



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 8-SE-22-C

AGENDA ITEM #: 25

AGENDA DATE: 8/11/2022

► **SUBDIVISION:** LOY FARMS

► **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL & ASSOCIATES

OWNER(S): William S. Wilson III Wilko LLC

TAX IDENTIFICATION: 162 062

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12320 S NORTSHORE DR

► **LOCATION:** Southeast side of S. Northshore Dr., north of Choto Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 11.4 acres

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - A (Agricultural), PR (Planned Residential)

South: Single family residential, agricultural, and self-storage - A (Agricultural), PR (Planned Residential), CN(k) (Neighborhood Commercial)

East: Single family residential and rural residential - PR (Planned Residential), A (Agricultural)

West: Self-storage and single family residential - CN(k) (Neighborhood Commercial), A (Agricultural)

► **NUMBER OF LOTS:** 29

SURVEYOR/ENGINEER: Robert G. Campbell & Assoc.

ACCESSIBILITY: Access is via S. Northshore Drive, a minor arterial with 19 ft of pavement width within 68 ft of right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX
COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A"

and S. Northshore Drive

2. Increase the maximum intersection grade from 1% to 2% at Road "B" and Road "A"

3. Reduce the minimum pavement width from 26' to 24'

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 9 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Revising the sidewalk width along the S. Northshore Drive to have a consistent width as the greenway to the southwest. The design details for the sidewalk (greenway) will be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
- 4) Providing the 25-foot common area strip along the S. Northshore Drive frontage where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
- 5) Providing a note on the plat that the lots identified by Knox County Engineering and Public Works during the design plan phase must have a minimum finished floor elevation one foot above the 500-year floodplain.
- 6) Meeting all applicable requirements of the development plan approval (2-E-22-UR).
- 7) Unless otherwise required by Knox County Engineering and Public Works during design plan review, show the existing closed contour on the north side of lots 15 and 16, and the 50' buffer area on the final plat. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. Any lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to off-site stormwater improvements that may be required to mitigate existing downstream flooding.
- 9) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

COMMENTS:

This proposal is for a 29-lot detached residential subdivision on 11.4 acres at a density of 2.43 du/ac. A concept plan and development plan were previously approved for 57 attached and detached lots in February 2022 (2-SC-22-C / 2-E-22-UR). This request is a revision to the Concept Plan only, because the previous development plan approval was for more residential lots and the requested setbacks remain the same. The other conditions of the Use on Review development plan also apply, including providing a 10-ft non-disturbance area or a Type 'B' landscape screen along the eastern boundary of the development from Lot 4 to Lot 11 (approximately Lot 3 to Lot 6 in the current plan).

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in November 2020 (10-M-20-RZ). The internal roads will have a 24 ft pavement width. A greenway is proposed along the S. Northshore Drive frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the greenway will be determined during the design plan.

The peripheral setback reduction from 35-ft to 25-ft was recommended by staff to simplify the required setbacks on the lots that are adjacent to the 25-ft common area strip along S. Northshore Dr, and because the common area provides a similar or better buffer to the road than the peripheral setback.

ESTIMATED TRAFFIC IMPACT: 333 (average daily vehicle trips)

