



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SD-22-C **AGENDA ITEM #:** 23
5-H-22-UR **AGENDA DATE:** 5/12/2022

▶ **SUBDIVISION:** PARKER'S FOREST
▶ **APPLICANT/DEVELOPER:** MP DEVELOPMENT GROUP, LLC
OWNER(S): Pamela S. Clabough

TAX IDENTIFICATION: 57 057 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 704 Irwin Dr.

▶ **LOCATION:** Southeast side of Irwin Drive, east of Grizzly Creek Lane

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 53.97 acres

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

▶ **EXISTING LAND USE:** Vacant/forested land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, Single family residential -- RA (Low Density Residential)
South: Commercial, Transportation/Communication/Utilities, Vacant land -- CB (Business and Manufacturing), C-H-2 (Highway Commercial), AG (General Agricultural), HP (Hillside Protection Overlay)
East: Single family residential, Vacant land -- A (Agricultural), RA (Low Density Residential)
West: Rural residential, Single family residential -- RA (Low Density Residential), A (Agricultural)

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Chad Roberts / MP Development Group, LLC

ACCESSIBILITY: Access is via Irwin Drive, a local road with 20 ft of pavement width within 45-50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum intersection approach vertical curve for Road "A" at Irwin Drive from K=15 to K=14.
2. Allow Road "B" to be used as a T-turnaround as an alternative to a cul-de-sac on both ends of Road "B".

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private road pavement width from 26ft to 24ft.

2. Reduce the minimum private right-of-way width from 50ft to 40ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 1.3 percent at the intersection of Road "A" at Irwin Road.

2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road "A" at Road "B".

STAFF RECOMMENDATION:

- **Deny variance #1 based on the rationale provided in the staff comments.**

Approve variance #2 and the requested alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 11 conditions.

1. Connection to sanitary sewer and meeting the relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Certifying that the required 300 ft of sight distance is available in both directions at the Road 'A' access point with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
4. Providing a sight distance easement on the final plat along the Irwin Drive frontage per Knox County Engineering and Public Works requirements.
5. Providing a note on the final plat that lots 1-15 shall have access to the internal road system only.
6. Locating the detention pond on a common area lot unless approved otherwise by Knox County Engineering and Public Works during the design plan phase.
7. Provide a note on the final plat that the private right-of-way is not a public street and will not be maintained by Knox County.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
11. Prior to certification of the final plat for the subdivision, establish a property owners association responsible for maintaining the road, common areas, amenities, and drainage system.

- **Approve the development plan for up to 16 detached dwellings on individual lots, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

COMMENTS:

VARIANCE DENIAL -- Staff is recommending denial of variance #1 because the site topography does not restrict the ability to increase the vertical curve length to obtain the required K value of 15 on Road 'A' at the intersection approach to Irwin Drive. The applicant is requesting a K value of 14.

This proposal is for a 16-lot detached residential subdivision on 53.97 acres at a density of 0.3 du/ac. In April 2022, Knox County Commission approved rezoning the property from RA (Low Density Residential) to PR (Planned Residential) up to 1 du/ac (3-B-22-RZ). In 1993, a 42-lot subdivision was approved for this property (10-SG-93-C). Clearing and grading for the road system started not long after the 1993 approval, but the development was abandoned shortly thereafter.

Fifteen (15) of the lots are clustered in the northwest portion of the property, ranging from 5,000 sqft to 13,551 sqft. The 16th lot is the balance of the property, approximately 50.5 acres. The 15 clustered lots are on approximately 3.4 acres, with a net density of 4.4 du/ac (excluding the land area for Lot 16).

The internal roads are private and proposed with a 24 ft pavement width within a 40 ft right-of-way. For private roads, the Planning Commission may approve the reduced right-of-way unless recommended otherwise by Knox County Engineering and Public Works, and the reduced pavement width if an appropriate amount of guest parking is provided. Knox County Engineering and Public Works do not oppose the requested width reductions, and there are sufficient on-street parking opportunities to accommodate guest parking.

