



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SC-23-C
6-C-23-DP

AGENDA ITEM #: 32
AGENDA DATE: 6/8/2023

▶ **SUBDIVISION:** MAYA HILLS
▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.
OWNER(S): Hardin Valley Investments, LP

TAX IDENTIFICATION: 117 033,034.02,PART OF 034 [View map on KGIS](#)
JURISDICTION: County Commission District 6
STREET ADDRESS: 0 HARDIN VALLEY RD (11316 HARDIN VALLEY RD)

▶ **LOCATION:** South side of Hardin Valley Dr, southwest of Brooke Willow Blvd

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 28.41 acres

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

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single-family residential, Private recreation, Rural residential -- RA (Low Density Residential), PR (Planned Residential), A (Agricultural)
South: Single-family residential, Rural residential -- A (Agricultural)
East: Vacant land -- PR (Planned Residential)
West: Single-family residential, Rural residential -- A (Agricultural)

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with 40-ft of pavement width within 80-ft to 100-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
1. Reduce the minimum lot frontage from 25 ft to 20 ft, as presented in the Concept Plan.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL
** See attached variance and alternative design request form

STAFF RECOMMENDATION:

- ▶ **Approve the requested alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 6 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the proposed walking trail between the subject to the subdivision and the associated Cruz Landing subdivision (6-SB-23-C / 6-B-23-DP).
- 4) Implement the roadway improvement recommendations outlined in the Cruz Landing & Maya Hills Subdivisions Transportation Impact Study prepared by Ajax Engineering, as last revised on May 19, 2023, and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The design details and timing of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- ▶ **Approve the development plan for an attached residential subdivision with up to 55 dwellings on individual lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

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

COMMENTS:

This proposal is for a 55-lot attached residential subdivision on approximately 28.4 acres, with a 1.94 du/ac density. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in June 2022 (5-E-22-RZ). This proposal is associated with the proposed subdivision of the adjacent property to the east, the Cruz Landing subdivision (6-SB-23-C / 6-B-23-DP). These are being considered separately because they can be developed independently.

TRANSPORTATION

The proposed access point is located just east of the turn lane tapers for the eastern entrance to the Hardin Valley school campus. A left turn lane on Hardin Valley Drive is required at the entrance to the subdivision, which will require restriping the travel lanes similar to the east and west of the site so there is a continuous middle turn lane. The restriping will not require the pavement width of Hardin Valley Drive to be widened.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

The minimum lot frontage is 25 ft, however, the Planning Commission can approve a reduction to 20 ft for attached houses if guest parking is provided. The applicant's engineer states there is room for on-street parking between the driveways of the larger townhouse units and off-street parking will be provided adjacent to the centralized mail facility and at the amenity area at the cul-de-sac (not shown).

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 PR (Planned Residential) up to 2 du/ac:
 - a) The PR zone allows attached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
 - b) This PR zone district is approved for a maximum of 2 du/ac. The proposed density is 1.94 du/ac.
 - c) The Planning Commission determines the maximum height for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 6.2 & 6.3, Compliment natural landforms when grading and minimize grading on steep slopes and within floodways. Encourage development in areas with the fewest environmental constraints. – The property has approximately 20.23 acres within the Hillside Protection (HP) area, and the recommended maximum disturbance is 9.55 acres. The proposed disturbance within the HP area is 7.2 acres. The development is clustered in the northwest portion of the site, outside the identified wetland and the majority of the steep slopes.
- b) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat. – There is a wetland on the east side of the property and steep slopes on the southeast side. This proposal clusters the dwelling units out of these areas.
- c) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed attached dwellings should have a similar scale as the other residential development in the area.
- d) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This proposal is for attached residential dwellings only, however, there are two distinct sizes. The mix of house sizes and price points is to be determined by the developer.
- e) Policy 10.11, Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing. – The townhouses closest to Hardin Valley Drive will be separated from the right-of-way by open space. There is a signification elevation change between the abutting residential development to the west and the proposed townhouses.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified RR (Rural Residential) & HP (Hillside Protection).
- b) The RR land use allows consideration of up to 2 du/ac. This proposal has a density of 1.94 du/ac.
- c) Approximately 20.23 acres of the 28.4-acre site is within the Hillside Protection (HP) area, and the recommended maximum disturbance is 9.55 acres, according to the slope analysis. The proposed disturbance within the HP area is 7.2 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.
- b) The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR, sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.
- c) Hardin Valley Drive is a minor arterial street.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

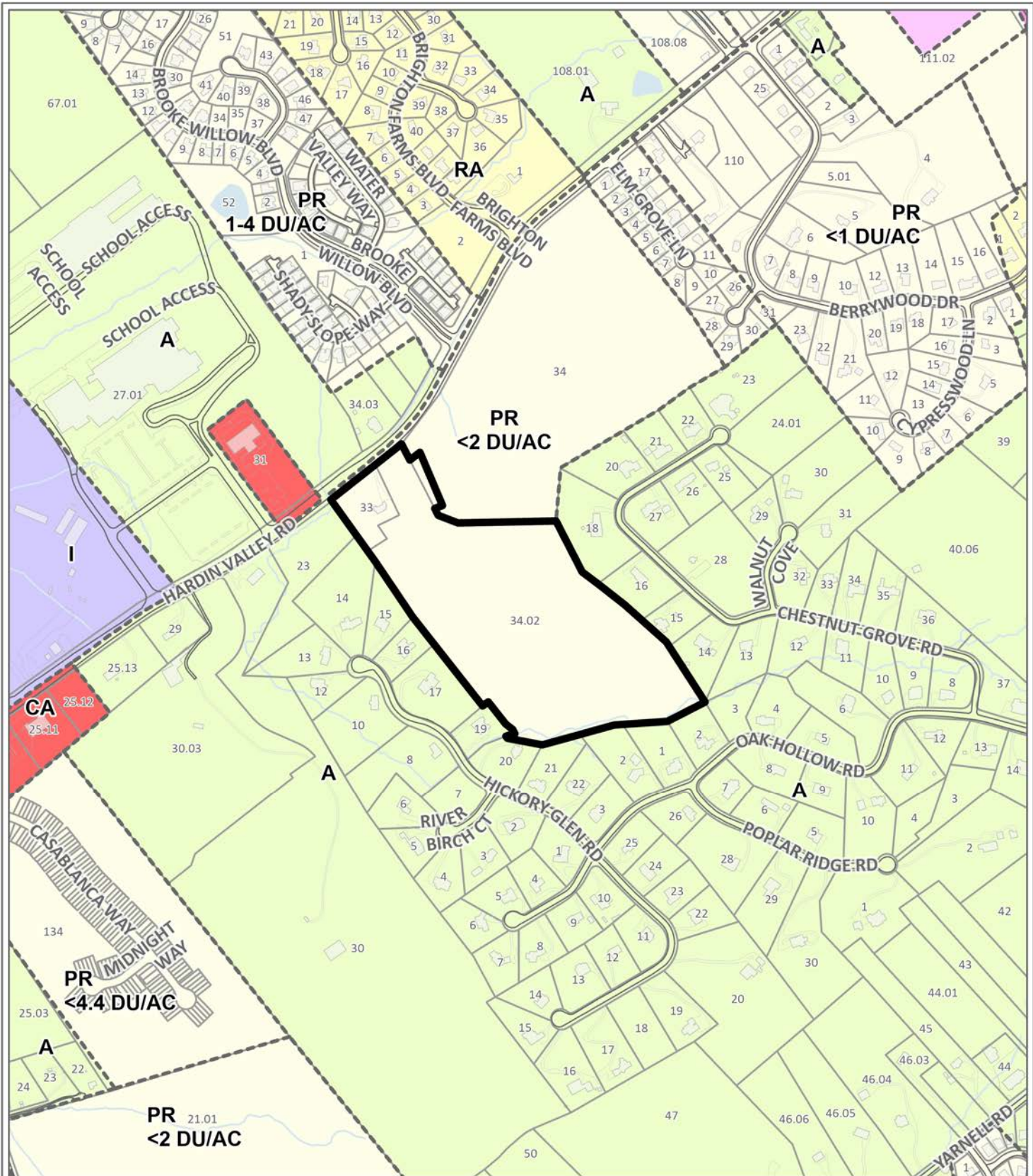
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