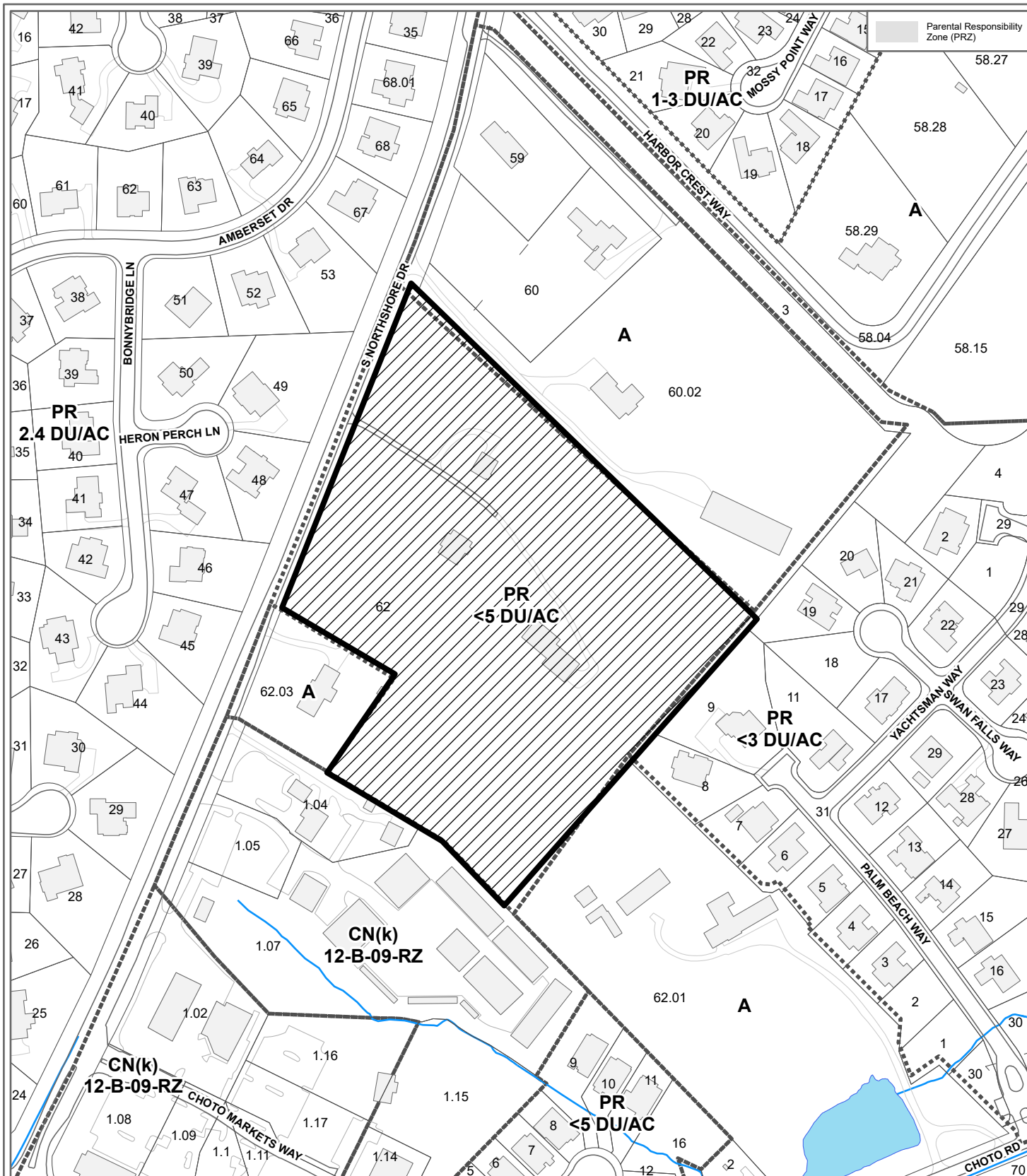
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Requested Variances & Alternative Design Standards

8-SE-22-C – LOY FARMS

VARIANCES

1. None

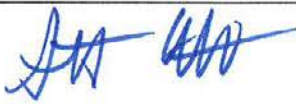
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

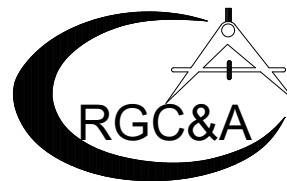
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% at Road "A" and S. Northshore Drive.
2. Increase the maximum intersection grade from 1% to 2% at Road "B" and Road "A".
3. Reduce the minimum pavement width from 26' to 24'.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approved 8/3/22 