The proposed access point is near the southwest tangent of a 90-degree curve in Irwin Drive that wraps around the northwest corner of this site. To obtain the 300 ft sight distance required at the Road 'A' intersection with Irwin Drive, vegetation must be removed on the inside of this curve and a sight distance easement must be provided on the final plat to ensure that structures, fences and tall vegetation do not block visibility through the curve.

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 North County Sector Plan classifies this property as LDR (Low Density Residential) and HP (Hillside Protection). The LDR land use allows consideration of up to 5 du/ac.
- B. The property is in the planned growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- C. The property has 38.44 acres within the HP area. The slope analysis recommends a disturbance maximum of 11.3 acres in the HP area. Only .85 acres of the HP area is near the house lots and only the driveway for Lot 16 goes through the HP area.

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. In April 2022, Knox County Commission approved rezoning the property to PR (Planned Residential) up to 1 du/ac.
- C. The proposed density is 0.3 du/ac.
- D. This proposal clusters lots away from the stream in the middle of the site and the steep slopes in the southern portion of the property.

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 35 ft setback along the Irwin Drive frontage is the same as the required front setback of the RA (Low Density Residential), which most of the residential properties along Irwin Drive are zoned.
- B. The houses on the opposite side of Irwin Drive are setback further from the road than 35 ft because the plat for the properties requires a 50 ft front setback, which may have been required setback in 1956 when those properties were created.

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

- A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

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

- A. The subdivision accesses Irwin Drive, which is a local street with other residential uses along it.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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

ESTIMATED TRAFFIC IMPACT: 193 (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.

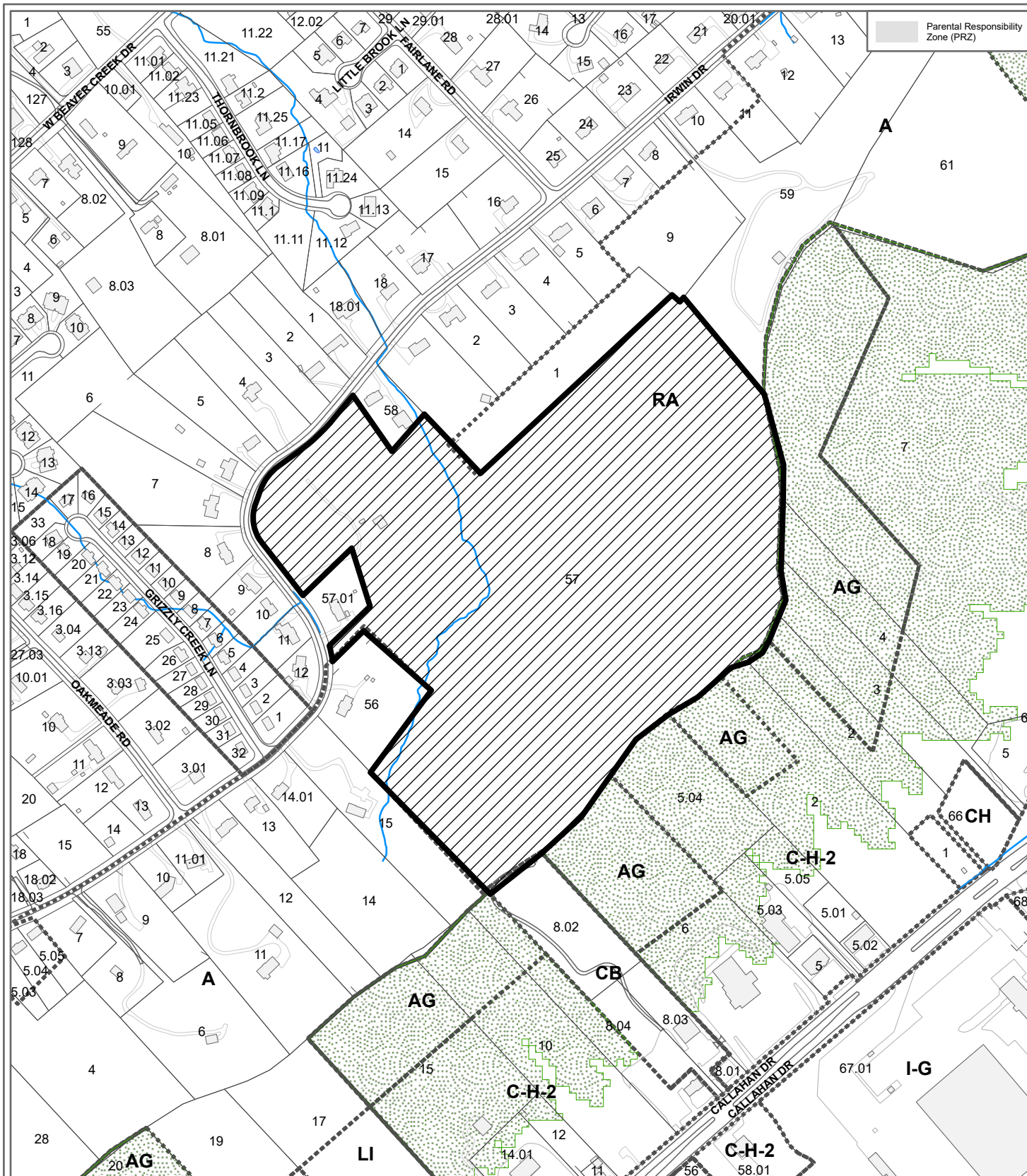
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

