



PLAN AMENDMENT REPORT

► **FILE #:** 10-A-22-SP

AGENDA ITEM #: 7

AGENDA DATE: 10/6/2022

► **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): W. Edward Shipe, Trustee Central Baptist Church of Bearden, Inc.

TAX ID NUMBER: 121 A B 009

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 6318 DEANE HILL DR

► **LOCATION:** South of Deane Hill Dr, Northwest of Anderson Dr.

► **APPX. SIZE OF TRACT:** 0.57 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 24-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** O (Office) / O (Office)

► **PROPOSED PLAN DESIGNATION:** GC (General Commercial)

► **EXISTING LAND USE:** Public/Quasi Public

EXTENSION OF PLAN DESIGNATION: Yes, GC is adjacent

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE North: Office - GC (General Commercial)

AND PLAN DESIGNATION:

South: Office - GC (General Commercial)

East: Public/Quasi Public - O (Office)

West: Office - GC (General Commercial)

NEIGHBORHOOD CONTEXT This area is primarily a mix of office and commercial uses within the Kingston Pike corridor area and adjacent to a church.

STAFF RECOMMENDATION:

► **Approve the sector plan amendment to GC (General Commercial) because it is a minor extension of the existing commercial area.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. In December of 2021, the GC designation of the One Year Plan was extended along the southern boundary of this parcel to recognize the existing mix of commercial, office and multi-family uses in the area. This parcel connects that GC extension to Deane Hill Drive.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no obvious or significant errors or omissions in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This area is a mix of commercial, office and multifamily uses. This rezoning provides a connection to Deane Hill Road, a major collector, from an area that was recently rezoned to C-G-1.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/1/2022 and 11/15/2022. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 10-A-22-RZ

AGENDA ITEM #: 7

10-A-22-PA

AGENDA DATE: 10/6/2022

► **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): W. Edward Shipe, Trustee Central Baptist Church of Bearden, Inc.

TAX ID NUMBER: 121 A B 009

[View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 6318 DEANE HILL DR

► **LOCATION:** South of Deane Hill Dr, Northwest of Anderson Dr.

► **TRACT INFORMATION:** 0.57 acres.

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Deane Hill Dr., a major collector street with 24-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

► **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O (Office)

► **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-G-1 (General Commercial)

► **EXISTING LAND USE:** Public/Quasi Public Land

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, GC and C-G is adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Office - GC (General Commercial) - C-G-1 (General Commercial)
South: Office - GC (General Commercial) - C-G-1 (General Commercial)
East: Public/quasi-public - O (Office) - O (Office)
West: Office - GC (General Commercial) - O (Office)

NEIGHBORHOOD CONTEXT: This area is primarily a mix of office and commercial uses within the Kingston Pike corridor area and adjacent to a church.

STAFF RECOMMENDATION:

- ▶ **Approve the one year plan amendment to GC (General Commercial) because it is a minor extension of an existing commercial corridor.**
- ▶ **Approve C-G-1 (General Commercial) zoning because it is a minor extension of the existing commercial zoning and consistent with adjacent land uses.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these.)

AN ERROR IN THE PLAN:

1. Although there is not an obvious error in the plan, this area is adjacent to the mostly commercial corridor along Kingston Pike and this parcel abuts the GC (General Commercial) designation on the north, west and south sides of the property.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. In December of 2021, the GC designation of the One Year Plan was extended along the southern boundary of this parcel to recognize the existing mix of commercial, office and multi-family uses in the area. This parcel connects that GC extension to Deane Hill Drive.
2. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no changes in public policy that necessarily affect the GC designation for this property in the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies produced by this agency that directly relate to the proposed One Year Plan amendment.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.3, SUBSECTIONS 1-3, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. In December of 2021, G-C-1 zoning was expanded to the adjacent parcel to the south, adjacent to the railroad corridor. This area is primarily a mix of commercial, office and multi-family uses and this parcel connects the previous C-G zoning extension to Deane Hill Drive.
2. Currently, nearby TDOT improvements along the intersection with Kingston Pike and Northshore Drive are in the design phase.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. This rezoning is a minor extension of the C-G-1 zoning district, which borders the subject property on two sides. This property's incorporation into the existing C-G-1 district will allow for access to Deane Hill Drive for the adjacent property to the south.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The subject property is between the commercial zoned properties along Kingston Pike and Deane Hill Drive and the commercially zoned properties along the railroad, west of S. Northshore Drive. This proposed extension of commercial zoning is between two office zoned properties and is not anticipated to cause adverse effects.

