



# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 10-SC-22-C

**AGENDA ITEM #:** 17

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

► **SUBDIVISION:** RESUBDIVISION OF VIEW PARK SUBDIVISION LOTS 1-6

► **APPLICANT/DEVELOPER:** JOSHUA HAUN

OWNER(S): Ivan and Carole Cooper

TAX IDENTIFICATION: 109 M C 007

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 520 PANORAMA DR

► **LOCATION:** South side of Panorama Dr., east of Red Bud Rd.

SECTOR PLAN: South City

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

WATERSHED:

► **APPROXIMATE ACREAGE:** 5.96 acres

► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND  
USE AND ZONING:

► **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Joshua Haun Trueline Land Surveying

ACCESSIBILITY:

► **SUBDIVISION VARIANCES  
REQUIRED:**

## STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 4 conditions:**

1. Adding a note to the final plat that sight distance at the driveways of lots 1 and 2 meet the Subdivision Regulations, section 3.04.J.6.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

## COMMENTS:

This proposal is for an 8-lot residential subdivision on Panorama Drive just east of E Red Bud Road. The City Ward Map, which is based on older plats and deeds, shows that this property currently consists of 6 lots, though they show up as one parcel on KGIS since they are under the same ownership. The owner would like to

resubdivide the property to create 8 lots.

The property lies within the Urban Wilderness area and as such is surrounded by parks and hiking trails. Existing lots are small in size, and those across Panorama Drive range from .25 acres to almost 0.5 acres. The area consists of single family detached houses and small apartment buildings.

#### ZONING & SECTOR PLAN DESIGNATION

The property is zoned RN-1 (Single Family Residential) and is in the HP (Hillside Protection) overlay district. It is designated LDR (Low Density Residential) and HP (Hillside Protection) in the South City Sector Plan. The lot sizes lots 2R through 8R are relatively consistent with all lots being just over 0.5 acres and all lots meet the 75-ft minimum lot width required of lots in the RN-1 zone. Lot 1R is the largest lot at 0.897 acres and 7 ft wide.

#### SIGHT CONSTRAINTS

As mentioned previously, this property is in the Hillside and Ridgetop Protection Area. The properties are pretty steep with slopes in the upper ranges of 25-40% that form bands across the property. There is also a larger band with a slope over 40% located towards the front of the property and sloping down significantly into a bowl. Access to the properties will be tricky and will need to be refined during the design plan phase.