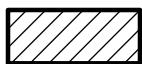
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**5-SD-22-C / 5-H-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: MP Development Group, LLC



Detached residential subdivision in PR (Planned Residential) (Pending)

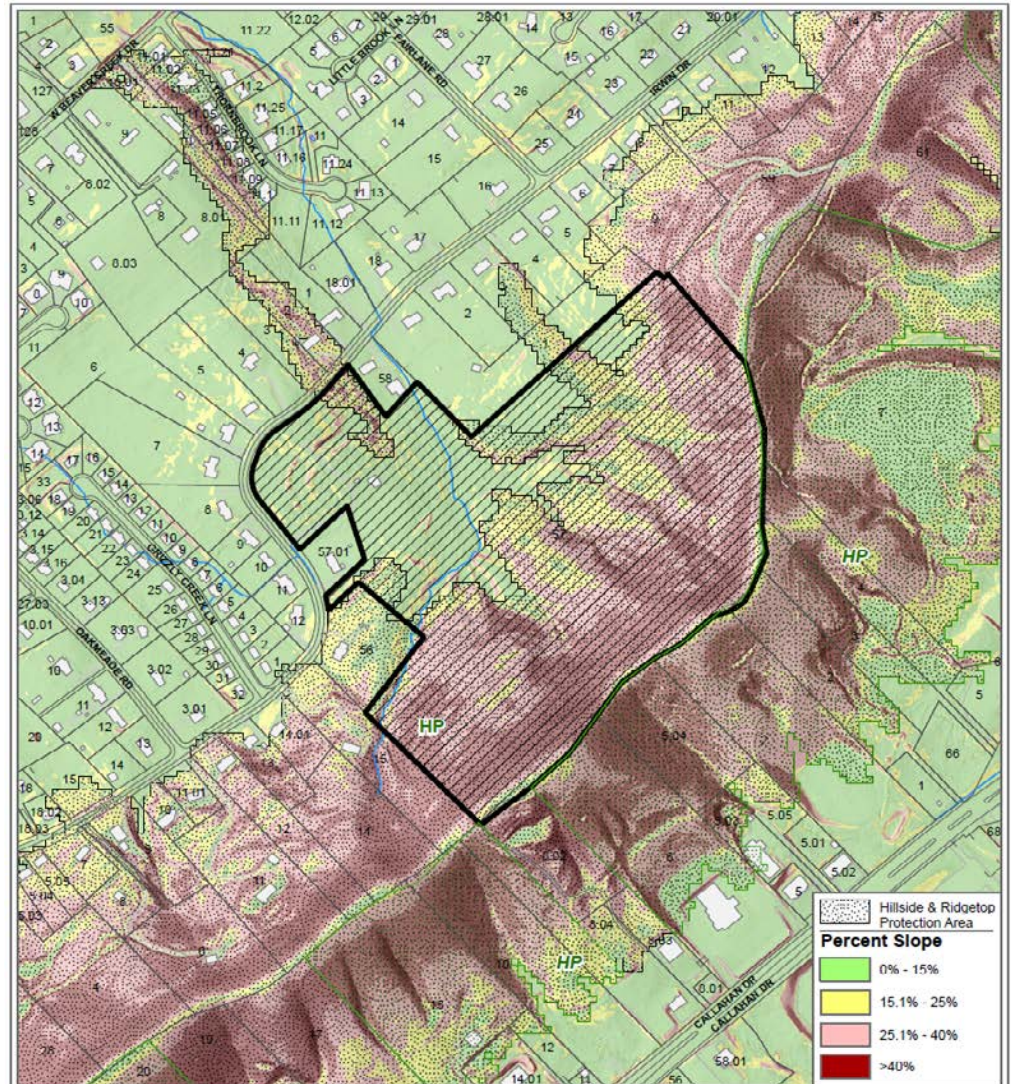
Original Print Date: 4/18/2022
 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 57
 Jurisdiction: County

Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	53.44		
Non-Hillside	15.00	N/A	
0-15% Slope	3.30	100%	3.3
15-25% Slope	7.82	50%	3.9
25-40% Slope	13.88	20%	2.8
Greater than 40% Slope	13.44	10%	1.3
Ridgetops			
Hillside Protection (HP) Area	38.44	Recommended disturbance budget within HP Area (acres)	11.3
		Percent of HP Area	29%



**5-SD-22-C / 5-H-22-UR
SLOPE ANALYSIS**

Petitioner: MP Development Group, LLC.

Detached residential subdivision in PR (Planned Residential)

Original Print Date: 2/10/2022 Revised:

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

Map No: 57
Jurisdiction: County

0 250
Feet

N

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Use T-turn-around instead of bulb col-de-sac

Justify request by indicating hardship: Turn-around shown meets AASHTO criteria for turn-around

2. Increase grade from 1% to 1.3% @ Irwin Road

Justify request by indicating hardship: Matches existing road cross slope and entrance while minimizing grading

~~3. Reduce K from 25 to 15.5 @ station 12+32.7~~

Justify request by indicating hardship: ~~The variance request is near a stop condition~~ [note required -- MR]

4. Reduce K from 25 to 14

Justify request by indicating hardship: ~~From~~ This is located @ the entrance and near stop condition which minimizes sight distance requirements

5. Reduce ROW from 50 ft to 40 ft

Justify request by indicating hardship: ~~Red~~ Due to size of development and ~~being~~ room is available to put in utilities with 40 ft ROW

6. Reduce ~~plant~~ width from 26 ft to 24 ft [MR]

Justify request by indicating hardship: Due to size of development and availability of parking @ houses on-street parking is not required

7. Increase maximum intersection grade from 1% to 2% on Road "A" at Road "B" [MR]

Justify request by indicating hardship:

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

9/25/2022
Date

Requested Variances & Alternative Design Standards

5-SD-22-C / 5-H-22-UR – PARKER’S FOREST SUBDIVISION

VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road “A” at Irwin Drive from K=15 to K=14.
2. Allow Road “B” to be used as a T-turnaround as an alternative to a cul-de-sac on both ends of Road “B”.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

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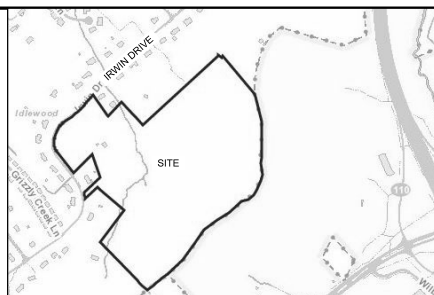
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 1.3 percent at the intersection of Road “A” at Irwin Road.
2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road “A” at Road “B”.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Deny variance #1 because the site topography does not restrict the ability to increase the vertical curve length to obtain the required K value of 15.

