



# PLAN AMENDMENT REPORT

► **FILE #:** 10-G-22-SP

**AGENDA ITEM #:** 14

**AGENDA DATE:** 10/6/2022

► **APPLICANT:** R. BENTLEY MARLOW  
**OWNER(S):** R. Bentley Marlow

**TAX ID NUMBER:** 94 F Q 009 [View map on KGIS](#)

**JURISDICTION:** Council District 6

**STREET ADDRESS:** 1101 UNIVERSITY AVE

► **LOCATION:** North side of University Ave, east of Boyd St, west of Fifth Ave

► **APPX. SIZE OF TRACT:** 7119 square feet

**SECTOR PLAN:** Central City

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

**ACCESSIBILITY:** Access is via University Avenue, a major collector street with a 28-ft pavement width within a 66-ft right-of-way.

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Second Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** TDR (Traditional Neighborhood Residential) / RN-2 (Single-Family Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** NC (Neighborhood Commercial)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

**EXTENSION OF PLAN DESIGNATION:** No

**HISTORY OF REQUESTS:** None noted

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Single family residential - NC (Neighborhood Commercial)

South: Public-quasi public - TDR (Traditional Neighborhood Residential)

East: Multifamily residential - TDR (Traditional Neighborhood Residential)

West: Single family residential - TDR (Traditional Neighborhood Residential)

**NEIGHBORHOOD CONTEXT:** This area is a single family residential neighborhood with a modest commercial node.

## STAFF RECOMMENDATION:

► **Deny the sector plan amendment to NC (Neighborhood Commercial) because it does not meet any of the requirements for a sector plan amendment.**

**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. The existing commercial node northeast of the subject property is currently underutilized, with several vacant and cleared properties. These conditions do not warrant an expansion of the commercial node into the residential area where the subject property is located.

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

1. There have been no significant capital improvements in this area that would make development of the subject property more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The TDR (Traditional Neighborhood Residential) designation is intended for areas with 19th and early 20th century grid street neighborhoods. This land use designation for the subject property aligns with the residential boundaries of the Mechanicsville neighborhood.  
2. Several published historical texts about the Mechanicsville community describe commercial encroachment as a potential threat to the integrity of the residential environment. The TDR designation is not the result of an error or omission in the sector plan.

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

1. There have been no trends in this area that would trigger reconsideration of the residential land use designation for the subject property.

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-K-22-RZ  
10-F-22-PA

**AGENDA ITEM #:** 14  
**AGENDA DATE:** 10/6/2022

► **APPLICANT:** R. BENTLEY MARLOW  
**OWNER(S):** R. Bentley Marlow

---

**TAX ID NUMBER:** 94 F Q 009 [View map on KGIS](#)  
**JURISDICTION:** Council District 6  
**STREET ADDRESS:** 1101 UNIVERSITY AVE  
► **LOCATION:** North side of University Ave, east of Boyd St, west of Fifth Ave  
► **TRACT INFORMATION:** 7119 square feet.  
**SECTOR PLAN:** Central City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via University Avenue, a major collector street with a 28-ft pavement width within a 66-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board  
**WATERSHED:** Second Creek

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► **PRESENT PLAN DESIGNATION/ZONING:** TDR (Traditional Neighborhood Residential) / RN-2 (Single-Family Residential Neighborhood)  
► **PROPOSED PLAN DESIGNATION/ZONING:** NC (Neighborhood Commercial) / C-N (Neighborhood Commercial)  
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
►  
**EXTENSION OF PLAN DESIGNATION/ZONING:** No/ No  
**HISTORY OF ZONING REQUESTS:** None noted  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Single family residential - NC (Neighborhood Commercial) - RN-2 (Single-Family Residential Neighborhood)  
South: Public-quasi public - TDR (Traditional Neighborhood Residential) - RN-2 (Single-Family Residential Neighborhood)  
East: Multifamily residential - TDR (Traditional Neighborhood Residential) - C-N (Neighborhood Commercial)  
West: Single family residential - TDR (Traditional Neighborhood Residential) - RN-2 (Single-Family Residential Neighborhood)  
**NEIGHBORHOOD CONTEXT:** This area is a single family residential neighborhood with a modest commercial node.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the One Year Plan amendment to NC (Neighborhood Commercial) because it does not meet the criteria for a One Year Plan amendment.**
  
- ▶ **Deny C-N (Neighborhood Commercial) zoning because it is inconsistent with the sector plan and the One Year Plan.**

**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. The subject property had a single family residence on it until approximately 2010, and it meets the location criteria for its current TDR (Traditional Neighborhood Residential) land use designation. There is no error in the One Year Plan with regards to this 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. There have been no significant changes in development patterns or capital improvement projects in this area that warrant reconsideration of the One Year Plan's approach to the subject property.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no public policy changes that directly impact the plan's land use designation.

