



# PLAN AMENDMENT REPORT

▶ **FILE #:** 7-A-23-SP

**AGENDA ITEM #:** 9

**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** VIRGINIA G BURTON  
**OWNER(S):** Virginia G Burton

**TAX ID NUMBER:** 124 I E 029 [View map on KGIS](#)

**JURISDICTION:** Council District 1

**STREET ADDRESS:** 6609 CHAPMAN HWY

▶ **LOCATION:** South side of Chapman Hwy, east of Ellis Rd, west of Anderson Dr

▶ **APPX. SIZE OF TRACT:** 1.11 acres

**SECTOR PLAN:** South County

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

**ACCESSIBILITY:** Access is via Chapman Highway, a major arterial street with a 50-ft pavement width within a 113-ft to 127-ft right-of-way.

**UTILITIES:** Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Holston-French Broad

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** GC (General Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

**EXTENSION OF PLAN DESIGNATION:** No, neither the plan designation nor the zoning district would be an extension.

**HISTORY OF REQUESTS:** In 1991, the property was rezoned from the CA (General Business) district in the County to the R-1 (Low Density Residential) district in the City as part of a City annexation. (9-F-91-RZ)

**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Agriculture/forestry/vacant - GC (General Commercial)

South: Rural residential - LDR (Low Density Residential), HP (Hillside Protection)

East: Public-quasi public land, agriculture/forestry/vacant - LDR (Low Density Residential), GC (General Commercial)

West: Single family residential - LDR (Low Density Residential)

**NEIGHBORHOOD CONTEXT** This property is located at a bend of Chapman Highway where there are single family residences as well as commercial and office establishments among vacant land. The southern side of the property is bordered by a right-of-way remnant from the former Smoky Mountain Railroad.

**STAFF RECOMMENDATION:**

- ▶ **Deny the sector plan amendment to the GC (General Commercial) land use classification because it is incompatible with surrounding land use and infrastructure.**

**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. There have been no substantial changes in this area over the past 30 years. There are established single family residential properties adjacent to the south and west. While there is a commercial-zoned corridor along a section of Chapman Highway to the northwest, much of it is vacant or underutilized. This includes a 30-acre commercial strip center at 6522 Chapman Highway that has been in a state of decline for many years. These conditions do not warrant an expansion of GC (General Commercial) land use at this location.

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

1. The Chapman Highway Corridor Study describes how this section of the major arterial street is generally lacking a median, has infrequent turn lanes and narrow 2 to 4-ft shoulders. Although the accident rate here is lower due to the infrequency of turns, it describes how the crashes are more severe. The plan recommends adding turn lanes, medians and increasing shoulder width as needed. None of these improvements have occurred yet, and there are no known plans to implement them.
2. The property is located at a substantial bend in the highway, which makes adequate sight distance a challenge. Approving commercial land uses at this location could result in an increase in traffic and turns at a potentially dangerous location in the corridor.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property's LDR (Low Density Residential) land use classification is consistent with all surrounding properties on the south side of the highway, and is not the result of an error or omission.

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

1. There are no trends in the surrounding area that support a more intensive land use at this location.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 8/8/2023 and 8/22/2023. 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 #:** 7-D-23-RZ  
7-A-23-PA

**AGENDA ITEM #:** 9  
**AGENDA DATE:** 7/13/2023

▶ **APPLICANT:** VIRGINIA G BURTON  
**OWNER(S):** Virginia G Burton

**TAX ID NUMBER:** 124 I E 029 [View map on KGIS](#)

**JURISDICTION:** Council District 1

**STREET ADDRESS:** 6609 CHAPMAN HWY

▶ **LOCATION:** South side of Chapman Hwy, east of Ellis Rd, west of Anderson Dr

▶ **TRACT INFORMATION:** 1.11 acres

**SECTOR PLAN:** South County

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

**ACCESSIBILITY:** Access is via Chapman Highway, a major arterial street with a 50-ft pavement width within a 113-ft to 127-ft right-of-way.

**UTILITIES:** Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Holston-French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial), HP (Hillside Protection) / C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Single Family Residential

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, neither the plan designation nor the zoning district would be an extension.