With exception of variance #1, Knox County Engineering has reviewed the variance and alternate design standard requests for the Irwin Road site and find them to be acceptable. In our professional opinion these deviations will not create unsafe roadway conditions nor negatively impact present or future traffic operations.



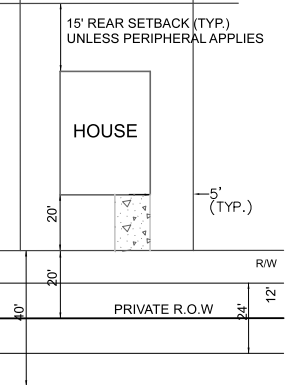
SITE MAP
N.T.S

DEVELOPER: CANNON AND KUIPERS, LLC
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37912
CHAD ROBERTS
PHONE: (865) 237 4404

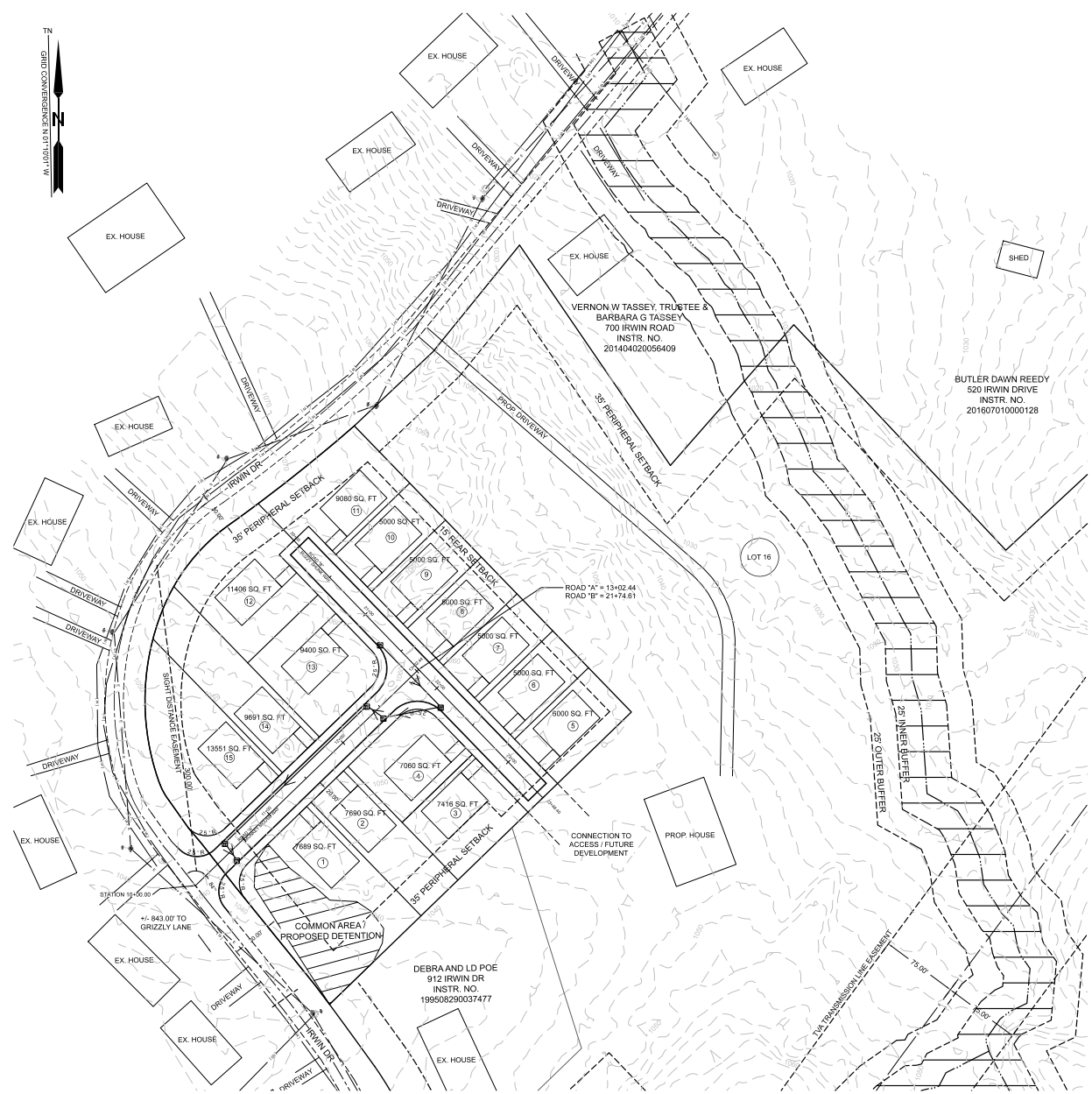
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