LOY FARMS 12320 S. NORTSHORE DRIVE KNOX COUNTY



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

TOTAL AREA: 114 +/- ACRES
NUMBER OF LOTS: 20

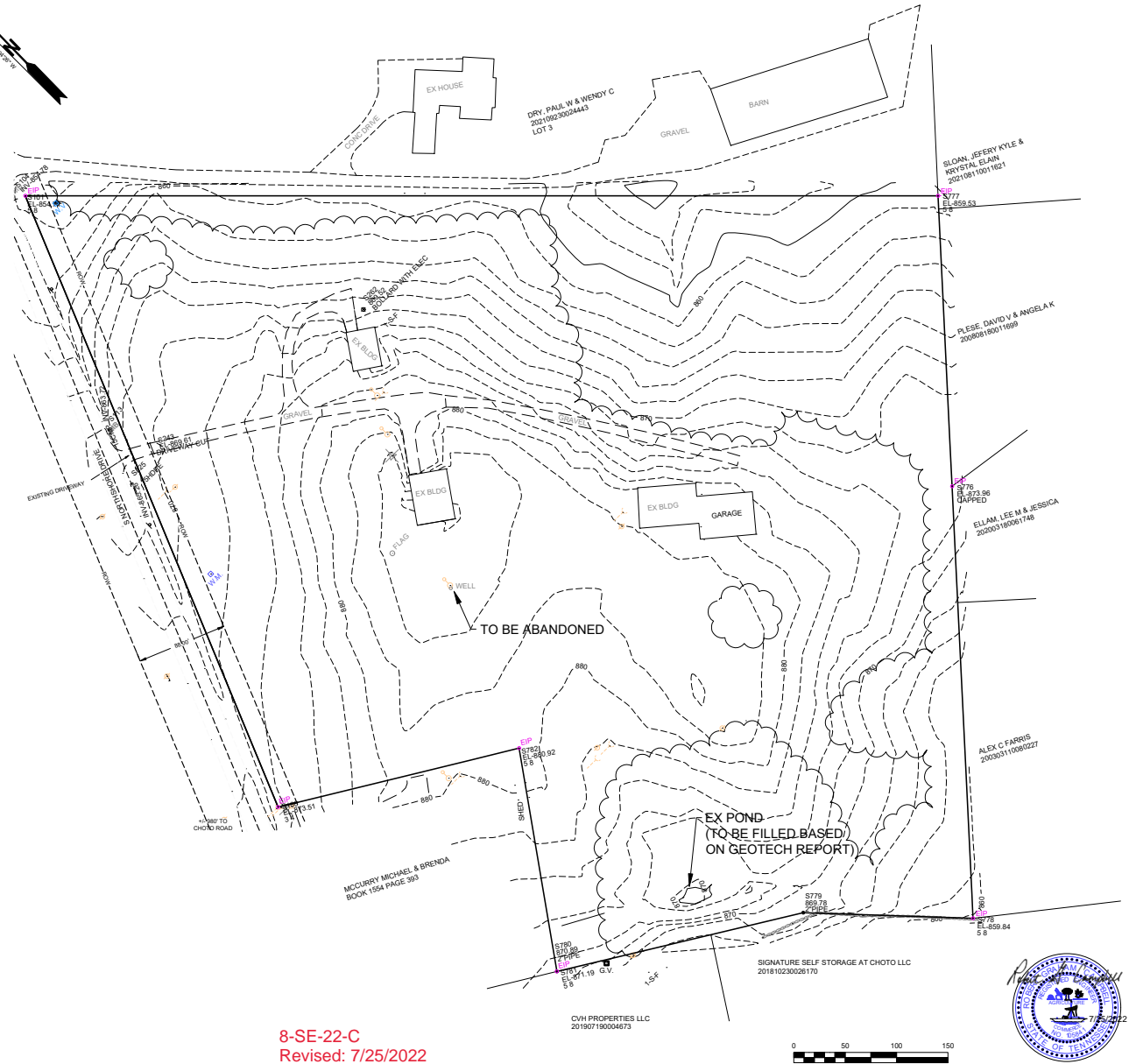
CLT MAP: 162
PARCELS: 062
ZONING: PR

DEVELOPER: EAGLE BEND PROPERTIES
1920 EBENEZER RD
KNOXVILLE, TN 37922
(865) 693-3356

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

8-SE-22-C
Revised: 7/25/2022





LEGEND

- | | | | |
|--|----------------------|--|---------------------|
| | EXISTING IRON PIN | | EXISTING MINOR CONT |
| | WATER VALVE | | EXISTING MAJOR CONT |
| | WATER METER | | PROPOSED MINOR CONT |
| | GAS METER | | PROPOSED MAJOR CONT |
| | PROPOSED TRAIL | | PROPERTY SETBACK |
| | PROPOSED CATCH BASIN | | ROAD CENTERLINE |
| | OUTFALL HEADWALL | | |

