

# USE ON REVIEW REPORT

► **FILE #:** 2-A-22-UR

**AGENDA ITEM #:** 22

**AGENDA DATE:** 2/10/2022

► **APPLICANT:** GEORGES BRANDAN

OWNER(S): Georges Brandan

TAX ID NUMBER: 118 150

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 801 Bob Kirby Rd.

► **LOCATION:** Northwest side of the Dutchtown Rd. & Bob Kirby Rd. intersection

► **APPX. SIZE OF TRACT:** 2.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Dutchtown Rd, a minor arterial road with 40 ft of pavement width within 70 ft of right-of-way, and Bob Kirby Rd, a minor collector road with 35 ft of pavement width within 70 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

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

► **EXISTING LAND USE:** Single-family dwelling

► **PROPOSED USE:** Attached residential dwellings

DENSITY PROPOSED: 5

HISTORY OF ZONING: CN (Neighborhood Commercial) to PR (Planned Residential) up to 5 du/ac in October 2020 (4-E-20-RZ); A (Agricultural) to CN (Neighborhood Commercial) in 2009 (11-B-09-RZ); A (Agricultural) to CA (General Commercial) denied in 2008 (6-E-08-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residence - RA (Low Density Residential)

South: Single-family residences - A (Agricultural)

East: Vacant land - CN (Neighborhood Commercial)

West: Single-family residences - A (Agricultural)

NEIGHBORHOOD CONTEXT: The surrounding area consists of mostly of single family residential uses, though a mobile home park and Webb School are on the opposite side of Dutchtown Road.

## STAFF RECOMMENDATION:

► **Approve the request to develop 5 duplexes on the property, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zoning district and other criteria for approval of a Use on Review.

#### **COMMENTS:**

This is a request to construct 5 single-story duplexes on the subject property. The property will not be subdivided, so the units will be on the same lot with common area surrounding them. A retaining wall wraps around the units on the west side of the property. Existing vegetation on the north side of the site will be retained and will act as a buffer for the single family residence to the north.

Each unit is equipped with a garage with additional parking available in the driveway. A total of 6 guest parking spaces are available in a common driveway area near the center of this development. The applicant has provided a landscape plan identifying a range of plantings for this development.

The lot is zoned PR (Planned Residential) with up to 5 du/ac, which allows duplexes as a permitted use. Access is off of Dutchtown Road and Bob Kirby Road.

#### **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 Northwest County Sector Plan designates this property as LDR (Low Density Residential), which allows up to 5 du/ac. The density proposed in this development is 4.55 du/ac.

B) This property is located within the Planned Growth area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

##### **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.

B) The PR zone allows duplexes as a permitted use; however, plans require Planning Commission approval.

##### **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) Surrounding development consists of single family detached dwellings with some duplexes located along Bob Kirby Rd. These duplexes were approved between 2015 and 2019 (Case #'s 8-A-15-UR, 1-D-16-UR, 5-G-18-UR, and 10-E-19-UR). They are two-stories tall and have an approximate building footprint of 1,550-sq ft each. The 5 proposed single-story duplexes total 1,427-sq ft, which is compatible to what exists along Bob Kirby Rd.

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

A) The proposed development of 5 duplexes is not expected to injure the value of adjacent property since it is similar to other uses in the area.

B) The proposed duplexes are not expected to cause any adverse impacts or injure property values.

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

A) Access to this lot is off of Dutchtown Road, a minor arterial, and Bob Kirby Road, a minor collector, so traffic will not be drawn through residential areas to reach this development.

##### **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 duplexes.

ESTIMATED TRAFFIC IMPACT: 120 (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: 1 (public school children, grades K-12)

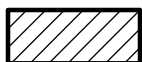
Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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 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.



**2-A-22-UR  
USE ON REVIEW**



Attached residential dwellings in PR (Planned Residential)

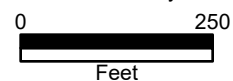
Original Print Date: 1/10/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Brandan, Georges

