

REZONING REPORT

▶ **FILE #:** 7-G-23-RZ

AGENDA ITEM #: 33

AGENDA DATE: 7/13/2023

▶ **APPLICANT:** TIMOTHY NEAL

OWNER(S): Timothy Neal

TAX ID NUMBER: 61 071.04 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ASHEVILLE HWY

▶ **LOCATION:** Northwest quadrant of the intersection of Asheville Hwy and Neals Landing Rd

▶ **APPX. SIZE OF TRACT:** 3.4 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Asheville Hwy, a divided highway that is a major arterial with 77 ft of pavement width within a 155-ft right-of-way. The property also has frontage Neals Landing Road, but it cannot be used for access as it crosses a creek in this location and has guard rails along both sides of the street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Sinking East Creek

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

▶ **ZONING REQUESTED:** CA (General Business)

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

▶ EXTENSION OF ZONE: Yes, this is an extension.

HISTORY OF ZONING: The portion of the parcel zoned PR was rezoned from A in 1981 (Case # 8-O-81-RZ); the portion zoned CA was rezoned from A in 2000 (Case 5-R-00-RZ).

SURROUNDING LAND USE AND ZONING:

North: Agriculture/forestry/vacant and single family residential - PR (Planned Residential) up to 12 du/ac in Knox County

South: Commercial - C-H-2 (Highway Commercial) in the City

East: Single family residential - PR (Planned Residential) up to 6 du/ac in Knox County

West: Office and agriculture/forestry/vacant - CA (General Business) in Knox County

NEIGHBORHOOD CONTEXT: This property is located on a section of Asheville Highway that consists predominantly of commercial uses in the lots fronting the highway. Abutting lots behind the commercial uses consist of small-lot, single-family residential subdivisions and large lots zoned A with single family homes.

STAFF RECOMMENDATION:

- ▶ **Approve the CA (General Business) zone because it is consistent with the sector plan and would result in more consistent zoning for the subject property frontage.**

COMMENTS:

This request is to rezone a portion of the subject property. This parcel has dual zoning, with the main body of the parcel zoned CA and both a small portion in the front, southwest corner of the parcel, and a larger swath along the rear, zoned PR with up to 12 du/ac. This request is to rezone only the front PR-zoned portion to CA.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

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. This area has experienced multiple rezonings to commercial zones since the late 1990s. This section of Asheville Highway is predominantly commercial.

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

1. The CA (General Business) zone is intended to provide general retail business and services but not for manufacturing or for processing materials other than farm products. The surrounding area includes retail businesses and services, so this zone is appropriate for this area.

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 rest of the parcel's frontage is already zoned CA, so approval of this request would make the front of the property consistent.
2. Such a small section of property to be zoned PR is not practical since it is only 0.38 acres in size and is disconnected from the rear PR-zoned section. The 35-ft peripheral boundary of the PR zone would encompass the entire front, PR-zoned section of the property.
3. There is a neighborhood monument sign on the property that may need to be relocated depending on the site plan layout.
4. Shining Creek East runs along the rear perimeter of the parcel, along the northeast property line, providing a natural separation between the PR-zoned property to the north and the subject property. The creek also passes below Neals Landing Road, and there are guard rails on both sides of the road at the creek crossing in front of this parcel. Since the creek is on the property line, no crossing of the creek is anticipated to be needed on the site plans.
5. Since Asheville Highway is a major arterial, it is designed to handle heavy traffic and no adverse impacts to traffic patterns are anticipated from approval of this rezoning.