NOTES:

- EXISTING CONTOURS BASED ON KGIS ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ACCESS TO UNITS 1-28 VIA INTERNAL ROAD SYSTEMS ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION. AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

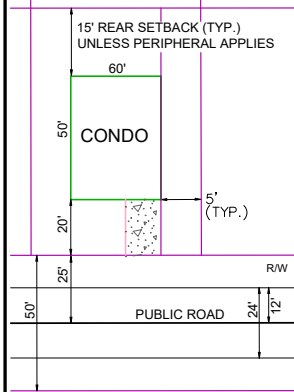
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT

8-SE-22-C
Revised: 7/25/2022



NO.		DATE	REVISIONS	BY	CHKD.	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		LOY FARMS 12320 S. NORTHSHORE DRIVE KNOX COUNTY		EXISTING CONDITIONS		DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 1
01	07-25		REVISIONS PER PLANNING COMMITY	TRW	RGC							DRAWN BY TRW	DATE 07-25-2022	FILE NO. 21350 8-SE-22-C	OF 4 SHEETS

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT

CHORD	RADIUS	ARC LENGTH	CHORD BEARING	CHORD BEARING	DELTA ANGLE
C1	200.00'	76.81'	76.34'	N 66°51'01" W	22°30'21"
C2	200.00'	104.46'	275.90'	S 02°14'13" E	87°13'14"

LEGEND

EP	EXISTING IRON PIN	LOT SETBACKS
WV	WATER VALVE	EXISTING EDGE OF PAVEMENT
WM	WATER METER	PROPERTY SETBACK
GM	GAS METER	ROAD CENTERLINE
PT	PEDESTRIAN TRAIL	

NOTES:

- EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ALL LOTS WILL BE ACCESSED VIA INTERNAL ROAD SYSTEMS ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
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- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- ASPHALT TRAIL TO MATCH EXISTING WALKWAY TRAIL LOCATED SOUTH OF SITE NEAR OTHER DEVELOPMENTS.

WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT

Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: Robert G. Campbell
Tennessee Certificate No.: 105841



8-SE-22-C
Revised: 7/25/2022

SIGNATURE SELF STORAGE AT CHOTO LLC
201810230028170

CVH PROPERTIES LLC
201907190004873



NO.	DATE	DESCRIPTION	BY	CHKD.
01	07-25	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
REVISIONS				

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

LOY FARMS
12320 S. NORTHSHORE DRIVE
KNOX COUNTY

OVERALL SITE LAYOUT

DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 2
DRAWN BY TRW	DATE 07-25-2022	FILE NO. 21350 8-SE-22-C	OF 4 SHEETS