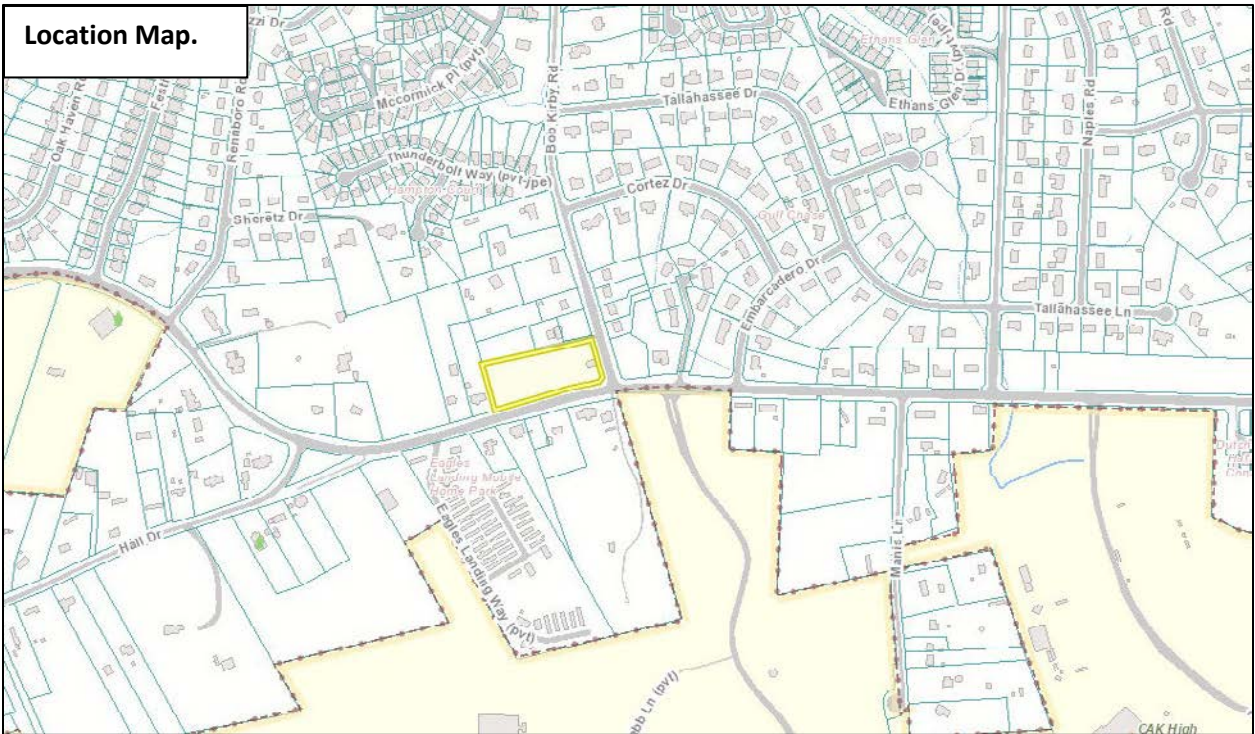
Map No: 118

Jurisdiction: County



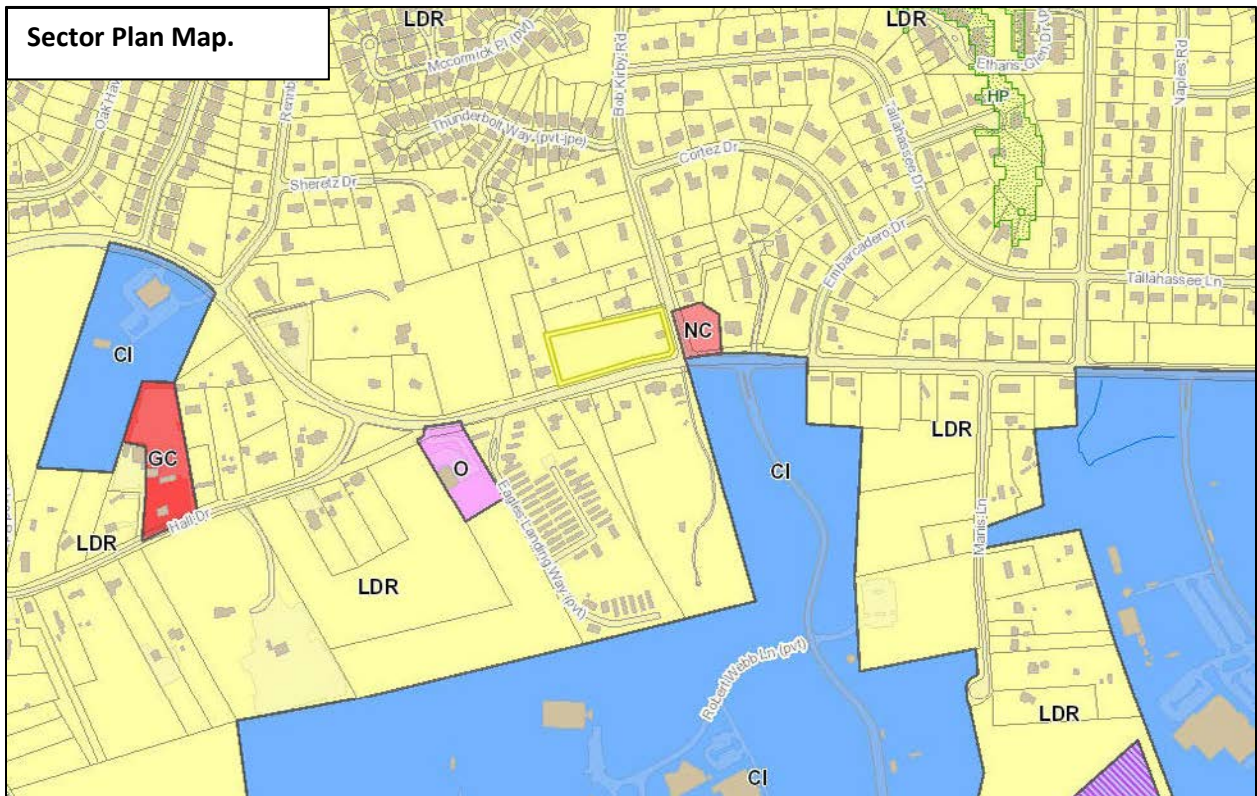
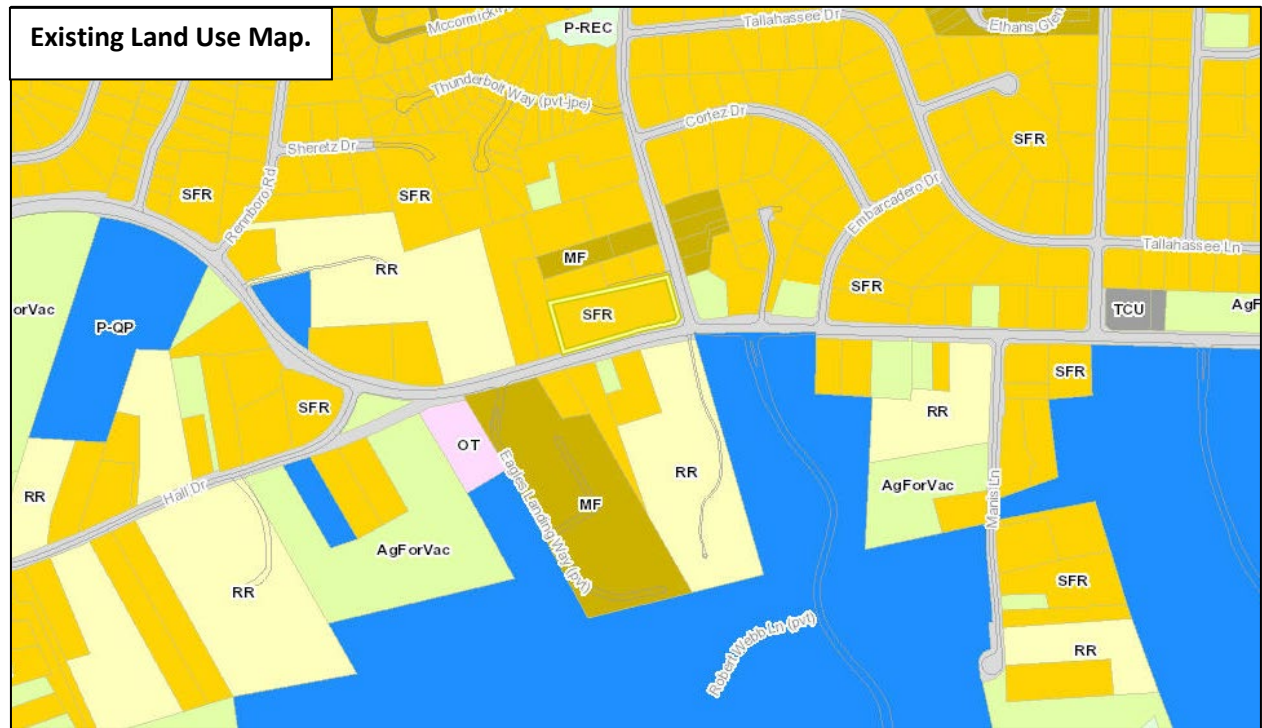
2-A-22-UR