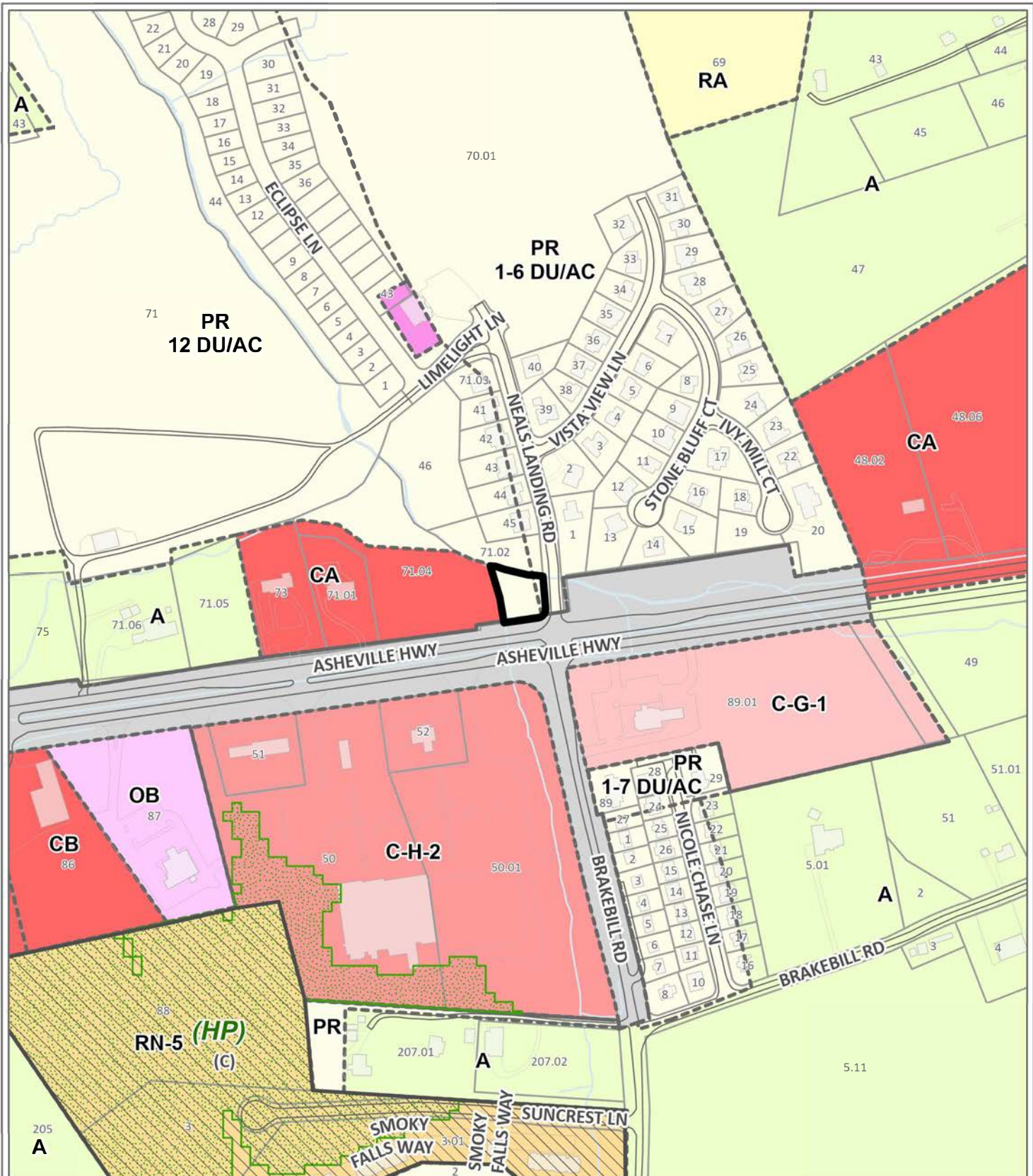
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. This parcel is designated CC (Community Commercial), which lists the CA zone as one to consider. The CC land use class calls for retail and service-oriented development, which is consistent with the CA zone description.
2. Sub-section 9.11 of the General Plan Development Policies section recommends locating community-serving commercial areas where they can be easily shared by several neighborhoods. The surrounding properties to the north contain residential uses that could benefit from commercial or service-oriented development.
3. Office and commercial zoning along Asheville Highway is supported by the East City Sector Plan. According to the plan, survey results stemming from the public participation process revealed that, "The majority of the people would support office development on Asheville Highway..." and "The majority of the people would support commercial uses on all the major streets except Washington Pike and Whittle Springs Road (p. 45).

