



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-G-23-DP

**AGENDA ITEM #:** 38

**AGENDA DATE:** 6/8/2023

▶ **APPLICANT:** DANIEL LEVY  
**OWNER(S):** RJR Properties GP

**TAX ID NUMBER:** 147 C D 006,007,005,004,003 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 6700 MARTEL LN (6701, 6714, 6728, 6742 MARTEL LN)

▶ **LOCATION:** South and east sides of Martel Ln, east of Circle Oak Dr

▶ **APPX. SIZE OF TRACT:** 4.36 acres

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Martel Ln, a local street with a 32-ft pavement width within 70-ft right-of-way.

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

Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Knob Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant

▶ **PROPOSED USE:** Office/warehouse

**HISTORY OF ZONING:** In 1990, this property was rezoned to PC (Planned Commercial).

**SURROUNDING LAND USE AND ZONING:** North: Rural Residential, Agricultural - A (Agricultural), RA (Low Density Residential)

South: Single family residential, commercial - A (Agricultural)

East: Rural Residential - A (Agricultural)

West: Public/Quasi Public - PC (Planned Commercial)

**NEIGHBORHOOD CONTEXT:** The site is located in a commercial node at the northeast corner of the Maryville Hwy and W Governor John Sevier Hwy. in an area that is predominantly rural and low density residential development.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for 4 commercial office/warehouse buildings, subject to 5 conditions.**

- 1) The maximum height of the buildings shall be 35 feet per the Tennessee Scenic Highway System Act of 1971 (TCA §54-17).
- 2) Providing a detailed landscape plan during permitting for review and approval by Planning Commission staff.
- 3) Provide a continuous sidewalk connection from Dollar General to end of cul de sac.

- 4) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 5) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PC district and the criteria for approval of a development plan.

**COMMENTS:**

The applicant is seeking approval to construct 4 commercial office/warehouse buildings on the subject property within the Southwood Commercial Park. The protective covenants on this property allow office uses. They do not prohibit warehouse or storage uses. Though, it recommended that the applicant amend the covenants for both the warehouse uses.

The proposed development will consist of three 3,500 sq ft buildings and one 5,000 sq ft building. The structures are 24-ft tall, which is within the 35-ft building height restriction for buildings within 1000-ft of state designated scenic highways (TCA § 54- 17-115).

The property is located within the HP (Hillside Protection). The proposed development will require 0.794 acres of Hillside land disturbance, which is within the recommended disturbance of 1.75 acres. Per the Knox County Sidewalk Ordinance, a sidewalk is required along Martel Ln from the Dollar General until it connects with the existing sidewalk at the end of the cul de sac.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PC (Planned Commercial):

A. It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers. The protective covenants created by the Southwood Commercial Park permit office uses.

**2) GENERAL PLAN - DEVELOPMENT POLICIES**

A. Focus on design quality and neighborhood compatibility in reviewing development proposals (Policy 8.3) – Elevations have been provided. The proposed structures will be compatible with other developments within the commercial park.

**3) SOUTH COUNTY SECTOR PLAN**

A. The property is classified NC (Neighborhood Commercial). The scale of the commercial operation is consistent with other developments in the area. Completion of the sidewalk within the cul de sac will be required.

