



USE ON REVIEW REPORT

► **FILE #:** 2-G-22-UR

AGENDA ITEM #: 25

AGENDA DATE: 2/10/2022

► **APPLICANT:** LEXINGTON SIMMONS, LLC

OWNER(S): Lexington-Simmons, LLC

TAX ID NUMBER: 118 117312 (PART OF) AND 173

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10533 Murdock and part of 10505 Murdock Dr. (previously 10401 Dutchtown Rd)

► **LOCATION:** Northwest side of Murdock Dr., north of the intersection with Dutchtown Rd & west of Innovation Dr.

► **APPX. SIZE OF TRACT:** 12.71 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is proposed off of Murdock Drive and Innovation Drive. Murdock Drive is a minor arterial with a dual turn lane in the middle and a 35-ft pavement width inside a 100-ft right-of-way. Innovation Drive is a local road with a boulevard entrance. It has a pavement width of 54 ft at the boulevard that tapers down to 27 ft within a 94-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

► **EXISTING LAND USE:** AgForVac

► **PROPOSED USE:** Warehouse Buildings

HISTORY OF ZONING: A request to rezone the property to PC (Planned Commercial) in 2000 was withdrawn prior to Planning Commission action.

SURROUNDING LAND USE AND ZONING: North: Research and Development offices - RA (Low Density Residential) / TO (Technology Overlay)

South: Single family residences and office building - BP (Business and Technology) / TO (Technology Overlay)

East: Office building - BP (Business and Technology) / TO (Technology Overlay)

West: FedEx facility - BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This property is located in the "Tech Corridor" and is largely surrounded by office buildings, office/warehouse developments, and vacant land.

STAFF RECOMMENDATION:

► **Approve the request for an office-warehouse development in the BP (Business and Technology Park) zone, subject to the following conditions.**

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This is a request for an office-warehouse development in the BP (Business and Technology Park) / TO (Technology Overlay) zones. Per Section 5.50.12 of the Knox County Zoning Ordinance, applications in the BP zone require approval through the use on review process, and applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on January 10, 2022 (Case 1-B-22-TOB).

The proposal consists of two parcels, one of which is bifurcated with the other half of it located about 900 feet to the north. The property on which the development is proposed totals 12.71 acres. The parcels are located where Murdock Drive becomes Dutchtown Road, both of which are classified as a minor collector. The development has frontage along Dutchtown Road/Murdock Drive and Innovation Way.

There are two one-story buildings proposed, comprising 112,250 square feet. The building on the west is 60,000 square feet and building on the east 62,250 is square feet. Two access points are proposed off of the south side of the site off of Murdock Drive with an additional access off of Innovation Drive on the east.

The BP zone has requirements for ground area coverage (GAC), Impervious Area Ratio (IAR), and Floor Area Ratio (FAR), and all are in compliance with the required metrics. The plans also meet all other requirements of the BP zone.

Proposed parking is in compliance with the Knox County Zoning Ordinance, which requires 109 spaces per building for an office-warehouse of the square footage proposed. The proposed parking consists of 218 spaces, with 109 spaces designated per building. Parking is located along the fronts and sides of the buildings, with spaces proposed along Murdock Drive, Dutchtown Road, and Research Way. The development meets all setback requirements.

There are loading docks facing rights-of-way to the north and east. The TTCDA Guidelines allow for loading docks to be located on front facades of public streets if a side or rear position is not feasible as long as adequate screening is provided. The northern loading doors face Research Drive, which was platted as a private right-of-way, though KGIS does not depict it that way. As such, extra screening would not be required along Research Drive. Innovation Drive is a side street and does require a screening buffer from the loading doors. A landscape screen has been provided, and the landscape plan meets the landscaping requirements of the BP zone and the TTCDA Guidelines.

The lighting proposal was granted two waivers from the TTCDA - one to increase the allowable footcandles to 1.8 footcandles (fc) along sidewalks, and the other to increase the allowable footcandles to 3.2 fc in parking areas. With approval of these waivers and based on the plans submitted, the plans were in compliance with the TTCDA Design Guidelines and the plans were approved at the January 2022 meeting.

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 TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."

B. For this Use on Review application to be approved in the TP 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 proposed office-warehouse use is consistent with the sector plan and One Year Plan.

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

A. The BP (Business and Technology Park) zone is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors. The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations.

B. The proposed development plans meets the aforementioned requirements of the BP zone.

C. The BP zone permits the proposed office-warehouse use by right, though development plans require approval by the Planning Commission through the use on review process.

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 office-warehouse development is compatible with the surrounding area. This property is located in the Technology Overlay zone, which consists of mostly office buildings, research and development facilities, and office-warehouse uses.

B. The buildings are to be one story height and is of a similar square footage as other buildings in the vicinity.

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

A. The proposed office-warehouse is similar to other uses in the area. This new development is not expected to significantly injure the value of adjacent property.

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

A. The site is accessed off of Murdock Drive, a minor arterial, which is classified to handle large traffic capacities. No traffic through residential subdivisions or side streets is required to access this property.

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.