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
Tennessee Certificate No. _____

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



TYPICAL LOT LAYOUT



LEGEND

- MANHOLE
- LIGHT POLE
- STREAM
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD POWERLINE

5-SD-22-C / 5-H-22-UR
Revised: 5/5/2022

NOTES:

- 1) EXISTING CONTOURS BASED ON STATE LIDAR DATA
- 2) ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO SINGLE-FAMILY UNITS FROM ROAD VIA PRIVATE ROW.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) EXCAVATE PERMANENT STORM WATER DETENTION FOND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER PROVIDERS: HPUD
SEWER PROVIDERS: HPUD

TOTAL AREA: +/- 53.97 ACRES
NUMBER OF LOTS: 16

CLT MAP: 57
PARCELS: 57
DEED REFERENCE: 20141118-0027935
ZONING: PR (1DU/AC) (PENDING)
PLANNING FILE NUMBER: 5-SD-22-C / 5-H-22-UR



NO.	DATE	DESCRIPTION	BY	CHKD.

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

CONCEPT PLAN FOR:
PARKER'S FOREST

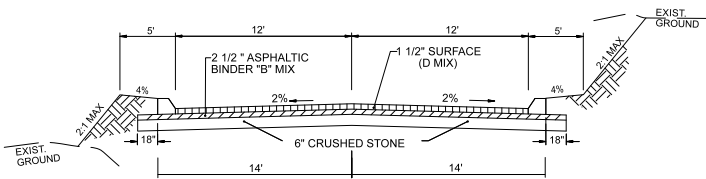
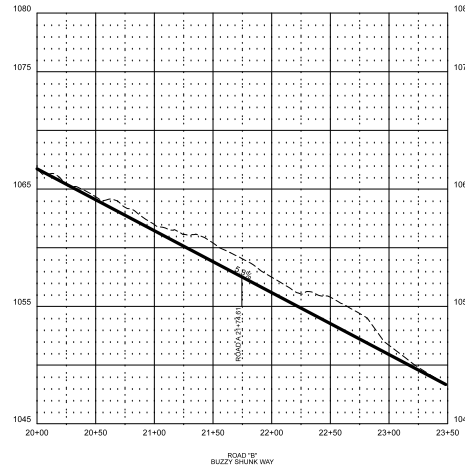
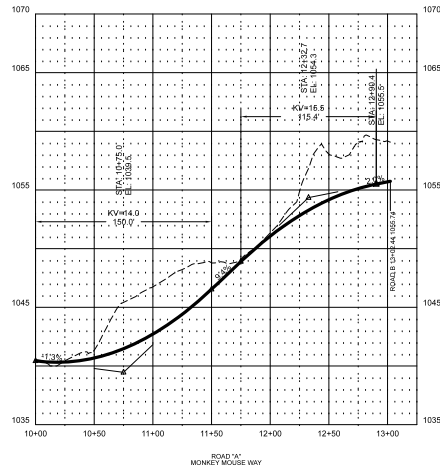
704 IRWIN DRIVE