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 8/28/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



REZONING

7-G-23-RZ

Petitioner: Timothy Neal



From: PR (Planned Residential)

To: CA (General Business)

Map No: 61

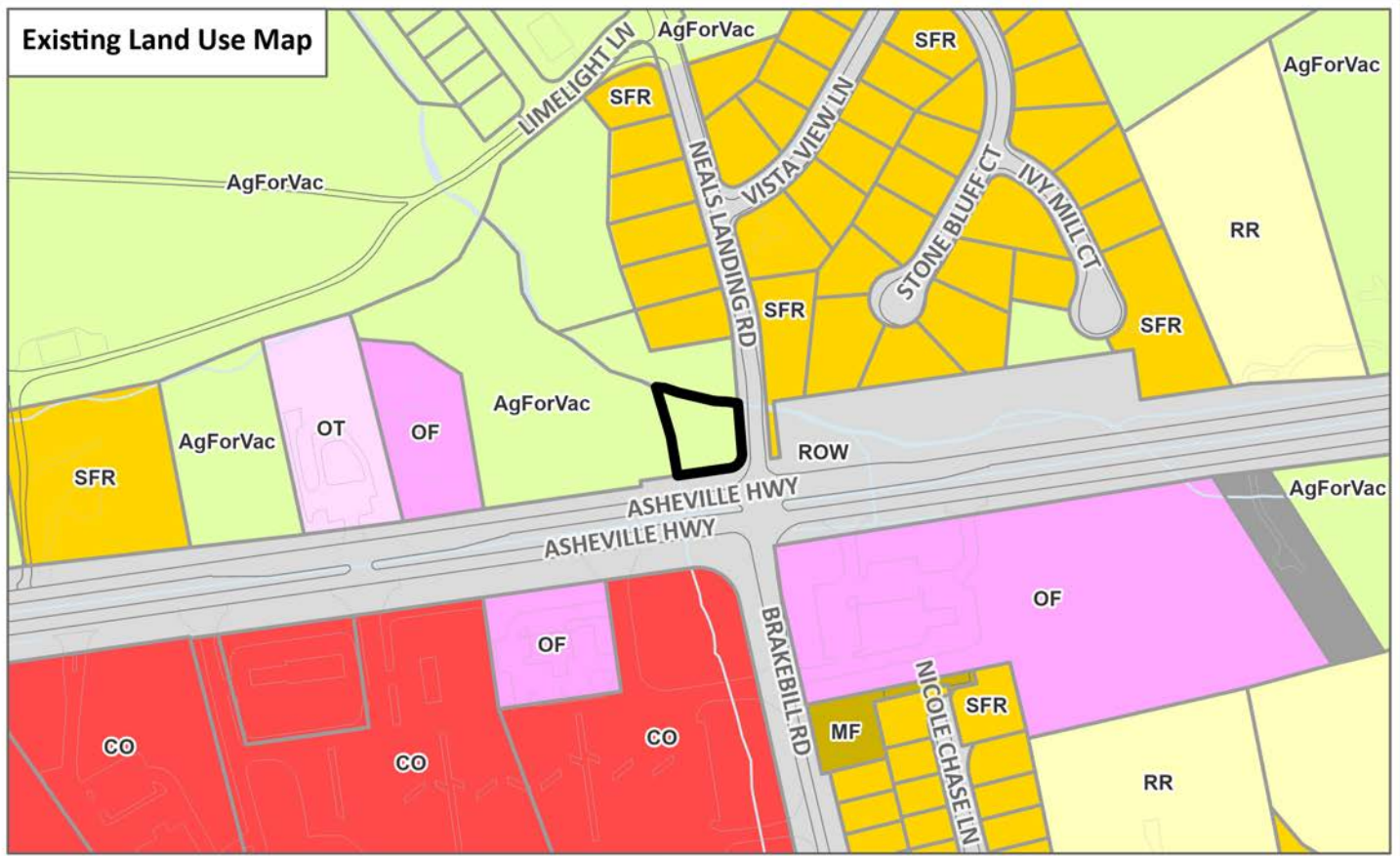
Jurisdiction: County

Original Print Date: 6/13/2023

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



Existing Land Use Map



Aerial Map

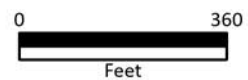


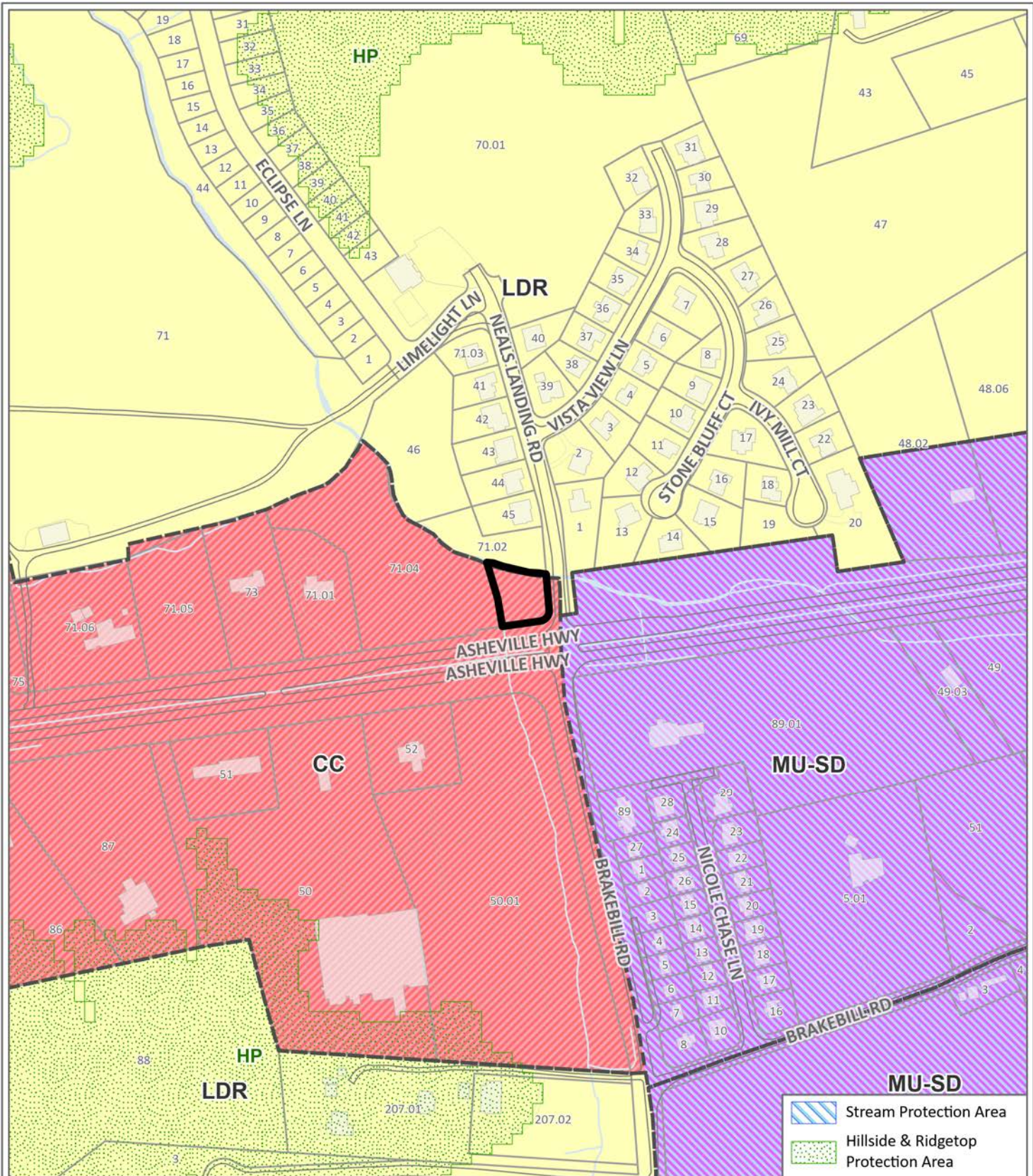
CONTEXTUAL MAPS

7-G-23-RZ



Case boundary





EAST COUNTY SECTOR PLAN MAP

7-G-23-RZ

Petitioner: Timothy Neal



Case boundary

Original Print Date: 6/16/2023

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

Map No: 61

Jurisdiction: County





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

Timothy Neal

Applicant Name

Affiliation

5/16/2023

Date Filed

7/13/2023

Meeting Date (if applicable)

7-G-23-RZ

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Timothy Neal

Owner Name (if different)

12600 Evans Rd., Farragut 37934

Owner Address

865-579-4666

Owner Phone / Email

0 ASHEVILLE HWY

Property Address

61 071.04 (part of)

Parcel ID

3.4 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Asheville Hwy, west Neals Landing Rd

General Location

City

Commission District 8

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East County

Planning Sector

CC (Community Commercial)

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change CA (General Business)	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	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	\$1,000.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<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