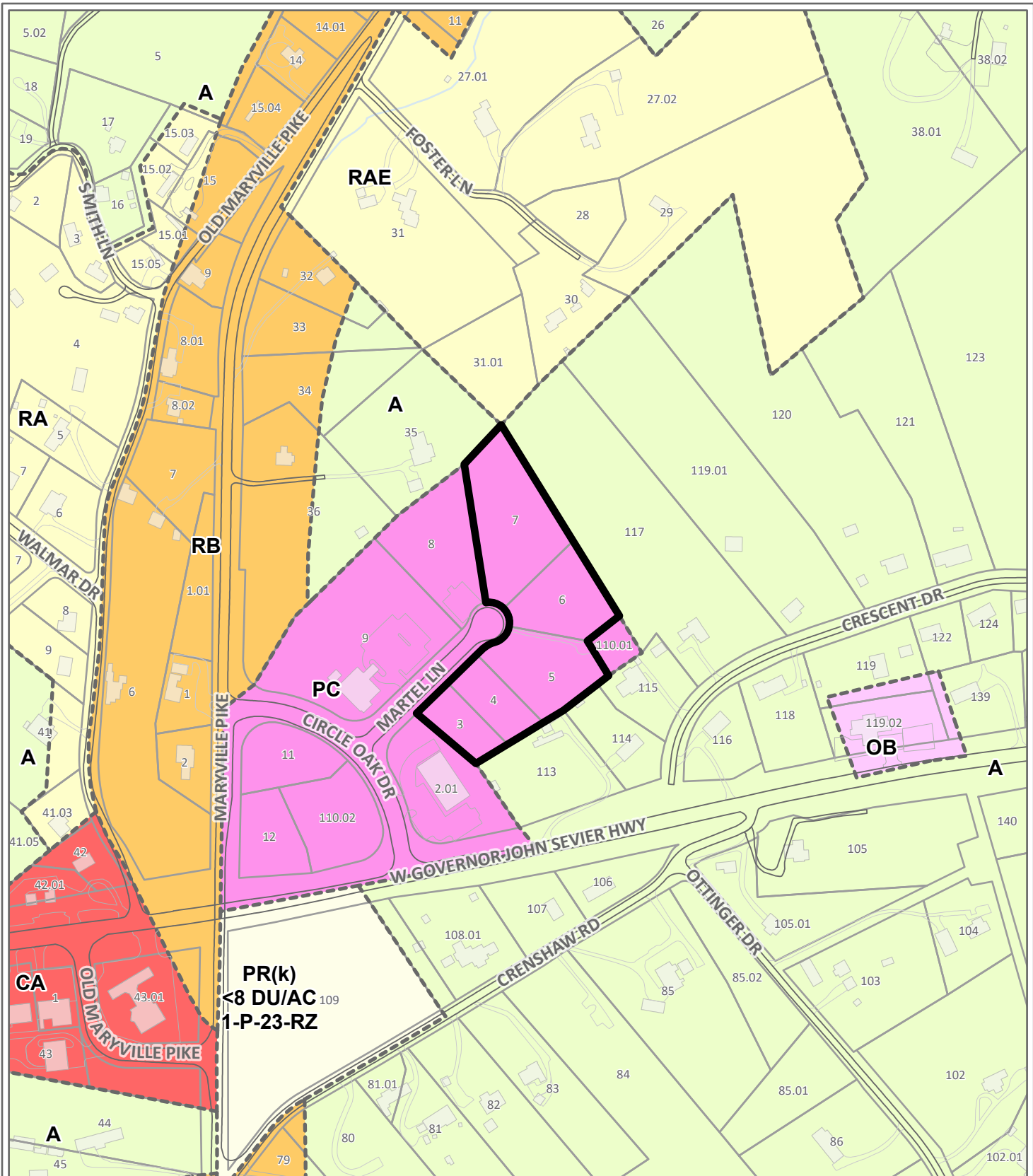
**4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

A. The property is within the Rural Area Boundary. The rural designation shall not impede the right of the property owner to develop the property for the purpose permitted by that property's zoning. The proposed development meets the relevant standards of the PC (Planned Commercial) zone.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**DEVELOPMENT PLAN**

**6-G-23-DP**

**Petitioner:** Daniel Levy

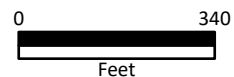


Office/warehouse in PC (Planned Commercial)

