



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SB-22-C **AGENDA ITEM #:** 26
6-B-22-UR **AGENDA DATE:** 6/9/2022

▶ **SUBDIVISION:** BRAKEBILL RIDGE
▶ **APPLICANT/DEVELOPER:** SOUTHERN HOMES & FARMS, LLC
OWNER(S): Mark Underwood / Southern Homes & Farms, LLC

TAX IDENTIFICATION: 72 D C 00101 &002 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 317 & 319 Brakebill Rd.

▶ **LOCATION:** West side of Brakebill Road, south of Suncrest Ln

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Sinking East Creek

▶ **APPROXIMATE ACREAGE:** 4.23 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Multifamily / RN-5 (General Residential Neighborhood) (C) & HP (Hillside Protection Overlay)
South: Rural residential / A (Agricultural)
East: Agriculture/forestry/vacant, Single family residential, Rural residential / A (Agricultural)
West: Multifamily, Agriculture/forestry/vacant / RN-5 (General Residential Neighborhood) (C), A (Agricultural)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Eddy R. Garrett RLS #1544 Garrett & Associates

ACCESSIBILITY: Access is via Brakebill Road, a major collector road with 20 ft of pavement width within 60 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

- ▶ **Postpone the Concept Plan until the July 14, 2022 Planning Commission meeting as requested by the applicant.**
The applicant is requesting postponement to allow additional time to address comments from staff.
- ▶ **Postpone the Use on Review until the July 14, 2022 Planning Commission meeting as requested by the**

applicant.

COMMENTS:

This proposal is for a 28 lot residential subdivision with 27 attached dwellings and 1 detached dwelling. The internal road is a private right-of-way with a 40' right-of-way and 24' of pavement width. The road is proposed without curbs, which can be approved by the Planning Commission if recommended by Knox County Engineering and Public Works.

ESTIMATED TRAFFIC IMPACT: 309 (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.

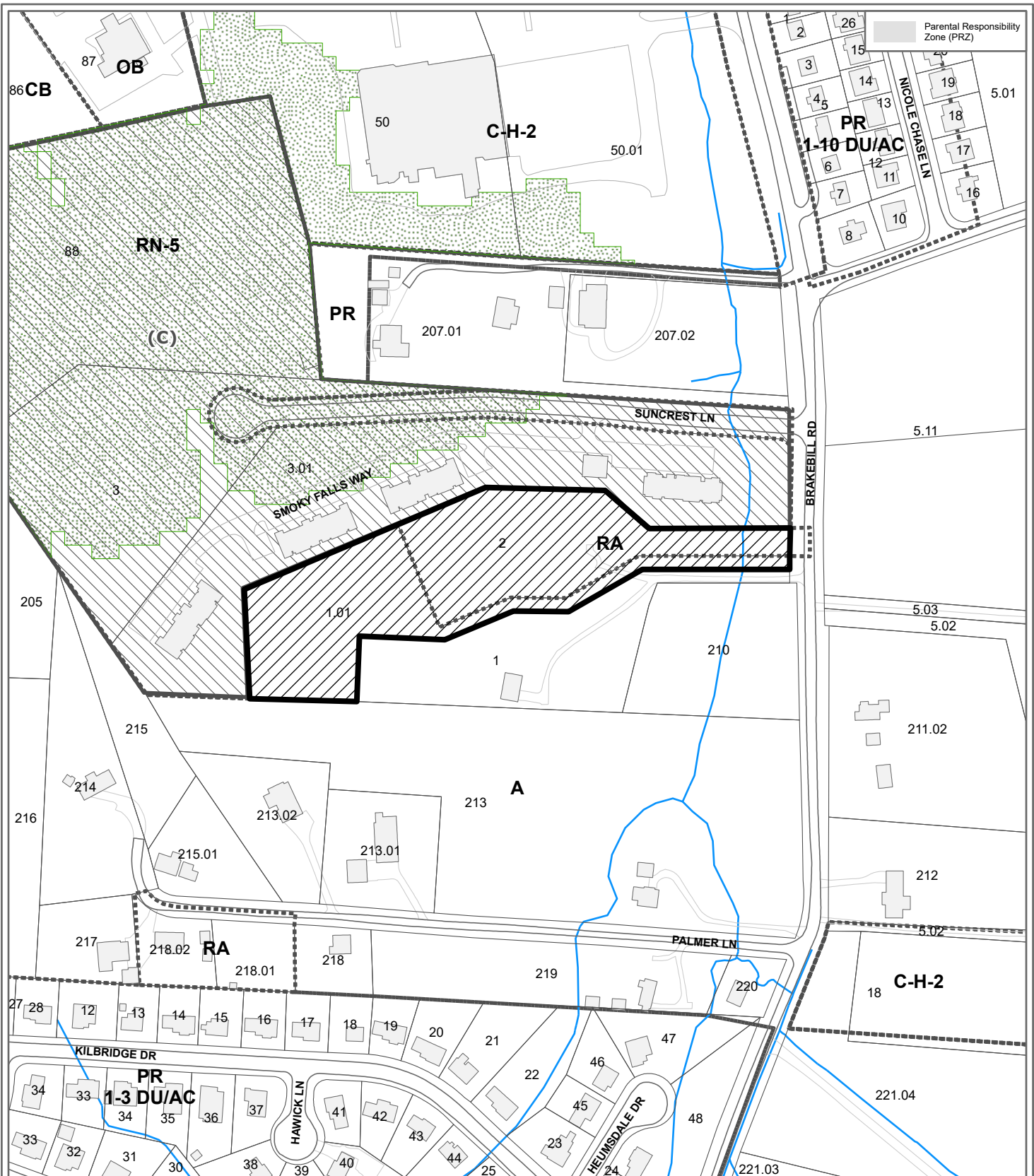
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review 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.