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).



CONCEPT PLAN / DEVELOPMENT PLAN

6-SC-23-C / 6-C-23-DP

Petitioner: Urban Engineering, Inc.

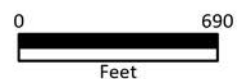


Attached residential subdivision in PR (Planned Residential)

Original Print Date: 5/15/2023

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

Map No: 117
Jurisdiction: County



Requested Variances & Alternative Design Standards

6-SC-23-C / 6-C-23-DP– MAYA HILLS SUBDIVISION

VARIANCES

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to 20 ft, as presented in the Concept Plan.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

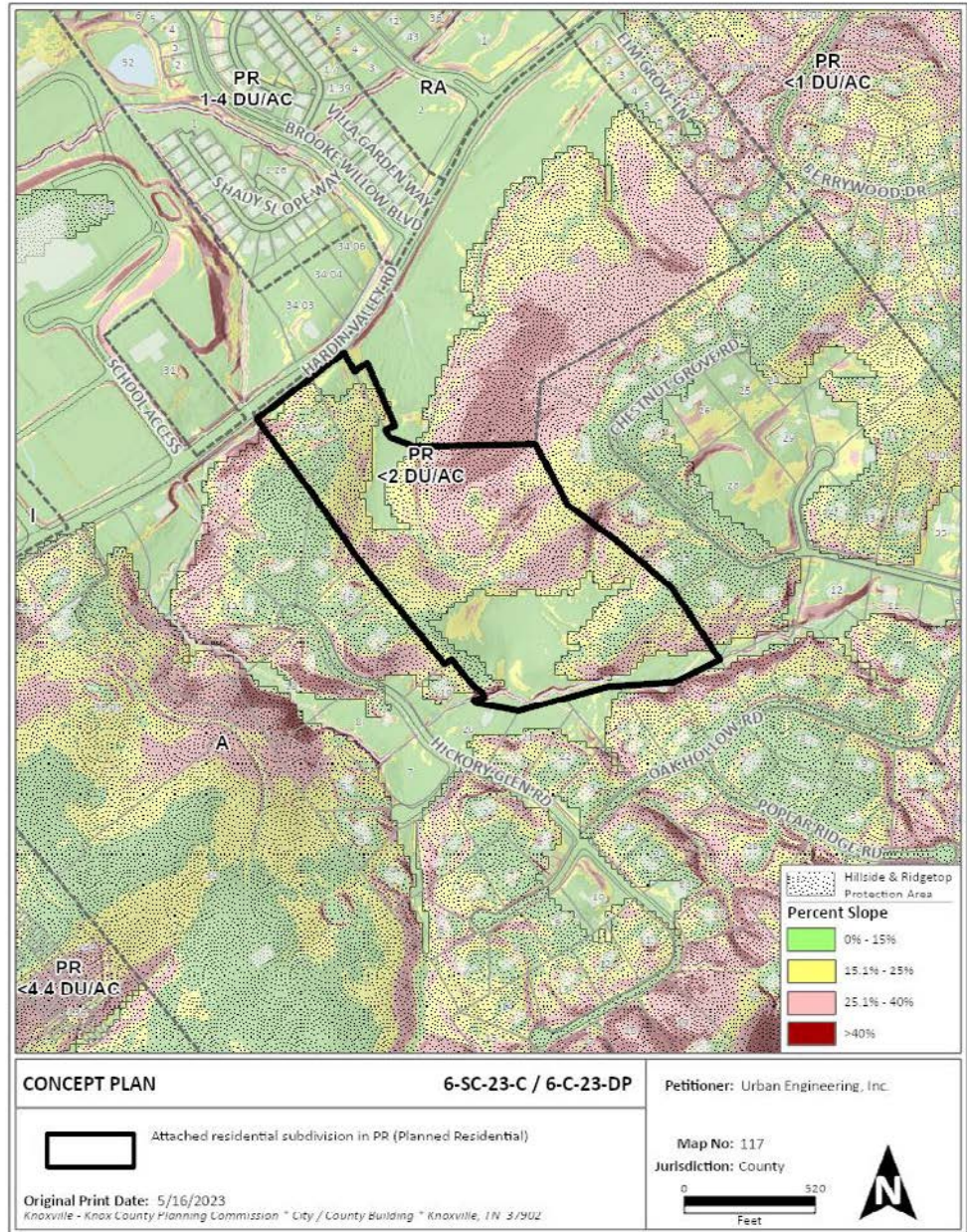
1. Increase the maximum intersection grade from 1 to 2 percent on Road 'A' at the Hardin Valley Road intersection

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve as requested since no unsafe conditions are created.