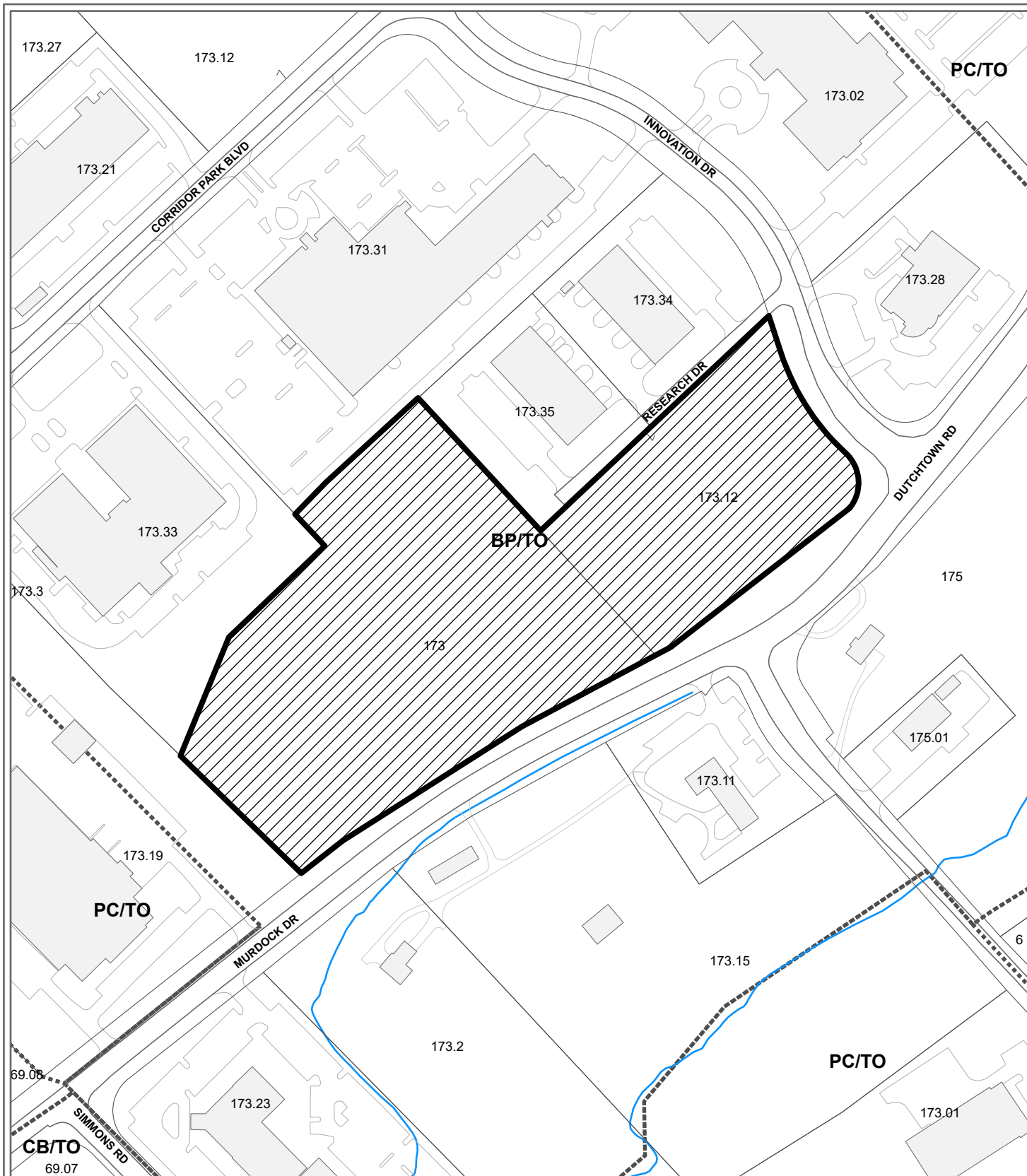
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed office-warehouse development.

ESTIMATED TRAFFIC IMPACT: 239 (average daily vehicle trips)

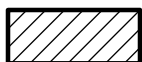
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Knoxville Board of Zoning Appeals. The date of the Knoxville 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-G-22-UR
USE ON REVIEW**



Office/warehouse Buildings in BP (Business and Technology) / TO
(Technology Overlay)

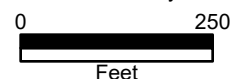
Original Print Date: 1/10/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

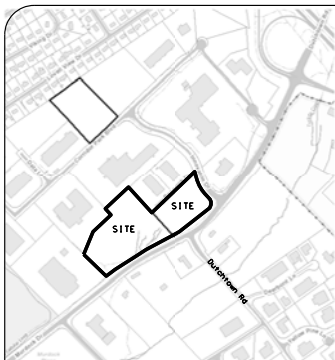
Revised:

Petitioner: Lexington Simmons, LLC

Map No: 118

Jurisdiction: County





VICINITY MAP

- LEGEND**
- EASEMENT
 - x- FENCE
 - CENTERLINE PAVEMENT
 - UTILITY OR POWER POLE
 - SANITARY SEWER MANHOLE
 - SA SANITARY SEWER
 - W WATER
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - ZONING LINES
 - BUILDING SETBACK
 - ▲ SIGN
 - PROPOSED FIRE HYDRANT

50 25 0 25 50 100
SCALE: 1" = 50'

REQUIRED PARKING PER KNOX COUNTY ZONING:
PROFESSIONAL OFFICES -
One (1) space per two hundred fifty (250) square feet of usable or rentable office space.
WHOLESALE ESTABLISHMENTS AND BUSINESS SERVICES -
One (1) for every fifty (50) square feet of customer service area, plus two (2) per three (3) employees based on the design capacity of the largest shift.

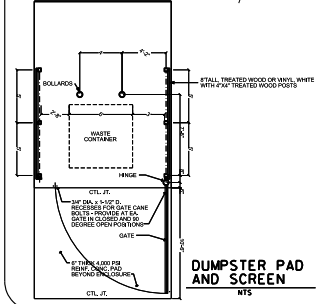
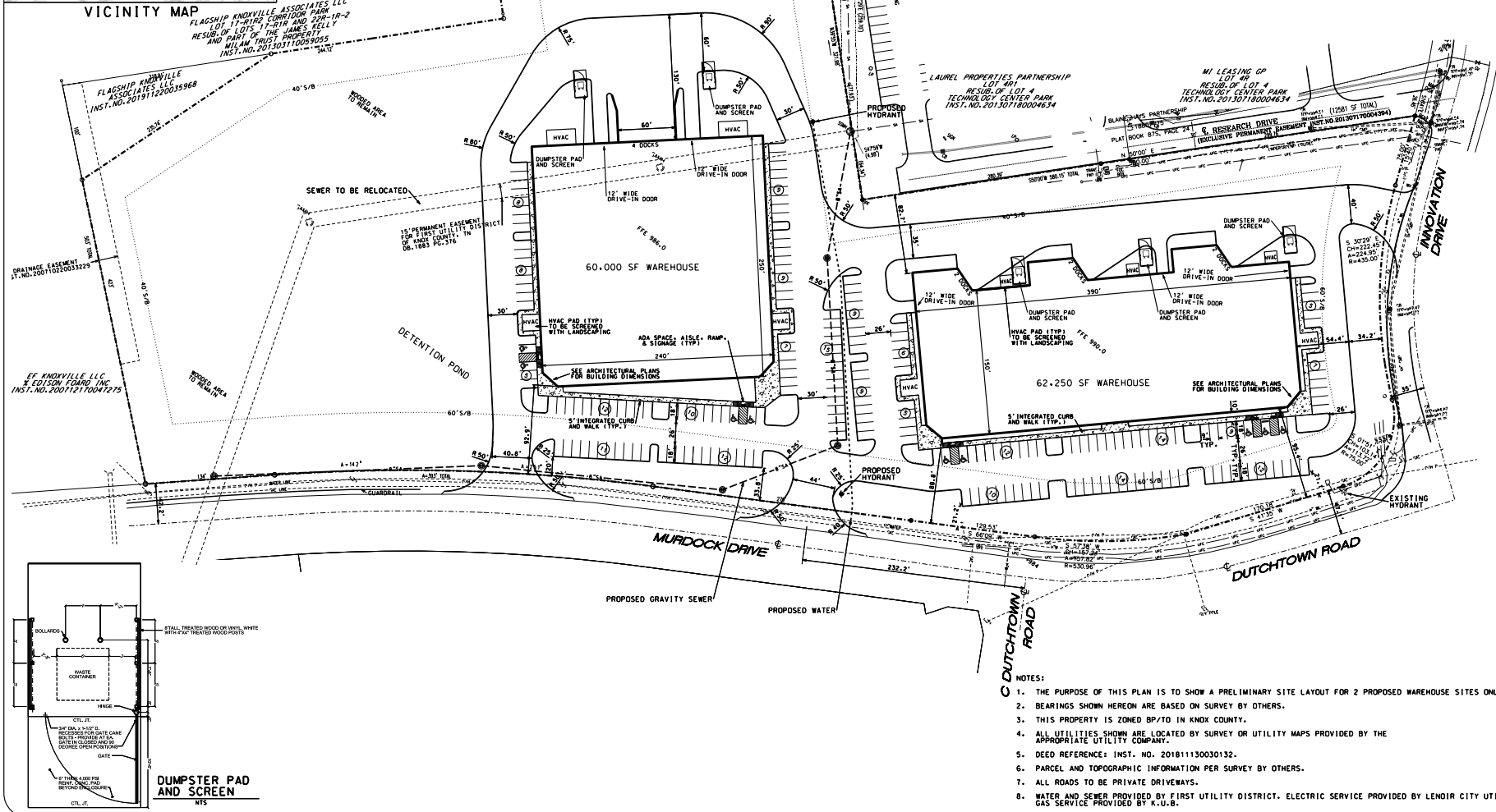
PROPOSED PARKING PER BUILDING:
PROFESSIONAL OFFICES -
6000 SF / 250 SF = 24 SPACES