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

1. Local data sources and national data trends note an increased demand for a range of housing options. The TDR designation recommends residential zoning up to RN-4 (General Residential Neighborhood), which would permit a range of housing development options on this property. An NC (Neighborhood Commercial) designation is not necessary in order to increase density on the subject lot.

2. The One Year Plan recommends a clustered NC node to the northeast of the subject property that would serve surrounding residences without impacting the integrity of the Mechanicsville traditional neighborhood character.

**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. There are no changes in the surrounding area that warrant a rezoning from RN-2 (Single-Family Residential Neighborhood) to C-N (Neighborhood Commercial). There is ample vacant and underutilized property in the existing commercial node northeast of the subject property, which does not support expanding commercial zoning further into the residential district.

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

1. The C-N zoning district is intended to be well-integrated into the residential environment and serve the surrounding neighborhood with small-scale commercial and service uses. Low intensity mixed use is also encouraged, such as townhouse development alongside select commercial uses.

2. Specific development plans are not part of the rationale for rezoning cases so that all potential uses in a proposed district are considered. However, it is noteworthy that the applicant indicates they intend to build 7 townhomes on this lot, which is not aligned with the intent of the C-N zone as described above. However, the subject property is in a location that warrants consideration of denser residential infill. RN-3 and RN-4 (General Residential Neighborhood) zoning districts are recommended in the TDR designation, and could be considered

as alternative pathways towards townhouse development on this lot.

3. The subject property is slightly over 7,000 square feet in size with an approximate width of 50-ft and length of 145-ft. C-N zoning at this location would trigger a 20-ft wide landscape buffer requirement because it is adjacent to a residential zoning district. This demonstrates one way in which the development standards of C-N zoning are not conducive to the narrow dimensions of the lot.

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

1. The subject property is located at a gateway to the Mechanicsville neighborhood. C-N zoning at this location would encroach into this long-established residential area and could conflict with the character of the neighborhood, especially as an entry point for the community.

2. The lot is situated approximately 3-ft above the street level with support from historic limestone retaining walls on two sides. The C-N zone permits a maximum building height of 45-ft, which is 10-ft greater than its current RN-2 zoning allows. The maximum height allowance in the context an elevated lot could dominate surrounding residences. Alternatively, if the property were developed in a commercial manner it would likely necessitate significant grading changes that would alter the blockface.

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 inconsistent with the TDR land use designation in the Central City Sector Plan and the One Year Plan.

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.



**10-G-22-SP  
CENTRAL CITY SECTOR PLAN AMENDMENT**

From: TDR (Traditional Neighborhood Residential)

To: NC (Neighborhood Commercial)

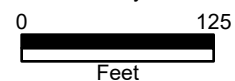


Original Print Date: 9/9/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: R. Bentley Marlow

Map No: 94

Jurisdiction: City



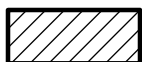


NC

**10-F-22-PA / 10-K-22-RZ  
PLAN AMENDMENT**

From: TDR (Traditional Neighborhood Residential)

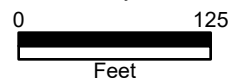
To: NC (Neighborhood Commercial)



Petitioner: R. Bentley Marlow

Map No: 94

Jurisdiction: City



Original Print Date: 9/7/2022

Revised:

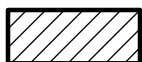
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# **10-K-22-RZ REZONING**

From: RN-2 (Single-Family Residential Neighborhood)

To: C-N (Neighborhood Commercial)



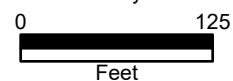
Original Print Date: 9/7/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: R. Bentley Marlow