Steve Elliott 6/1/23

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	27.82		
Non-Hillside	7.59	N/A	
0-15% Slope	3.80	100%	3.80
15-25% Slope	8.64	50%	4.32
25-40% Slope	6.49	20%	1.30
Greater than 40% Slope	1.29	10%	0.13
Ridgetops			
Hillside Protection (HP) Area	20.23	Recommended disturbance budget within HP Area (acres)	9.55
		Percent of HP Area	0.47



CONCEPT PLAN

6-SC-23-C / 6-C-23-DP

Petitioner: Urban Engineering, Inc.



Attached residential subdivision in PR (Planned Residential)

Map No: 117
Jurisdiction: County

Original Print Date: 5/16/2023
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

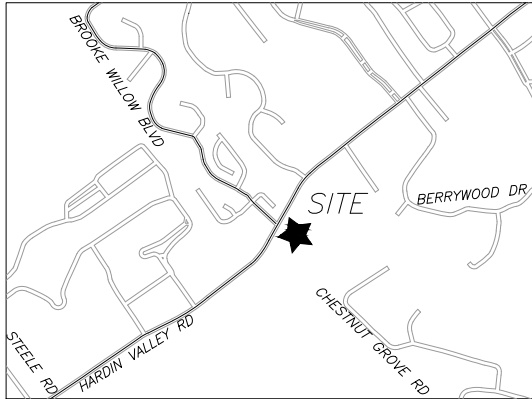


CONCEPT PLAN

U.E.I. PROJECT NO. 2301005

MAYA HILLS

SITE ADDRESS: 11316 HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE 37932
 TAX MAP: 117, PARCELS: 33.00, 34.02 & PART OF 34



LOCATION MAP

OWNER:
HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

 SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

SPECIFICATIONS
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

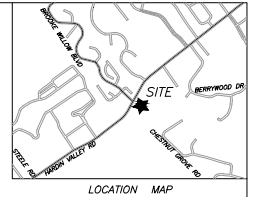
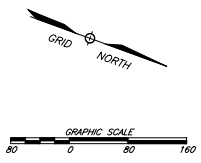
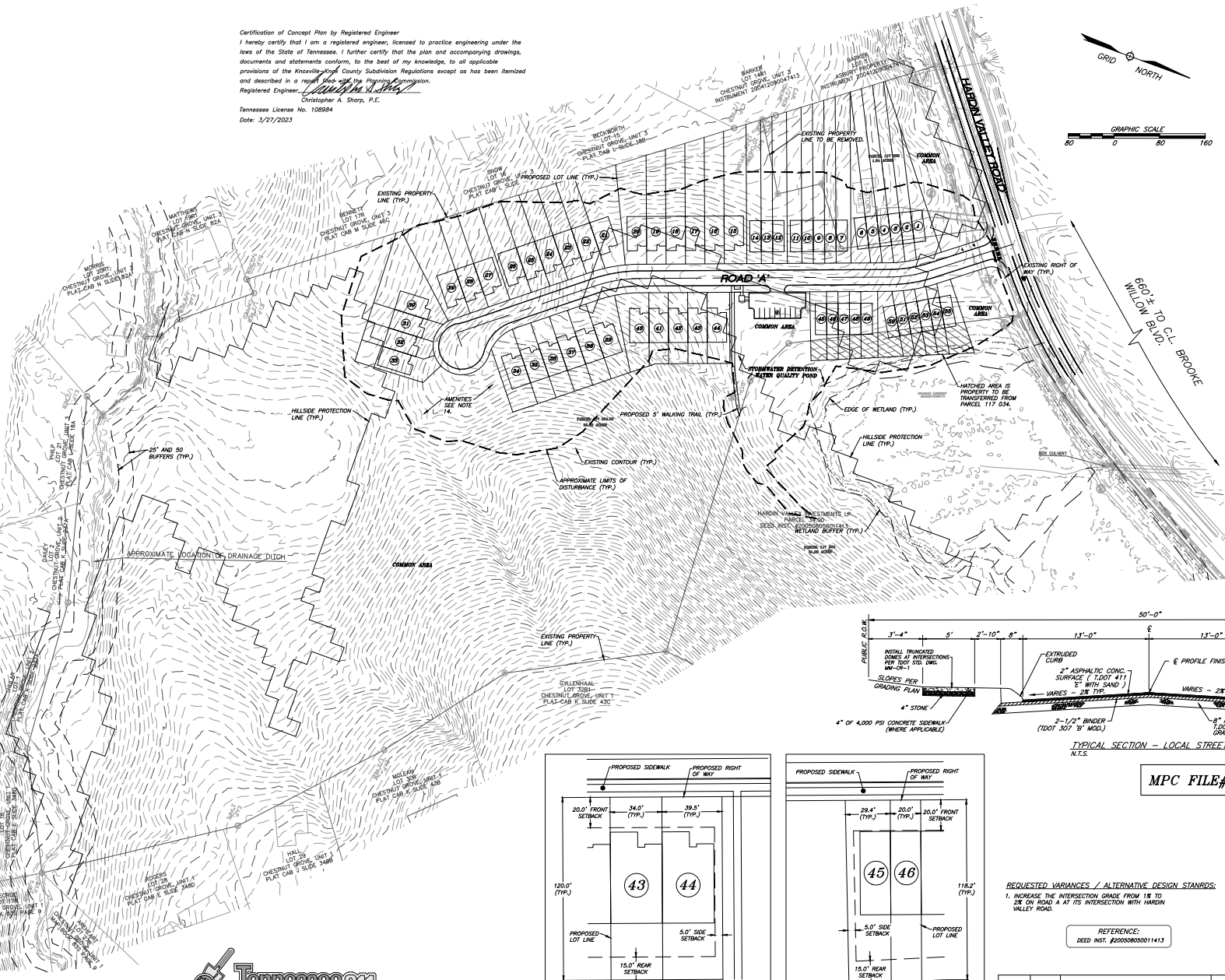
TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4
STRIPING PLAN	C-5