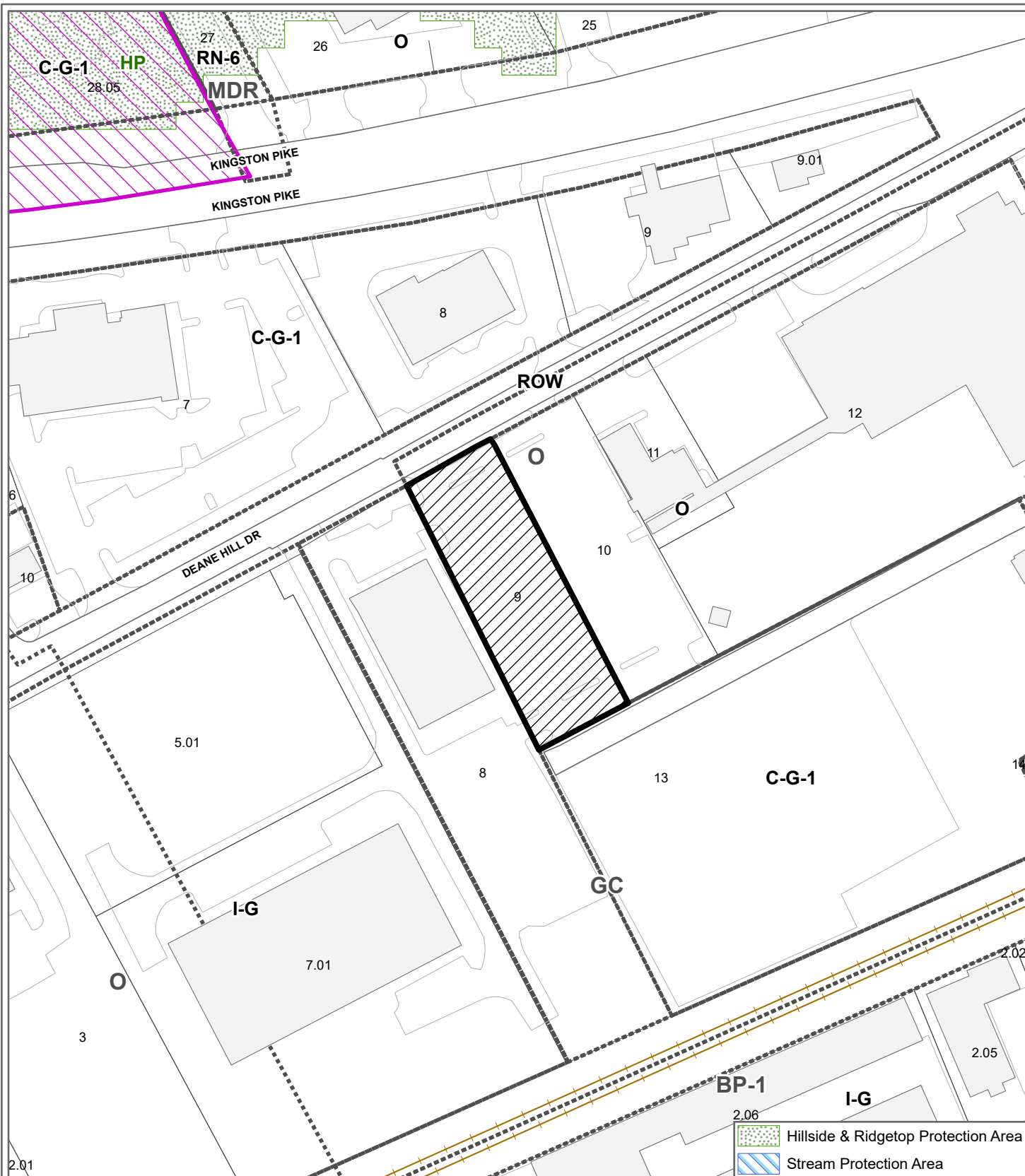
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the West City Sector Plan and the One Year Plan as amended.
2. Rezoning to C-G is not in conflict with the General Plan or any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

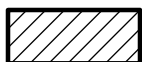
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**10-A-22-SP
WEST CITY SECTOR PLAN AMENDMENT**

From: O (Office)

To: GC (General Commercial)