**HISTORY OF ZONING REQUESTS:** In 1991, a rezoning from the CA (General Business) district in the County to the R-1 (Low Density Residential) district in the City was approved as part of a City annexation (9-F-91-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Agriculture/forestry/vacant - GC (General Commercial) - C-H-2 (Highway Commercial) in the City

South: Rural residential - LDR (Low Density Residential), HP (Hillside Protection) - A (Agricultural), RB (General Residential), HP (Hillside Protection Overlay) in the County

East: Public-quasi public land, agriculture/forestry/vacant - LDR (Low Density Residential), GC (General Commercial) - C-H-2 (Highway Commercial) & O (Office) in the City, CB (Business and Manufacturing) in the County

West: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood) in the City

NEIGHBORHOOD CONTEXT: This property is located at a bend of Chapman Highway where there are single family residences as well as commercial and office establishments among vacant land. The southern side of the property is bordered by a right-of-way remnant from the former Smoky Mountain Railroad.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the One Year Plan amendment to the GC (General Commercial) land use classification because it is incompatible with surrounding land use and infrastructure.**
- ▶ **Deny the C-H-2 (Highway Commercial) district because it is incompatible with surrounding land use and infrastructure.**

**COMMENTS:**

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have not been significant changes in this area for several decades. There are several parcels that have remained vacant, despite the commercial zoning in place. This does not point to a need for expansion of commercial land use to the subject property.

AN ERROR IN THE PLAN:

1. The One Year Plan's LDR (Low Density Residential) classification is consistent among surrounding properties south of Chapman Highway. An amendment to the GC (General Commercial) designation would be out of alignment with the existing land use of adjacent parcels.

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 were several improvements to Chapman Highway that were recommended in a corridor study to address safety issues for turning traffic. To date, these recommendations have not been implemented. The subject property is located at a significant bend in the highway, and commercial land use would likely increase the frequency of turning traffic. This potential impact on traffic is not supported by the current state of the roadway at this location.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There have been no public policy changes pertaining to this request for commercial land uses.

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 that support a more intensive land use amendment at this location.

OTHER COMMENTS:

1. The One Year Plan describes six standards for the GC classification. They include an emphasis on how such uses should not hinder the proper functioning of the transportation system, as well as recommendations that a transitional land use class, such as MDR/O (Medium Density Residential/ Office) or O (Office), be used as a buffer between GC and less intensive residential uses. The plan also describes how commercial sites should be relatively flat, regular in shape and of sufficient size. These standards are not met by the subject property's location, size, shape and slopes.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, 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. The City of Knoxville annexed the subject property in 1991. At that time, C-3 (General Commercial) zoning

was recommended because it was equivalent to the previous County CA (General Business) zoning on the property. However, this recommendation was denied by City Council in favor of the R-1 (Low Density Residential) district because the immediate area had been used residentially for a number of years.

2. There have been no significant changes to this area since that rezoning occurred. Existing commercial establishments to the northwest have remained unchanged or have declined over the years. The adjacent properties west and south of the subject parcel are still single-family residences. These conditions do not support additional C-H-2 (Highway Commercial) zoning at this location.

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

1. C-H-2 zoning is intended for high-intensity commercial uses of a predominantly auto-oriented character. Uses include retail, rental and service establishments.
2. The subject property abutts single family residential properties, which are among the least intensive land uses. The property is also located along a significant curve of Chapman Highway where there are no turn lanes. These environmental factors are not consistent with the auto-centric intent of the C-H-2 district, which could increase traffic flow to a residential area where there is limited sight distance and lacking infrastructure to support turning traffic.

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 proposed rezoning could have an adverse impact on adjacent residential properties in the form of noise, light, fumes and other aspects of intensive commercial operations.
2. An increase in turning vehicles at this location from potential retail uses could negatively impact traffic flow and safety along Chapman Highway.

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 C-H-2 zoning among residential properties is inconsistent with the General Plan's development policy 8.4 to protect residential areas from encroaching commercial development and other incompatible uses.
2. C-H-2 zoning is in conflict with the One Year Plan and the South County Sector Plan's LDR (Low Density Residential) land use classification for this area south of Chapman Highway.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. This section of Chapman Highway would benefit from a turn lane and shoulders before considering additional commercial zoning.