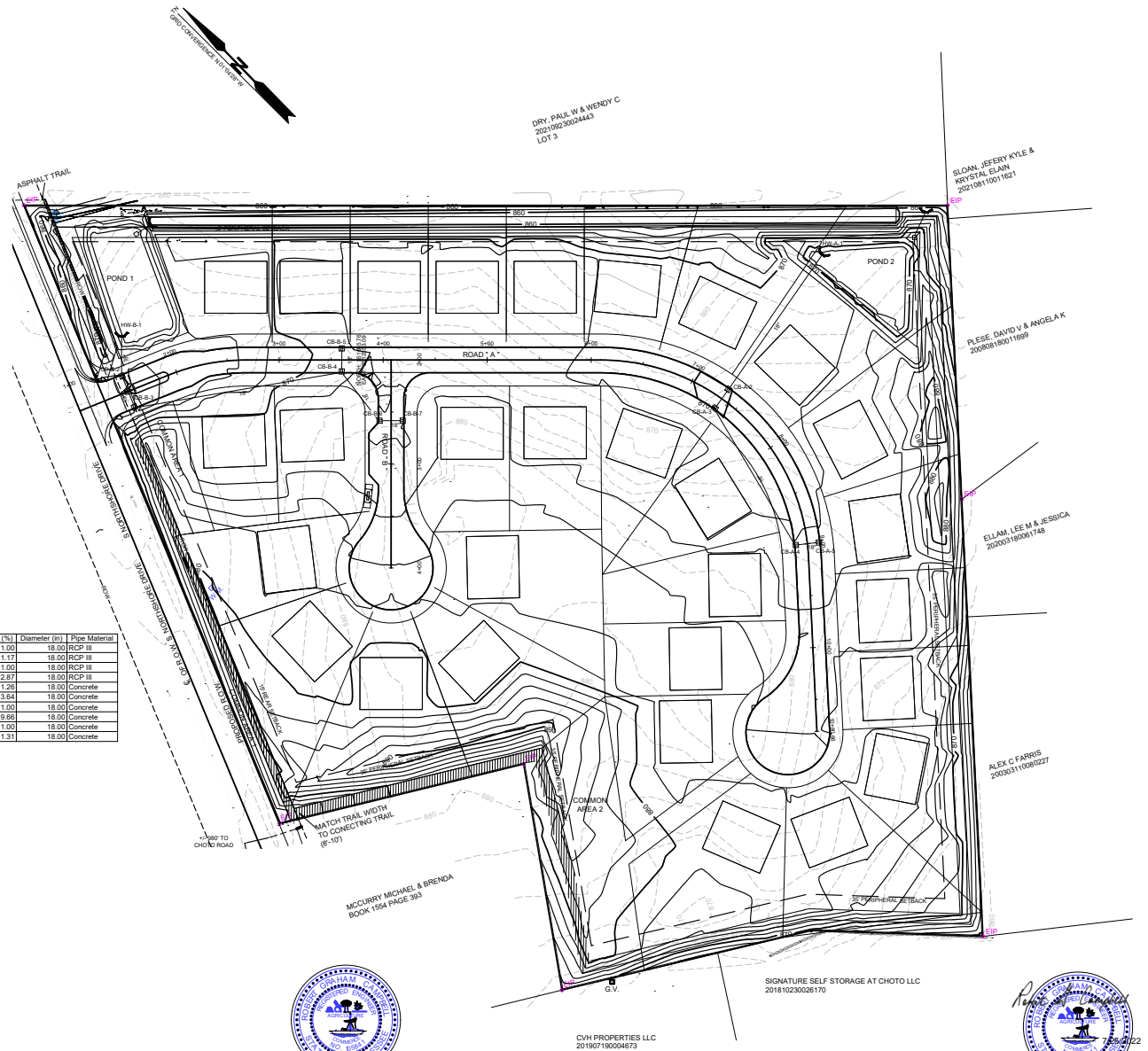
- LEGEND
- EP
EXISTING IRON PIN
WATER VALVE
WATER METER
GAS METER
PROPOSED TRAIL
PROPOSED CATCH BASIN
OUTFALL HEADWALL
- EXISTING MINOR CONT
EXISTING MAJOR CONT
PROPOSED MINOR CONT
PROPOSED MAJOR CONT
PROPERTY SETBACK
ROAD CENTERLINE

Upstream Node	Upstream Rim Elev (ft)	Upstream Pipe Invert (ft)	Downstream Node	Downstream Rim Elev (ft)	Downstream Pipe Invert (ft)	Pipe Slope Length (ft)	Slope (%)	Diameter (in)	Pipe Material
CB-A-5	869.50	867.50	CB-A-4	870.19	867.31	24.01	1.00	18.00	RCP III
CB-A-4	870.19	867.21	CB-A-3	868.76	865.43	152.18	1.17	18.00	RCP III
CB-A-3	868.76	865.33	CB-A-2	867.40	865.09	24.00	1.00	18.00	RCP III
CB-A-2	867.40	864.99	HW-A-1	865.05	860.46	157.97	2.87	18.00	RCP III
CB-B-5	864.88	866.38	CB-B-4	870.99	866.08	23.83	1.28	18.00	Concrete
CB-B-4	870.99	865.96	CB-B-3	864.51	858.63	201.93	3.64	18.00	Concrete
CB-B-3	864.51	858.53	CB-B-2	862.46	858.19	34.00	1.00	18.00	Concrete
CB-B-2	862.46	858.09	HW-B-1	858.99	854.41	38.27	8.66	18.00	Concrete
CB-B-7	864.74	867.19	CB-B-6	864.78	866.95	24.00	1.00	18.00	Concrete
CB-B-6	864.78	866.85	CB-B-4	870.99	866.08	58.51	1.31	18.00	Concrete