EXHIBIT A. Contextual Images



## 2-A-22-UR

### EXHIBIT A. Contextual Images



2-A-22-UR

EXHIBIT A. Contextual Images



# **MARK V GRAHAM** ENGINEERING CONSULTANTS, LLC

PO BOX 6311  
KNOXVILLE, TN 37909  
PHONE: 615.742.0310  
www.GrahamEng.com

NO.	DESCRIPTION	DATE



DUTCHTOWN DUPLEXES  
DUTCHTOWN ROAD  
KNOX COUNTY, TENNESSEE

PRELIMINARY GRADING AND DRAINAGE PLAN

DATE: 12/14/21

**C1.0**

SHEET 1 OF 1

PROJECT NO. 21154

2-A-22-WR

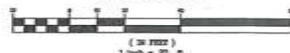


## PRELIMINARY GRADING AND DRAINAGE PLAN

SCALE: 1" = 20'-0"

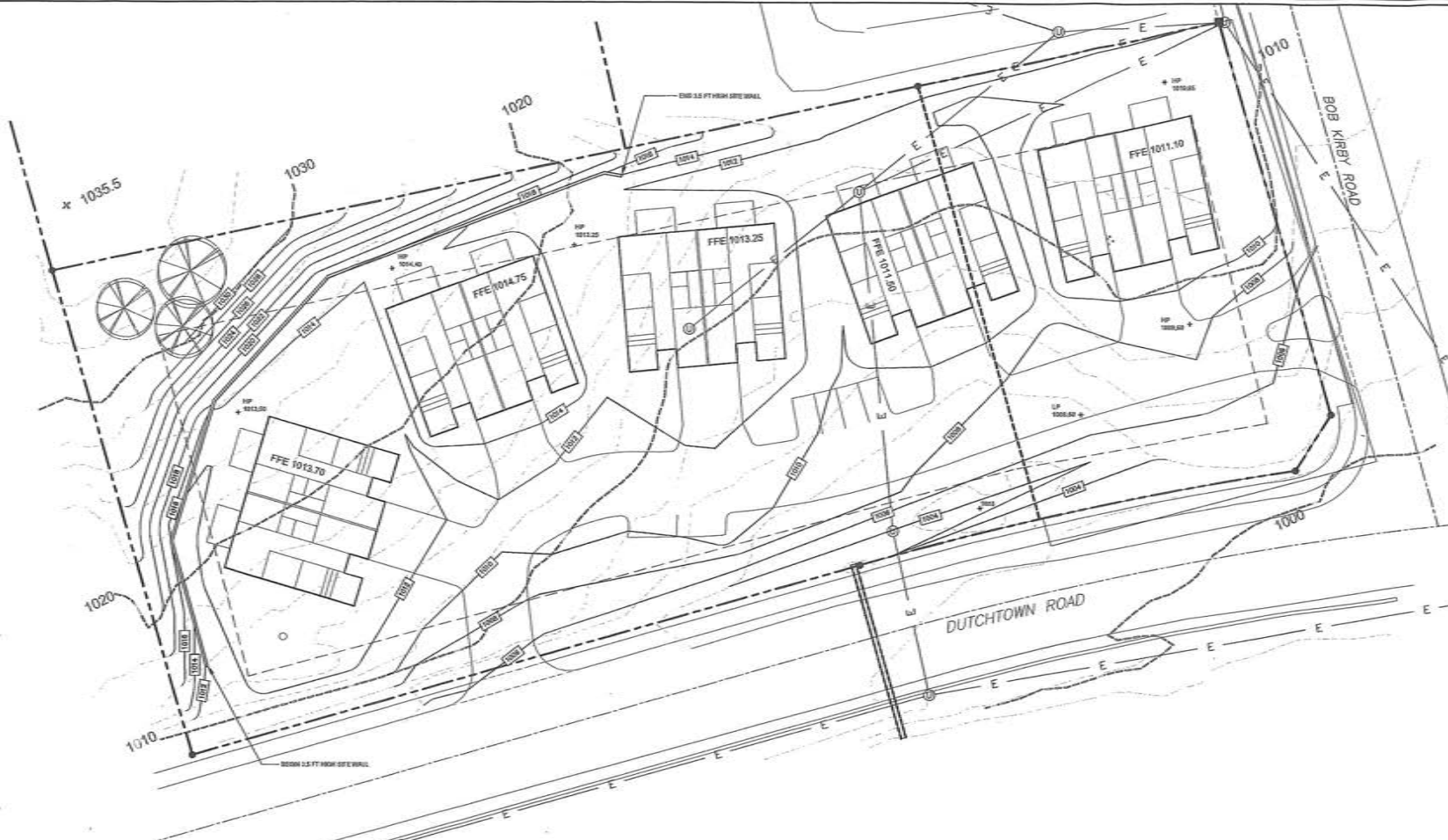
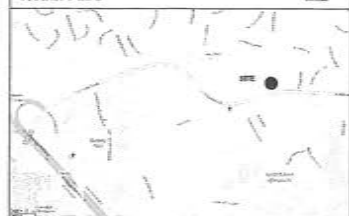