WHOLESALE ESTABLISHMENTS AND BUSINESS SERVICES -
Customer service area - 1000 SF / 50 SF = 20 SPACES
Employees - 91 EMPLOYEES x 2 sp / 5 emp = 65 SPACES
TOTAL PROPOSED PARKING - 109 SPACES PER BUILDING OR 218 SPACES INCLUDING 9 ADA SPACES

PARKING WAIVER REQUEST:
A WAIVER TO THE TTCDA GUIDELINES MAX. PARKING REQUIREMENT OF 183 SPACES HAS BEEN REQUESTED SO THE SITE CAN ADHERE TO KNOX COUNTY ZONING MINIMUM PARKING REQUIREMENTS.

SITE DATA

EXISTING:
ZONING: BP/TO
SETBACKS (per zoning or TTCDA guidelines):
FRONT - 60' W/PARKING IN FRONT YARD (TTCDA)
SIDE - 40' (BP ZONE)
REAR - 30' (BP ZONE)
AREA: 13.626 ACRES
PROPOSED:
62,250 SF WAREHOUSE & 60,000 SF WAREHOUSE
GAC = 2.81/13.626 = 21%
FAR = 2.81/13.626 = 21%



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PRELIMINARY SITE LAYOUT FOR 2 PROPOSED WAREHOUSE SITES ONLY.
2. BEARINGS SHOWN HEREON ARE BASED ON SURVEY BY OTHERS.
3. THIS PROPERTY IS ZONED BP/TO IN KNOX COUNTY.
4. ALL UTILITIES SHOWN ARE LOCATED BY SURVEY OR UTILITY MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY.
5. DEED REFERENCE: INST. NO. 20181130030132.
6. PARCEL AND TOPOGRAPHIC INFORMATION PER SURVEY BY OTHERS.
7. ALL ROADS TO BE PRIVATE DRIVEWAYS.
8. WATER AND SEWER PROVIDED BY FIRST UTILITY DISTRICT. ELECTRIC SERVICE PROVIDED BY LENOIR CITY UTILITY BOARD. GAS SERVICE PROVIDED BY K.U.B.

NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION
1	12/21/21	12/21/21 PC CORR.