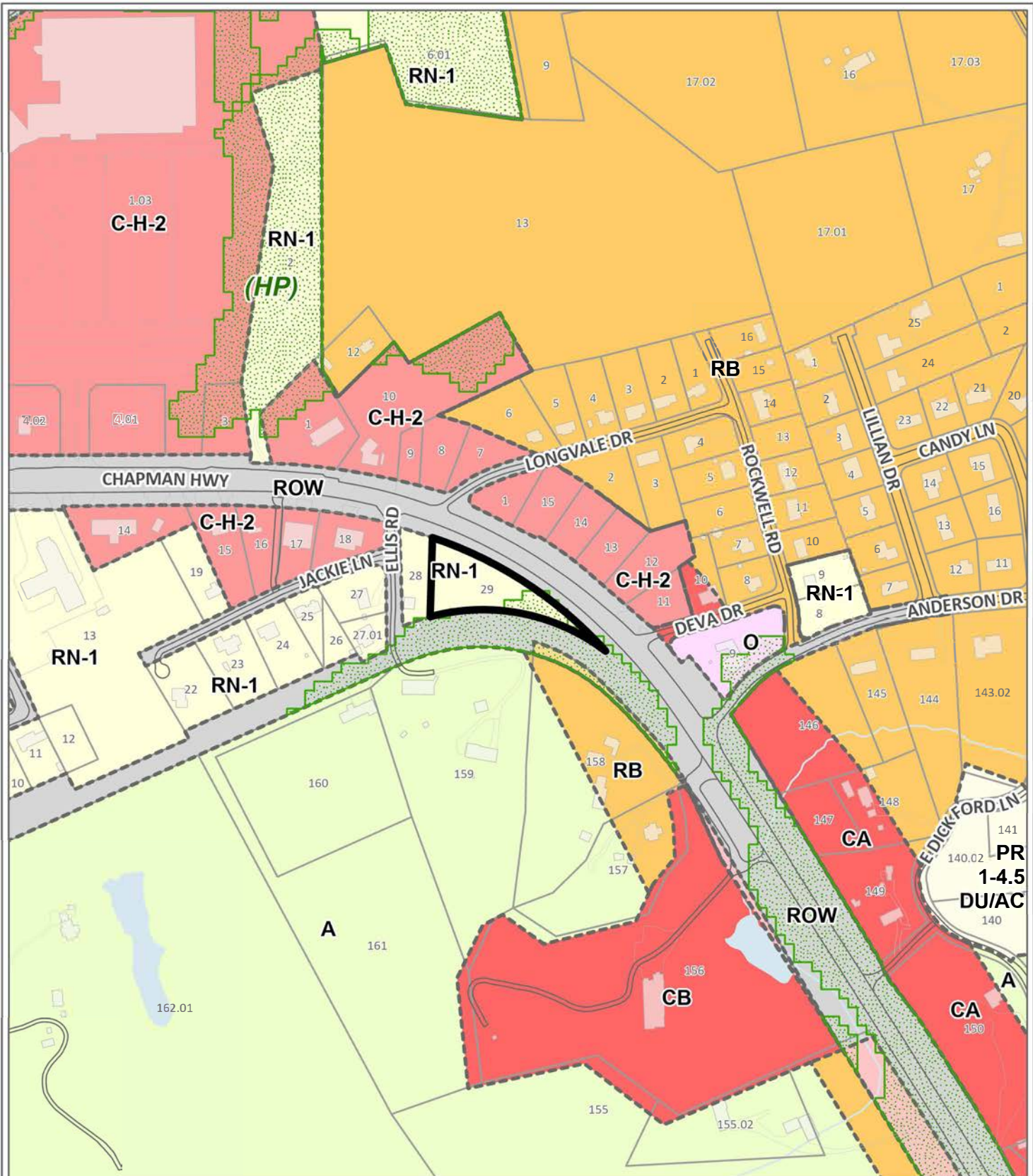
OTHER COMMENTS:

1. The possibility of O (Office) zoning at this location was discussed with the applicant as an alternative district of less intensity. However, O zoning would not permit the use being considered on the 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 8/8/2023 and 8/22/2023. 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.