**Original Print Date:** 5/9/2023

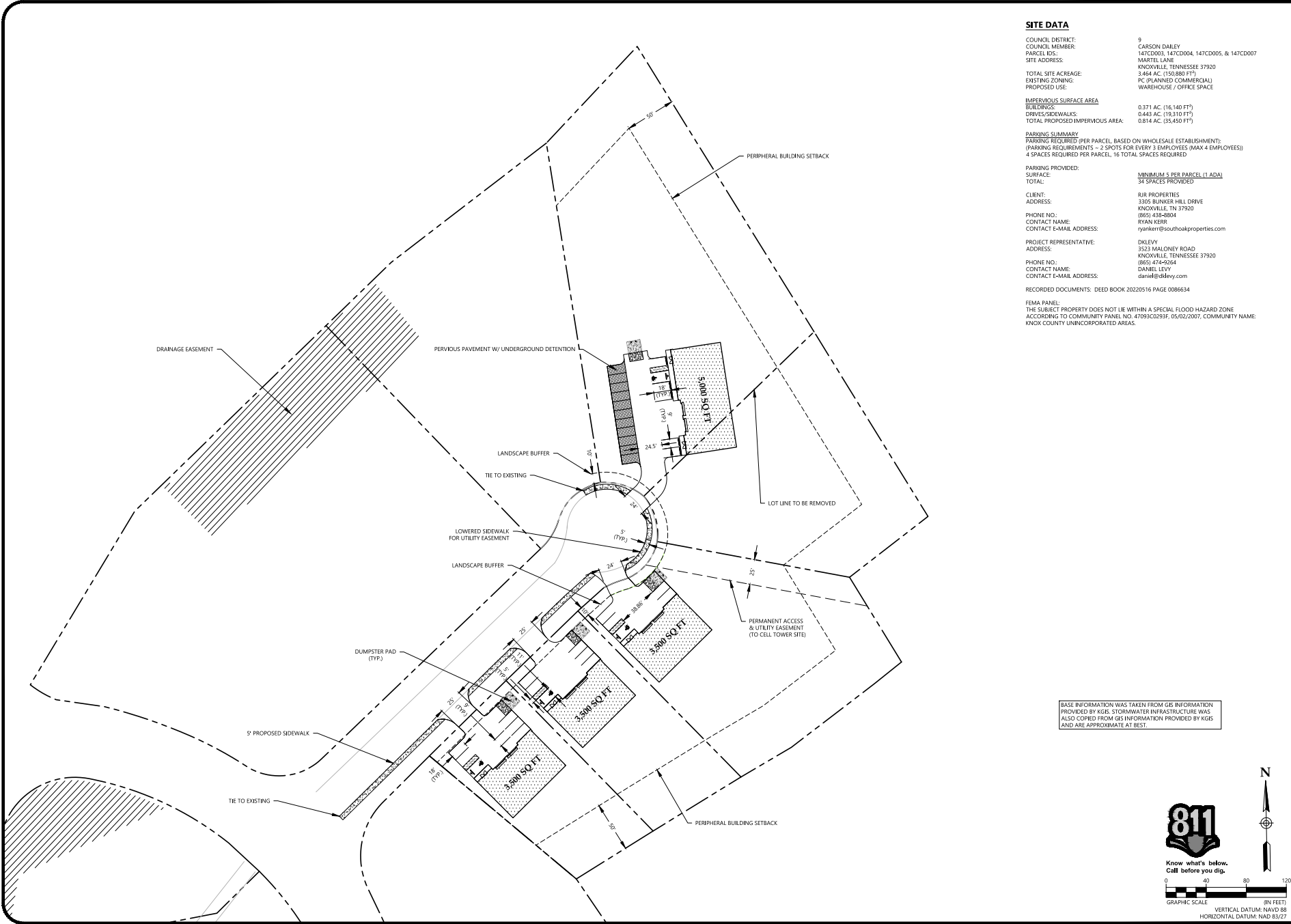
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 147  
**Jurisdiction:** County



TITLE SHEET: 05/02/2023 3:24 PM

C:\Users\jg321\OneDrive\Documents\2023\05\02\2023\050223\050223.dwg



**SITE DATA**

COUNCIL DISTRICT: 9  
 COUNCIL MEMBER: CARSON DAILEY  
 PARCEL IDS: 147CD003, 147CD004, 147CD005, & 147CD007  
 SITE ADDRESS: MARTEL LANE  
 KNOXVILLE, TENNESSEE 37920  
 TOTAL SITE ACREAGE: 3.464 AC. (1,50,880 FT<sup>2</sup>)  
 EXISTING ZONING: PC (PLANNED COMMERCIAL)  
 PROPOSED USE: WAREHOUSE / OFFICE SPACE

**IMPERVIOUS SURFACE AREA**  
 BUILDINGS: 0.371 AC. (16,140 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.443 AC. (19,310 FT<sup>2</sup>)  
 TOTAL PROPOSED IMPERVIOUS AREA: 0.814 AC. (35,450 FT<sup>2</sup>)

**PARKING SUMMARY**  
 PARKING REQUIRED (PER PARCEL BASED ON WHOLESALE ESTABLISHMENT):  
 (PARKING REQUIREMENTS = 2 SPOTS FOR EVERY 3 EMPLOYEES (MAX 4 EMPLOYEES))  
 4 SPACES REQUIRED PER PARCEL, 16 TOTAL SPACES REQUIRED

**PARKING PROVIDED:**  
 SURFACE: MINIMUM 5 PER PARCEL (1 ADA)  
 TOTAL: 34 SPACES PROVIDED

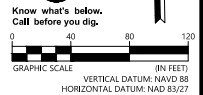
**CLIENT:** RIR PROPERTIES  
 ADDRESS: 3305 BUNKER HILL DRIVE  
 KNOXVILLE, TN 37920  
 PHONE NO: (865) 438-8804  
 CONTACT NAME: RYAN KERR  
 CONTACT E-MAIL ADDRESS: ryankerr@southoakproperties.com

**PROJECT REPRESENTATIVE:**  
 ADDRESS: DKLEVY  
 3523 MALONEY ROAD  
 KNOXVILLE, TENNESSEE 37920  
 PHONE NO: (865) 474-0604  
 CONTACT NAME: DANIEL LEVY  
 CONTACT E-MAIL ADDRESS: daniel@dklevy.com

RECORDED DOCUMENTS: DEED BOOK 20220516 PAGE 0086634

**FEMA PANEL:**  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE  
 ACCORDING TO COMMUNITY PANEL NO. 47093C0293F, 05/02/2007, COMMUNITY NAME:  
 KNOX COUNTY UNINCORPORATED AREAS.