6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

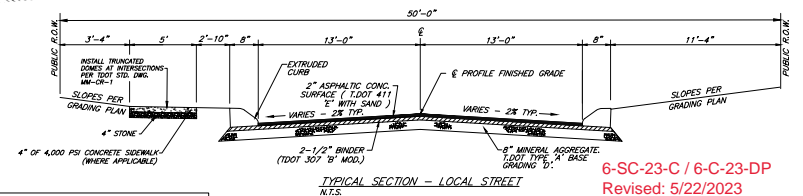
MPC FILE# ~~6 SB 23 C / 6 B 23 DP~~

ISSUE NO.	DATE	DESCRIPTION
2	5/22/23	SUBMITAL 2

Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville Regional County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Tennessee License No. 108894
 Date: 3/27/2023

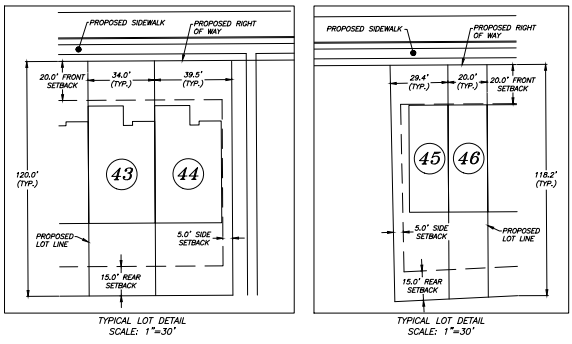


- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'RP'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPUTATION FROM RECORDS SUPPLIED BY AIRGEO UTILITY COMPANY AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 28.41 ACRES.
 6. THE DEVELOPMENT PROPOSES 55-UNITS (1.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS & AREAS WITHIN STORM WATER DETENTION AREAS) = 19.78 ACRES (69.3%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 27.1 ACRES.
 12. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
 13. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 14. AMENITIES AND WALKING TRAIL TO BE SHARED WITH ORIZ LANDING S/D.
 15. APPROXIMATELY 7.2-ACRES WILL BE DISTURBED WITHIN THE HILLTOP PROTECTION AREA.



6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

MPC FILE# ~~0 8 D 8 8 C / 0 D 8 8 DP~~



REQUESTED VARIANCES / ALTERNATIVE DESIGN STANDARDS:

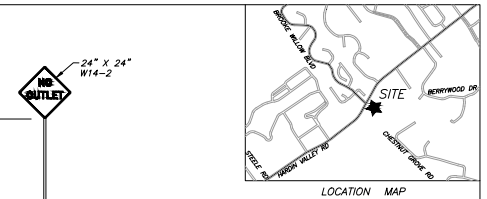
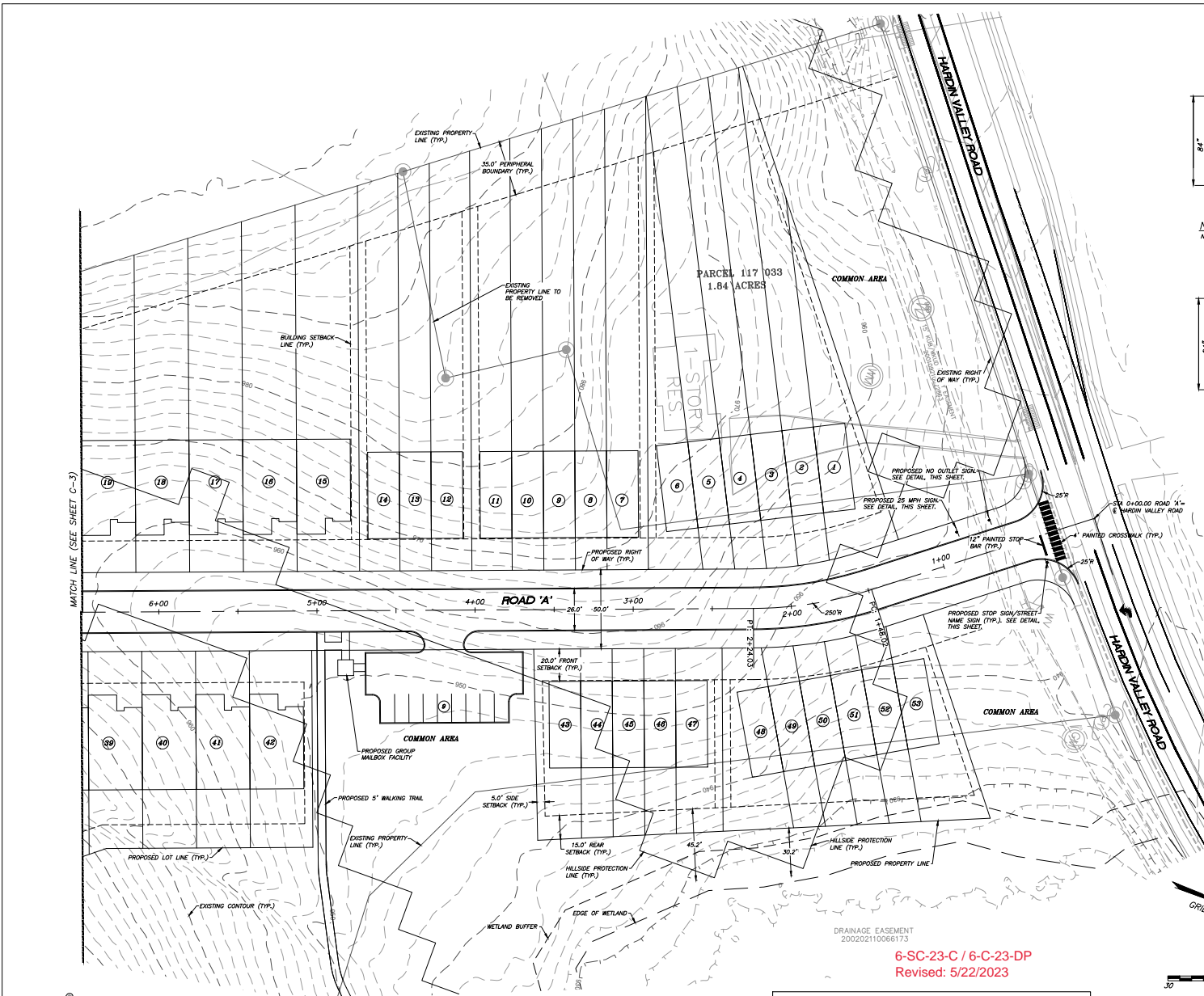
1. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% ON ROAD A AT ITS INTERSECTION WITH HARDIN VALLEY ROAD.