NOTES:

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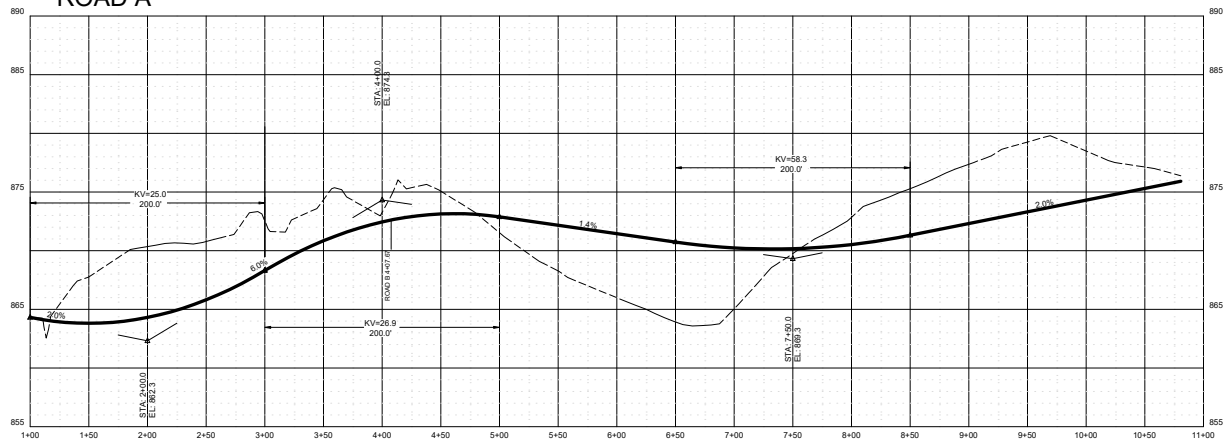
WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT



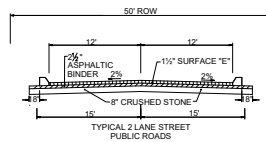
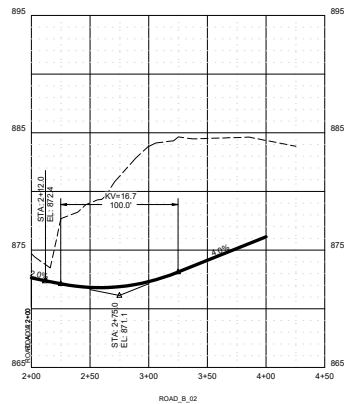
8-SE-22-C
Revised: 7/25/2022

01	07-25	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				
LOY FARMS 12320 S. NORTHSHORE DRIVE KNOX COUNTY				
GRADING AND DRAINAGE PLAN				
DESIGNED BY RGC&A		CHECKED BY RGC		SCALE 1"=50'
DRAWN BY TRW		DATE 07-25-2022		FILE NO. 21350 8-SE-22-C
SHEET NO. 3 OF 4 SHEETS				

ROAD A

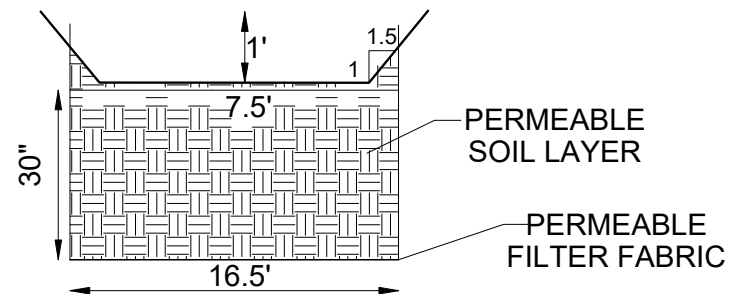


ROAD B



TYPICAL PAVING DETAIL

TYPICAL ROAD CROSS-SECTION
NTS



VEGETATIVE SWALE DETAIL
NTS

8-SE-22-C
Revised: 7/25/2022



01	07-25	REVISIONS PER PLANNING COMMITTEE	TRW	RG
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