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1"=60'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
AJJ	4/25/2022	22321	2

DEVELOPER: CANNON AND KUIPERS, LLC
 517 CALLAHAN DRIVE, SUITE 101
 KNOXVILLE, TN 37912
 CHAD ROBERTS
 PHONE: (865) 237 4404

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

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 amended and described in a report filed with the Metropolitan Planning Commission.
 Registered Engineer *Robert G. Campbell*
 Tennessee Certificate No. 105841

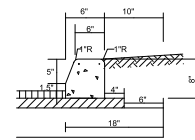


TYPICAL 2 LANE STREET - PRIVATE ROAD

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL 6" EXTRUDED CURB

5-SD-22-C / 5-H-22-UR
 4/25/2022



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

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

CONCEPT PLAN FOR:
 PARKER'S FOREST

ROAD PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1"=50' H 1"=5' V	NO. 2
DRAWN BY	DATE	FILE NO.	OF 2 SHEETS
AJJ	4/25/2022	22321	

Rezoned 3-B-22-RZ 22021



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 MP Development Group, LLC

Affiliation Option holder

Date Filed 3-28-22

Meeting Date (if applicable) May 12, 2022

File Number(s)
<u>5-SD-22-C</u>
<u>5-H-22-UR</u>

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

Name Chad Robb Company MP Development Group, LLC

Address 517 Callahan Dr. Suite 101 City Knox State TN ZIP 37912

Phone 865-237-4404 Email laurel and chad@comcast.net

CURRENT PROPERTY INFO

Property Owner Name (if different) Pamela S. Clabough Property Owner Address 960 W. Outer Dr. Oakridge TN Property Owner Phone 865-237-4404

Property Address 704 Irwin Dr. Powell, TN Parcel ID 057 057

Sewer Provider HPUD Water Provider HPUD Septic (Y/N) N

STAFF USE ONLY

General Location 704 Irwin Drive Southeast side of Irwin Dr, east of Grizzly Creek Ln Tract Size 53.97 acres
(Agricultural/Forested/Vacant)

City County 7 District PR (pending) Zoning District Residential Existing Land Use

Planning Sector North County Sector Plan Land Use Classification LDR & HP 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) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Parker's Forest
 Proposed Subdivision Name
 Unit / Phase Number
 Combine Parcels
 Divide Parcel
 16
 Total Number of Lots Created
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number
3-B-22-RZ

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)