SITE AND UTILITY LAYOUT PLAN
CORRIDOR PARK
10401 DUTCOTOWN ROAD
CLT MAP 1118 PARCELS 135-12
6TH CIVIL DISTRICT CT

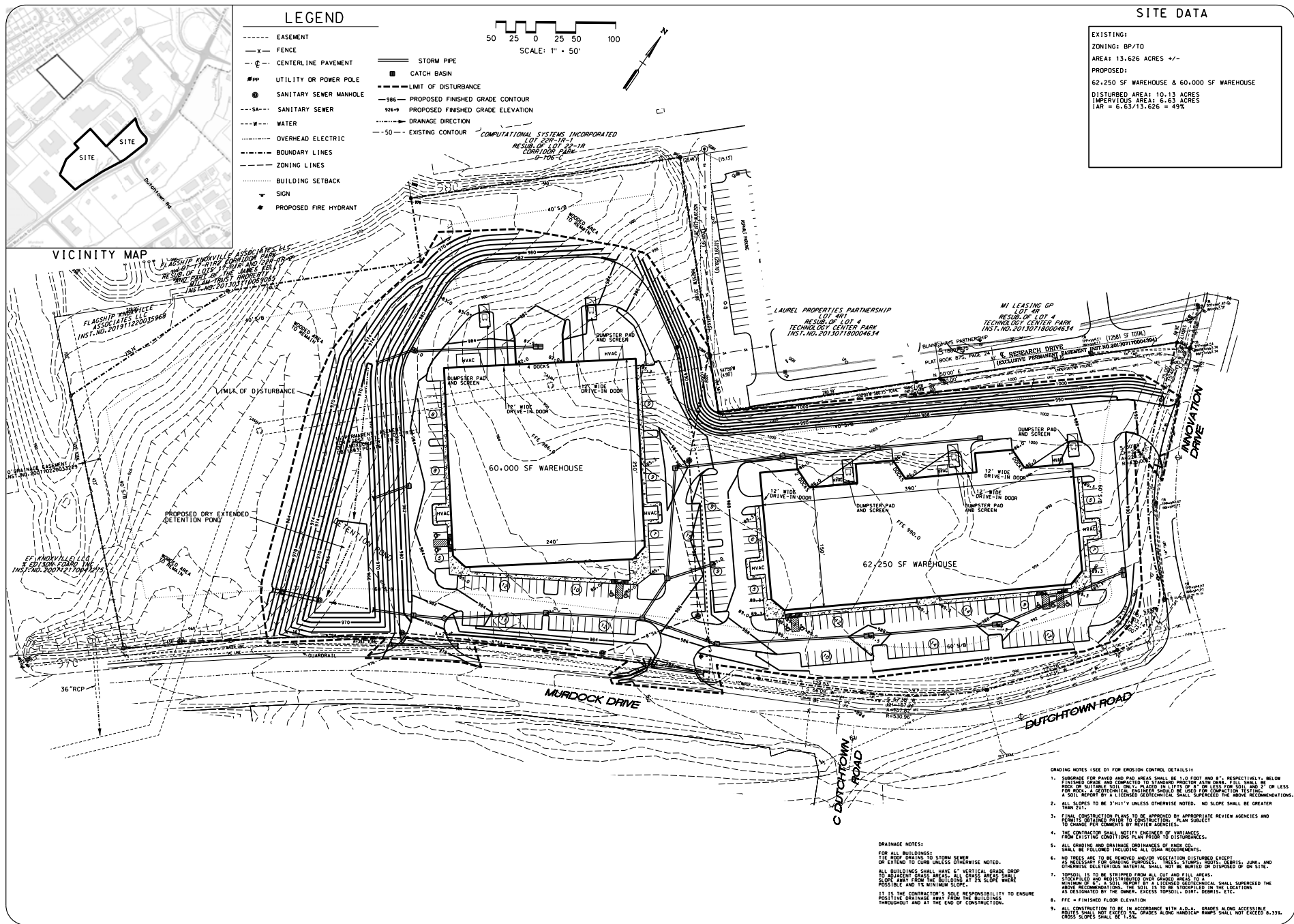


W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING ENGINEER
17402
17402
17402

CLIENT:
LEXINGTON SIMMONS, LLC
7235 WILSON ROAD
MEMPHIS, TN 38117

ORIGINAL ISSUE:
NOV. 10, 2021

SHEET NO.
C1
JOB NO. 2093



NOT FOR CONSTRUCTION

PRELIMINARY GRADING AND DRAINAGE PLAN

CORRIDOR PARK
18401 DUTCHTOWN ROAD
CLAY COUNTY, MISSISSIPPI 39202



W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING ENGINEER
1742 N. WILSON AVE.
MEMPHIS, TN 38103

CLIENT:

LEXINGTON SIMMONS, LLC
7235 BELLEVUE BLVD
MEMPHIS, TN 38119

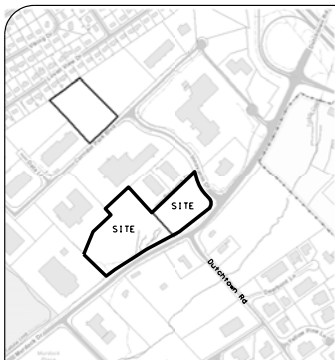
ORIGINAL ISSUE:

NOV. 10, 2021

SHEET NO.

C2

JOB NO. 2093

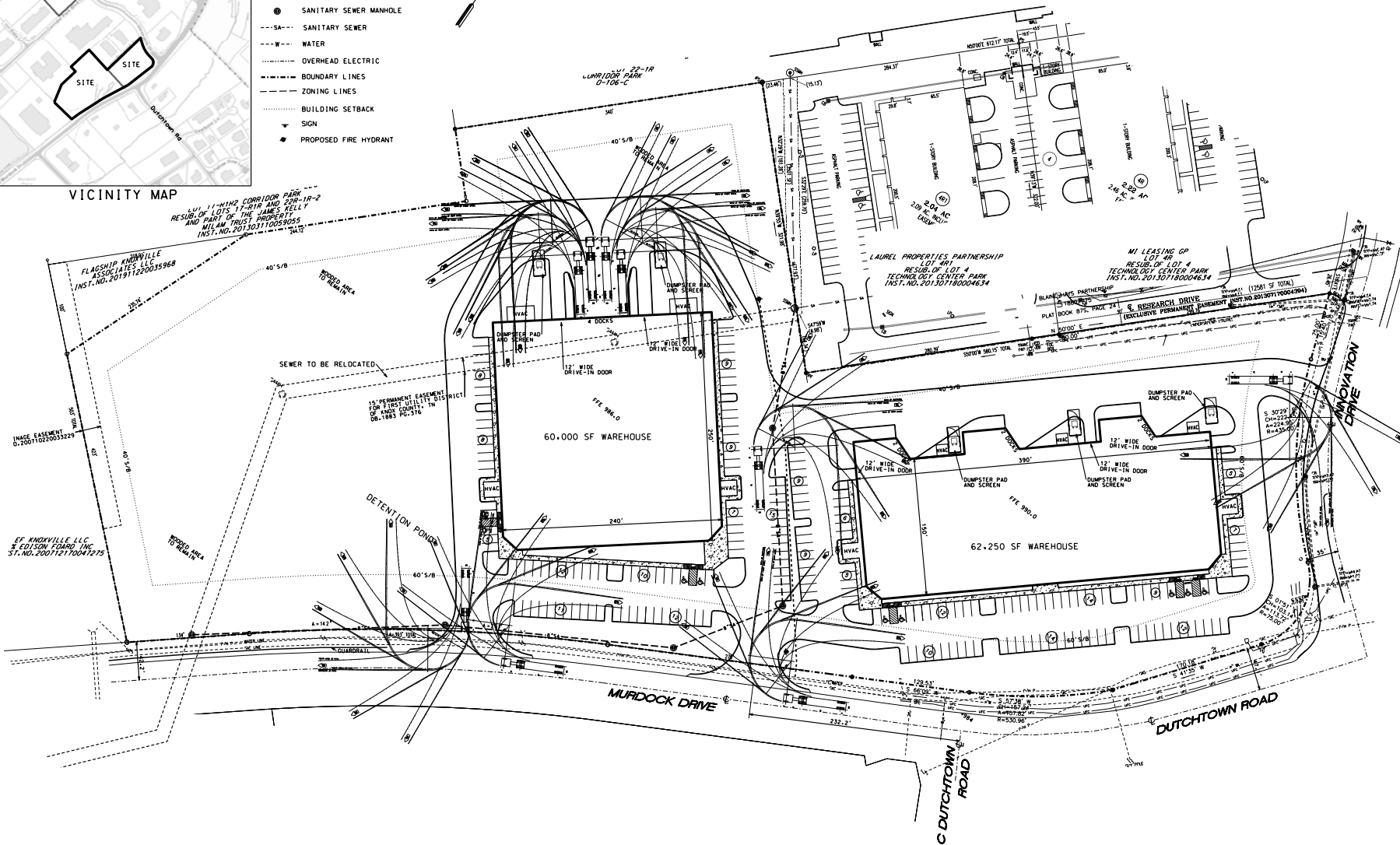


VICINITY MAP

LEGEND

- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- PP--- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA--- SANITARY SEWER
- W--- WATER
- OVERHEAD ELECTRIC
- B--- BOUNDARY LINES
- Z--- ZONING LINES
- BUILDING SETBACK
- ▲ SIGN
- PROPOSED FIRE HYDRANT