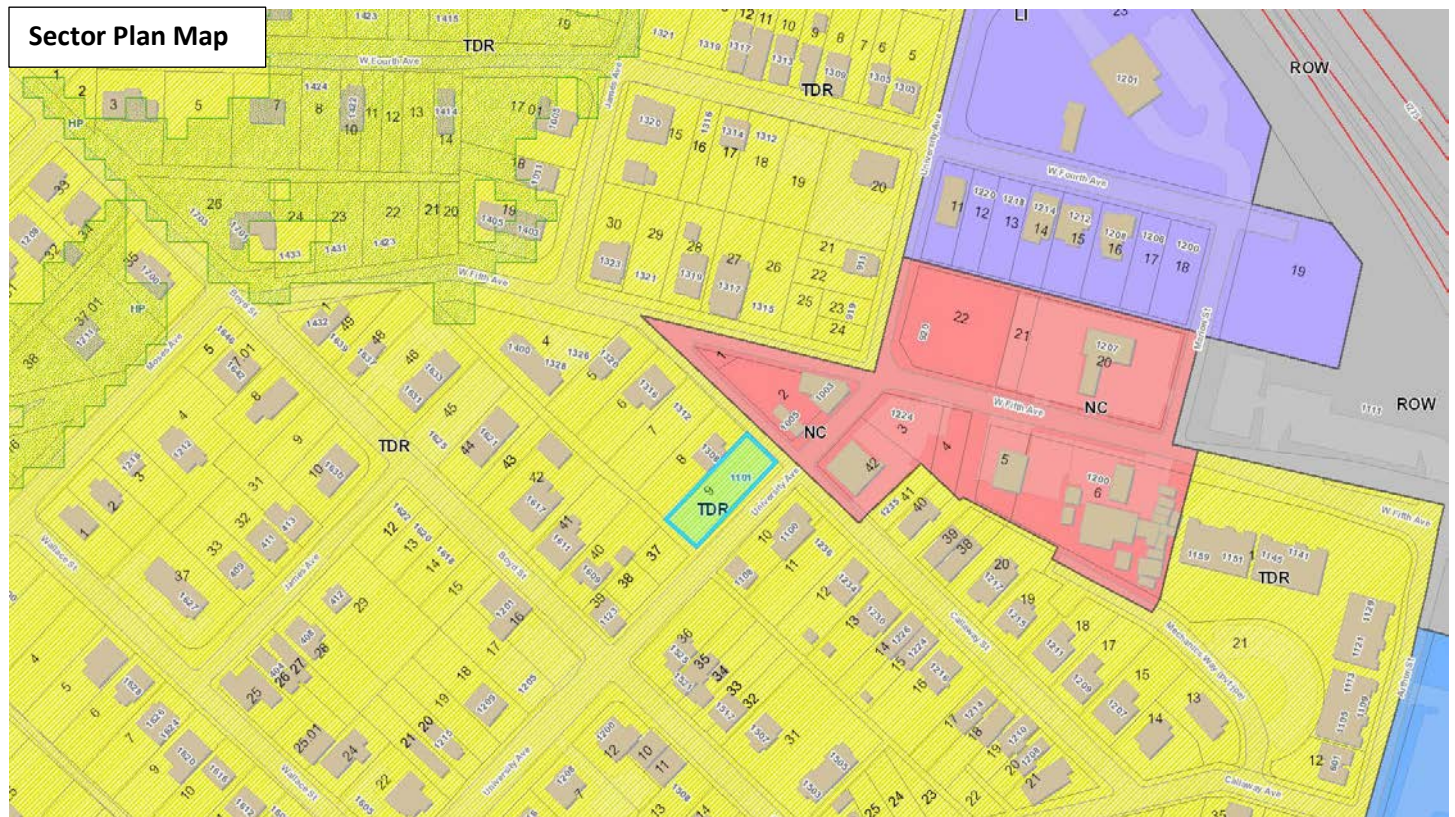