### GRAPHIC SCALE



CONVRS	100' DUTCHTOWN ROAD	100' BOB KIRBY ROAD
PERMIT NO.	119-153	119-153
DATE	1/18	1/18
DESIGNER	FE	FE
CHECKER	1/18	02/14/21
TOTAL SITE AREA	1.81	5.1000
TOTAL DISTURBED AREA		
TOTAL EXISTING IMPERVIOUS		
TOTAL POST IMPERVIOUS		
PERCENTAGE CHANGE		

### VICINITY MAP



12/15/2021

**CPA**  
 CHARLES PILGRIM  
 ARCHITECT

1805 Stafford Drive  
 Knoxville, TN 37922

cparchit@comcast.net  
 865-405-4881

DUTCHTOWN DUPLEXES  
 DUTCHTOWN ROAD  
 KNOX COUNTY, TENNESSEE  
 PRELIMINARY SITE PLAN

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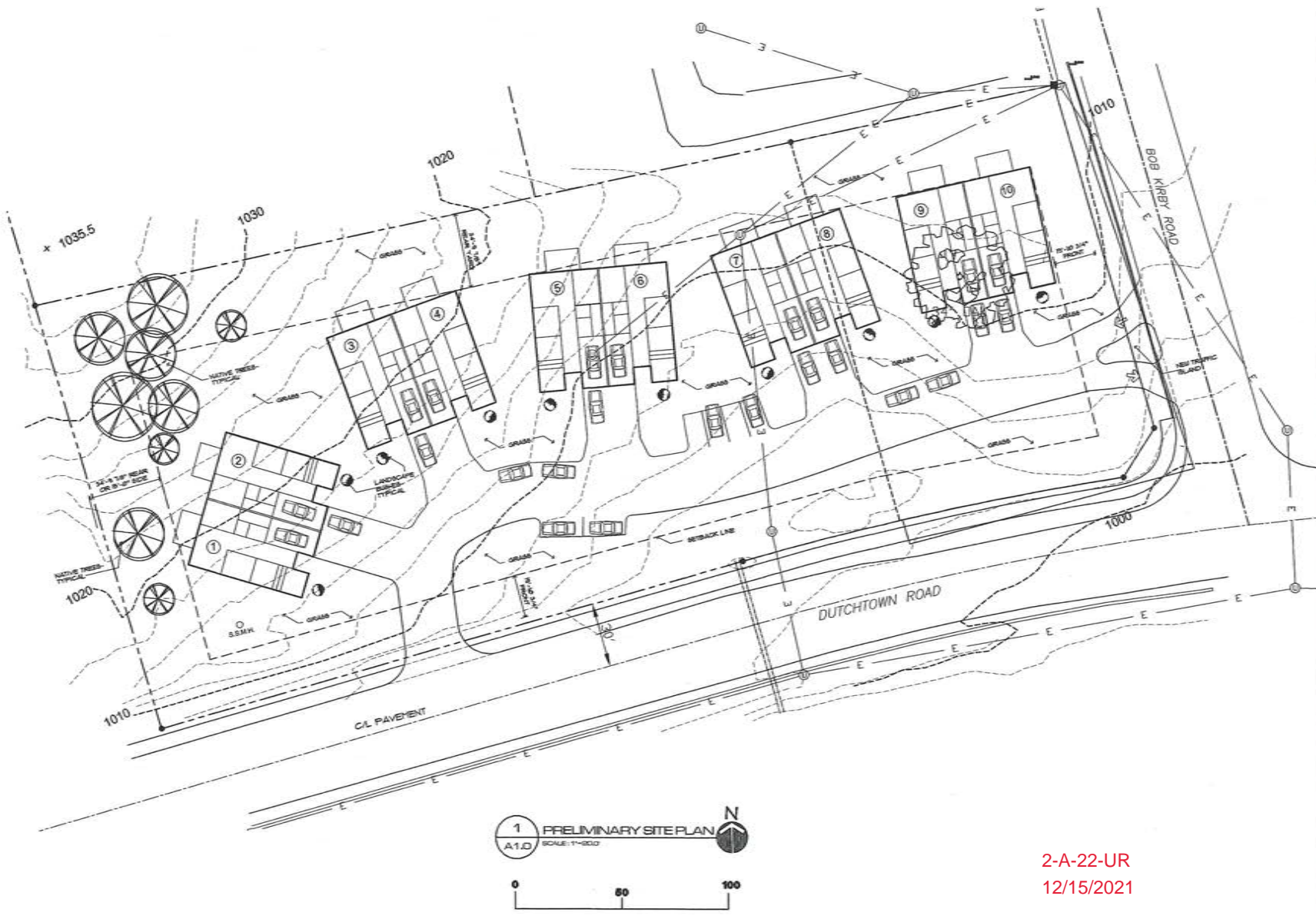
REVISIONS