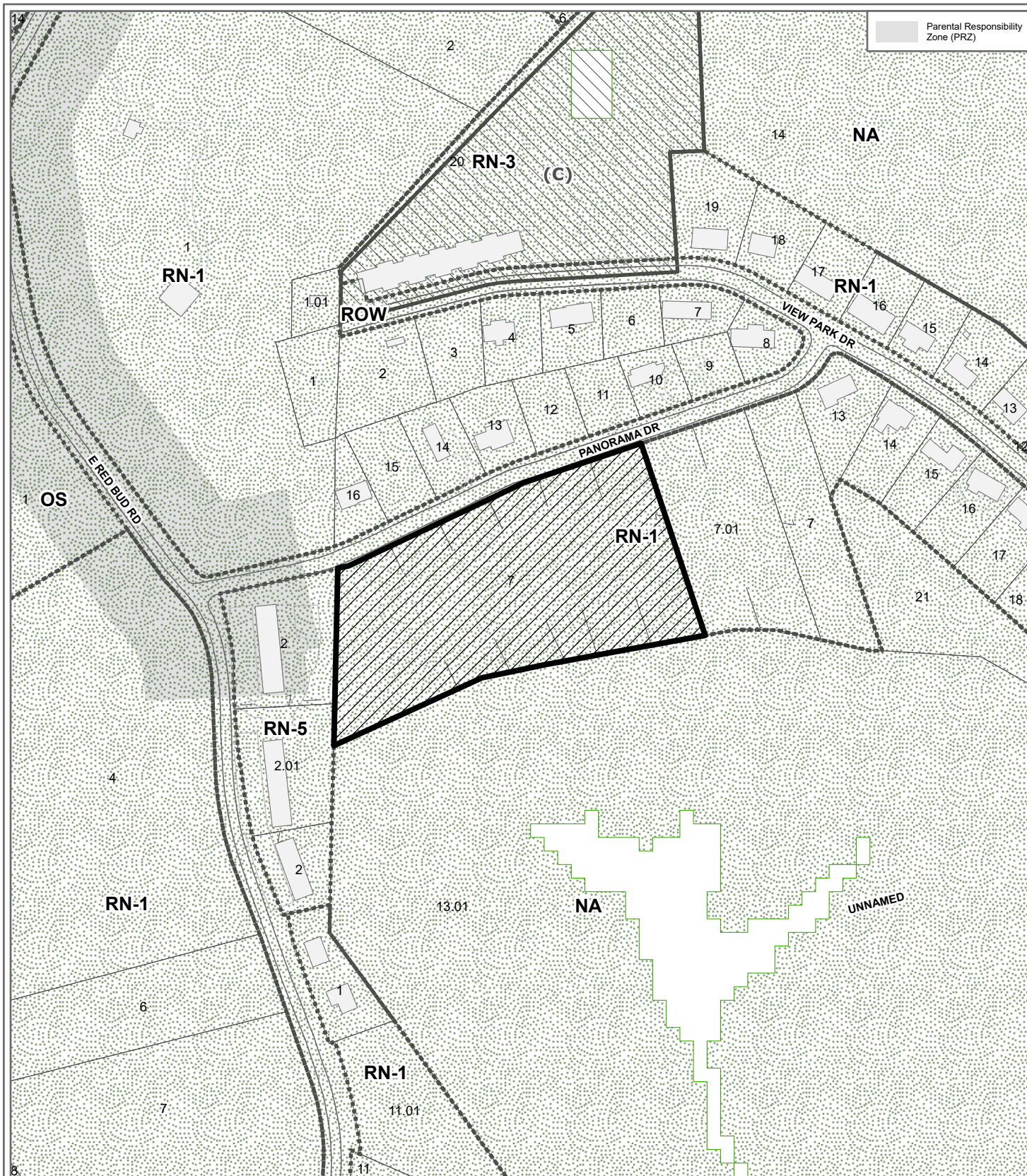
Development on the lots will be required to comply with the HP Guidelines, which limit the amount of disturbance on lots in the HP area. A slope analysis was done for the overall property and it recommends a maximum disturbance area of 1.61 acres of the overall 4.84 acres. A slope analysis was also run for proposed lot 1R since the lot line is moving to the west and cutting out a section of flatter land. That analysis recommended a maximum disturbance area of 0.22 acres of the total 0.82 acres. Each lot would need its own slope analysis prior to the issuance of permits to ensure the proposed development did not exceed the maximum allowed for that particular lot.

With the properties just over 0.5 acres in size, the lots are similar to or slightly larger than other lots in the area. There are no anticipated adverse impacts expected from the additional lots. The issues with the slope and providing access to the properties would need to be worked out regardless of whether this subdivision was passed, as there are 6 lots currently located along this stretch of Panorama Drive.

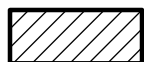
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



**10-SC-22-C  
CONCEPT PLAN**



Detached residential SD in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

Revised:

Petitioner: Joshua Haun

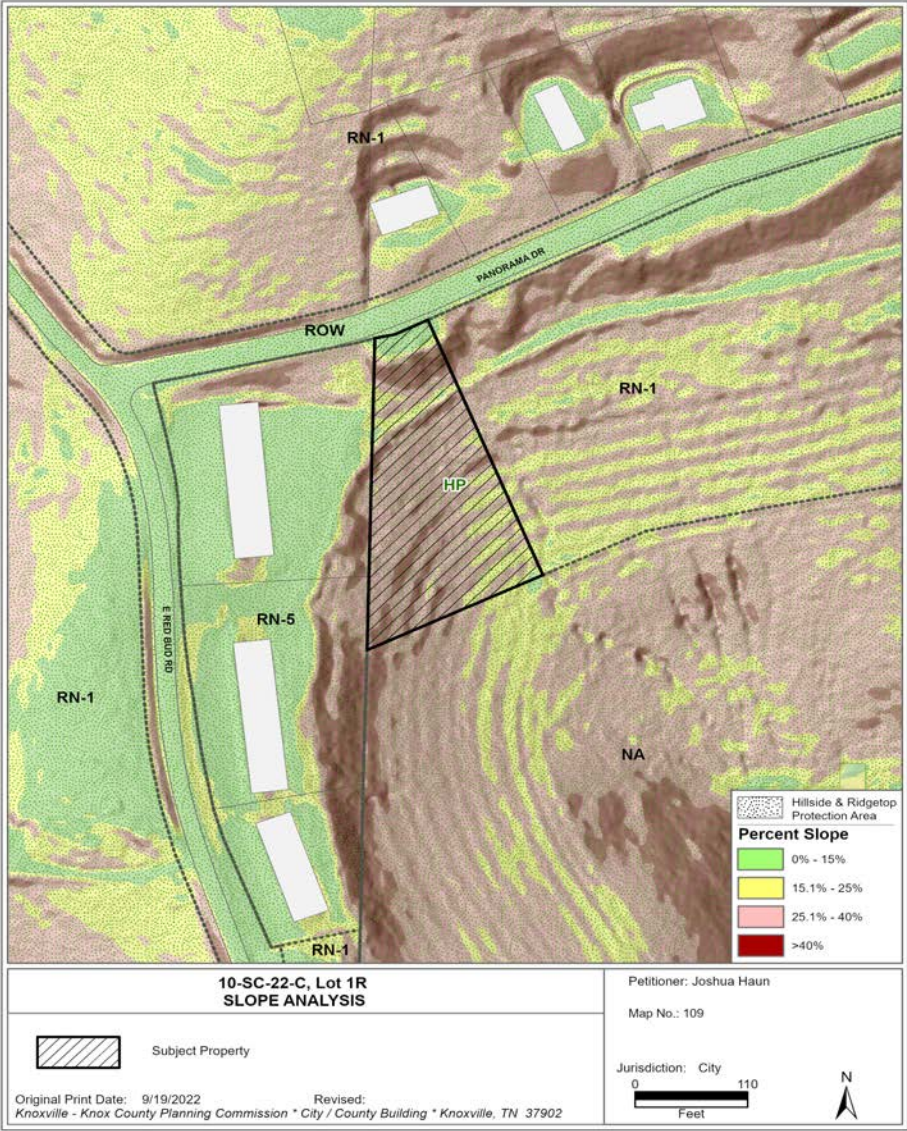
Map No: 109

Jurisdiction: City

0 250  
Feet



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	35,760	0.82			
Non-Hillside	0.00	0.00	N/A		
0-15% Slope	1,634	0.04	100%	1,634	0.04
15-25% Slope	6,059	0.14	50%	3,030	0.07
25-40% Slope	22,289	0.51	20%	4,458	0.10
Greater than 40% Slope Ridgetops	5,778	0.13	10%	578	0.01
Hillside Protection (HP) Area	35,760	0.82	Recommended disturbance budget within HP Area	9,699	0.22
			Percent of HP Area	0.27	