BASE INFORMATION WAS TAKEN FROM GIS INFORMATION  
 PROVIDED BY KGIS. STORMWATER INFRASTRUCTURE WAS  
 ALSO COPIED FROM GIS INFORMATION PROVIDED BY KGIS  
 AND ARE APPROXIMATE AT BEST.



6535 NIGHTINGALE LANE  
KNOXVILLE, TN 37909  
8661934623



**NOT FOR CONSTRUCTION**

NO.	DATE	LOGS/SUBMITTAL	BY	CHK	APP	DESCRIPTION
1	05/02/2023					

**SITE LAYOUT PLAN**

USE ON REVIEW  
 SOUTHWOOD COMMERCIAL  
 KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER: 22430424

DRAWING NUMBER

**C5.0**

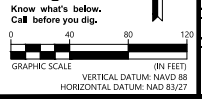


### PROPOSED FEATURES LEGEND

- STORM PIPE ——— S1 ———
- PROPOSED MAJOR CONTOUR ——— 90 ———
- PROPOSED MINOR CONTOUR ——— 92 ———
- CURB INLET
- JUNCTION STRUCTURE
- HILLSIDE PROTECTION

**TOTAL HILLSIDE PROTECTION (HP) AREA:** 166,420 SQ. FT. (3.820 A.C.)  
**TOTAL LIMITS OF DISTURBANCE WITHIN HP OVERLAY:** 24,580 SQ. FT. (0.794 A.C.)

BASE INFORMATION WAS TAKEN FROM GIS INFORMATION PROVIDED BY KGIS. STORMWATER INFRASTRUCTURE WAS ALSO COPIED FROM GIS INFORMATION PROVIDED BY KGIS AND ARE APPROXIMATE AT BEST.