**REZONING**

**7-D-23-RZ**

**Petitioner:** Virginia G Burton



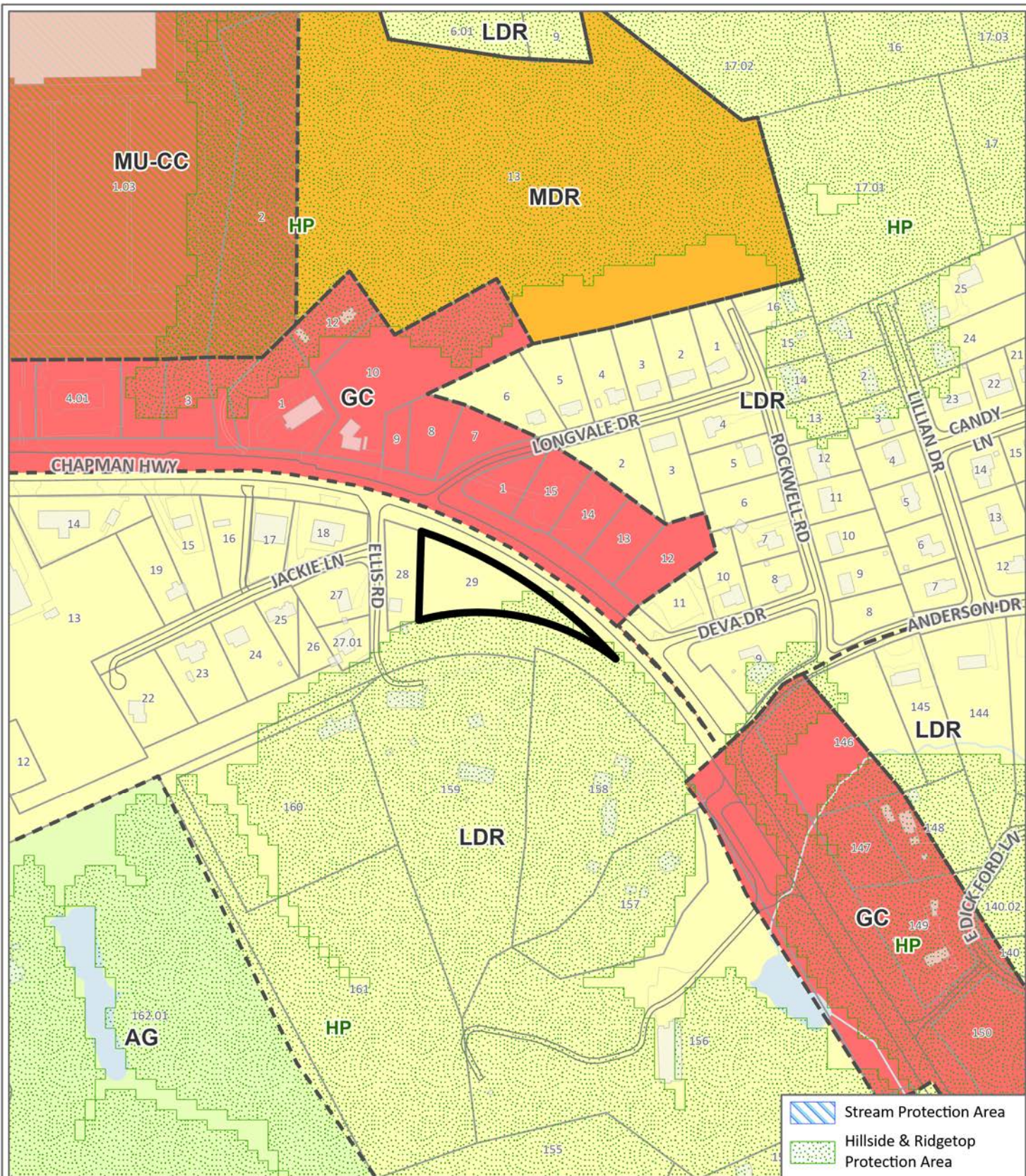
**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**To:** C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)