**6-SB-22-C / 6-B-22-UR
CONCEPT PLAN/USE ON REVIEW**

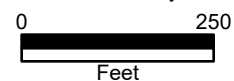
Petitioner: Southern Homes & Farms, LLC



Attached residential subdivision for in PR (Planned Residential) pending

Map No: 72

Jurisdiction: County



Original Print Date: 5/5/2022

Revised:

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

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the
Knoxville-Knox County Planning offices OR email it to
applications@knoxplanning.org

Reset Form



Request to Postpone • Table • Withdraw

Southern Homes & Farms, LLC

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

June 9, 2022

Scheduled Meeting Date

File Number(s)

6-SB-22-C / 6-B-22-UR

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the July 14, 2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Mark Underwood

Please Print

865-679-6383

Phone Number

plainomark@gmail.com

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

6/2/2022

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

COUNTY OWNERSHIP / DEDICATION

KNOX COUNTY OWNERSHIP AND GENERAL DEDICATION
I, ME, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN
HEREIN, HEREBY ADOPT THIS AS (MY, OUR) PLAN OF SUBDIVISION
AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE
FOREVER AND HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S)
IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S)
HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR
GRANT EASEMENTS AS SHOWN ON THIS PLAT. OWNER(S) PRINTED
NAME:
SIGNATURE(S):
OWNER(S) PRINTED NAME:
SIGNATURE(S):
OWNER(S) PRINTED NAME:
SIGNATURE(S):
DATE:

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS
DUE ON THIS PROPERTY HAVE BEEN PAID.
SIGNER:
CITY TAX CLERK/DATE
SIGNER:
KNOX COUNTY TRUSTEE
ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS
LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY
THE PLANNING COMMISSION AS FOLLOWS:
ZONING SHOWN ON OFFICIAL
MAP:
DATE:
BY:
ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME
AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX
COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE
ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE
REGULATIONS.
SIGNER:
DATE:

CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING
AND PUBLIC WORKS
I, THE ENGINEER, HEREBY APPROVE THIS PLAT ON
THIS DAY OF 20__
ENGINEERING DIRECTOR
RESUBMITTABLE WORKS
NOTE:
THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING
STORMWATER FACILITIES ON THE PROPERTY.
SEE DOCUMENT RECORDED AS INSTRUMENT NO.
IN THE OFFICE OF
THE REGISTER OF DEEDS.
CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING
AND PUBLIC WORKS
I, THE ENGINEER, HEREBY APPROVE THIS PLAT ON
THIS DAY OF 20__
ENGINEERING DIRECTOR

2.12 Ac.
92218.0 SF.
SOUTHERN HOMES & FARMS, LLC.
TAX ID #072D/C/001.01
WD. INST#202202230065461

2.11 Ac.
91784.5 SF.
SOUTHERN HOMES & FARMS, LLC.
TAX ID #072D/C/002.0
WD. INST#202202230065460

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM-
MAJOR SUBDIVISION
THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR
PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND
LOCAL REGULATIONS.
UTILITY PROVIDER:
AUTHORIZED SIGNATURE FOR UTILITY/DATE

CERTIFICATION OF APPROVAL FOR RECORDING-FINAL PLAT
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS
OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL
PLANS, WITH THE EXCEPTIONS OF ANY VARIANCES AND WAIVERS
NOTED ON THIS PLAT AND IN THE MINUTES OF THE
KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON
THIS DAY OF 20__, AND
THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN
THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
SIGNER:
DATE:

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NOTED ON THIS PLAT AND IN THE MINUTES OF THE
KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON
THIS DAY OF 20__, AND
THAT THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN
THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.
SIGNER:
DATE:

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1 through C19.