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**A1.1**

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NOV 4, 2021  
 C.N. 2020.13



2-A-22-UR  
 12/15/2021

**CPA**  
CHARLES PILGRIM  
ARCHITECT

1805 Buford Drive  
Knoxville, TN 37922  
cparchit@aol.com  
865-406-4881



DUTCHTOWN DUPLEXES  
DUTCHTOWN ROAD  
KNOX COUNTY, TENNESSEE  
PRELIMINARY ELEVATIONS

REVISIONS

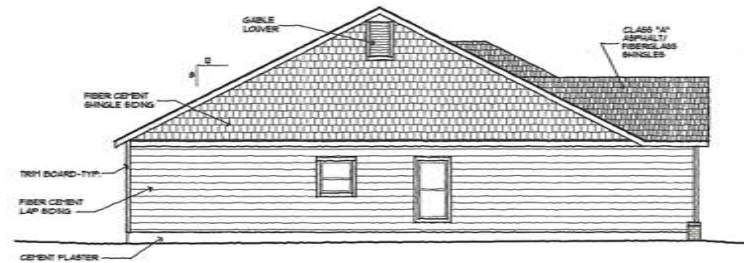
**A2.1**

AUG 30, 2021

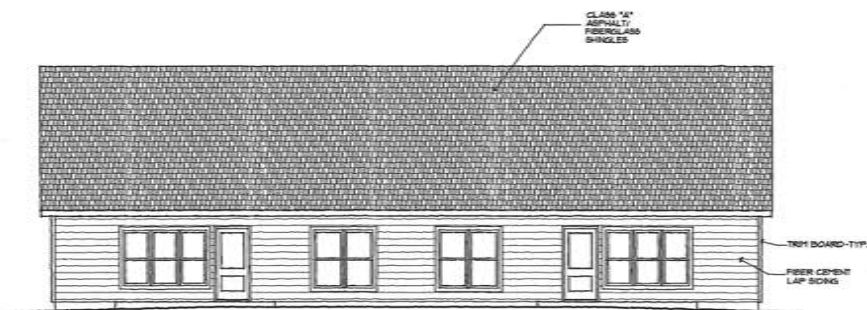
C.N. 2020.14



**1 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

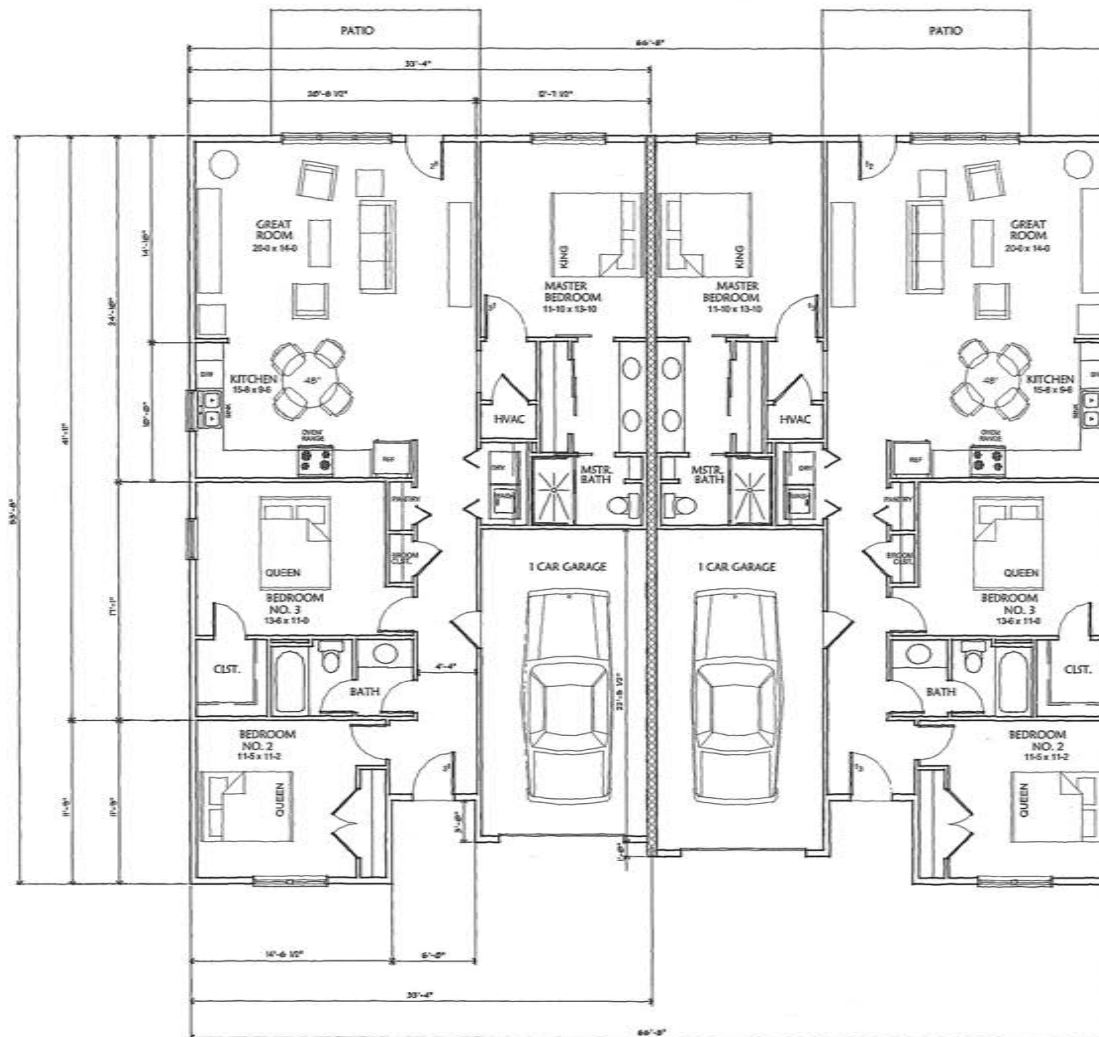


**2 SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

2-A-22-UR  
12/15/2021



DUPLEX FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
DWELLING UNIT: AUGUST 30, 2021  
CONDITIONED AREA: 1,427 S.F.  
GARAGE AREA: 287 S.F.