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	Timothy Neal Please Print	5/16/2023 Date
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Property Owner Signature	Timothy Neal Please Print	5/16/2023 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

Timothy MEAL
Applicant Name

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

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

DAVID HARBIN
Name

BATSON HIMES NORVELL & POE
Company

4334 PAPERMILL DR
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

MEAL & TIMOTHY MEAL TRUSTEES
Property Owner Name (if different)

~~7503 ASHVILLE HWY~~
~~KNOXVILLE TN 37924~~
Property Owner Address

12600 Evans Rd., Farragut 37934
865-579-4666
Property Owner Phone

0 ASHVILLE HWY
Property Address

061 07104
Parcel ID

Sewer Provider

Water Provider

NO

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

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change from IZ PR TO CA
Proposed Zoning

Pending Plat File Number

Plan Amendment Change _____
Proposed Plan Designation(s)

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

- 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

DAVID HARBIN
Please Print

5.15.23
Date

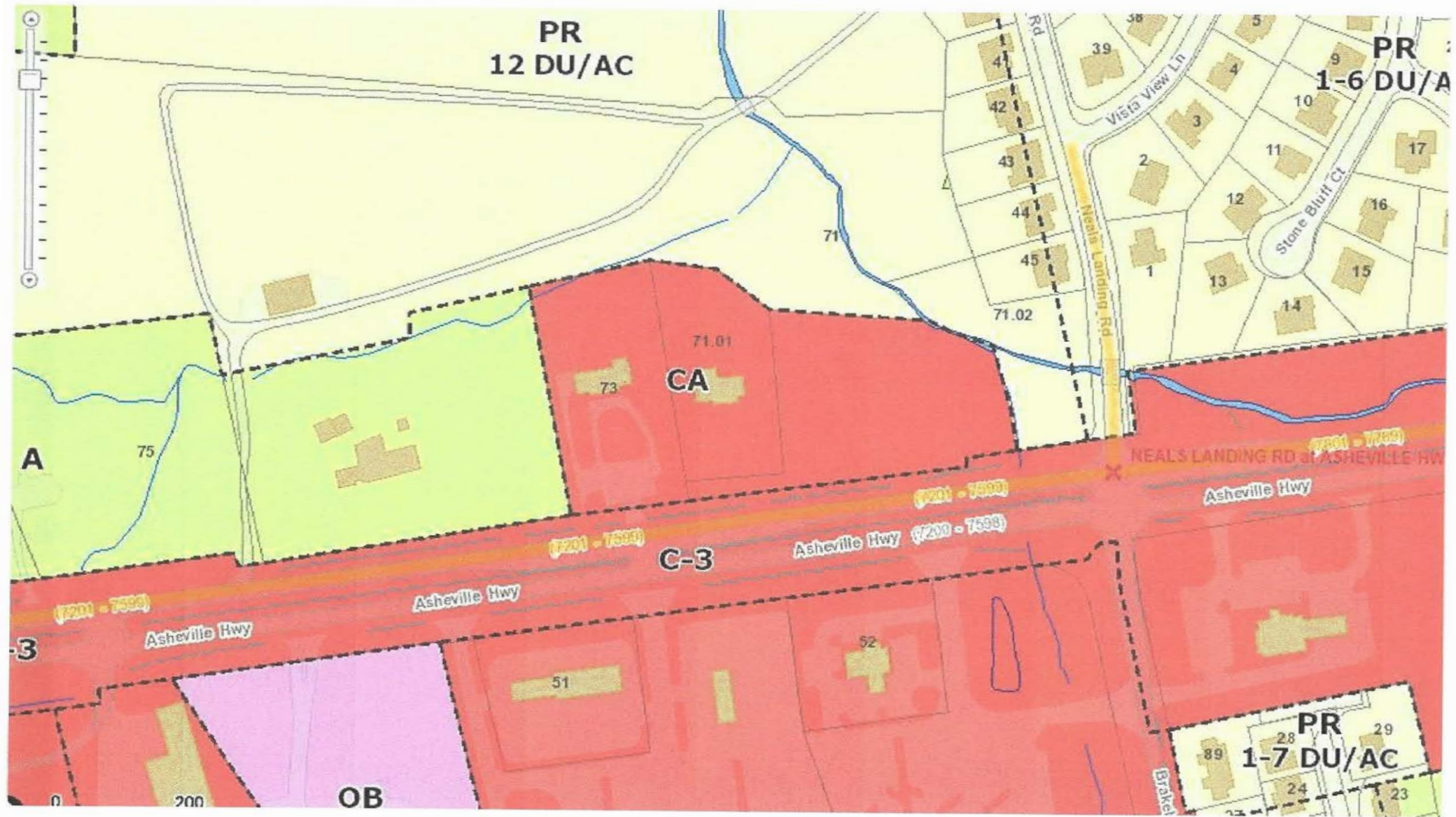
865-588-6472
Phone Number

harbin@khn-p.com
Email

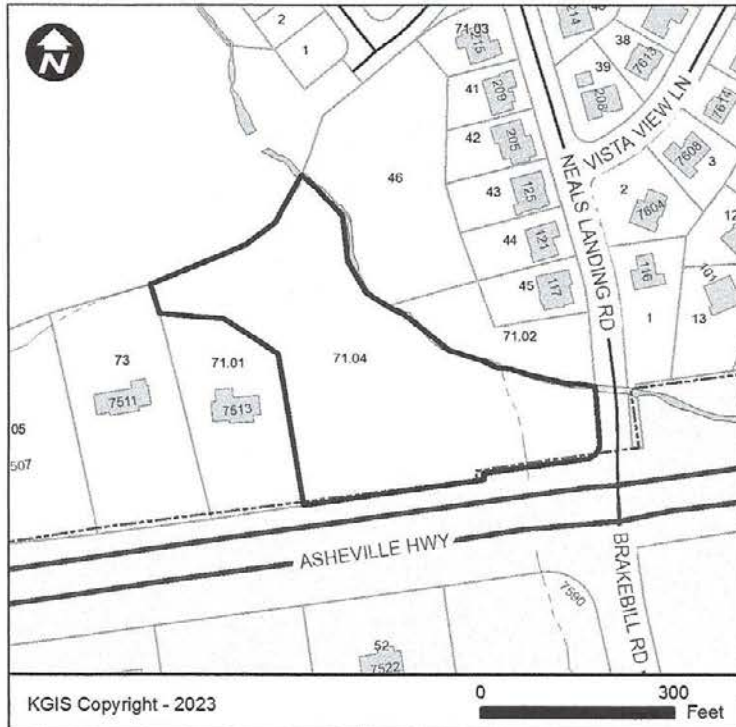
Timothy F. Neal
Property Owner Signature

TIMOTHY NEAL
Please Print

5.15.23
Date Paid



Parcel 061 07104 - Property Map and Details Report



Property Information

Parcel ID: 061 07104
Location Address: 0 ASHEVILLE HWY
CLT Map: 61