6515 NIGHTINGALE LANE  
 KNOXVILLE, TN 37909  
 (615) 934-6623



**NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
1	4/8/2023	LOD: SUBMITTAL	AS	NS	JLS

**GRADING & DRAINAGE PLAN**

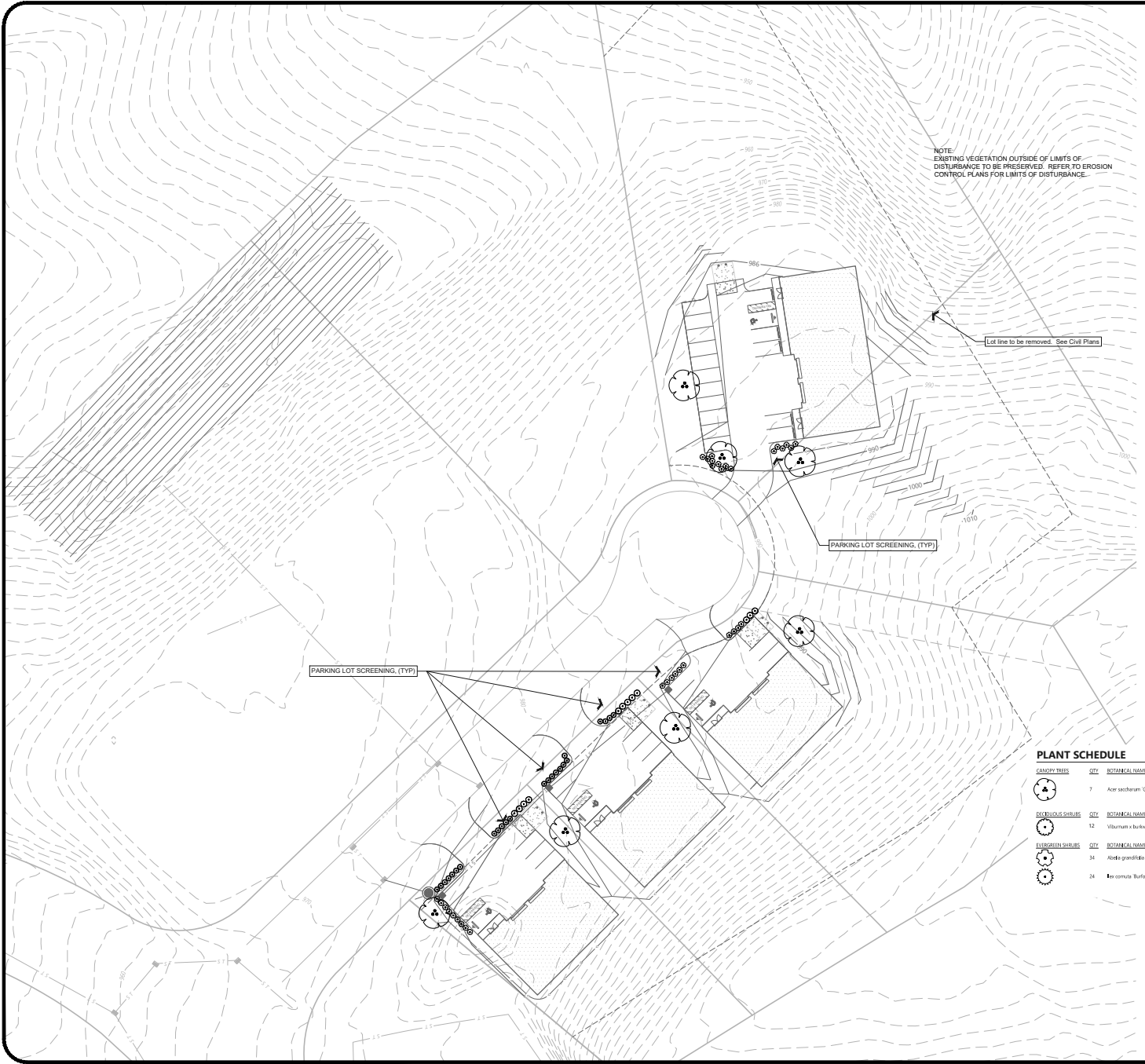
USE ON REVIEW  
 SOUTHWOOD COMMERCIAL  
 KNOXVILLE, INOX COUNTY, TENNESSEE

PROJECT NUMBER:  
 22450424  
 DRAWING NUMBER:

**C6.0**

TIME STAMP: 4/24/2023 2:29

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 USER: dlevy  
 DATE: 4/24/2023 2:29  
 PROJECT: 4310 EGCS



LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
①	PLANTING BED LIMITS	
②	IRRIGATION LIMITS	
③	AREA TO BE SEEDED	
④	AREA TO BE SOODED	
⑤	AREA TO BE 4"-6" RIVER ROCK	

**SITE DATA**

COUNCIL DISTRICT: 9  
 COUNCIL MEMBER: CARSON DAILEY  
 PARCEL IDS: 147C003, 147C004, 147C005, & 147C007  
 SITE ADDRESS: MARTEL LANE, KNOXVILLE, TENNESSEE 37920  
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 EXISTING ZONING: PC (PLANNED COMMERCIAL)  
 PROPOSED USE: WAREHOUSE / OFFICE SPACE

IMPERVIOUS SURFACE AREA  
 BUILDINGS: 0.371 AC. (16,140 FT<sup>2</sup>)  
 DRIVES/SIDEWALKS: 0.404 AC. (17,600 FT<sup>2</sup>)  
 TOTAL PROPOSED IMPERVIOUS AREA: 0.775 AC. (33,740 FT<sup>2</sup>)

PARKING SUMMARY  
 PARKING REQUIRED PER PARCEL, BASED ON WHOLESALE ESTABLISHMENT:  
 (PARKING REQUIREMENTS - 2 SPOTS FOR EVERY 3 EMPLOYEES (MAX 4 EMPLOYEES))  
 4 SPACES REQUIRED PER PARCEL

PARKING PROVIDED:  
 SURFACE: MINIMUM 5 PER PARCEL (1 ADA)  
 TOTAL: 34 SPACES PROVIDED

CLIENT: R/R PROPERTIES  
 ADDRESS: 3305 BUNKER HILL DRIVE, KNOXVILLE, TN 37920  
 PHONE NO.: (865) 438-8804  
 CONTACT NAME: RYAN KERR  
 CONTACT E-MAIL ADDRESS: ryanerr@ecuhoakproperties.com

PROJECT REPRESENTATIVE: DKLEVY  
 ADDRESS: 3523 MALONEY ROAD, KNOXVILLE, TENNESSEE 37920  
 PHONE NO.: (865) 474-9264  
 CONTACT NAME: DANIEL LEVY  
 CONTACT E-MAIL ADDRESS: daniel@dklevy.com

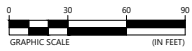
RECORDED DOCUMENTS: DEED BOOK 20220516 PAGE 0086634

FEMA PANEL:  
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE  
 ACCORDING TO COMMUNITY PANEL NO. 47093C039F, 05/02/2007, COMMUNITY NAME:  
 KNOX COUNTY UNINCORPORATED AREAS.