**Map No:** 124  
**Jurisdiction:** City

**Original Print Date:** 6/12/2023  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902







**SOUTH COUNTY SECTOR PLAN MAP**

**7-A-23-SP**

**Petitioner:** Virginia G Burton



Case boundary

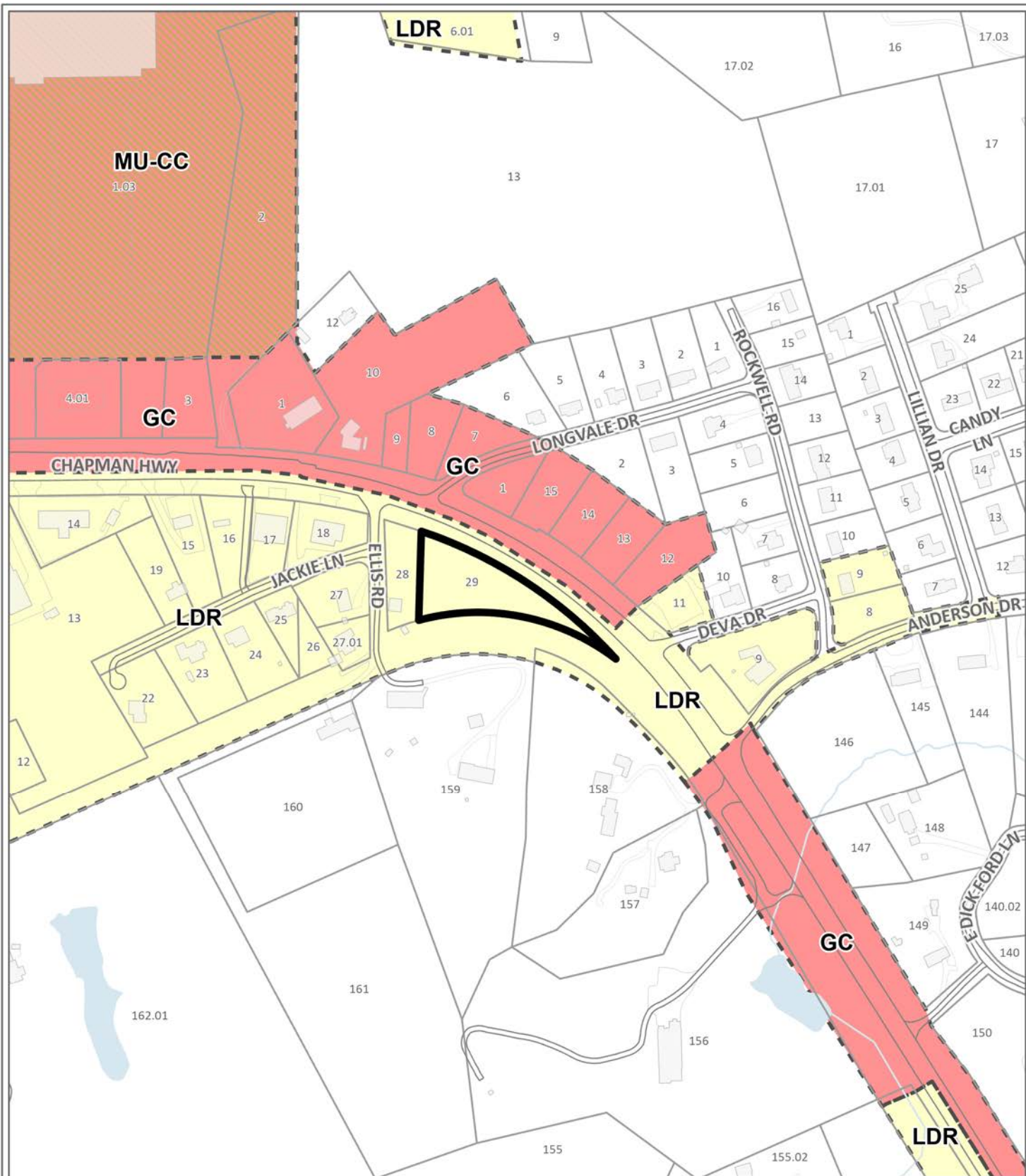
**Original Print Date:** 6/16/2023

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