50 25 0 25 50 100
SCALE: 1" = 50'



NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW TRAFFIC CIRCULATION ONLY. NOT A CONSTRUCTION DOCUMENT.
2. 52' TRAILER TEMPLATE SHOWN WITH 45' MIN. RADIUS TURNS.

NOT FOR CONSTRUCTION

TRAFFIC CIRCULATION
PLAN

CORRIDOR PARK
10401 DUTCOTOWN ROAD
CLT MAP 1118 PARCEL 1351-12
6TH CIVIL DISTRICT CT



CLIENT:
LEXINGTON SIMMONS, LLC
7235 WELLSLEY MANOR WAY
NASHVILLE, TN 37220

ORIGINAL ISSUE:
NOV. 10, 2021

SHEET NO.
C1a

JOB NO. 2093



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

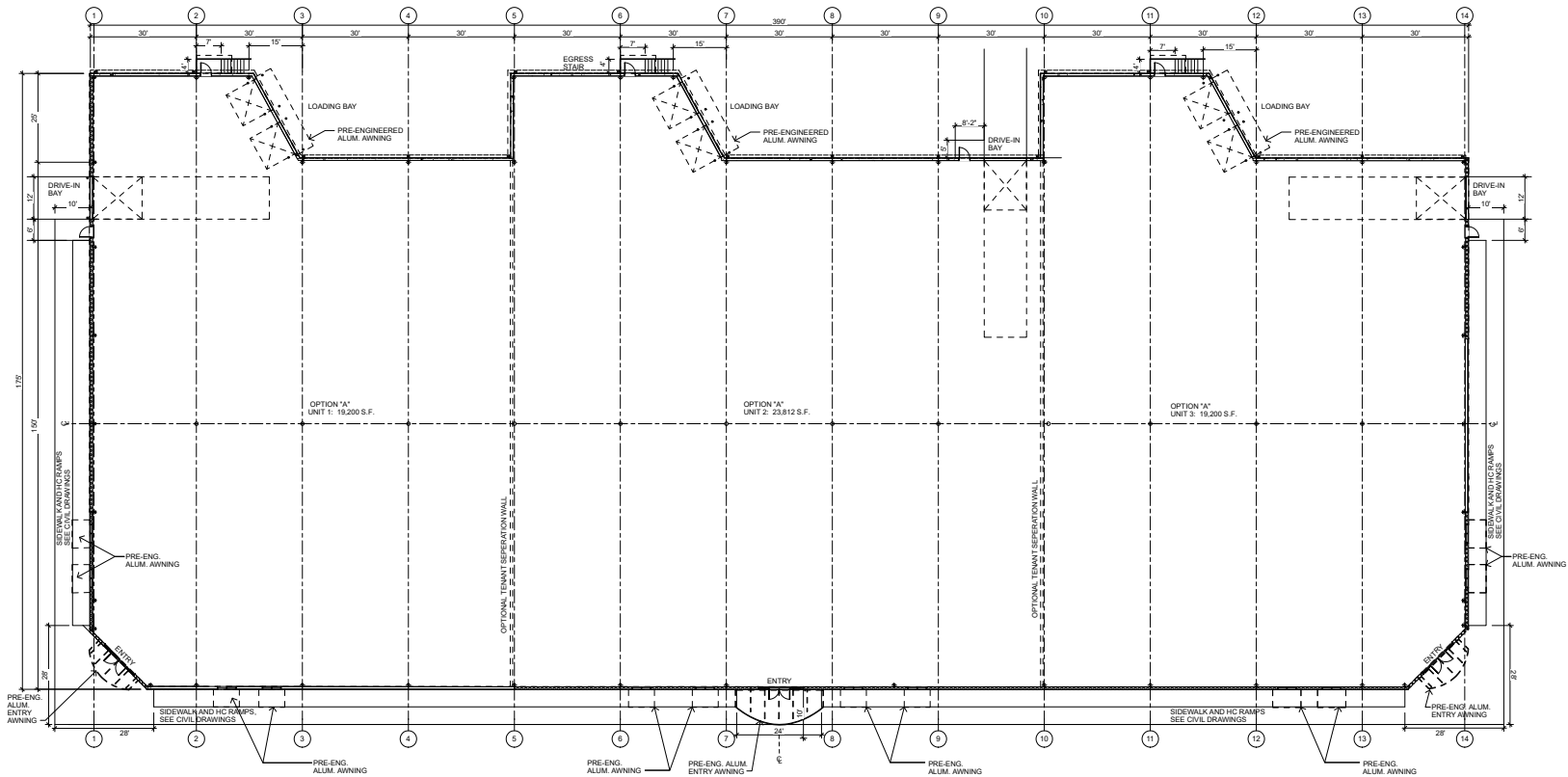
WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.
MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB / 2-G-22-UR