Insert:
Group:
Condo Letter:
Parcel: 71.04
Parcel Type: NORMAL
District: S8
Ward:
City Block:
Subdivision: TIMOTHY NEAL PROPERTY
Rec. Acreage: 3.38
Calc. Acreage:
Recorded Plat: 20180525 - 0069733
Recorded Deed: -
Deed Type: :
Deed Date:

Address Information

Site Address: 0 ASHEVILLE HWY
 KNOXVILLE - 37924
Address Type: UNUSED LAND
Site Name: TIMOTHY NEAL PROPERTY
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

NEAL MARVIN U & TIMOTHY F TRUSTEES
 7503 ASHEVILLE HWY
 KNOXVILLE, TN 37924
 The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Other Information

Census Tract: 53.01
Planning Sector: East County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 76
Voting Location: Sunnyview School
 412 BAGWELL RD
TN State House: 19
TN State Senate: 6
County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
School Board: 8 Mike McMillan
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary:
Current Year: SUNNYVIEW PRIMARY
2023 - 2024: SUNNYVIEW PRIMARY
Intermediate: CHILHOWEE INTERMEDIATE
Middle: CARTER MIDDLE
High: CARTER HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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CERTIFICATE OF OWNERSHIP AND GENERAL DESCRIPTION.

I, WE, THE UNDERSIGNED (OWNER/S) OF THE PROPERTY SHOWN HEREIN HEREBY ADVERTISE THIS AS A (SUB) PLAN OF SUBDIVISION AND REDDIT THE STREETS AS SHOWN TO THE PUBLIC USE FOR AND HEREBY CERTIFY THAT I AM, WE AND THE ENGINEER IN THE SURVEY OF THE PROPERTY, AND AS PROPERTY ENGINEER/S HAVE AN UNRESTRICTED RIGHT TO RESERVE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAN.