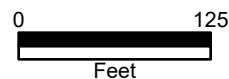


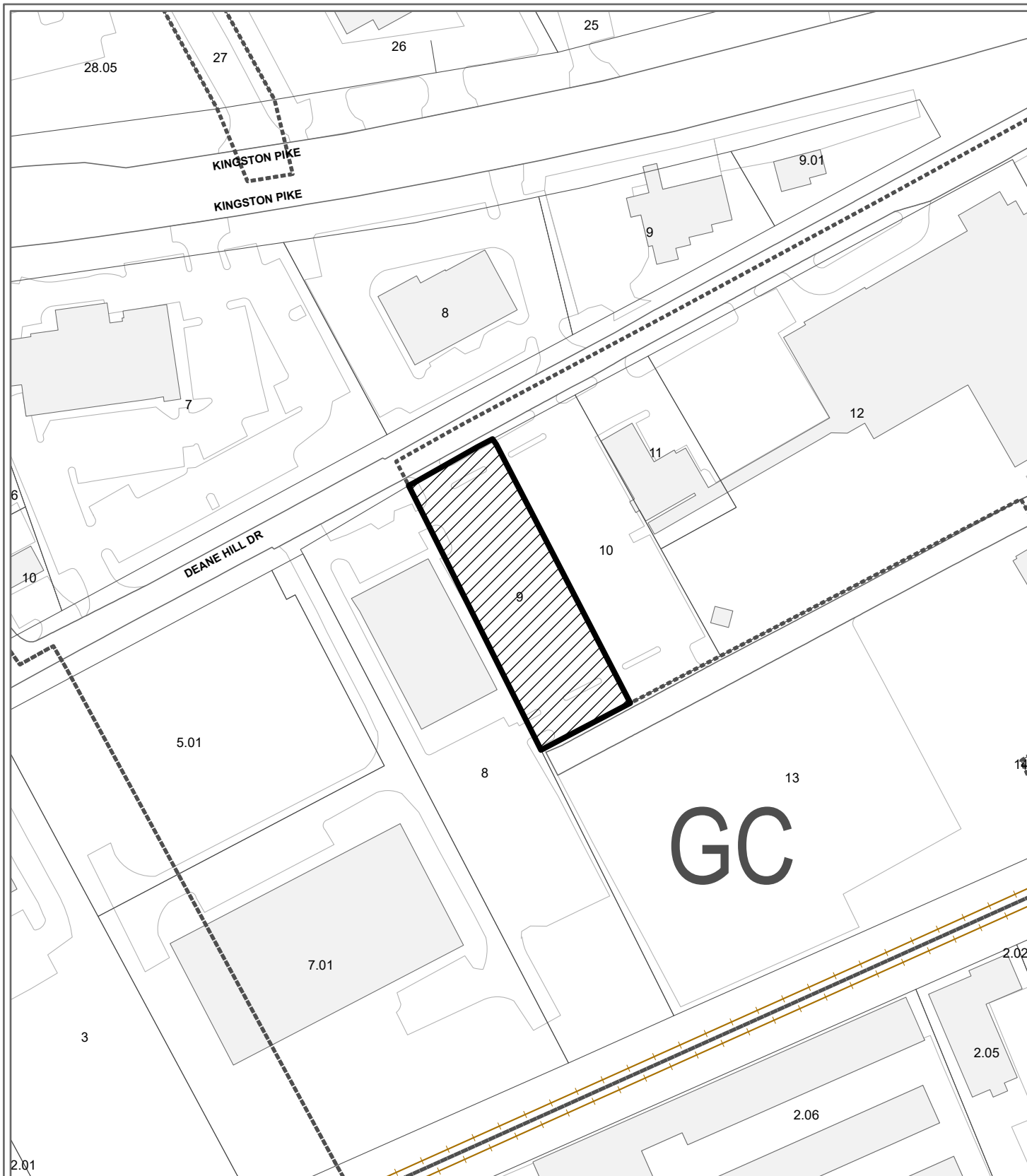
Original Print Date: 9/7/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Taylor D. Forrester

Map No: 121

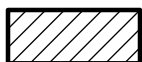
Jurisdiction: City





**10-A-22-PA / 10-A-22-RZ
PLAN AMENDMENT**

From: O (Office)

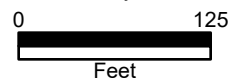


To: GC (General Commercial)

