of all changes to a site be approved by the Planning Commission via the use-on-review process, which can also include the change of use if it is not consistent with the original approval.

D. The location criteria for the O (Office) land use states that the highest intensity office uses (development that is four or more stories) should be located in close proximity to arterial/reeway interchanges or be served by

transit. The proposed structure is 40 ft tall at its highest point, which is approximately the shorter than a typical 4 story structure. This site is located just off of Rutledge Pike, which is a major arterial street, and is approximately 1.75 miles from the I-40 interchange.

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

A. The PC (Planned Commercial) zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible.

B. Knox County Commission placed a condition on the PC zoning for this site that requires a Type A landscape screening along the shared property line with adjacent residential uses. This screening is being provided along the rear property line.

C. With the recommended conditions, the storage warehouse building meets the zoning standards and the condition of the PC 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 building is approximately 40-ft tall and located toward the western portion of the property. The proposed grading plan shows the building pad is at approximately the 970 elevation, which the same as the house directly to the west of the building. The house to the northwest sites about 6-10 feet higher in elevation.

The landscape screening should

C. When the required landscape screening matures, the structure should become less visible.

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

A. The proposed use should have little impact on the adjacent property because of the limited traffic the facility will generate, the required landscape screening, and the full cut-off or shielded site lighting.

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

A. The development has direct access to Harris Road which is a minor collector 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 use.

ESTIMATED TRAFFIC IMPACT: 125 (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: 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.



**PROJECT INFORMATION:**

ADDRESS: 5515 PARKER DR  
KNOXVILLE, TN 37924  
PARCEL ID: 060 07903  
AUTHORITY HAVING JURISDICTION:  
KNOX COUNTY  
ZONING: PV-3 PLANNED COMMERCIAL  
SETBACKS:  
PERIPHERY BORDER: 50'-0"  
EASEMENT, SANITARY SEWER: 15'-0"  
SITE INFORMATION:  
TOTAL ACRES: 10.07 ACRES  
PROPOSED USE:  
NEW STORAGE WAREHOUSE  
BUILDING INFORMATION:  
BUILDING SQUARE FOOTAGE: 50,400 SF  
BUILDING HEIGHT: 42'-0"  
STORIES: 1 STORY  
PARKING INFORMATION:  
PER 3.50:10 OFF STREET PARKING.  
INDUSTRIAL AREAS  
ZONE (I) PER TWO (2) EMPLOYEES ON THE COMBINED TWO (2) LARGEST SUCCESSIVE SHIFTS, PLUS ADEQUATE PARKING SPACE FOR CUSTOMER AND VISITOR VEHICLES AS DETERMINED BY THE PLANNING COMMISSION.  
PROPOSED COMBINED TWO (2) LARGEST SUCCESSIVE SHIFTS: 6 WORKERS / 2 = 3 PARKING SPACES  
PROPOSED TOTAL PARKING: 6 PARKING.  
PROPOSED TRAFFIC IMPACT STUDY NOT REQUIRED LESS THAN 40 VEHICULAR VISITS A DAY.

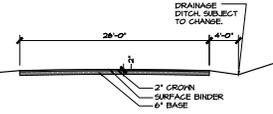
TREE LEGEND		
SYMBOL	TREE TYPE	QUANTITY
	LEYLAND CYPRESS	125
	MATURITY HEIGHT: LESS THAN 80 FT	
<b>TOTAL</b>		<b>125</b>

SIGNAGE CALCULATIONS			
SIGN	NEW/EXIST.	QUANTITY	SQ. FT.
MAIN ENTRY SIGN	NEW	1	50
BUILDING MOUNTED SIGN	NEW	1	200
<b>TOTAL SIGNAGE QUANTITY AND SQ. FT. *</b>		<b>2</b>	<b>250</b>

\* PER KNOX COUNTY CODE OF ORDINANCES, APPENDIX A ARTICLE 840.01  
\* PER PLANNED COMMERCIAL ZONE BUSINESS SIGNAGE SHALL BE LIMITED TO ONE (1) PER EACH SEPARATE STREET FRONTAGE IN EXCESS OF ONE HUNDRED TWENTY-FIVE (125) FEET.