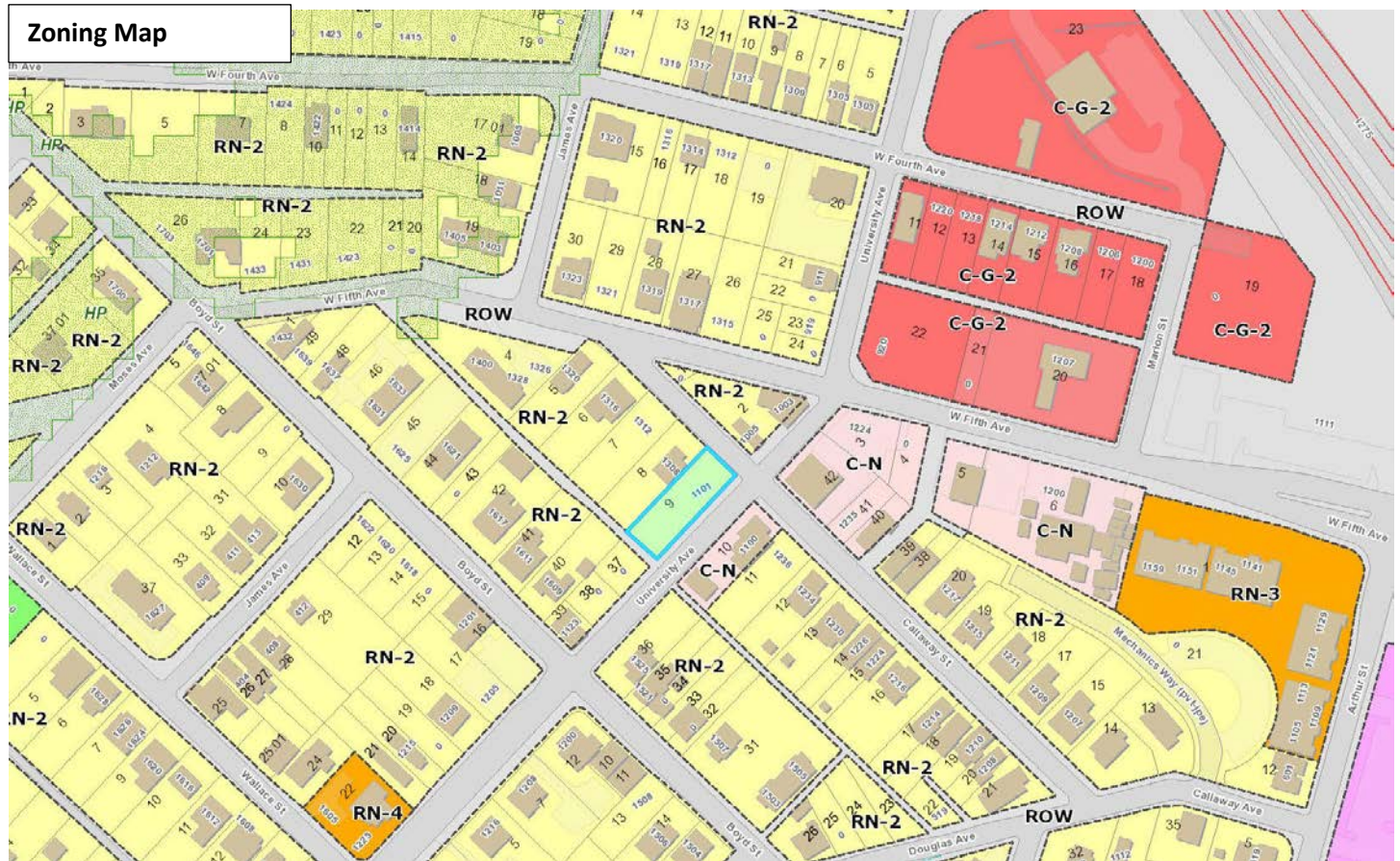
Map No: 94