**Map No:** 124  
**Jurisdiction:** City







**ONE YEAR PLAN MAP**

**7-A-23-PA**

**Petitioner:** Virginia G Burton



**From:** LDR (Low Density Residential), HP (Hillside Protection)

**To:** GC (General Commercial), HP (Hillside Protection)

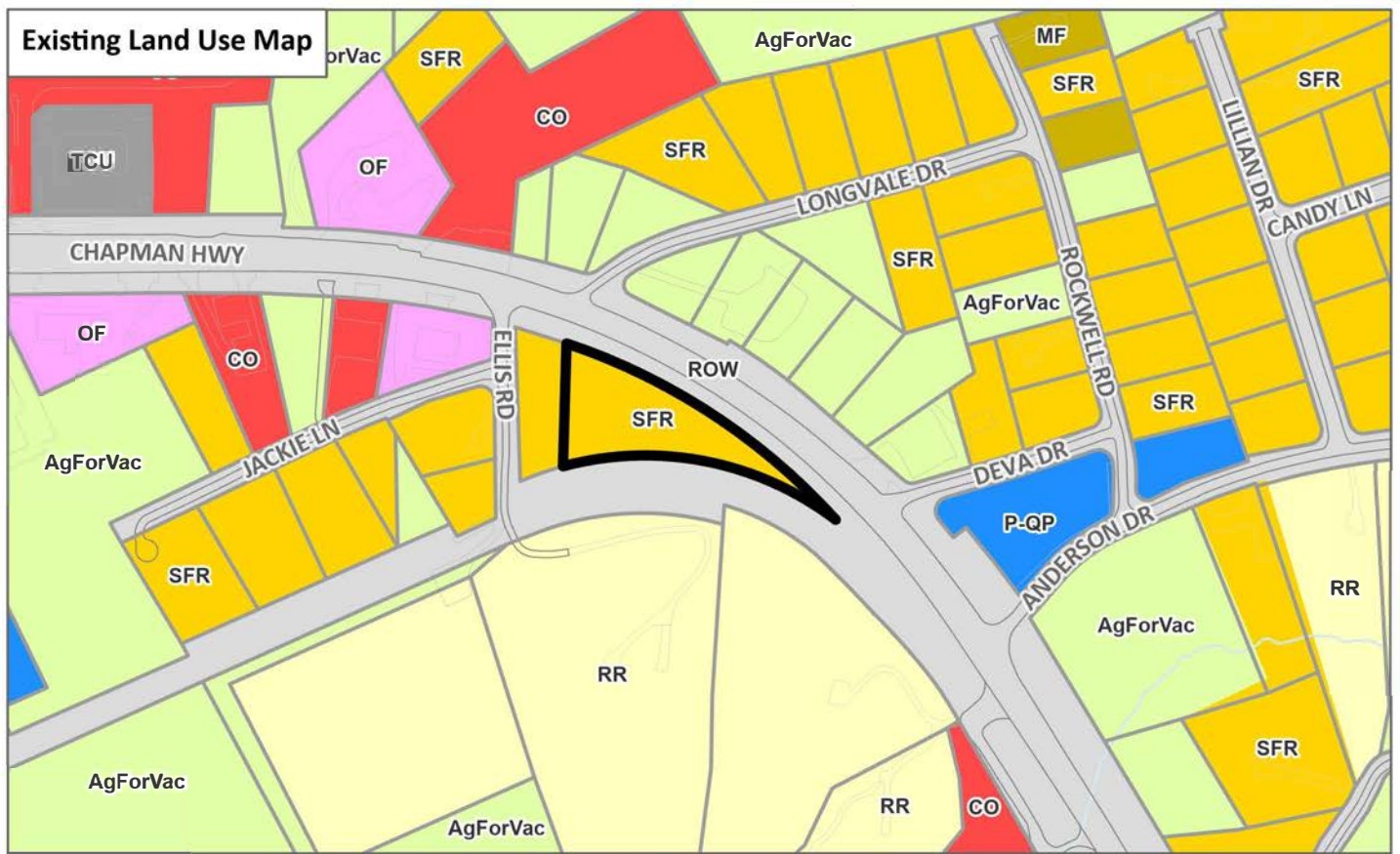
**Map No:** 124  
**Jurisdiction:** City