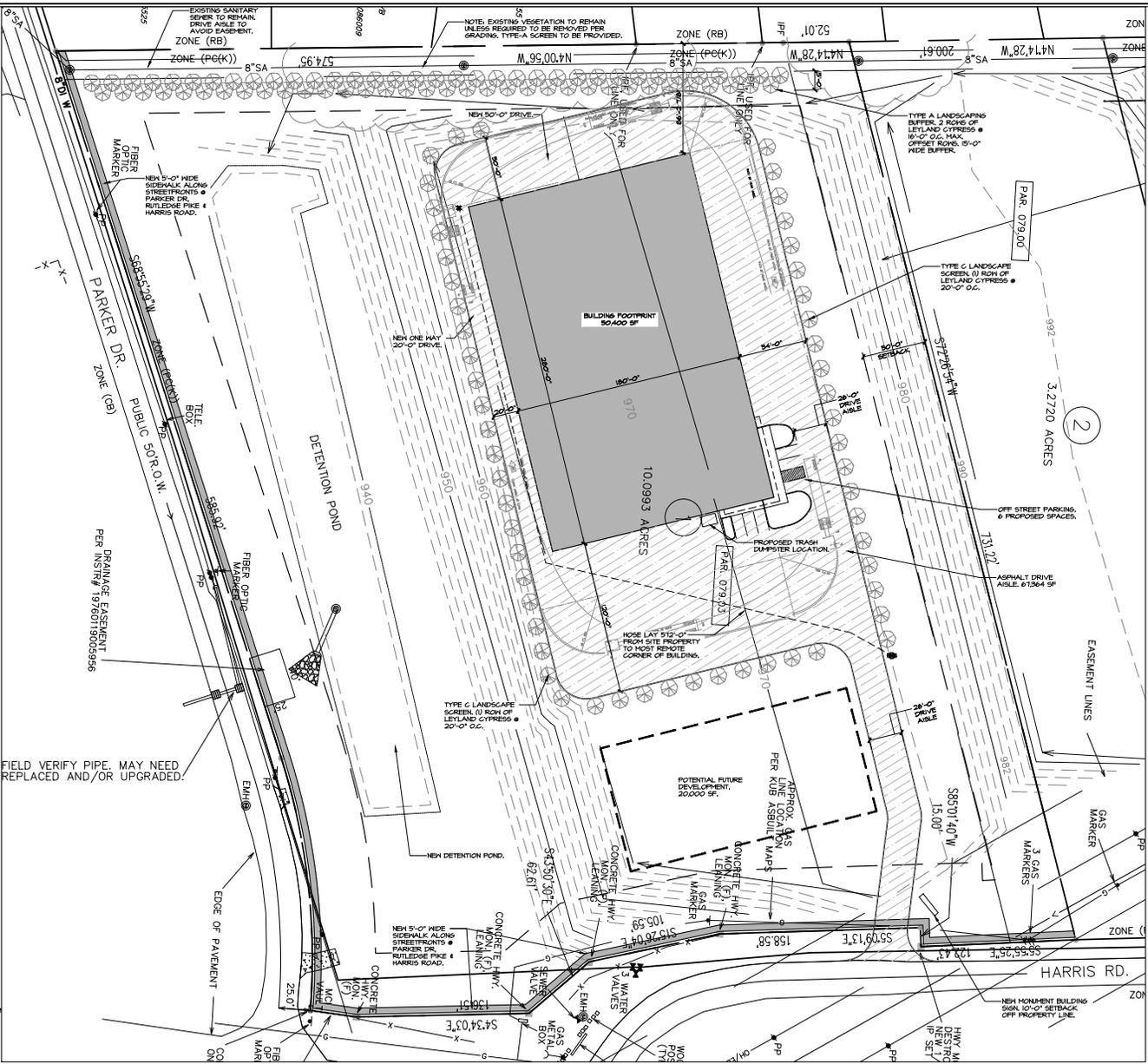
**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE
- PROPOSED BUILDING
- PROPOSED PAVING
- PROPOSED CONTOURS 2 FT
- NEW TREE LOCATIONS.