Petitioner: Taylor D. Forrester

Map No: 121

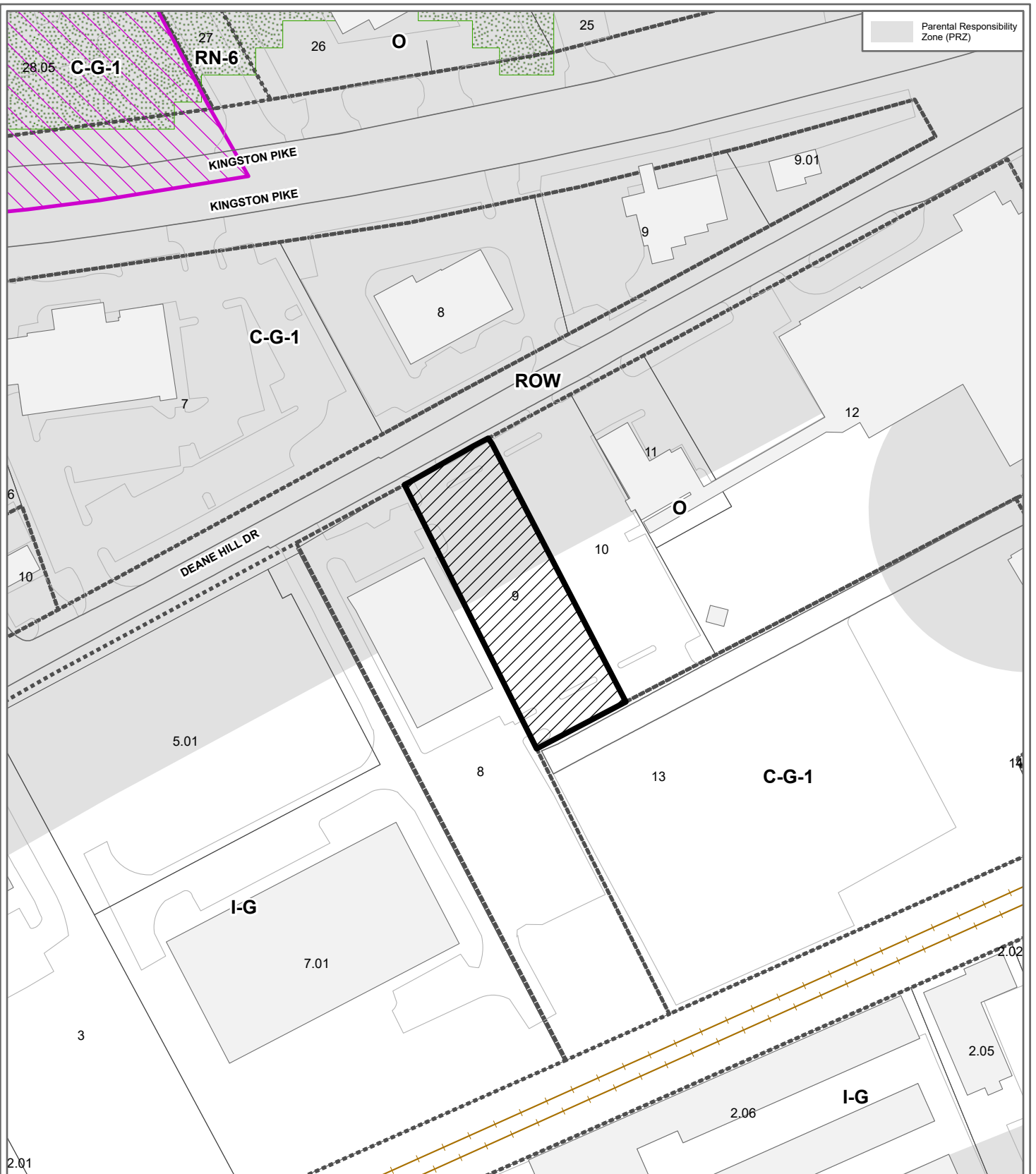
Jurisdiction: City



Original Print Date: 9/7/2022

Revised:

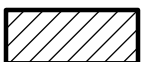
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



10-A-22-RZ REZONING

From: O (Office)

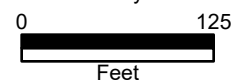
To: C-G-1 (General Commercial)



Petitioner: Taylor D. Forrester

Map No: 121

Jurisdiction: City



Original Print Date: 9/9/2022

Revised:

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



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

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

Taylor D. Forrester

Applicant Name

Affiliation

7/18/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-A-22-SP

File Number(s)

CORRESPONDENCE

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

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

W. Edward Shipe, Trustee Central Baptis 6300 Deane Hill Dr Knoxville TN 37919

Owner Name (if different)

Owner Address

865-693-0711

Owner Phone / Email

6318 DEANE HILL DR

Property Address

121 A B 009

Parcel ID

0.57 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Deane Hill Dr, Northwest of Anderson Dr.