**Original Print Date:** 6/12/2023  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





### Existing Land Use Map



### Aerial Map



### CONTEXTUAL MAPS

7-D-23-RZ / 7-A-23-PA/7-A-23-SP

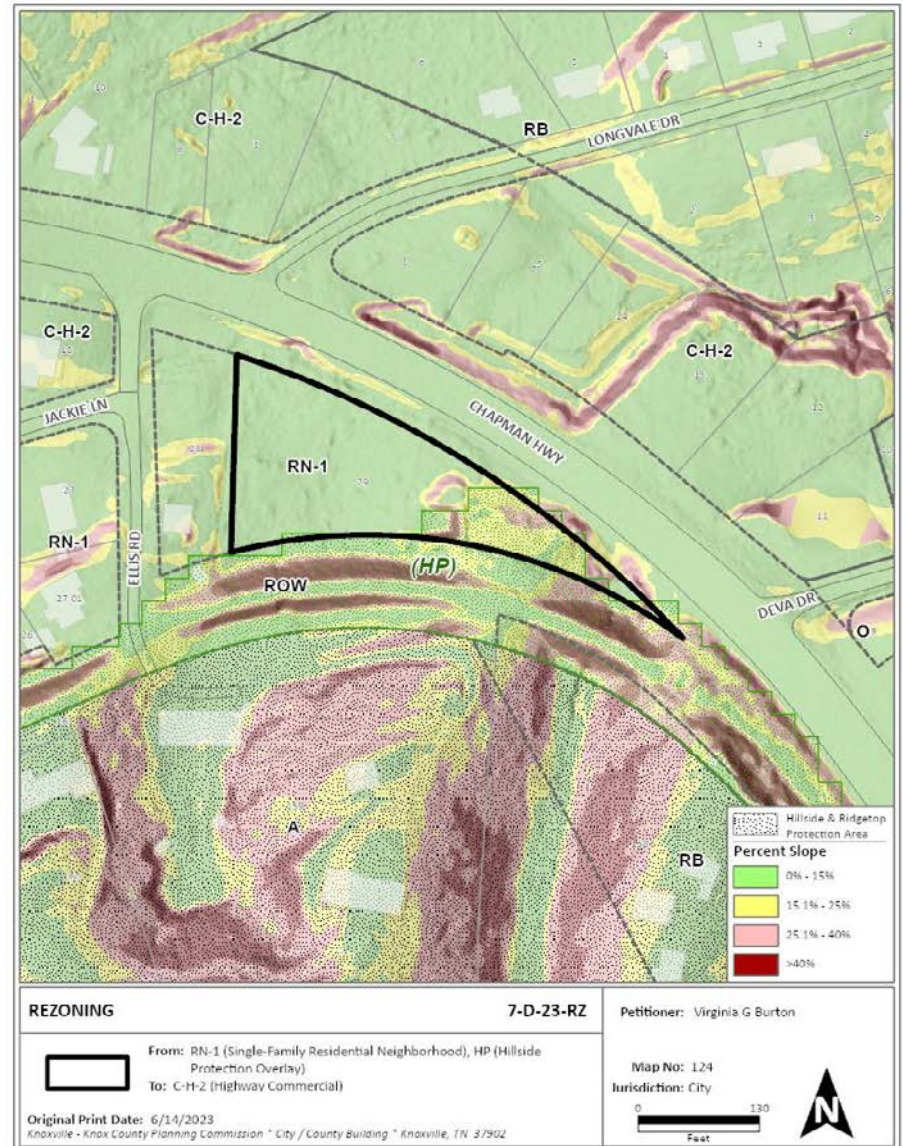


Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>47,434</b>	<b>1.09</b>			
Non-Hillside	37,860	0.87	N/A		
0-15% Slope	1,845	0.04	100%	1,845	0.04
15-25% Slope	5,673	0.13	50%	2,836	0.07
25-40% Slope	1,395	0.03	20%	279	0.01
Greater than 40% Slope	661	0.02	10%	66	0.002
Ridgetops					
<b>Hillside Protection (HP) Area</b>	9,574	0.22	Recommended disturbance budget within HP Area	<b>5,026</b>	<b>0.12</b>
			Percent of HP Area	<b>0.52</b>	