REFERENCE:
 DEED INST. #200508050011413

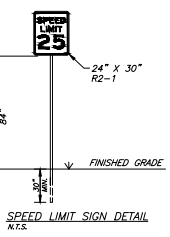
REVISION	DATE	DESCRIPTION	CAS	BY
1	5/23/23	SUBMITTAL 2	CAS	

SHEET C-1
KEY SHEET / TYPICAL SECTION
MAYA HILLS
 SITE ADDRESS: 11316 HARDIN VALLEY ROAD (379332)
 OWNER: HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371
 DIST. NO. W6 KNOX CO., TN
 SCALE: 1"=80' MARCH 27, 2023
 TAX MAP: 117 PARCELS: 33.00, 34 & 34.02
 URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924
 DWN: GLM CHK: CAS DWG. NO. 2301005



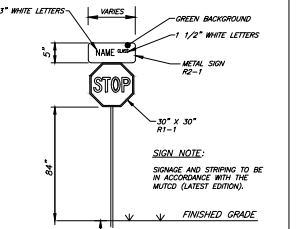


NO OUTLET SIGN DETAIL
N.T.S.



SPEED LIMIT SIGN DETAIL
N.T.S.

- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'P'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE DRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 28.41 ACRES.
 6. THE DEVELOPMENT PROPOSES 55-UNITS (1.97 UNITS PER ACRE).
 7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 19.74 ACRES (69.3%).
 8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
 11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 2.1 ACRES.
 12. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
 13. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 14. SEE SHEET C-5 FOR HARDIN VALLEY STRIPING MODIFICATIONS.



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
N.T.S.

SHEET C-2

SITE PLAN
MAYA HILLS
SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)

OWNER:
HARDIN VALLEY INVESTMENTS LP
P.O. BOX 325
ATHENS, TN 37371

DIST. NO. W6 KNOX CO., TN
SCALE: 1"=30' MARCH 27, 2023
TAX MAP: 117 PARCELS: 33.00, 34 & 34.02

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

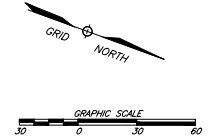
DRAINAGE EASEMENT
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6-SC-23-C / 6-C-23-DP
Revised: 5/22/2023

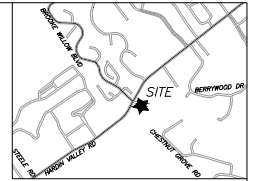
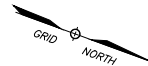
MPC FILE# ~~6-SC-23-C / 6-C-23-DP~~

REFERENCE:
DEED INSTR. #200508050011413

REVISION	DATE	DESCRIPTION	BY
1	5/23/23	SUBMITTAL 2	CAS



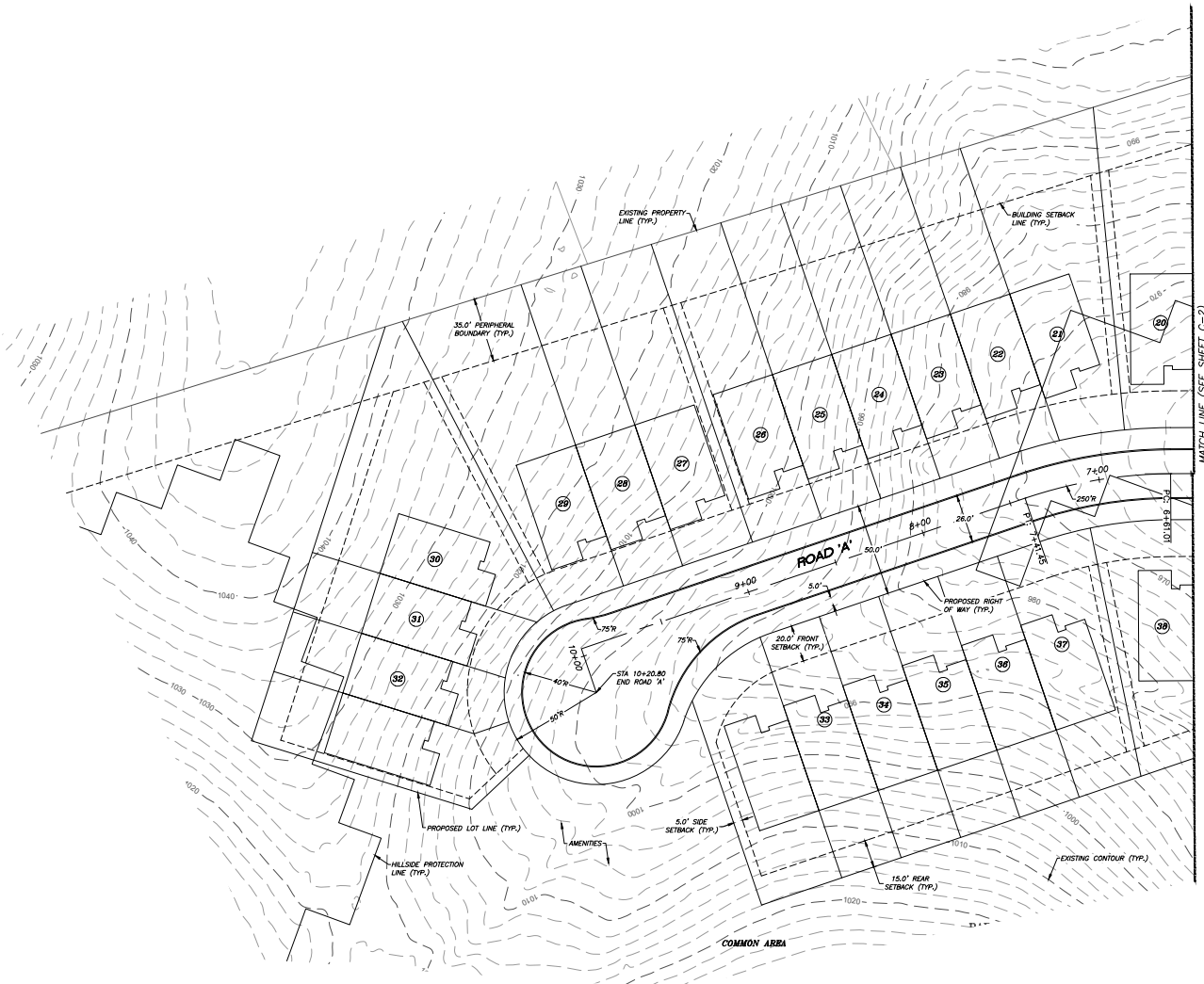
DWG. NO. 2301005



LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED YR. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
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6. THE DEVELOPMENT PROPOSES 55-UNITS (1.97 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 19.7± ACRES (69.3%)
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 21.1 ACRES.
12. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.
13. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
14. SEE SHEET C-5 FOR HARDIN VALLEY STRIPING MODIFICATIONS.