FLOOR PLAN

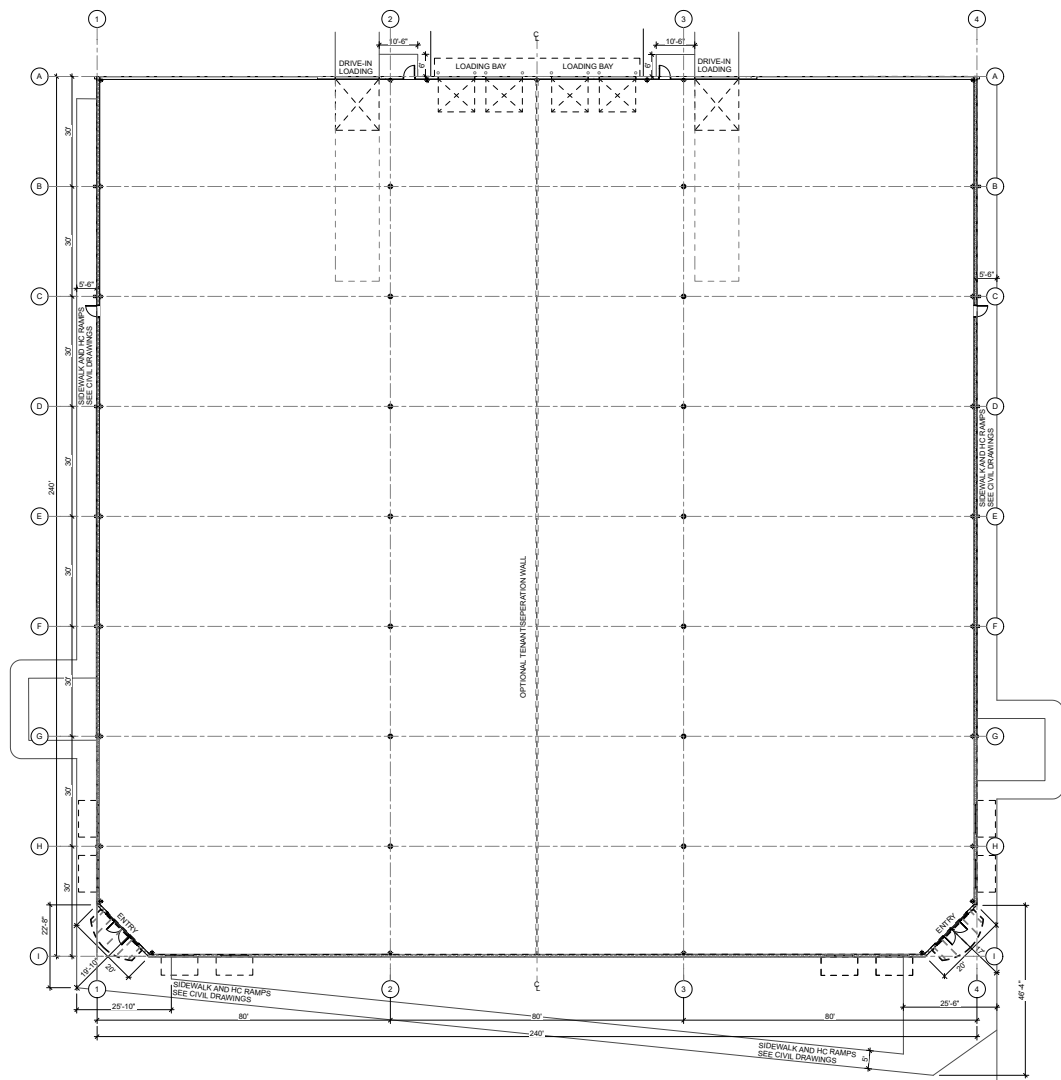
DATE: 21 DEC, 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A1.1



1 FLOOR PLAN - 62,250 SF WAREHOUSE
A1.1 SCALE: 1/16" = 1'-0"

62,212 S.F.



1 FLOOR PLAN
A1.2 SCALE: 1/8" = 1'-0"

57,800 S.F.



**GEORGE
ARMOUR
EWART
ARCHITECT**

404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.

MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB / 2-G-22-UR



FLOOR PLAN

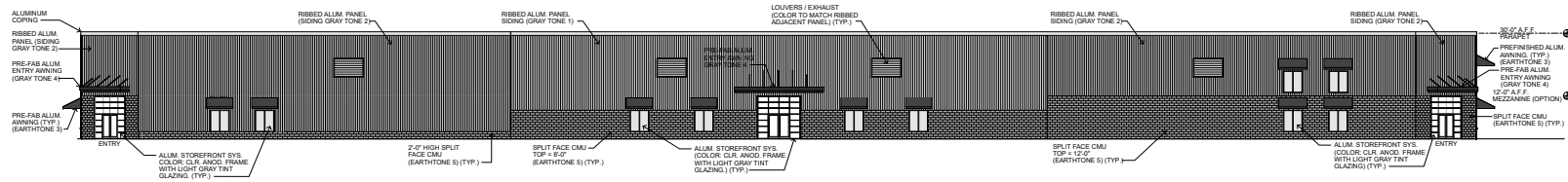
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PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A1.2

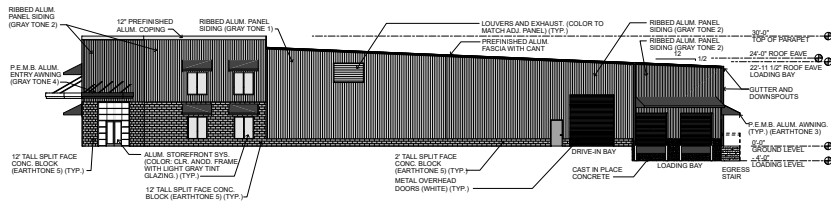


**GEORGE
ARMOUR
EWART
ARCHITECT**

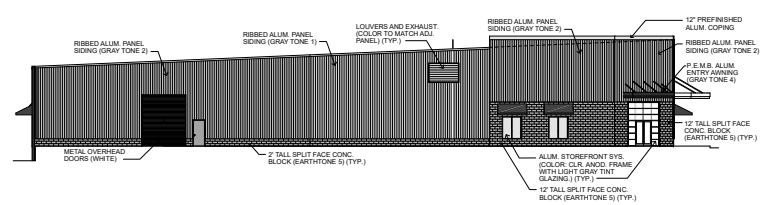
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Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com



1
A4.1 62,250 WAREHOUSE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2
A4.1 62,250 WAREHOUSE - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3
A4.1 62,250 WAREHOUSE - WEST ELEVATION
SCALE: 1/8" = 1'-0"

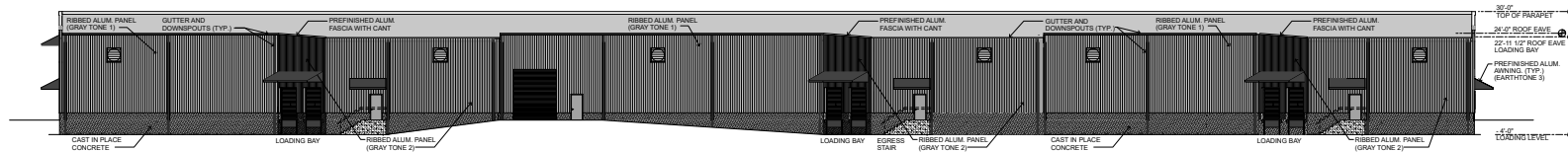
WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.
MURDOCK DRIVE
KNOX COUNTY, TN 37932
1-B-22-TOB / 2-G-22-UR



EXTERIOR ELEVATIONS

DATE: 21 DEC. 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A4.1



4
A4.1 62,250 WAREHOUSE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WAREHOUSE BUILDINGS
60,000 SF AND 62,250 S.F.