2-A-22-UR  
12/15/2021



DUTCHTOWN DUPLEXES  
DUTCHTOWN ROAD  
KNOX COUNTY, TENNESSEE  
PRELIMINARY FLOOR PLANS

REVISIONS

A1.2

AUG 30, 2021

C.N. 2020.13







## LANDSCAPE INSTALLATION SPECIFICATIONS:

**SUBSTITUTIONS:** DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED MATERIAL IS NOT OBTAINABLE, CONTACT LANDSCAPE ARCHITECT TO DISCUSS EQUIVALENT SUBSTITUTIONS, OR REFER TO THE LOCAL COUNTY TREE LIST.

**PLANT QUALITY:** PROVIDE TREES, SHRUBS, AND OTHER PLANTS OF QUANTITY, SIZE, GROWTH, SPECIES AND VARIETY LISTED. CONTRACTOR SHALL BE EXPECTED TO PROVIDE PLANTS WHICH CAN BE CONSIDERED TO HAVE A QUALITY WHICH IS HIGHER THAN MINIMUM ACCEPTABLE.

**TOPSOIL:** TOPSOIL SHALL BE NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VEGETATION PLANT GROWTH. SOIL SHALL BE FREE OF STONES, LUMPS, LIME PLANTS AND THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. IF SOIL HAVE A PH RANGE OF 5.0 TO 7.0, AND CONTAIN NOT LESS THAN 5% ORGANIC MATTER, THE SOIL SHALL NOT BE CONTAMINATED WITH SUBSTANCES HARMFUL TO HUMANS OR THE GROWTH OF PLANTS.

**BACKFILL:** BACKFILL SHALL CONSIST OF EXISTING SOIL FROM THE HOLE PLUS TOPSOIL PLUS APPROVED ORGANIC MATTER IN THE RATIO OF 3:2:1 RESPECTIVELY. SETTLE SUCH BACKFILL WITH WATER AFTER LAYING THIS MATERIAL IN THE PLANTING PIT. REMOVE ALL NON-DECOMPOSABLE SURFAP AND CUT ALL STUBS OF SUBORDINATE TRUNKS. HOLES MAY BE HAND DUG OR EXCAVATED BY APPROPRIATELY SIZED AUGER WHERE ACCESSIBLE. FINISHED HOLES SHALL BE AMENDED AS NECESSARY.

**BED PREPARATION:** THE SOIL FOR PLANTING BEDS FOR SHRUBS, PERENNIALS, AND GROUNDCOVERS SHALL CONSIST OF A MINIMUM OF 4 INCHES OF TOPSOIL BED. SHALL BE EVENLY TILLED, GRADED TO A LEVEL, GRADE AND THEN PLANTED PRIOR TO MULCHING.

**CONDITIONS:** THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY SOIL DRAINAGE CONDITIONS OR OTHER SITUATIONS UNFAVORABLE FOR LANDSCAPE INSTALLATION.

**TURF AREAS:** AREAS DESIGNATED SEED ARE TO BE SEEDS WITH A PESTICIDE BLEND APPROPRIATE FOR THE REGION. ALL SEED AREAS SHALL BE EVENLY RAZED AND CLEEN OF ROCKS, CLUMPS, AND LARGE DEBRIS PRIOR TO PLANTING.

**MEADOW:** PROPOSED MEADOW ABOVE RETAINING WALL SHALL BE SEEDS USING AGRICULTURAL NATIVE SEED MIX 1:1:5- SOUTHERN MIXED GRASS MEADOW ECONOMY MIX AT THE RECOMMENDED RATE.

**STAKING/GUYING:** TREES ARE NOT TO BE STAKED OR GUYED. EXISTING SOIL SHALL BE ADEQUATELY FIRMED INTO PLACE AS THESE PLANTS ARE INSTALLED TO REMOVE AIR POCKETS AND TO KEEP PLANTS FROM SHIFTING.

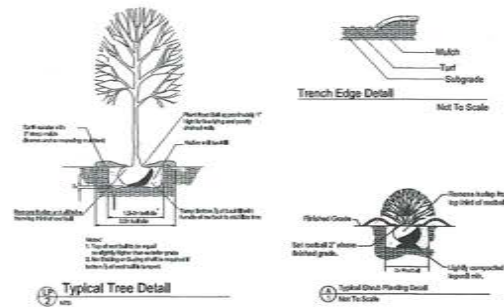
**MULCH:** MULCH SHALL BE CHIPPED HARDWOOD BARK AT A DEPTH OF 3" OR FINE SHRED AT A DEPTH OF 4". LANDS CHIPPING SPECIFIED MULCHES SHALL BE FREE FROM MATTERED SEEDS, NONLUSCIOUS WEEDS, INSECTS, OR ANY OTHERS OF CHYMICAL DETRIMENTAL TO HUMANS AND THE DEVELOPMENT OF PLANTS. ALL TREES LOCATED IN ISLANDS AND TURF AREAS SHALL BE INSTALLED WITH A 4" DIAMETER MULCH RING.