SHEET C-3

SITE PLAN MAYA HILLS SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)	
OWNER:	HARDIN VALLEY INVESTMENTS LP P.O. BOX 325 ATHENS, TN 37371
DIST. NO. W6	KNOX CO., TN
SCALE: 1"=30'	MARCH 27, 2023
TAX MAP: 117	PARCELS: 33.00, 34 & 34.02
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, #201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWG: GLM	CHK: CAS
DWG. NO. 2301005	



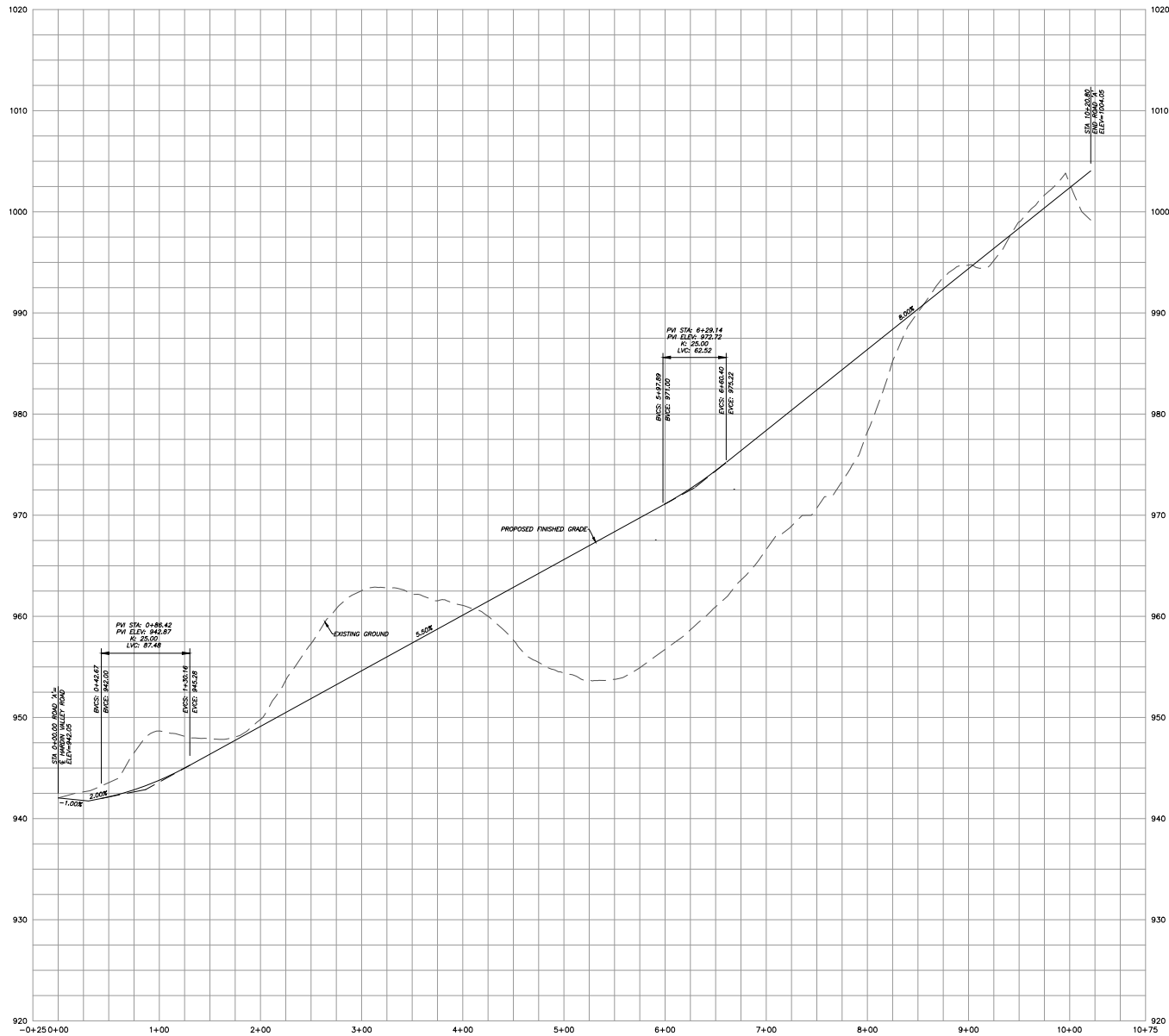
6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

MPC FILE# ~~6 SB 23 C~~ / 6 D 23 DP

REFERENCE:
 DEED INST. #20080800011413

REVISION	DATE	DESCRIPTION	BY
1	5/23/23	SUBMITAL 2	CAS





PROFILE-ROAD 'A'
 1"=50' (HORIZONTAL)
 1"=5' (VERTICAL)