EXTERIOR ELEVATIONS

DATE: 21 DEC 2021
PROJECT NO.: 21194
PROJECT MGR.: AGR
REVISION: 1 21 DEC 2021

A4.2



[illegible]





03 January 2022

RE: WAREHOUSE BUILDINGS 60,000 SF AND 62,250 SF
MURDOCK DRIVE
KNOX COUNTY TN 37932
Project No. 21194 AND 21195
TTCDA No.: 1-B-22-TOB

USE ON REVIEW

- A) DESCRIPTION OF OPERATIONS: Future proposed tenants
RE: Manufacturing, compounding, measuring, assembling, and / or treatment of articles of materials and merchandise.
- B) DEVELOPMENT PLAN:
RE: Plans attached
- C) PRELIMINARY ARCHITECTURAL PLANS:
RE: Plans attached
- D) ESTIMATE OF MAXIMUM NUMBER OF EMPLOYEES:
RE: Refer to sheet C! attached
- E) STORM DRAINAGE PLAN:
RE: Grading plan attached. Existing perimeter to North and West of property unchanged with no anticipated adverse effects to neighboring properties.
- F) OTHER ENGINEERING AND ARCHITECTURAL PLANS:
RE: Photometric Plan attached. Existing perimeter to North and West of property unchanged with no anticipated adverse effects to neighboring properties, including controlling of smoke and other nuisances.
- G) ANY OTHER INFORMATION:
RE: Plans attached showing screening, landscaping, hvac and dumpster location. Existing perimeter to North and West of property unchanged with no anticipated adverse effects to neighboring properties.

Respectfully,

George Armour Ewart, Architect

Alex Rigopoulos



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

Lexington Simmons, LLC

Owner

Applicant Name

Affiliation

01-03-22

02-10-22

Date Filed

Meeting Date (if applicable)

File Number(s)
~~TTCDA #1-B-22-TOB~~
2-G-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

Alex Rigopoulos

George Armour Ewart Architect

Name

Company

404 Bearden Park Circle

Knoxville

TN

37919

Address

City

State

ZIP

(865) 602-7771

arigopoulos@georgeewart.com

Phone

Email

CURRENT PROPERTY INFO

Lexington-Simmons, LLC

7735 Wellsley Manor Way

(865) 310-6102

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10401 Dutchtown Rd. and 10533 Murdock Dr.

118 17312 (part of) and 118 173

Property Address

↳ now 10505 Murdock Dr.

Parcel ID

First Utility

First Utility

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of Murdock Dr, north of the intersection with Dutchtown Rd & west of Innovation Dr 12.71 ac.
General Location Tract Size

☐ City ☒ County 6th
District

BP/TO
Zoning District

Vacant land
Existing Land Use

Northwest County
Planning Sector

TP (Technology Park)
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **60,000 S.F. AND 62,250 S.F. Warehouse Buildings**

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		Total \$1,500.00
401	\$1,500.00	
Fee 2		
Fee 3		