**ENTRANCE DRIVE AISLE PROFILE**

SCALE: 1/8" = 1'-0"  
NOTE: CIVIL ENGINEER DEVELOPING GRADINGS & DEVELOPMENT PACKAGE. DRIVE AISLE SUBJECT TO CHANGE PER CIVIL ENGINEER'S DESIGN.



**OVERALL SITE PLAN**  
SCALE: 1" = 40'-0"  
MAGNETIC NORTH

**D&E**  
DOLLAR  
CLAWERS  
ARCHITECTURE, INC.  
111 E Jackson Avenue • Suite 101  
Knoxville, Tennessee • 37915  
phone: 865-548-9374 • fax: 865-673-0028  
e-mail: design@ollar-clawers.com

FOR CONSTRUCTION  
**NFC**  
NOT

NO.	REVISIONS

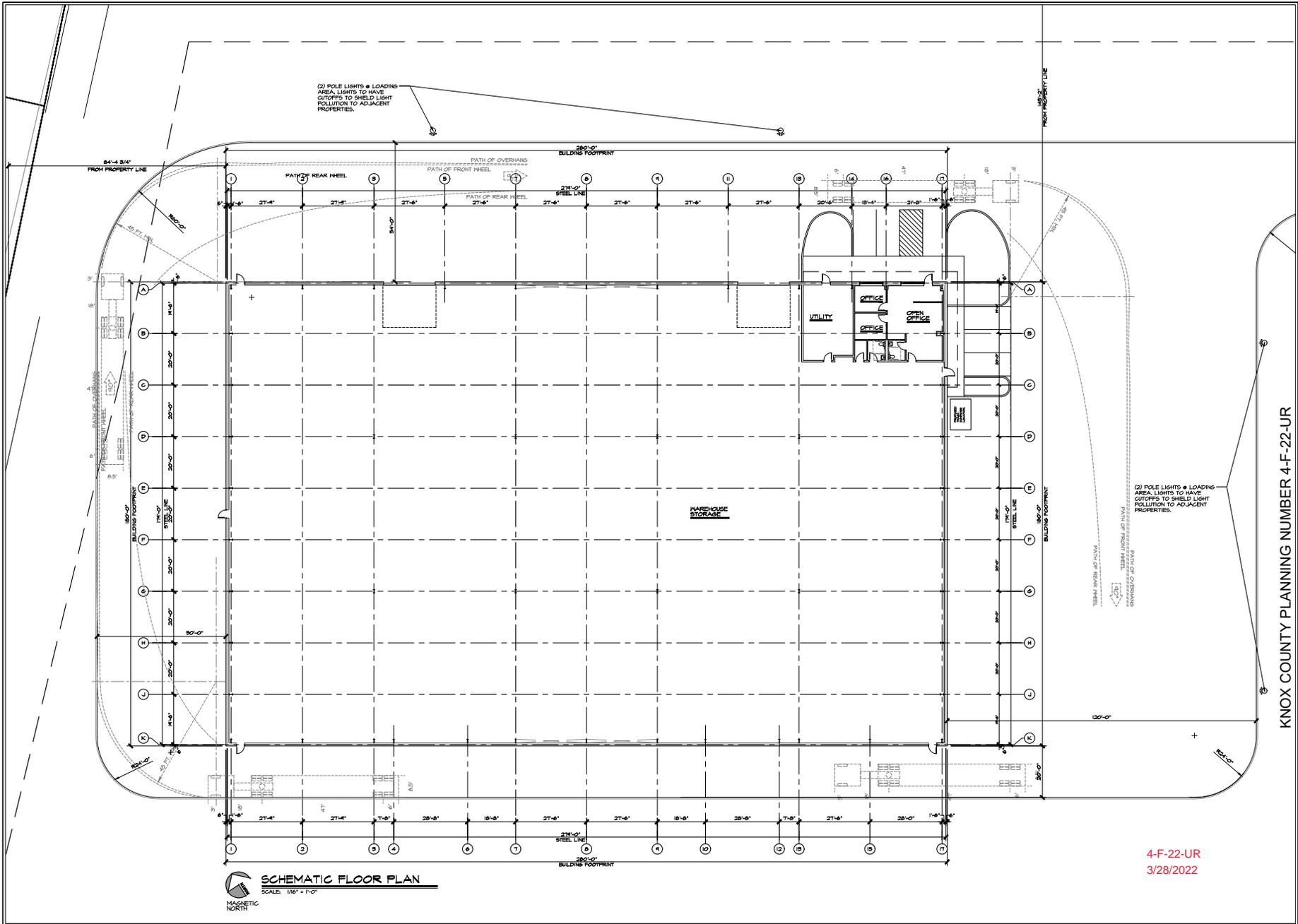
USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW STORAGE WAREHOUSE**  
5515 PARKER DR, KNOXVILLE, TN  
**SCHEMATIC SITE PLAN**