6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

MPC FILE# 0-3B-23-C / 0-D-23-D1

SHEET C-4

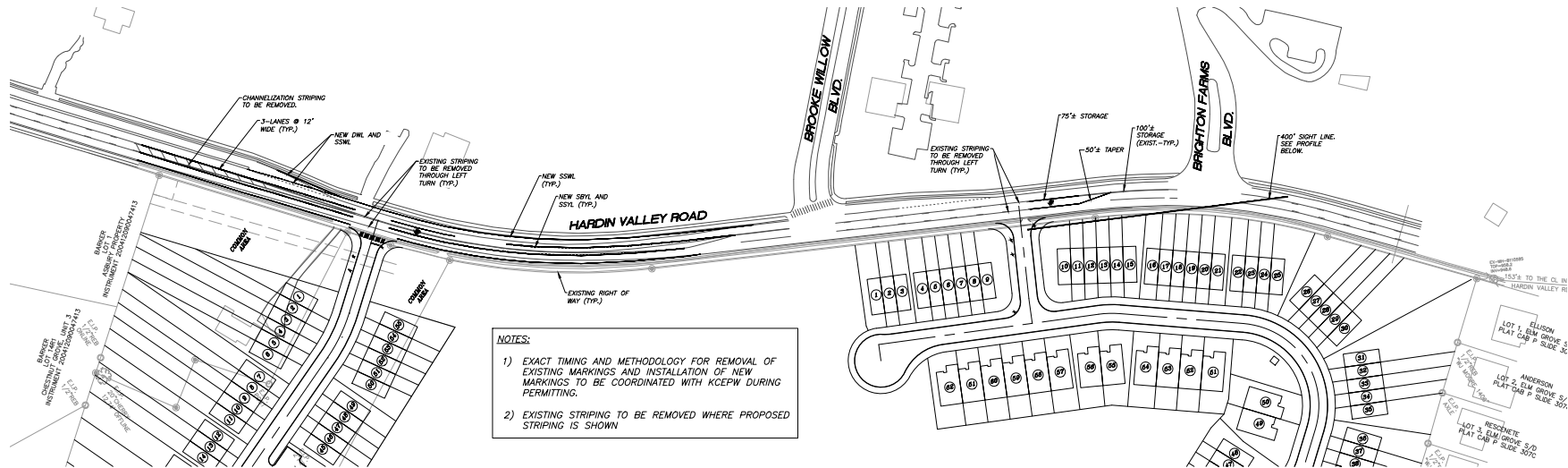
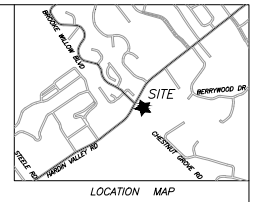
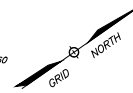
ROAD PROFILES
MAYA HILLS
 SITE ADDRESS: 11316 HARDIN VALLEY ROAD (37932)

OWNER:
 HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

DIST. NO. W6 KNOX CO., TN
 SCALE: AS NOTED MARCH 27, 2023
 TAX MAP: 117 PARCELS: 33.00, 34 & 34.02

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY	CHK	DWG. NO.
1	5/23/23	SUBMITTAL 2	CAS		2301005



- NOTES:**
- 1) EXACT TIMING AND METHODOLOGY FOR REMOVAL OF EXISTING MARKINGS AND INSTALLATION OF NEW MARKINGS TO BE COORDINATED WITH KCEPW DURING PERMITTING.
 - 2) EXISTING STRIPING TO BE REMOVED WHERE PROPOSED STRIPING IS SHOWN



6-SC-23-C / 6-C-23-DP
 Revised: 5/22/2023

MPC FILE# ~~0-00-00-0 / 0-0-00-DP~~

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/23/23	SUBMITTAL 2		

SHEET C-5

STRIPING PLAN
MAYA HILLS

SITE ADDRESS: 11316 HARDIN VALLEY ROAD (379332)

OWNER:
 HARDIN VALLEY INVESTMENTS LP
 P.O. BOX 325
 ATHENS, TN 37371

DIST. NO. W6 KNOX CO., TN
 SCALE: 1"=30' MARCH 27, 2023
 TAX MAP: 117 PARCELS: 33.00, 34 & 34.02

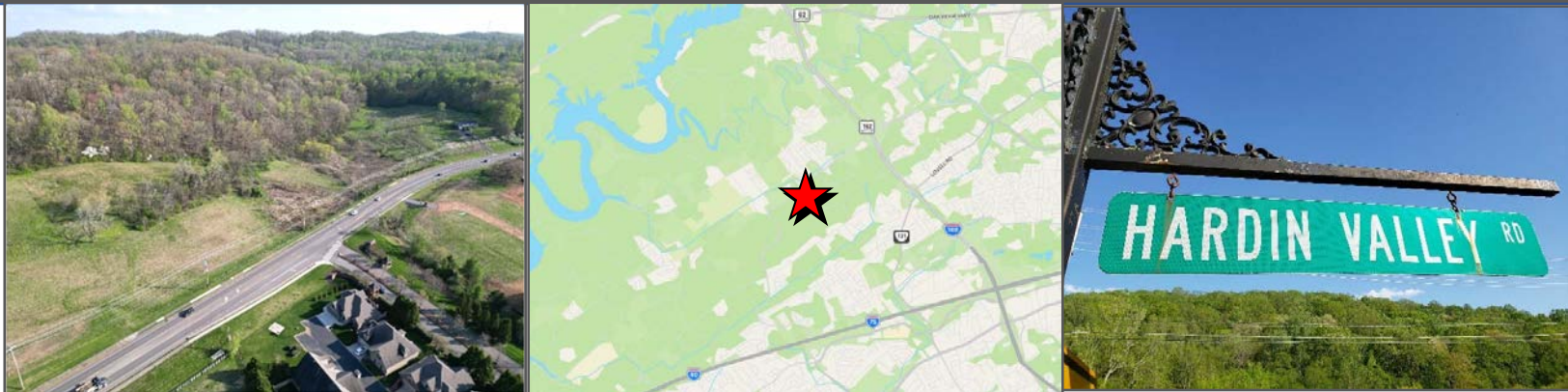
URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG. NO. 2301005



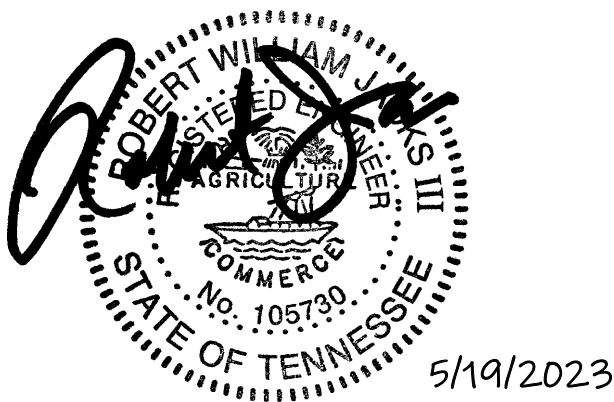


Transportation Impact Study Cruz Landing & Maya Hill Subdivisions Knox County, Tennessee



Revised May 2023

Prepared for:
Urban Engineering, Inc.
10330 Hardin Valley Road, #201
Knoxville, TN 37932