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

LOY FARMS
12320 S. NORTHSHORE DRIVE

ROAD PROFILES & DETAILS

DESIGNED BY	TRW	CHECKED BY	RG
DRAWN BY	TRW	DATE	07-25-2022
SCALE	HORIZ=50'	FILE NO.	21350
	VERT=1"=5'		8-SE-22-C

SHEET NO. **4**

THREE OF 4 SHEETS



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Robert G. Campbell & Associates

6/27/2022

Applicant Name

Date Filed

8/11/2022

()

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

8-SE-22-C

File Number(s)

CORRESPONDENCE

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

Tommy Warren Robert G. Campbell & Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / tommy.warren@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

William S. Wilson III Wilko LLC

Owner Name (if different)

12320 S Northshore Dr Knoxville TN 37922

Owner Address

865-693-3356

Owner Phone / Email

12320 S NORTSHORE DR

Property Address

162 062

Parcel ID

11.65 acres

Tract Size

FIRST UTILITY SEWER

Sewer Provider

FIRST UTILITY WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of S. Northshore Drive, east of Choto Road

General Location

☐ City

Commission District 5

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential
Home Occupation (specify) _____
Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST**Loy Farms**

Proposed Subdivision Name

Unit / Phase Number

Additional Information

☐ Attachments / Additional Requirements**28**

Total Number of Lots Created

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY**PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,340.00

Fee 2

Fee 3

Total

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Tommy Warren Robert G. Campbell & Associates, 7523 Taggart Ln Knoxville****6/27/2022**

Application Authorized By

Affiliation

Date

865-947-5996 / tommy.warren@rgc-a.com

Phone / Email

Cameron Taylor

Staff Signature

Please Print

Date Paid



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

Robert G. Campbell & Associates

Engineer/Surveyor

Applicant Name

Affiliation

June 27, 2022

August 11, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Tommy Warren

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

tommy.warren@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Wilko LLC

12320 S. Northshore Dr., Knoxville, TN 379: (865) 693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12320 S. Northshore Drive

162 062

Property Address

Parcel ID

First Utility district of Knox County

First Utility district of Knox County

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

1140' northeast from intersection of S Northshore Dr. & Choto Rd

11.40 acra

General Location

Tract Size

5th

PR

Residential

☐ City ☒ County

District

Zoning District

Existing Land Use

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA	Related City Permit Number(s)
<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Loy Farms	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel 28	Total Number of Lots Created
<input type="checkbox"/> Other (specify) Detached residential subdivision	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change		
Proposed Plan Designation(s)		
Proposed Density (units/acre)	Previous Rezoning Requests	
<input type="checkbox"/> 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)

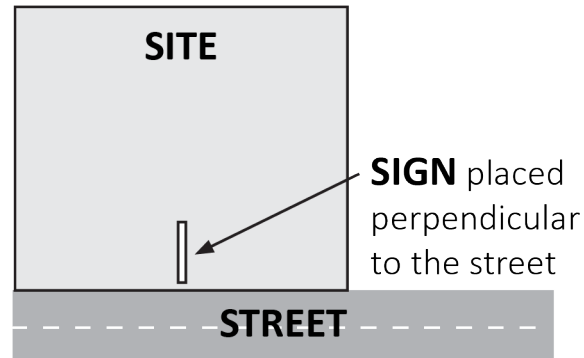
Fee 1		Total
108	Concept Plan	
Fee 2		
Fee 3		
		\$1,340

MR

AUTHORIZATION

	Digitally signed by Tommy R Warren Date: 2022.06.27 09:17:53 -04'00'	Robert G. Campbell & Associates	06-27-2022
Applicant Signature	Please Print		Date
(865) 947-5996	tommy.warren@rgc-a.com		
Phone Number	Email		
		6-27-22	
Property Owner Signature	Please Print		Date

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

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Sign posted by Applicant