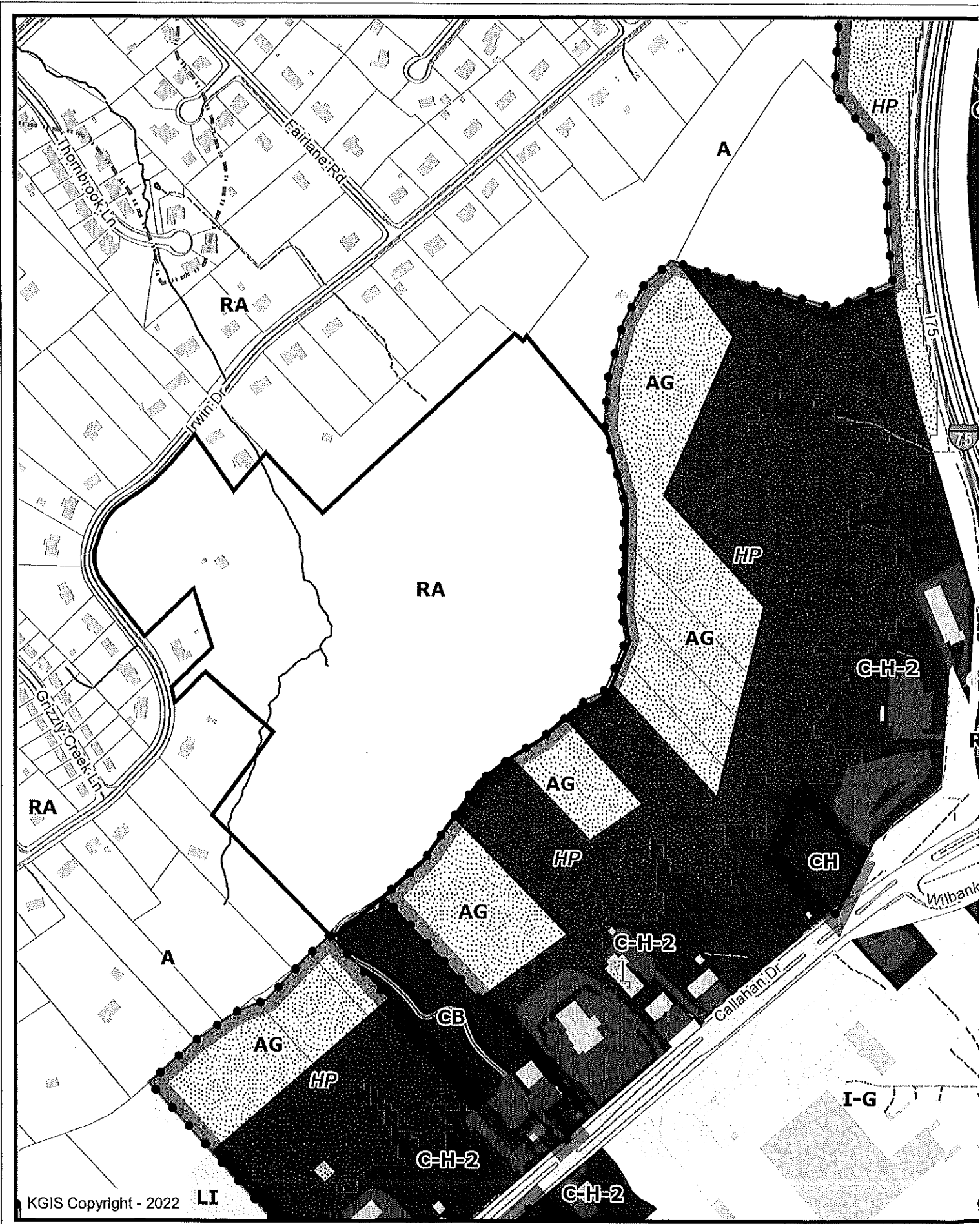
Fee 1	UOR fee based on 16 acres req'd for 16 lots @ 1 du/ac	Total
406		\$2,900
Fee 2		
Fee 3		

MR
3/28/22

APPLICANT INFORMATION

[Signature]
 Chad Roberts
 3-27-22
 Applicant Signature
 Please Print
 Date
865-237-4404
 laurelandchad@comcast.net
 Phone Number
 Email

Pamela Clabough
 [Stamp: dotloop verified 03/27/22 12:05 PM EDT QYMC-V591-2XV0-022F]
 Pamela S. Clabough
 3-27-22
 Property Owner Signature
 Please Print
 Date
swm 3/29/2022



KGIS Copyright - 2022 **LI**

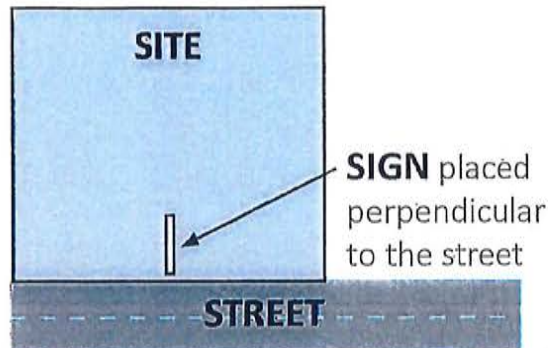
704 Irwin Drive Concept



Printed: 3/28/2022 at 9:10

0 250 500

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:

April 27, 2022 and May 13, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: MP Development Grp LLC

Date: 3/29/2022

File Number: 5-SD-22-C

5-H-22-UR

Sign posted by Staff

Sign posted by Applicant