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ISSUE DATE:	FEBRUARY 28, 2022
PROJECT NO.:	222204
SHEET NUMBER:	

**A101**

KNOX COUNTY PLANNING NUMBER 4-F-22-UR



**SCHEMATIC FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 MAGNETIC NORTH

4-F-22-UR  
 3/28/2022

KNOX COUNTY PLANNING NUMBER 4-F-22-UR

**D&E**  
 DOLLAR  
 EVERS

**ARCHITECTURE, INC.**  
 111 E Jackson Avenue • Suite 101  
 Knoxville, Tennessee • 37915  
 phone: 865-548-9374 • fax: 865-673-9028  
 e-mail: design@dollar-evers.com

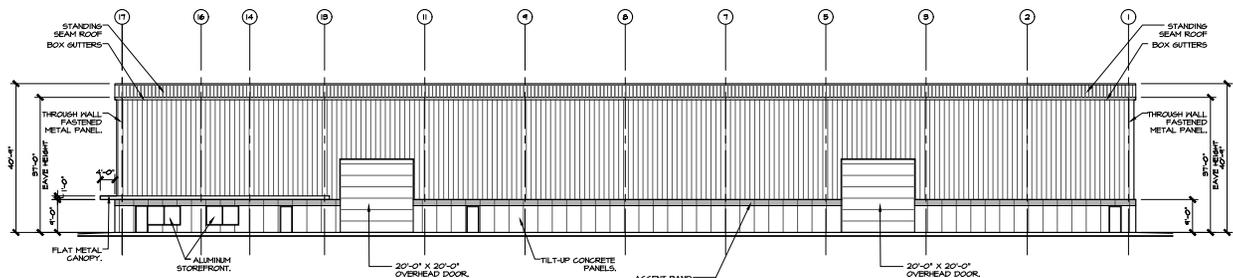
FOR CONSTRUCTION  
**NFC**  
 NOT

NO.	REVISIONS

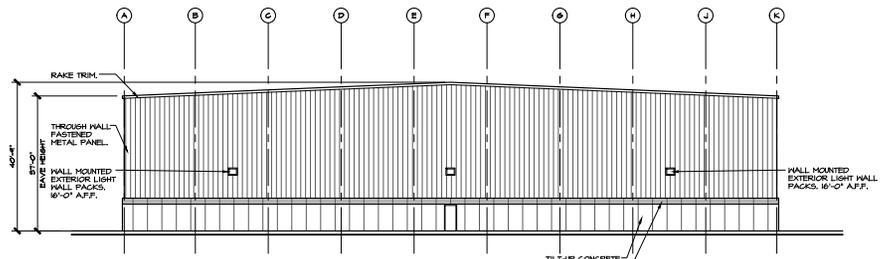
USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW STORAGE WAREHOUSE**  
 5515 PARKER DR, KNOXVILLE, TN  
**SCHEMATIC FLOOR PLAN**

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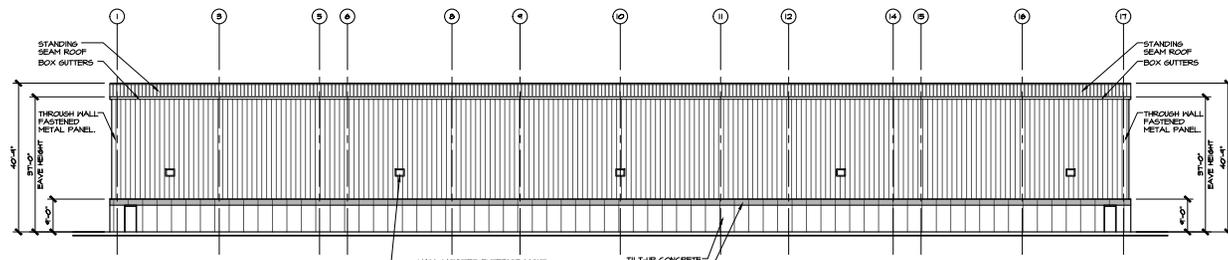
ISSUE DATE: FEBRUARY 28, 2022  
 PROJECT NO.: 222204  
 SHEET NUMBER:  
**A201**