**TREE MULCH RINGS:** ALL TREES SURROUNDED BY TURF SHALL HAVE A 3-4" DIAMETER MULCH RING AS SHOWN ON THE PLAN.

**CLEAN-UP:** DURING PLANTING, PINCHES AND WHIPS SHALL BE PROMPTLY AND CONTINUOUSLY REMOVED. LAWN AREAS AND FINED SURFACES MUST BE KEPT CLEAN AND ALL REASONABLE PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING STRUCTURES, PLANTS AND GRASS. WALKS AND FINED AREAS SHALL BE NOTED DOWN AND CLEANED TO APPEAR AS THEY HAD PRIOR TO BEGINNING OF WORK.

Symbol	Quantity	Common Name	Scientific Name	Size	Remarks
<b>Trees</b>					
NK	1	Winter King Hawthorn	<i>Crataegus white Winter King</i>	1.5-2in Cal.	B&B, 8-10ft tall
RB	1	Eastern Redbud	<i>Cercis canadensis</i>	1.5-2in Cal.	B&B, 8-10ft tall
SO	7	Shumard Oak	<i>Quercus shumardii</i>	1.5-2in Cal.	B&B, 8-10ft tall
WB	6	White Blackgum	<i>Nyssa sylvatica 'White'</i>	1.5-2in Cal.	B&B, 8-10ft tall
EC	8	Brodie Eastern Red Cedar	<i>Juniperus virginiana 'Brodie'</i>	6-8ft tall	B&B
GP	3	Green Giant Arborvitae	<i>Thuja occidentalis 'Green Giant'</i>	6-8ft tall	B&B or 10 Gallon
AM	5	Satyre Hill American Holly	<i>Ilex opaca 'Satyre Hill'</i>	6-8ft tall	B&B or 10 Gallon
SM	3	Moonlight Sweetbay Magnolia	<i>Magnolia virginiana 'Moonlight'</i>	6-8ft tall	B&B or 10 Gallon
<b>Shrubs</b>					
RC	12	Rose Creek Abelia	<i>Abelia x 'Rose Creek'</i>	18-24in. Sp.	3 Gallon
AZ	18	Autumn Cheer Encore Azalea	<i>Abelia x 'Condit'</i>	18-24in. Sp.	3 Gallon
BI	30	Gem Box Inkberry Holly	<i>Ilex verticillata 'Jim Dandy'</i>	18-24in. Sp.	3 Gallon
HY	10	Berry Box Indigo Hydrangea	<i>Hydrangea paniculata 'Terminum'</i>	18-24in. Sp.	3 Gallon
<b>Perennials and Grasses</b>					
SS	20	Shenandoah Switch Grass	<i>Panicum virginicum 'Shenandoah'</i>	1 Gallon	
Label	3248 SF	Meadow Nettle Retaining Wall	<i>Portulaca oleraceae 'Meadow Nettle'</i>		
Label	26780 SF	Turf Area			
Label	1000 SF	Shredded Hardwood Mulch			17 Yards

\*Always refer to plan for accurate quantities



2-A-22-UR  
12/15/2021

### Deciduous Trees

#### White Blackgum



Height: 30 to 40 feet, Spread: 20 to 30 feet

#### Shumard Oak



Height: 40 to 60 feet, Spread: 20 to 40 feet

### Flowering/Deciduous Trees

#### Winter King Hawthorn



Height: 15 to 25 feet, Spread: 20 to 25 feet

#### Eastern Redbud



Height: 15 to 20 feet, Spread: 15 to 20 feet

### Evergreen Trees

#### Green Giant Arborvitae



Height: 25 to 30 feet, Spread: 10 to 12 feet

#### Brodie Eastern Red Cedar



Height: 30 to 45 feet, Spread: 10 to 12 feet

### Satyre Hill American Holly



Height: 30 to 40 feet, Spread: 15 to 25 feet

#### Moonlight Sweetbay Magnolia



Height: 12 to 20 feet, Spread: 12 to 20 feet

### Deciduous Flowering Shrubs

#### Strawberry Sundae Hydrangea



Height: 4 to 5 feet, Spread: 3 to 4 feet

### Evergreen Flowering Shrubs



Height: 2 to 3 feet, Spread: 2 to 4 feet

### Autumn Cheer Encore Azalea



Height: 2 feet, Spread: 2 to 3 feet

### Evergreen Shrubs



Height: 2 to 3 feet, Spread: 2 to 3 feet

### Ornamental Grasses

#### Shenandoah Switch Grass



Height: 4 feet, Spread: 2 to 3 feet

### Retaining Wall Recommendations



Color: Stone or Ash Gray

### EverLoc Cap



Versalok Square Foot Wall



Color: Stone or Ash Gray



Dundee Design & Planning, LLC  
1017 Willow Grove Drive  
Knoxville, TN 37913  
Phone: 865-525-1500



Christopher L. Campbell  
Professional Engineer  
State of Tennessee  
License No. 33492

Landscape Specifications  
December 13, 2021

Dutchtown Duplexes  
Dutchtown Road  
Knox County, Tennessee

LP1.02  
(Sheet 2 of 2)

# Working Plant List

*Dutchtown Duplexes*

12/13/2021

2-A-22-UR  
12/15/2021

## Evergreen Trees

### Green Giant Arborvitae

*Thuja occidentalis 'Green Giant'*



Height: 25 to 30 feet, Spread: 10 to 12 feet

### Brodie Eastern Red Cedar

*Juniperus virginiana 'Brodie'*



Height: 30 to 45 feet, Spread: 10 to 12 feet

### Satyr Hill American Holly

*Ilex opaca 'Satyr Hill'*



Height: 30-40 feet, Spread: 15-25 feet

### Moonglow Sweetbay Magnolia

*Magnolia virginiana 'Jim Wilson'*



Height: 12 to 20 feet, Spread: 12 to 20 feet  
Semi-Evergreen

2-A-22-UR

12/15/2021

## Deciduous Trees

### Wildfire Blackgum

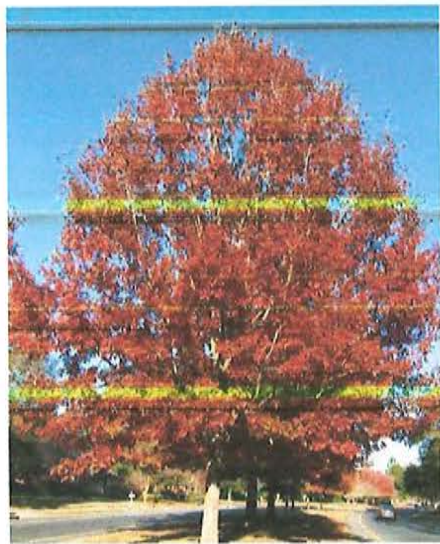
*Nyssa sylvatica* 'Wildfire'