OWNER/S: Timothy F. Neal
 PRINTED NAME: Timothy F. Neal
 SIGNATURE: Timothy F. Neal
 DATE: 5/23/18

ZONING SHOWN ON OFFICIAL MAP: PR1246, A, CA
 DATE: 5/10/18

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

ENGINEER: David B. Hahn
 DATE: 5/10/18

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE, TENNESSEE COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION AND THESE REGULATIONS.

ENGINEER: David B. Hahn
 DATE: 5/10/18

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE, TENNESSEE COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 17th DAY OF 10, 2018.

REGISTERED LAND SURVEYOR: David B. Hahn
 TENNESSEE LICENSE NO. 2595 DATE: 5/10/18

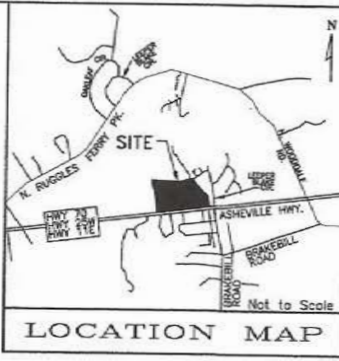
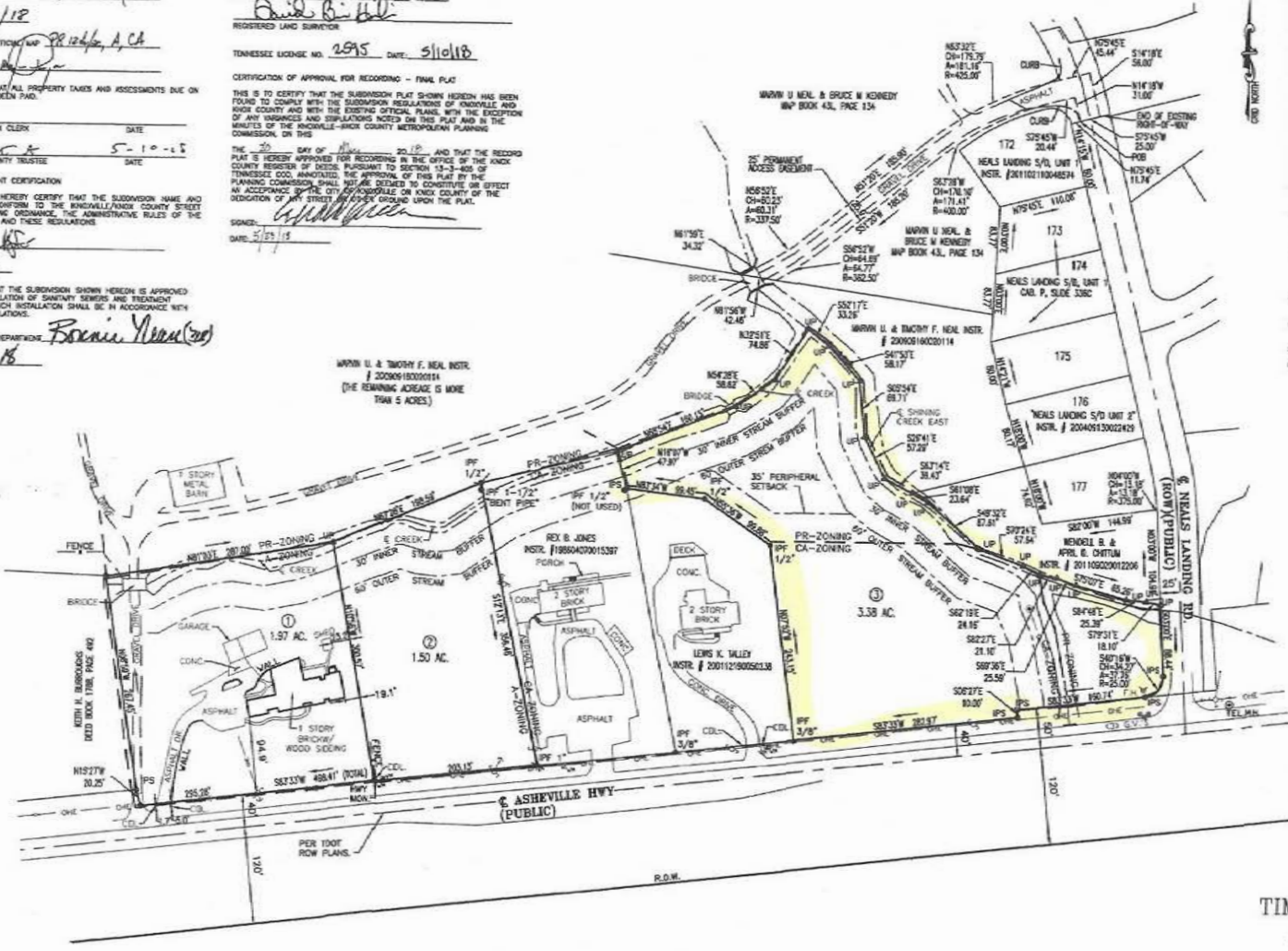
CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