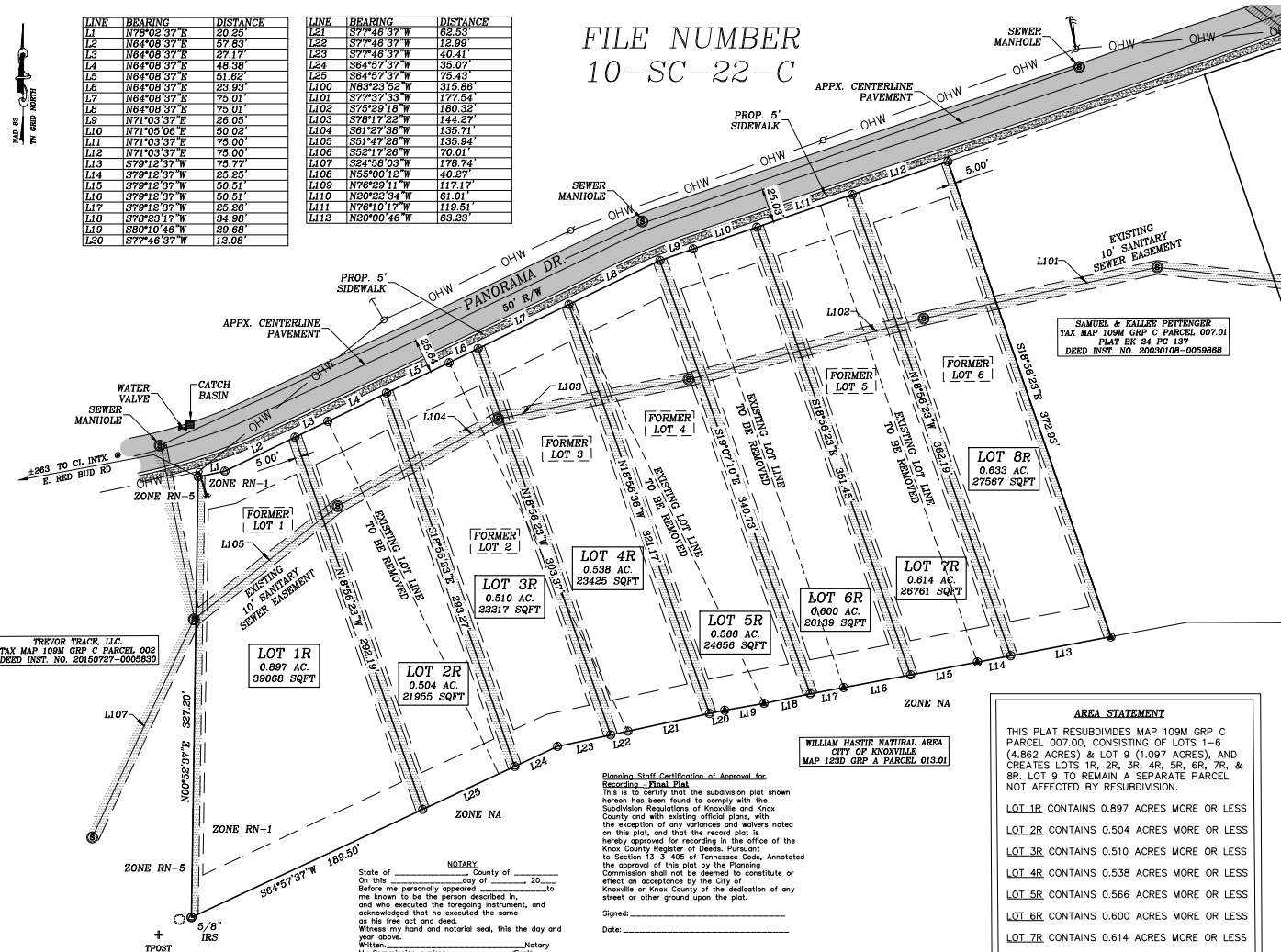






LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N78°02'37"E	20.29	L21	S77°48'37"W	62.53
L2	N64°08'37"E	57.83	L22	S77°48'37"W	12.99
L3	N64°08'37"E	27.17	L23	S77°48'37"W	40.41
L4	N64°08'37"E	48.38	L24	S84°57'37"W	35.07
L5	N64°08'37"E	51.82	L25	S84°57'37"W	75.43
L6	N64°08'37"E	23.93	L100	N83°23'52"E	315.86
L7	N64°08'37"E	75.01	L101	S77°37'33"W	177.54
L8	N64°08'37"E	75.01	L102	S78°29'18"W	180.32
L9	N71°03'37"E	26.05	L103	S78°29'18"W	144.27
L10	N71°03'37"E	50.02	L104	S61°27'38"W	135.71
L11	N71°03'37"E	75.00	L105	S51°47'28"W	135.94
L12	N71°03'37"E	75.00	L106	S52°12'23"W	70.01
L13	S79°12'37"W	75.77	L107	S34°48'03"W	178.74
L14	S79°12'37"W	25.25	L108	N55°00'12"W	40.27
L15	S79°12'37"W	60.51	L109	N76°29'11"W	117.17
L16	S79°12'37"W	50.51	L110	N20°28'33"W	61.01
L17	S79°12'37"W	55.26	L111	N70°10'17"W	112.51
L18	S78°23'17"W	34.96	L112	N20°00'46"W	63.23
L19	S80°10'46"W	29.68			
L20	S77°48'37"W	12.08			