**PLANT SCHEDULE**

GROUP	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CALIB.	HEIGHT	SPREAD	SPACING	REMARKS
①	7	Acer saccharum 'Green Mountain TM'	Green Mountain Sugar Maple	B & B	2"	10'-12'	3'-4'		Will branch w/ strong central leader
②	12	Viburnum x Burkwoodi 'Conroy'	Conroy Viburnum	45 Cont.	3'-3"	2'-3"	48" o.c.		
③	14	Abrus grandifolius 'Rose Creek'	Rose Creek Abrus	41 Cont.	21'-24"	21'-24"	42" o.c.		
④	24	Rosa rugosa 'Barfordiana'	Barfordian Rose	45 Cont.	30'-36"	24"	42" o.c.		

6-G-23-DP  
 4/24/2023



6515 NIGHTINGALE LANE  
 KNOXVILLE, TN 37909  
 865.934.4623



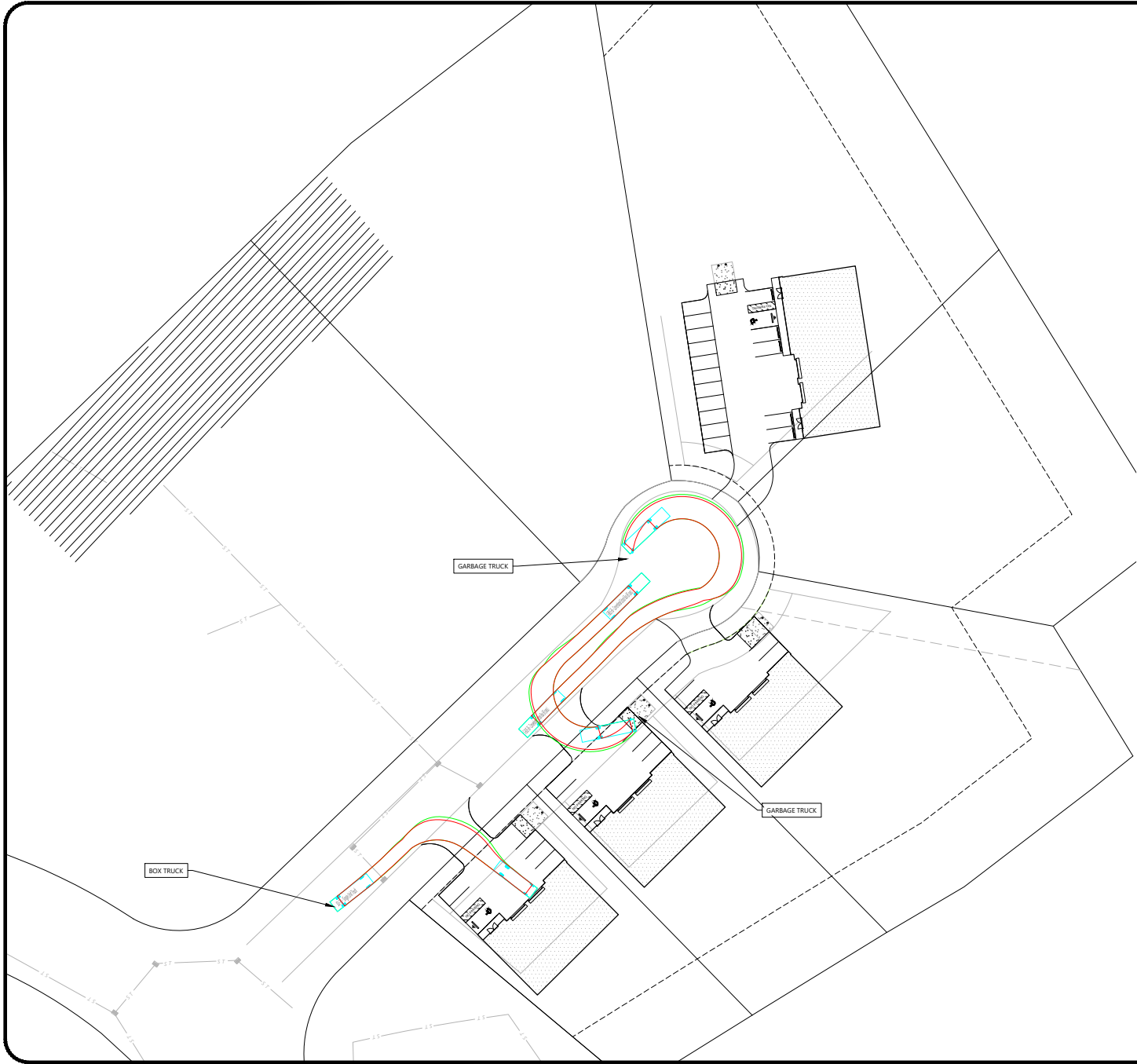
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHK.	APP.
1	4/24/2023	LOCS SUBMITTAL			