AUTHORIZATION

Applicant Signature

Lexington Simmons, LLC

Please Print

Date

(865) 310-6102

Phone Number

cdouglasirwin@outlook.com

Email



Property Owner Signature

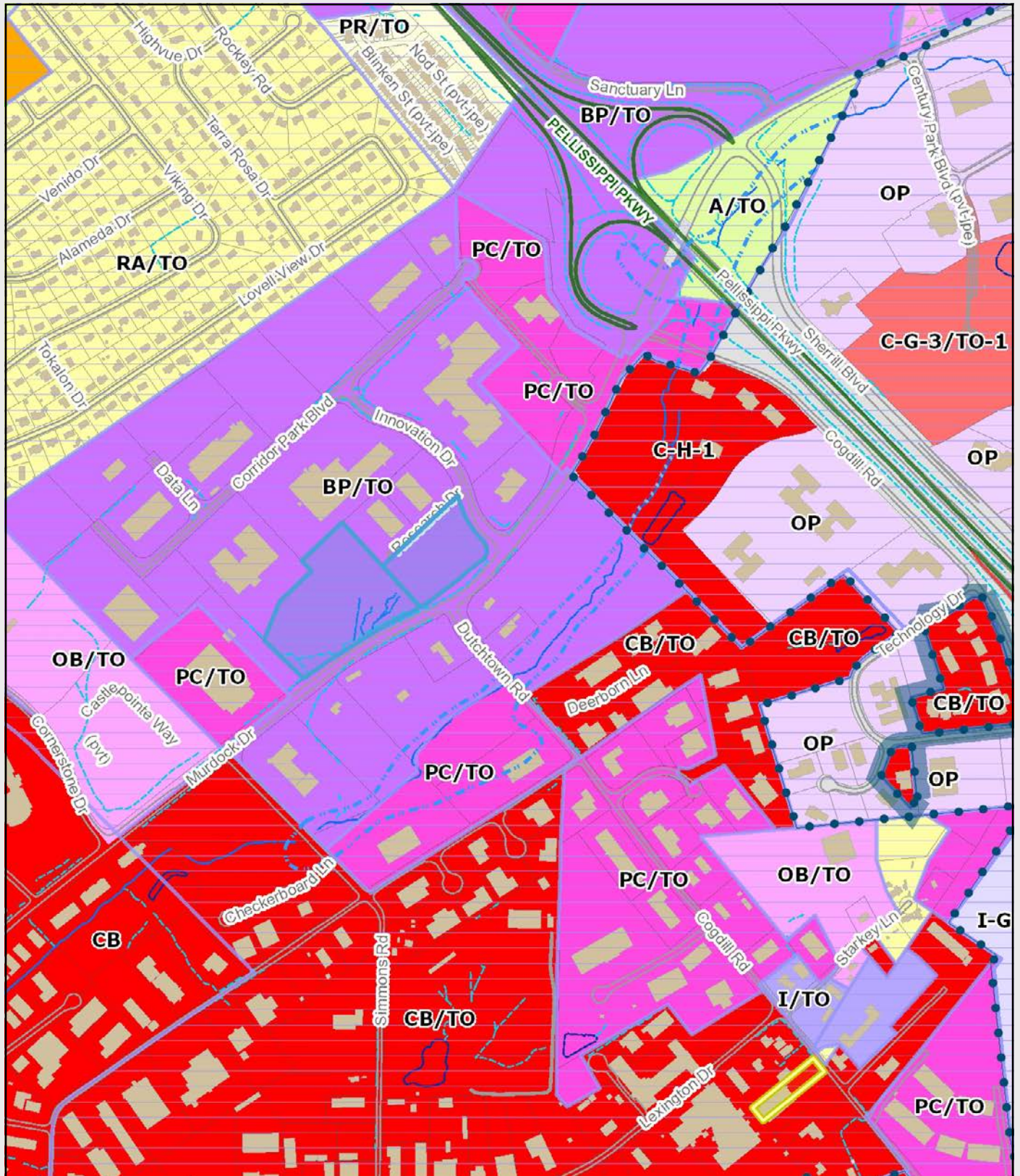
C. DOUGLAS IRWIN

Please Print

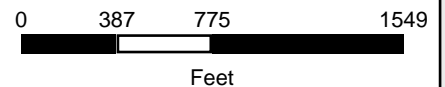
01-03-21

Date
Receipt: 1/4/22 swm

Accepted by: MMP



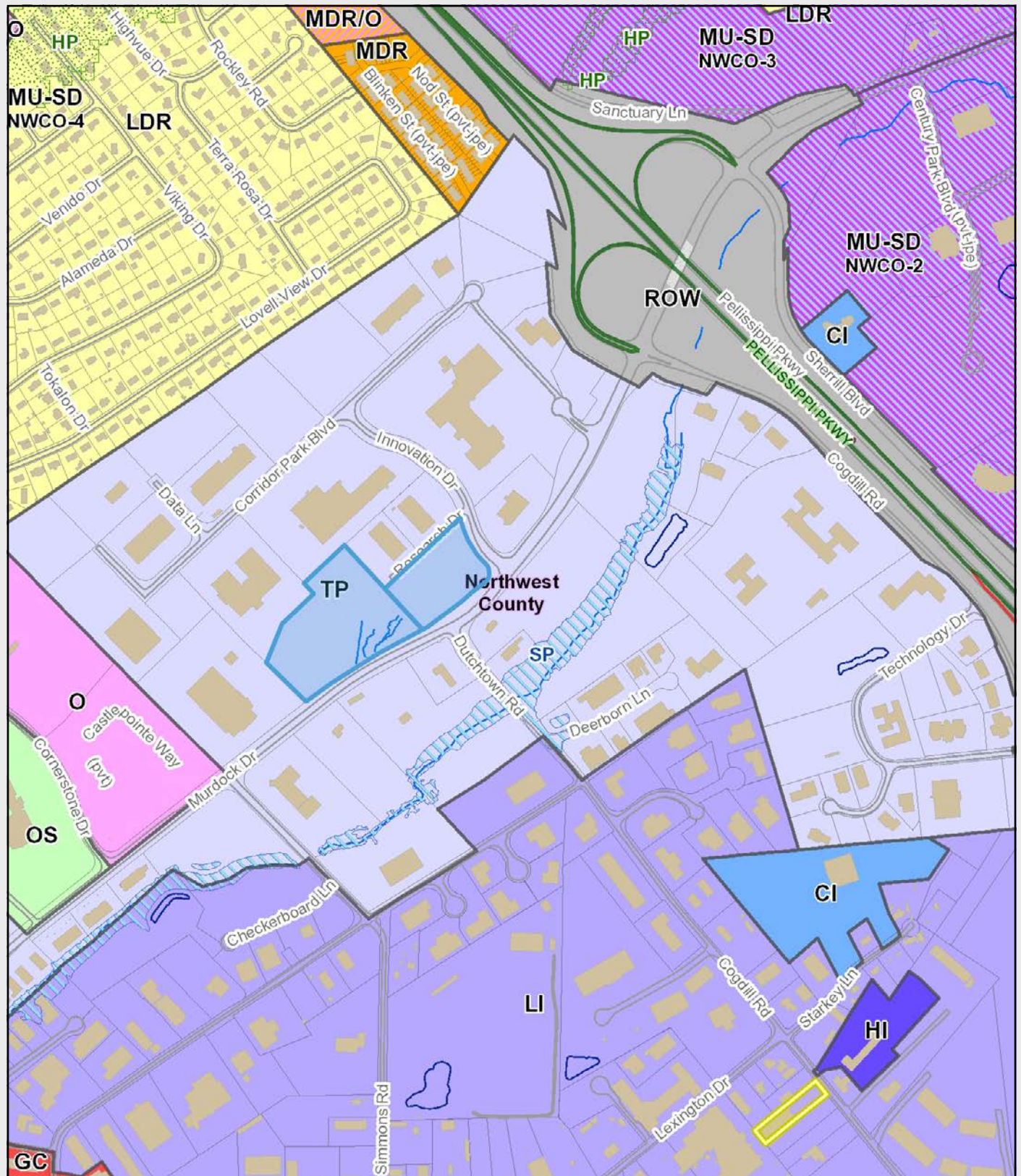
Zoning Map



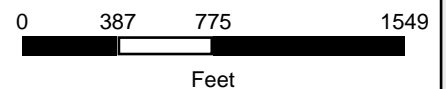
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Sector Plan Map

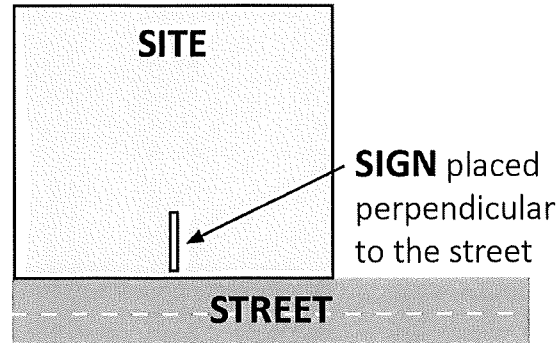


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Printed: 1/4/2022 8:04:12 AM

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:

Jan 26, 2022 and Feb 11, 2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Lexington Dimmocks, LLC

Date: 1/4/2022

File Number: 2-G-22-WR



Sign posted by Staff



Sign posted by Applicant