# 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

**Virginia G Burton**

Applicant Name

Affiliation

**5/10/2023**

Date Filed

**7/13/2023**

Meeting Date (if applicable)

**7-A-23-PA / 7-D-23-RZ**

File Number(s)

## CORRESPONDENCE

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

**Virginia G Burton**

Name / Company

**405 Rainbow Rd Sevierville TN 37862**

Address

**865-300-0105 / vickburt865@yahoo.com**

Phone / Email

## CURRENT PROPERTY INFO

**Virginia G Burton**

Owner Name (if different)

**405 Rainbow Rd Sevierville TN 37862**

Owner Address

**865-300-0105 / vickburt865@ya**

Owner Phone / Email

**6609 CHAPMAN HWY**

Property Address

**124 I E 029**

Parcel ID

**1.11 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Chapman Hwy, east of Ellis Rd, west of Anderson Dr**

General Location

City

**Council District 1**

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

**Single Family Residential**

County District

Zoning District

Existing Land Use

**South County**

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

<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	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>C-H-2 (Highway Commercial), HP (Hillside Protection Overlay)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>GC (General Commercial), HP (Hillside Protection)</b>	
Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests	
Additional Information _____	

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$2,050.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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)	Fee 2	
	Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Virginia G Burton</b> Please Print	<b>5/10/2023</b> Date
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Property Owner Signature	<b>Virginia G Burton</b> Please Print	<b>5/10/2023</b> Date
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# 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

VIRGINIA G. BURTON  
Applicant Name

4-1-2023 Date Filed      Meeting Date (if applicable)

File Number(s)

**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

VIRGINIA G. BURTON  
Name

405 RAINBOW RD Address      SEVIERVILLE City      TN State      37862 ZIP

865-3000105 Phone      vickburt865@yahoo.com Email

**CURRENT PROPERTY INFO**

VIRGINIA G. BURTON Property Owner Name (if different)      405 Rainbow Rd Property Owner Address      Sevierville TN 37862      865-3000105 Property Owner Phone

6609 CHAPMAN HWY Property Address      KNOXVILLE TN Parcel ID

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

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels  
  Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

Zoning Change  
 Proposed Zoning Commercial C-14-2 (Hwy Comm.)

Plan Amendment Change  
 Proposed Plan Designation(s) GC (General Commercial)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review  
  Planning Commission

**ATTACHMENTS**

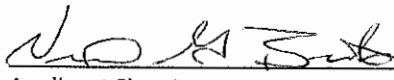
- Property Owners / Option Holders  
  Variance Request

**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

Virginia G. Burton  
 Please Print

5-10-23  
 Date

865-3000105  
 Phone Number

viciburt865@yahoo.com  
 Email

  
 Property Owner Signature

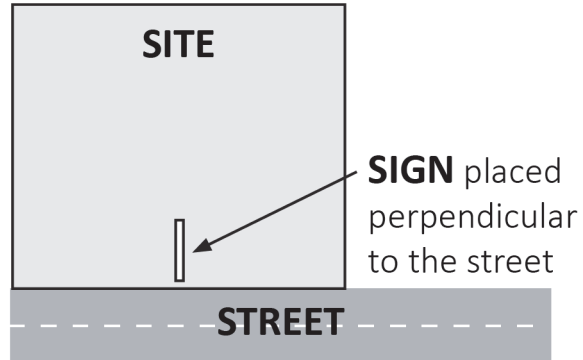
Virginia G. Burton  
 Please Print

5-10-23  
 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.



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:*

\_\_\_\_\_ June 30, 2023 \_\_\_\_\_ and \_\_\_\_\_ July 14, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Virginia G Burton

Date: 5/10/2023

File Number: 7-D-23-RZ/7-A-23-PA/7-A-23-SP



Sign posted by Staff



Sign posted by Applicant