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 THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND SUPPLEMENTING NOTES ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION ON THIS

DATE: 5/23/18

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREIN IS APPROVED SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

KNOX COUNTY HEALTH DEPARTMENT: Bonnie Neal (30)
 DATE: 5-10-18



- NOTES:**
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY B.N.H.P. UNLESS NOTED OTHERWISE ON PLAT.
 - 10' UTILITY, UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INDICATE ALL EXISTING UTILITY LINES AND ALONG ALL ROADS, UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. PLUS OTHER EASEMENTS AS SHOWN.
 - SANITARY SEWER EASEMENT OF 15', 7.5" EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED PR (PLANNED RESIDENTIAL), A (AGRICULTURAL) AND CA (COMMERCIAL).
 - THIS PROPERTY CONTAINS 6.85 ACRES SUBDIVIDED INTO 3 LOTS.
 - BUILDING SETBACK LINES IN THE PR ZONES WILL BE AS FOLLOWS: FRONT - 10' SIDES - 10' REAR - 15'



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREIN AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARD OF PRACTICE.

REGISTERED LAND SURVEYOR: David B. Hahn
 TENNESSEE LICENSE NO. 2595 DATE: 5/10/18

FINAL PLAT FOR
TIMOTHY NEAL PROPERTY
ASHEVILLE HIGHWAY
 TAX MAP 61, PART OF PARCEL 071,
 DISTRICT #8, KNOX COUNTY, TENNESSEE

SCALE: 1" = 100' NOVEMBER 9, 2017
 100' 50' 0 100' 200'

COUNTERSIGNED
 KNOX COUNTY PROPERTY ASSESSOR
 MAY 26 2018
 BY: JOHN WHITEHEAD

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

- LEGEND**
- IPF IRON PIN FOUND
 - IPD IRON PIN SET
 - ▲ UNMONUMENTED POINT
 - HIGHWAY MONUMENT
 - ⊕ FENCE POST
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ FIRE HYDRANT
 - ⊕ POWER POLE
 - ⊕ GAS VALVE
 - ⊕ OVERHEAD ELECTRIC
 - ⊕ FENCE LINE



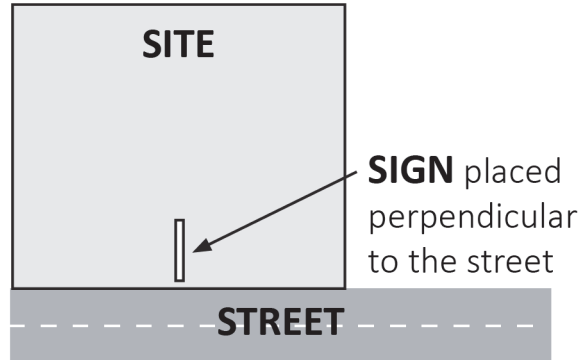
OWNER:
TIM NEAL
 3390 DOZIER LANE
 KNOXVILLE, TENNESSEE 37920
 PHONE: (865) 579-4666

2-SJ-18-F

REFERENCE DEED: INST. #200909160020114

23320-AH-PP

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: Timothy Neal

Date: 5/16/2023

File Number: 7-G-23-RZ



Sign posted by Staff



Sign posted by Applicant