Height: 30 to 50 feet, Spread: 20 to 30 feet

### Shumard Oak

*Quercus shumardii*

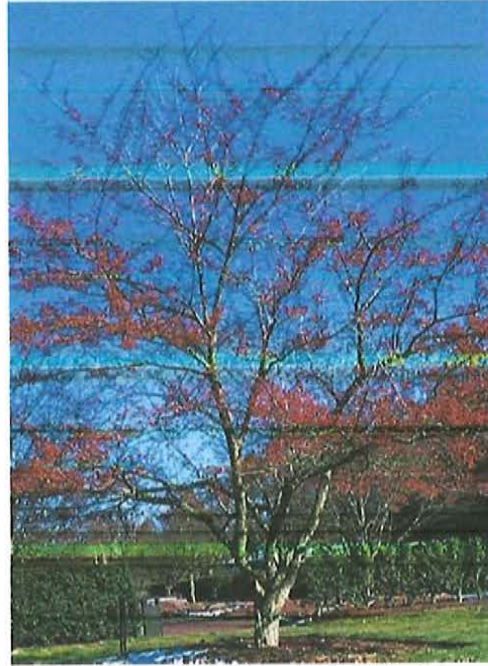


Height: 40 to 60 feet, Spread: 30 to 40 feet

## Flowering/Deciduous Trees

### Winter King Hawthorn

*Crataegus viridis* 'Winter King'



Height: 15-25 feet, Spread: 20-25 feet

### Eastern Redbud

*Cercis canadensis*

2-A-22-UR

12/15/2021



Height: 15 to 20 feet, Spread: 15 to 20 feet

## Deciduous Flowering Shrubs

### Strawberry Sundae Hydrangea

*Hydrangea paniculata 'Rensun'*



*Height: 4 to 5 feet, Spread: 3 to 4 feet*

## Autumn Cheer Encore Azalea

*Azalea x 'Conlef'*



*Height: 3 feet, Spread: 3 to 3.5 feet*

## Evergreen Flowering Shrubs

### Rose Creek Abelia

*Abelia x 'Rose Creek'*



*Height: 2 to 3 feet, Spread: 3 to 4 feet*

## Evergreen Shrubs

### Gem Box Inkberry Holly

*Ilex glabra 'Gem Box'*



*Height: 2 to 3 feet, Spread: 2 to 3 feet*

2-A-22-UR

12/15/2021

## Ornamental Grasses

### *Shenandoah Switch Grass*

*Panicum virgatum 'Shenandoah'*



*Height: 4 feet, Spread: 2 to 3 feet*

2-A-22-UR  
12/15/2021



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☐ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Applicant Name GEORGES BRANDAN

Affiliation

Date Filed 8/30/2021

Meeting Date (if applicable) February 10 2022 @ 1:30 p.m.

File Number(s)

2-A-22-UR

## CORRESPONDENCE

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

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Name GEORGES BRANDAN

Company

Address 1615 RISING VIEW LN City KNOXVILLE State TN ZIP 37922

Phone 865 543 1329 Email G.BRANDAN@BEI-USA.COM

## CURRENT PROPERTY INFO

(Same as above)

Owner Name (if different)

Owner Address

Owner Phone

9805 DUTCHTOWN RD & 201 BOB KIRBY RD 118 155 118 150  
Property Address Parcel ID

Sewer Provider WKUD

Water Provider WKUD

Septic (Y/N) N

## STAFF USE ONLY

General Location NE of Dutchtown Rd & Bob Kirby Rd intersection Tract Size 2.10 Ac

☐ City ☒ County 3 District PR 4.5 Du/Ac Existing Land Use SFR

Planning Sector Northwest County Sector Plan Land Use Classification LDR Growth Policy Plan Designation Planned Growth

**DEVELOPMENT REQUEST**

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

☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

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

0403

900.00

Fee 2

\$900.00

Fee 3

**AUTHORIZATION**

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

Applicant Signature

Please Print

Date

865 5431329

G.BRANDAN@BEI-USA.COM

Phone Number

Email

Staff Signature

Please Print

Date

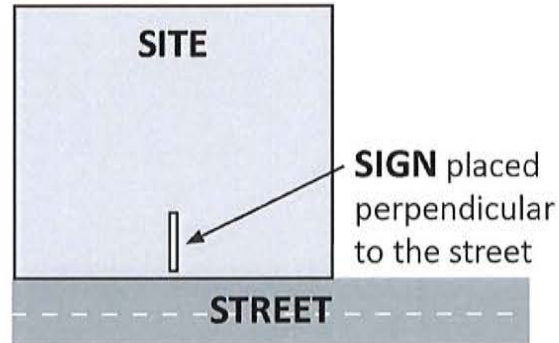
GEORGES BRANDAN

8/30/2021

Marc Payne

12-15-2021

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:*

January 26 2022 and February 11 2022  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: [Signature]

Date: December 15 2021

File Number: 2-A-22-UR

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Sign posted by Staff

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Sign posted by Applicant