LANDSCAPE PLAN  
 USE ON REVIEW  
 SOUTHWOOD COMMERCIAL  
 KNOXVILLE, KNOX COUNTY, TENNESSEE

PROJECT NUMBER: 22430424  
 DRAWING NUMBER: L1.0

TIME STAMP: 6/16/2023 2:40 PM  
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 ORIGINAL DATE: 4/24/2023  
 ORIGINAL USER: JEFFREY.BROWN  
 ORIGINAL PROJECT: 60312  
 ORIGINAL DRAWING: 60312\_04\_01.dwg



6-G-23-DP  
4/24/2023

811  
Know what's below.  
Call before you dig.

N

0 30 60 90  
IN FEET

GRAPHIC SCALE  
VERTICAL DATUM: NAVD 88  
HORIZONTAL DATUM: NAD 83/27

6515 NIGHTINGALE LANE  
KNOXVILLE, TN 37909  
865.934.4623



NOT FOR  
CONSTRUCTION

NO.	DATE	DESCRIPTION	BY	CHKD	APPD
1	4/24/2023	JOB SUBMITTAL			

TURNING MOVEMENTS

USE ON REVIEW

SOUTHWOOD COMMERCIAL

KNOXVILLE, INDOX COUNTY, TENNESSEE

PROJECT NUMBER:  
22430424

DRAWING NUMBER:  
C5.1



**PROPOSED USE:**

**THIS PROJECT WILL CONSIST OF (4) COMMERCIAL OFFICE / WAREHOUSE / STORAGE BUILDINGS ACROSS 5 SITES ON MARTEL LANE IN KNOXVILLE TN. (3) BUILDINGS WILL BE APPROXIMATELY 3,500 SF AND THE OTHER 5,000 SF.**

**NOT FOR CONSTRUCTION**

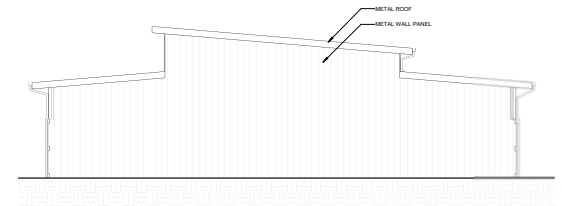
TBD

Seal  
© DKLEVY PLLC 2023 - ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE AUTHORIZED CONSENT OF DKLEVY PLLC.

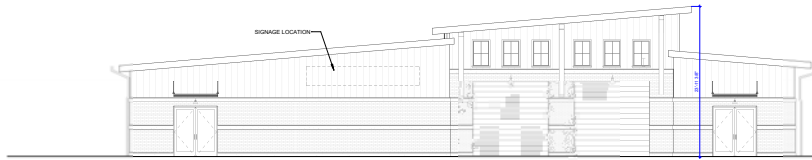


6 RIGHT FACADE  
1/8" = 1'-0"

5 LEFT FACADE  
1/8" = 1'-0"



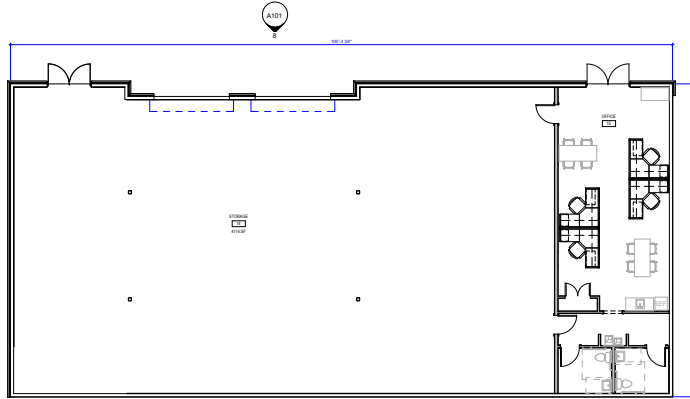
4 REAR FACADE  
1/8" = 1'-0"



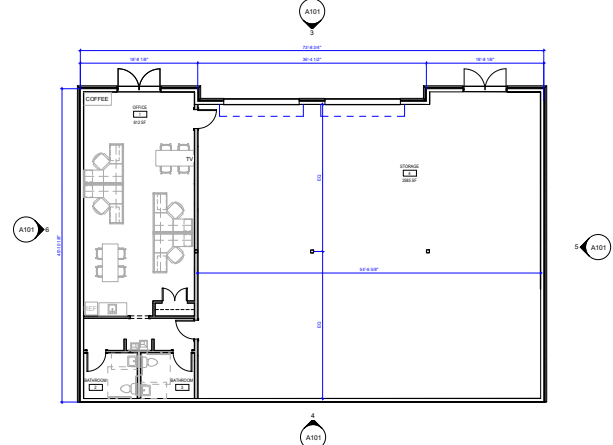
8 FRONT ELEVATION - 5000SF  
1/8" = 1'-0"