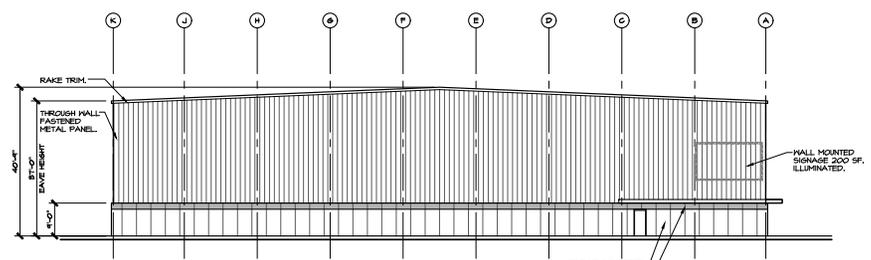
1 **NORTHEAST ELEVATION**  
AS01 / SCALE: 1/8" = 1'-0"



2 **NORTHWEST ELEVATION**  
AS01 / SCALE: 1/8" = 1'-0"



3 **SOUTHWEST ELEVATION**  
AS01 / SCALE: 1/8" = 1'-0"



4 **SOUTHEAST ELEVATION**  
AS01 / SCALE: 1/8" = 1'-0"

4-F-22-UR  
3/28/2022



**ARCHITECTURE, INC.**  
111 E Jackson Avenue • Suite 101  
Knoxville, Tennessee • 37915  
phone: 865-546-8374 • fax: 865-673-8028  
e-mail: design@collar-evers.com



NO.	REVISIONS

KNOX COUNTY PLANNING NUMBER 4-F-22-UR

USE ON REVIEW REQUEST PACKAGE FOR  
**A NEW STORAGE WAREHOUSE**  
5515 PARKER DR, KNOXVILLE, TN  
**SCHEMATIC ELEVATIONS**

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ISSUE DATE: **FEBRUARY 28, 2022**  
PROJECT NO.: **222204**  
SHEET NUMBER:

**A501**

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

### Type "A" Screen: Dense

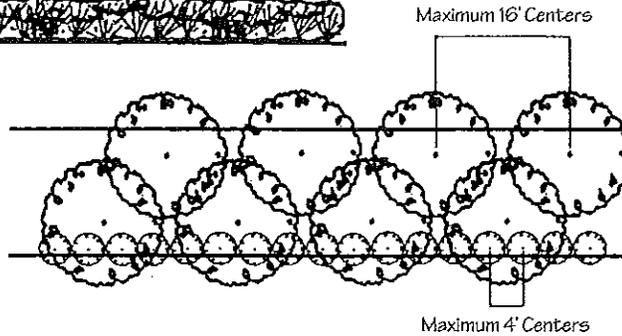
**APPROPRIATE LOCATION:** Boundaries of commercial and industrial developments adjoining residential areas

**NOTE:** Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

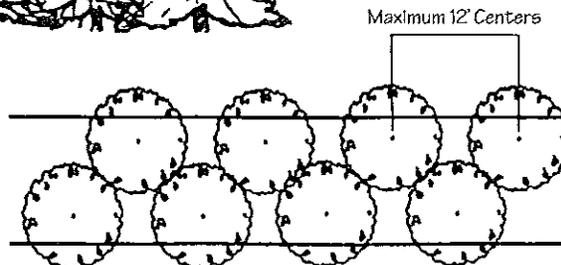
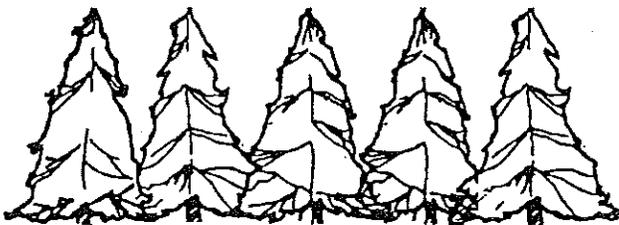
TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.



- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT  
Installed: 8 ft.  
Mature: 30 ft.



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

#### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

# GUIDELINES LANDSCAPE SCREENING

## DESIGN

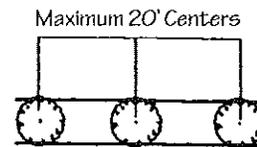
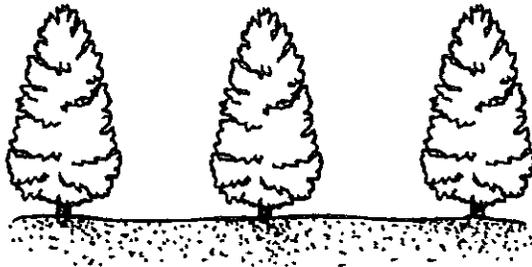
### Type "C" Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

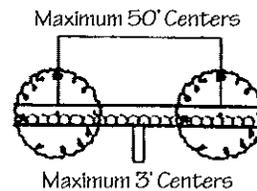
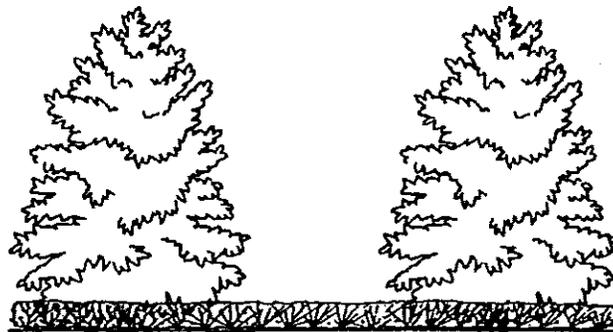
- A row of small evergreen trees

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge  
(deciduous species of similar size & form could be used for every second tree)

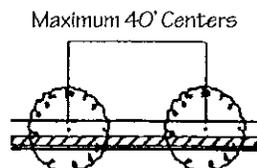
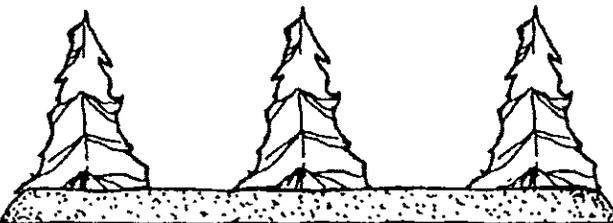
TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.



SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

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Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

(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](mailto: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

Brian Ewers

Architect

Applicant Name

Affiliation

2-28-22

4/14/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

4-F-22-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brian Ewers

Dollar & Ewers Architecture, Inc.

Name

Company

111 East Jackson Ave Suite 101

Knoxville

TN

37915

Address

City

State

ZIP

865-546-9374

bewers@dollar-ewers.com

Phone

Email

## CURRENT PROPERTY INFO

Brelsford Properties G.P.

2214 McCampbell Wells Way

(865) 254-4963

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5515 Parker Dr.

060 07903

Property Address

Parcel ID

TBD

TBD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Parker Dr, west side of Rutledge Pike and Harris Rd

10.07 acres

General Location

Tract Size

City  County

8th

PC(k) (Planned Commercial) Rural residential

District

Zoning District

Existing Land Use

Northeast County

O (Office)

Urban Growth Area

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) \_\_\_\_\_

**Storage warehouse**

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) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

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

Pending Plat File Number

## 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	401	UOR	Total  <b>\$1,500</b>
Fee 2			
Fee 3			

## AUTHORIZATION



Applicant Signature

**Brian Ewers**

Please Print

**2-25-22**

Date

**865-546-9374**

Phone Number

**bewers@dollar-ewers.com**

Email



**Eric Brelsford**

Please Print

**2-25-22**

Date

Property Owner Signature

2/28/2022  
swm