General Location

☒ City

Council District 2

O (Office)

Public/Quasi Public Land

☐ County

District

Zoning District

Existing Land Use

West City

Planning Sector

O (Office)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	C-G-1 (General Commercial)	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	GC (General Commercial)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$2,050.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

Taylor D. Forrester	7/18/2022
Applicant Signature	Date
Please Print	
Phone / Email	
W. Edward Shipe, Trustee Central Baptist Church of Bearden, Inc.	7/18/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

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

Taylor D. Forrester

7/18/2022

Applicant Name

Date Filed

10/6/2022

()

10-A-22-RZ / 10-A-22-PA

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

W. Edward Shipe, Trustee Central Baptis

6300 Deane Hill Dr Knoxville TN 37919

865-693-0711

Owner Name (if different)

Owner Address

Owner Phone / Email

6318 DEANE HILL DR

Property Address

121 A B 009

0.57 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Knoxville Utilities Board

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Deane Hill Dr, Northwest of Anderson Dr.

General Location

☒ City

Council District 2

O (Office)

Public/Quasi Public Land

☐ Count

District

Zoning District

Existing Land Use

West City

O (Office)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- ☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- ☒ Zoning Change **C-G-1 (General Commercial)**

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐ Plan Amendment Change **GC (General Commercial)**

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$2,050.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Taylor D. Forrester Long, Ragsdale and Waters, PC, 1111 N. Northshore D

7/18/2022

Application Authorized By

Affiliation

Date

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☐ SP ☐ OYP
☒ Rezoning

Taylor D. Forrester

Attorney

Applicant Name

July 18, 2022

Date Filed

Meeting Date (if applicable)

Affiliation

File Number(s)

10-A-22-R2
10-A-22-SP
10-A-22-PA

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

Central Baptist Church of Bearden, Inc. 6300 Deane Hill Drive, Knoxville, TN 37919 865-693-0711

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6318 Deane Hill Drive, Knoxville, TN 37919

121AB009

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Deane Hill Dr., north of Anderson Dr.,

.56 acres

General Location

Tract Size

2nd

O

surface parking lot

☒ City ☐ County

District

Zoning District

Existing Land Use

West City

O

N/A

Planning Sector

Sector Plan Land Use Classification

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) _____

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

CG-1

Proposed Zoning

☒ Plan Amendment Change

GC

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	803	Rezoning \$1,000	Total
Fee 2	605	Staffer Plan OYP < 5 acres \$2,050	
Fee 3		\$1,050	

AUTHORIZATION

Taylor D. Forrester

Applicant Signature

865-584-4040

Phone Number

Taylor D. Forrester

Please Print

tforrester@lrwlaw.com

Email

7/18/2022

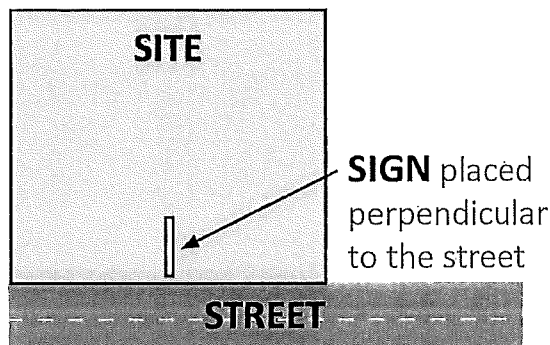
Date

W Edward Shipe, Trustee
 Property Owner Signature

W Edward Shipe, Trustee
 Please Print
 for Central Bearden

7/19/22
 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:

9/21/2022 and 10/7/2022
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor D. Forester

Date: 7/18/2022

File Number: 10-A-22-RZ

10-A-22-PA

10-A-22-SP

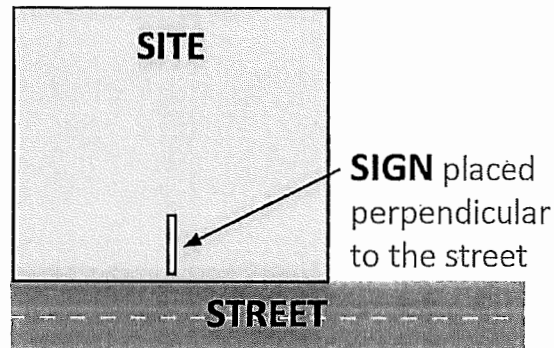
☐

Sign posted by Staff

☒

Sign posted by Applicant

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Date: 7/18/2022

File Number: 10-A-22-RZ

10-A-22-PA

10-A-22-BP

☐

Sign posted by Staff

☒

Sign posted by Applicant