Jurisdiction: City





## Exhibit A. 10-K-22-RZ/10-F-22-PA/10-G-22-SP Contextual Images





## Exhibit A. 10-K-22-RZ/10-F-22-PA/10-G-22-SP Contextual Images





**Exhibit A. 10-K-22-RZ/10-F-22-PA/10-G-22-SP Contextual Images**

**Street View**





# 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

**R. Bentley Marlow**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-G-22-SP**

File Number(s)

## CORRESPONDENCE

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

**R. Bentley Marlow**

Name / Company

**322 Douglas Ave. Ave. Knoxville TN 37921**

Address

**865-607-4357 / rbentleymarlow@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**R. Bentley Marlow**

Owner Name (if different)

**322 Douglas Ave. Ave. Knoxville TN 37921**

Owner Address

**865-607-4357 / rbentleymarlow**

Owner Phone / Email

**1101 UNIVERSITY AVE**

Property Address

**94 F Q 009**

Parcel ID

Part of Parcel (Y/N)?

**7119 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**north side of University Ave, east of Boyd St, west of Fifth Ave**

General Location

☒ City

**Council District 6**

**RN-2 (Single-Family Residential Neighborhood)**

**Agriculture/Forestry/Vacant Land**

☐ Count

District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**TDR (Traditional Neighborhood Residential)**

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	<b>C-N (Neighborhood Commercial)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>NC (Neighborhood Commercial)</b>	
	Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Zoning Requests

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	Total
<b>\$2,050.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>R. Bentley Marlow</b>	<b>8/22/2022</b>
Applicant Signature	Date

Phone / Email

<b>R. Bentley Marlow</b>	<b>8/22/2022</b>
Property Owner Signature	Date

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

**R. Bentley Marlow**

Applicant Name

Affiliation

**8/22/2022**

Date Filed

**10/6/2022**

Meeting Date (if applicable)

**10-F-22-PA / 10-K-22-RZ**

File Number(s)

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**R. Bentley Marlow**

Name / Company

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**322 Douglas Ave. Ave. Knoxville TN 37921**

Owner Address

**865-607-4357 / rbentleymarlow**

Owner Phone / Email

**1101 UNIVERSITY AVE**

Property Address

**94 F Q 009**

Parcel ID

**7119 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of University Ave, east of Boyd St, west of Fifth Ave**

General Location

☒ City

**Council District 6**

**RN-2 (Single-Family Residential Neighborhood)**

**Agriculture/Forestry/Vacant Land**

☐ Count

District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**TDR (Traditional Neighborhood Residential)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **C-N (Neighborhood Commercial)**

Proposed Zoning

Pending Plat File Number

- ☒ Plan   **NC (Neighborhood Commercial)**

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Zoning Requests

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

**R. Bentley Marlow**

**8/22/2022**

Applicant Signature

Please Print

Date

Phone / Email

**R. Bentley Marlow**

**8/22/2022**

Property Owner Signature

Please Print

Date

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  
☐ SP ☐ OYP  
☒ Rezoning

R. Bentley Marlow

Applicant Name

Affiliation

16 August 2022

6 October 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-K-22-RZ, 10-F-22-PA

10-G-22-SP



## 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

R. Bentley Marlow

Marlow Builders, Inc.

Name

Company

322 Douglas Avenue

Knoxville

Tennessee

37921-4813

Address

City

State

ZIP

(865) 607-4357

rbentleymarlow@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Marlow Builders, Inc.

322 Douglas Avenue

(865) 607-4357

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1101 University Avenue

094FQ009

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

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   **C-N**  
Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change   \_\_\_\_\_  
Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests

☒ Other (specify)   **One 3 story bldg (130x34) front University; 7 TH (approx 1250SF) each w/ rear load garage.**

## 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
Fee 2	
Fee 3	

## AUTHORIZATION

  
Applicant Signature

R. Bentley Marlow

Please Print

16 August 2022

Date

(865) 607-4357

Phone Number

rbentleymarlow@gmail.com

Email

R. Bentley Marlow

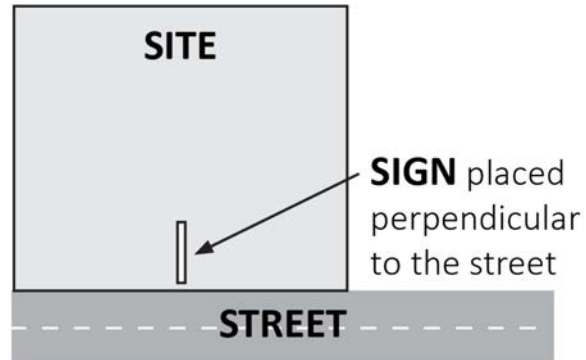
Please Print

16 August 2022

Date

Property Owner Signature

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:***

\_\_\_\_\_ 9/24/2022 \_\_\_\_\_ and \_\_\_\_\_ 10/7/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: R. Bentley Marlow

Date: 8/22/22

File Number: 10-K-22-RZ\_10-F-22-PA\_10-G-22-SP



Sign posted by Staff



Sign posted by Applicant