FILE NUMBER  
10-SC-22-C



LOCATION MAP - NOT TO SCALE

SURVEYOR'S NOTES

1. THE SURVEY SHOWN HEREON WAS PRODUCED USING RTK GPS POSITIONAL DATA OBSERVED ON MARCH 24, 2022, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER AND AUTONOMOUS BASE, LOCATED NEAR THE SUBJECT PARCEL. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
2. FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:  
AUTONOMOUS GNSS BASE, LATITUDE N35°56'12.447", LONGITUDE W83°52'50.388".
3. BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE GRID NORTH, DERIVED FROM THE NORTH AMERICAN VERTICAL DATUM 1983 (NAD 83).
4. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAD88) GEOD 18.
5. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.0000000000.
6. ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
7. THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
8. SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
9. THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4703020292, EFFECTIVE DATE MAY 2, 2007.
11. THE SUBJECT PROPERTY IS ZONED RN-1 AND THE CURRENT BUILDING SETBACKS ARE FRONT 25', SIDE 8', AND REAR 25' PER CITY OF KNOXVILLE ZONING OFFICE.
12. A 5' ACCESS & UTILITY EASEMENT EXISTS ON ALL INTERIOR LOT LINES PER CITY OF KNOXVILLE. 10' SANITARY SEWER EASEMENT SHOWN ON FILE AT THE KNOX COUNTY REGISTERS OFFICE.
13. THIS PLAT SERVES TO SUBDIVIDE 4.862 ACRES INTO 8 NEW LOTS WITH LOT 9 REMAINING UNAFFECTED BY THE SUBDIVISION.
14. ALL LOTS MEET THE MINIMUM STANDARD FOR DRIVEWAY SIGHT DISTANCE AS REQUIRED BY THE CITY OF KNOXVILLE SUBDIVISION REQUIREMENT SECTION 3.04.J.6.A.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

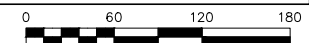
9/20/2022

DATE OF SIGNATURE

MICHAEL P. MESSINA JR. TN, #3328

LEGEND

- = "7/8" IRON ROD FOUND
- = "IRS" IRON ROD & CAP SET
- = COMPUTED POINT
- = UTILITY POLE
- = SANITARY SEWER MANHOLE
- = GUY WIRE
- = BOUNDARY/PROPERTY LINE
- = ADJOINING PROPERTY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = RIGHT OF WAY LINE. LINE NOT SURVEYED. LINE MAPPED FROM DEEDS OR PLATS UNLESS NOTED
- = SETBACK LINE
- = EASEMENT AREA
- = OVERHEAD ELECTRIC
- = BOUNDARY LINE TO BE REMOVED



Certificate of Ownership and General Dedication

(I, We), 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 easement as shown on this plat.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Certification of Approval of Public Water System - Major Subdivisions

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 of Public Sanitary Sewer System - Major Subdivisions

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

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Certification of No Recorded Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

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.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director

AREA STATEMENT

THIS PLAT RESUBDIVIDES MAP 109M GRP C PARCEL 007.00, CONSISTING OF LOTS 1-6 (4.862 ACRES) & LOT 9 (1.097 ACRES), AND CREATES LOTS 1R, 2R, 3R, 4R, 5R, 6R, 7R, & 8R. LOT 9 TO REMAIN A SEPARATE PARCEL NOT AFFECTED BY RESUBDIVISION.

LOT 1R CONTAINS 0.897 ACRES MORE OR LESS  
LOT 2R CONTAINS 0.504 ACRES MORE OR LESS  
LOT 3R CONTAINS 0.510 ACRES MORE OR LESS  
LOT 4R CONTAINS 0.538 ACRES MORE OR LESS  
LOT 5R CONTAINS 0.566 ACRES MORE OR LESS  
LOT 6R CONTAINS 0.600 ACRES MORE OR LESS  
LOT 7R CONTAINS 0.614 ACRES MORE OR LESS  
LOT 8R CONTAINS 0.693 ACRES MORE OR LESS