3 FRONT FACADE - 3500SF  
1/8" = 1'-0"



7 FLOOR PLAN - 5000 SF BUILDING  
1/8" = 1'-0"



2 FLOOR PLAN - 3500 SF BUILDING  
1/8" = 1'-0"

**SOUTHWOOD COMMERCIAL  
UOR PACKAGE**

6-G-23-DP  
4/24/2023

Project Information		
ADDRESS: TBD		
Drawing Information		
Revisions		
No.	Description	Date
Project Number	22198	
Issue Date	TBD	
Checked By	DML	
Scale	1/8" = 1'-0"	
UOR PLANS AND ELEVATIONS		

**A101**





# 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

**Daniel Levy**

Applicant Name

Affiliation

**4/24/2023**

Date Filed

**6/8/2023**

Meeting Date (if applicable)

**6-G-23-DP**

File Number(s)

## CORRESPONDENCE

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

**Daniel Levy DKLevy Architecture and Design**

Name / Company

**3523 Maloney Rd. Rd. Knoxville TN 37920**

Address

**865-323-8495 / daniel@dklevy.com**

Phone / Email

## CURRENT PROPERTY INFO

**RJR Properties GP**

Owner Name (if different)

**3305 Bunker Hill Dr. Dr. Knoxville TN 37920**

Owner Address

**865-389-2607**

Owner Phone / Email

**6700 MARTEL LN / 6701, 6714, 6728, 6742 MARTEL LN**

Property Address

**147 C D 006,007,005,004,003**

Parcel ID

**4.36 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South and east sides of Martel Ln, east of Circle Oak Dr**

General Location

City **Commission District 9** **PC (Planned Commercial)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**South County**

Planning Sector

**NC (Neighborhood Commercial), HP (Hillside Protection)**

Sector Plan Land Use Classification

**Rural Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" 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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Office/warehouse</b>	

## 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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan 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	Total
<b>\$1,600.00</b>	
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: **Daniel Levy**    Please Print    **4/24/2023**    Date

Phone / Email \_\_\_\_\_  
Property Owner Signature: **RJR Properties GP**    Please Print    **4/24/2023**    Date

dotloop signature verification: [dotloop.com/signature-verification](https://dotloop.com/signature-verification)

(1) Download and fill out this form at your convenience.

(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the

Knoxville-Knox County Planning offices

OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Daniel Levy

DKLEVY

Applicant Name

Affiliation

4/24/23

6/8/23

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

Daniel Levy

DKLEVY

Name

Company

3523 Maloney Road

Knoxville

TN

37920

Address

City

State

ZIP

865.474.92641

daniel@dklevy.com

Phone

Email

## CURRENT PROPERTY INFO

RJR Properties

3305 Bunker Hill Drive, Knoxville, TN 37920

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6700, 6701, 6714, 6728, 6742 Martel Lane, Knoxville, TN 37920

147CD003, ...004, ...005, ...06, ...007

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

### DEVELOPMENT REQUEST

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

Related City Permit Number(s)

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

Commercial - OFFICE/WAREHOUSE

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

### SUBDIVISION REQUEST

Related Rezoning File Number

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

Unit / Phase Number  
  Combine Parcels  
  Divide Parcel  
 Total Number of Lots Created

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

Attachments / Additional Requirements

### ZONING REQUEST

Pending Plat File Number

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

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



Applicant Signature

Daniel Levy

Please Print

4/24/23

Date

865-323-8495

Phone Number

Daniel@Dklevy.com

Email

John Kerr

Property Owner Signature

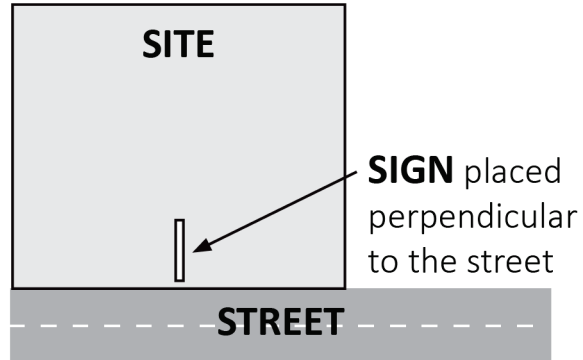
dotloop verified  
 04/24/23 1:17 PM EDT  
 9IRZ-UG7P-DI3B-CYMK

John Kerr

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:*

\_\_\_\_\_ May 26, 2023 \_\_\_\_\_ and \_\_\_\_\_ June 9, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Daniel Levy

Date: 4/24/2023

File Number: 6-G-23-DP



Sign posted by Staff



Sign posted by Applicant