Table with columns: LINE, BEARING, DISTANCE. Rows L1 through L14.

NOTE:
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STORMWATER FACILITIES ON THE PROPERTY.
SEE DOCUMENT RECORDED AS INSTRUMENT NO.
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WD. INST#202202230065460

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM-
MAJOR SUBDIVISION
THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM
INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE
WITH STATE AND LOCAL REGULATIONS.
UTILITY PROVIDER:
AUTHORIZED SIGNATURE FOR UTILITY/DATE

CERTIFICATION OF APPROVAL FOR RECORDING-FINAL PLAT
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON
IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND
TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN
ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
KNOX COUNTY HEALTH
DEPARTMENT:
DATE:

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KNOX COUNTY HEALTH
DEPARTMENT:
DATE:

NOTES:
1- ALL BUILDING (UNITS) ARE:
30 FT. X 40 FT. OR 40 FT. X 30 FT.
HAVING 1,200 SQ. FT. AND A MINIMUM
OF 10 FT. BETWEEN BUILDINGS.
2- TOTAL AREA: 4.23 ACRES
3- 28 PROPOSED UNITS
4- OWNER AND DEVELOPER:
SOUTHERN HOMES & FARMS, LLC.
813 HUCKLEBERRY LN., STE. 2.
KNOXVILLE, TN. 37924
MARK UNDERWOOD
PH. NO.: 865-679-6383
5- ENGINEER:
STEVE FORBES
ADDRESS
PH. NO.: 865-776-4123
6. PROPERTY IS LOCATED WITHIN PLANNING ZONE "PR"
(PENDING)
7. SETBACKS:
25' PERIPHERAL UNLESS REDUCED
BY VARIANCE.
20' FRONT YARD UNLESS REDUCED BY VARIANCE.
5' SIDE YARD
8. ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL STREET ONLY.
9. PRIVATE RIGHT OF WAY WILL BE CURBLESS.
10. UTILITY AND DRAINAGE EASEMENTS OF 10 FT. INSIDE ALL EXTERIOR
BOUNDARY LINES AND RIGHT OF WAYS AND 5 FT. ALONG ALL INTERIOR LOT
LINES EXCEPT UNDER BUILDINGS.

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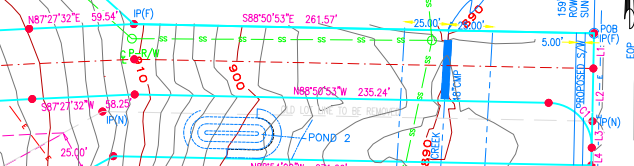
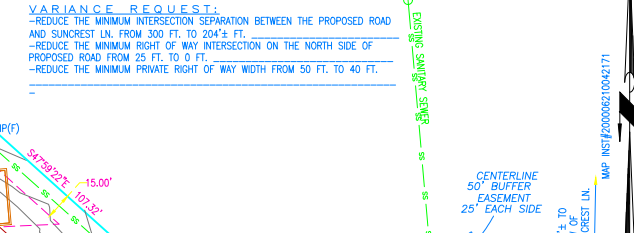
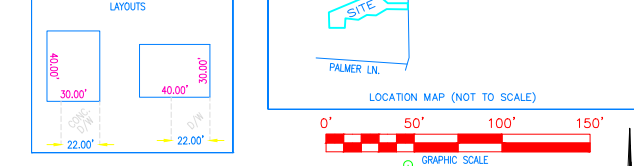
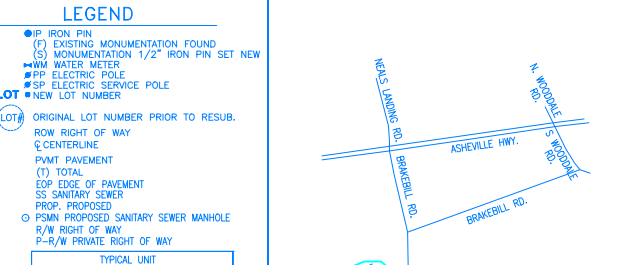
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KNOX COUNTY HEALTH
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KNOX COUNTY HEALTH
DEPARTMENT:
DATE:



CERTIFICATION OF THE ACCURACY OF SURVEY
I hereby certify that this survey was prepared in
compliance with the current edition of the Rules
of Tennessee State Board of Examiners for Land
Surveyors - Standards of Practice.
Registered Land Surveyor: EDDY R. GARRETT
Tennessee License No. 1544
Date: 6/1/2022

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS,
MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION
IS COMPLETED.
I hereby certify that I am a registered land surveyor licensed
to practice surveying under the laws of the State of
Tennessee. I further certify that this plat and accompanying
drawings, documents, and statements conform, to the best of
my knowledge, to all applicable provisions of the
Knoxville-Knox County Subdivision Regulations except as has
been amended, described and justified in a report filed with
the Planning Commission, or for variances and waivers for
which have been approved as identified on the final plat. The
bond and other security that is posted to guarantee the
completion of streets and related improvements shall also
guarantee the installation of all indicated permanent reference
markers and monuments, and benchmarks and property
monuments upon completion.

FLOOD CERTIFICATION
This is to certify that I have examined the federal insurance
administration flood hazard map and found the described property
is not located within a special flood hazard area.
CERTIFICATE OF ACCURACY AND PRECISION
I hereby certify that this is a category II survey and the ratio of
precision of the unadjusted survey is 1:15,000 or greater as
shown hereon and that this survey was performed in compliance
with current Tennessee Minimum Standards of Practice.
Part or All of this survey was performed using a CARSON BROOK MULTIPLE
FREQUENCY RECEIVER.
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.
Type of GPS field procedure: Real Time Kinematic Network.
Datum/Epoche: Horizontal-NA83, Vertical-NA83.
Published/Field-control used: ITRF GNS Reference Network
Best Model: 2020
Control Method: none applied

Garrett Associates logo and contact information: 4839 SHADY RD., STAMBERY PLAINS, TN 37871. Phone: (865)-933-5622 FAX: (865)-933-1277. Email: GARRETT1544@GMAIL.COM. Drawing No. 66-062.



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

Southern Homes & Farms, LLC

Owner

Applicant Name

Affiliation

4/25/2022

6/9/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

6-5B-22-C
6-B-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

Mark Underwood

Southern Homes & Farms, LLC

Name

Company

813-2 Huckleberry LN

Knoxville

TN

37871

Address

City

State

ZIP

865 679 6383

plainomark@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

317 & 319 Brakebill Rd, Knoxville, TN 37924

072DC00101 and 072DC002

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Brakebill Rd, South of Suncrest Ln.

4.23 acres

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

8th

PR (pending)

Vacant land

East County

MDR (pending)

Urban Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Brakebill Ridge	Related Rezoning File Number
Proposed Subdivision Name	4-I-22-RZ
Unit / Phase Number	Total Number of Lots Created
<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	29
<input type="checkbox"/> Other (specify) _____ <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) _____	

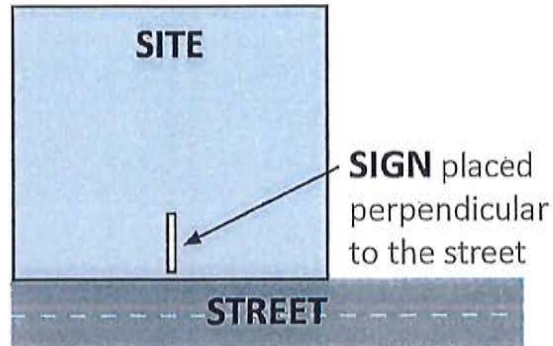
STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total \$1,370
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	108 <i>Concept Plan</i>	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input checked="" type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 2	
	Fee 3	

AUTHORIZATION

<i>Mark A Underwood</i>	Southern Homes & Farms, LLC	4/25/22
Applicant Signature	Please Print	Date
865 679 6383	plainomark@gmail.com	
Phone Number	Email	
<i>Mark A Underwood</i>	Mark A Underwood	4/25/22
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:

May 25th and June 10th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mark Underwood

Date: 4/25/2022

File Number: 6-5B-22-C / 6-B-22-UR

Sign posted by Staff

Sign posted by Applicant