TRUELINE LAND SURVEYING

Residential • Commercial • Industrial

P.O. Box 32242, Knoxville, TN 37930

(865) 607-0131

mike.messina@truelinelands.com

WWW.TRUELINELANDS.COM

REFERENCES: DEED INST. NO. 20110825-0010553  
PLAT BK 24 PG 137

PARCEL ID: MAP 109M GRP C PARCEL 007

JOB NO: 202214008-10-SC-22-C

DRAFTED BY: J.T. HAUN

DATE: 3/24/2022

SCALE: 1" = 60'

RESUBDIVISION PLAT FOR:  
VIEW PARK SUBDIVISION LOTS 1-6

SHOWING A SURVEY REQUESTED BY DAVID KERNS

CIVIL DISTRICT #9, COUNTY OF KNOX, STATE OF TENNESSEE

SHEET 1

OF 1

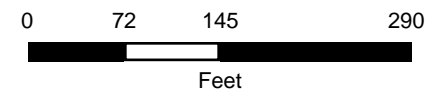




## Hillside Protection Map on City Ward Map

Showing 6 lots to be resubdivided

Notes



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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Printed: 9/17/2022 3:27:08 PM





# 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

Joshua Haun

Applicant Name

8/24/2022

Date Filed

10/6/2022

()

Planning Commission  
Meeting (if applicable)

Legislative Meeting (if applicable)

10-SC-22-C

File Number(s)

## CORRESPONDENCE

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

Joshua Haun Trueline Land Surveying

Name / Company

855 Baylor Cir Knoxville TN 37923

Address

865-201-7011 / Josh.Haun@TrueLineLS.com

Phone / Email

## CURRENT PROPERTY INFO

Ivan and Carole Cooper

Owner Name (if different)

5420 Heathrow Dr Knoxville TN 37919

Owner Address

Owner Phone / Email

520 PANORAMA DR

Property Address

109 M C 007

Parcel ID

Part of Parcel (Y/N)?

5.96 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of Panorama Dr., east of Red Bud Rd.

General Location

☒ City

Council District 1

RN-1 (Single-Family Residential Neighborhood), HP  
(Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

☐ Count

District

Zoning District

Existing Land Use

South City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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

### New Plat for Kerns Property

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels

8

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre)   Previous Zoning Requests

☐ Plan Amendment Change

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

**\$840.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

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

Joshua Haun Trueline Land Surveying, 855 Baylor Cir Knoxville TN 37923

8/24/2022

Application Authorized By

Affiliation

Date

865-201-7011 / Josh.Haun@TrueLineLS.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

Joshua Haun

Applicant Name

7/28/2022

Date Filed

Meeting Date (if applicable)

Property Owner

Affiliation

File Number(s)

10-SC-22-C

## 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

Joshua Haun

Trueline Land Surveying

Name

Company

855 Baylor Cir

Knoxville

Tn

37923

Address

City

State

ZIP

865-201-7011

josh.haun@truelinels.com

Phone

Email

## CURRENT PROPERTY INFO

David Kerns

520 Panorama Dr

859-492-0220

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

KUB

KUB

N

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

### New Plat for Kerns Property

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number   ☐ Combine Parcels   ☒ Divide Parcel

8

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

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

Total

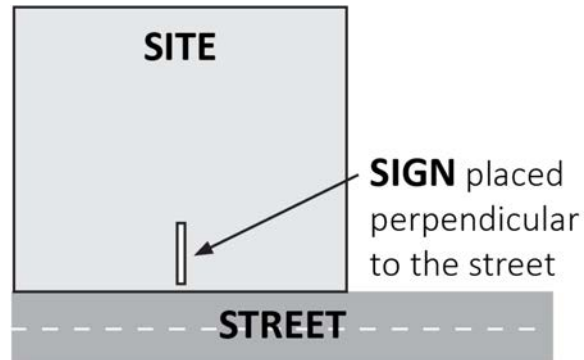
Fee 2

Fee 3

## AUTHORIZATION

Applicant Signature	Joshua Haun	7/28/2022
	Please Print	Date
865-201-7011	josh.haun@truelinelns.com	
Phone Number	Email	
Property Owner Signature	David Kerns	7/28/2022
	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:***

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

Applicant Name: Joshua Haun

Date: 8/24/22

File Number: 10-SC-22-C

☒

Sign posted by Staff

☐

Sign posted by Applicant