6-SB-23-C / 6-B-23-DP
and
6-SC-23-C / 6-C-23-DP
5/19/2023

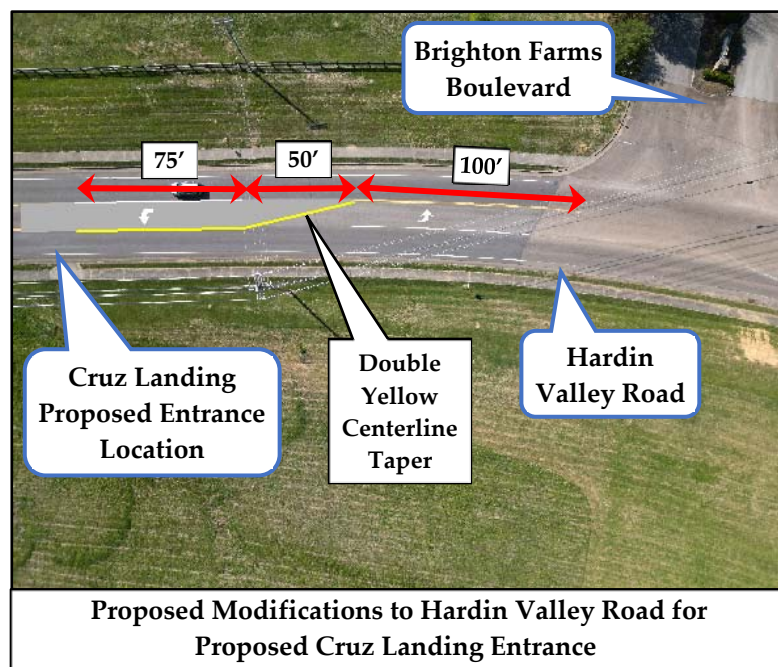
CONCLUSIONS & RECOMMENDATIONS

The following is an overview of recommendations to minimize the transportation impacts of the Cruz Landing and Maya Hills Subdivisions on the adjacent transportation system while attempting to achieve an acceptable traffic flow and safety level. However, due to the existing constraints of Hardin Valley Road, there will be periods where vehicle movement to and from these proposed subdivisions will be severely limited by the backups that occur due to the nearby Hardin Valley public schools to the west and the east due to development and congestion around the Pellissippi Parkway interchange.



Hardin Valley Road at Cruz Landing Subdivision Entrance: The 2026 projected level of service calculations for this proposed intersection resulted in acceptable vehicle delays and LOS.

- 1a) The construction of an eastbound right-turn lane on Hardin Valley Road for entering traffic is not warranted at the Cruz Landing Subdivision Entrance based on the projected 2026 traffic volumes. Left turns entering Cruz Landing Subdivision will be served by the existing center lane of Hardin Valley Road. It is recommended that the center of Hardin Valley Road be modified between the proposed entrance and Brighton Farms Boulevard to accommodate a new entrance for Cruz Landing Subdivision. The modification should include restriping the center lane on Hardin Valley Road to provide 75 feet of dedicated vehicle storage for a westbound left-turn lane at the Cruz Landing Subdivision entrance. It should also include maintaining the 100 feet of dedicated vehicle storage for the eastbound left-turn lane at Brighton Farms Boulevard as currently provided. The remaining 50 feet between the two left-turn storage lanes should incorporate a double yellow centerline taper



separating the two opposing lanes.

- 1b) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the proposed Cruz Landing Subdivision entrance approach at Hardin Valley Road. The stop bar should be applied a minimum of 4 feet away from the edge of Hardin Valley Road and placed at the desired stopping point that maximizes the sight distance.
- 1c) The continuous center two-way left-turn lane (TWLTL) pavement striping in the center of Hardin Valley Road should be removed in front of the new Cruz Landing Subdivision entrance to accommodate this new intersection with the new turning movements.
- 1d) A single exiting lane for the Cruz Landing Subdivision entrance at Hardin Valley Road will be sufficient. The northbound exiting lane at Hardin Valley Road is proposed as a shared left/right turn lane. The 95th percentile vehicle queue lengths were calculated for this shared lane for the 2026 projected conditions with the project, and the calculated vehicle queues are reasonable. The longest exiting queue in the projected 2026 conditions is calculated to be 17.5 feet in the AM peak hour and 10 feet in the PM peak hour.
- 1e) Intersection sight distance at the proposed Cruz Landing Subdivision entrance at Hardin Valley Road must not be impacted by future landscaping or signage. Based on a posted speed limit of 40-mph on Hardin Valley Road, the required ISD is 400 feet for exiting left and right-turning vehicles at the proposed entrance. The site designer must verify that these distances will be available. Based on visual observations, these distances are available at the proposed location. If possible, the site designer should consider sloping back the existing earthen bank on the south side of Hardin Valley Road to increase the available sight distance looking to the northeast.
- 1f) The site designer should provide the appropriate accommodations for the existing sidewalk on the south side of Hardin Valley Road at the proposed entrance. These accommodations should include a white crosswalk and ADA-compliant ramps with detectable surfaces on the sidewalk approaches.
- 1g) Knox County requires a 400-foot minimum intersection spacing distance for arterial roads. The intersection of Hardin Valley Road at the proposed entrance for Cruz

Landing Subdivision will be approximately 280 feet away to the southwest from Brighton Farms Boulevard and 325 feet to the northeast from Brooke Willow Boulevard. The developer should request a variance to allow the proposed Cruz Landing Subdivision entrance to have spacing on Hardin Valley Road below the Knox County minimum. The centerline to centerline distance between the existing intersections between Brighton Farms Boulevard and Brooke Willow Boulevard on the north side of Hardin Valley Road is 605 feet. Thus, providing an entrance on the other side of Hardin Valley Road at any point between these two existing boulevards would not meet the 400-foot minimum distance. This variance should be requested since the Cruz Landing Subdivision development property has a limited area to provide an entrance on Hardin Valley Road at any other location. The area is limited due to the wetlands and site topography. Furthermore, providing an entrance directly across from Brighton Farms Boulevard is not a viable possibility due to high-impact utility lines on the opposite side of Hardin Valley Road. These utility lines include underground water and gas transmission facilities.

As shown previously, the projected left-turn vehicle queues in the center of Hardin Valley Road at Brighton Farms Boulevard and the proposed entrance for Cruz Landing are not projected back up into each other. With the recommended modifications to the center lane of Hardin Valley Road, the proposed spacing between these two intersections should operate sufficiently.

- 1h) During the nearby school's arrival and dismissal periods and afternoon peak periods, traffic on Hardin Valley Road regularly backs up for brief periods. During these high streams of traffic on Hardin Valley Road, the residents in Cruz Landing Subdivision will need to rely on the courtesy of the motorists in the thru traffic stream on Hardin Valley Road to allow entering and exiting movements from this subdivision.

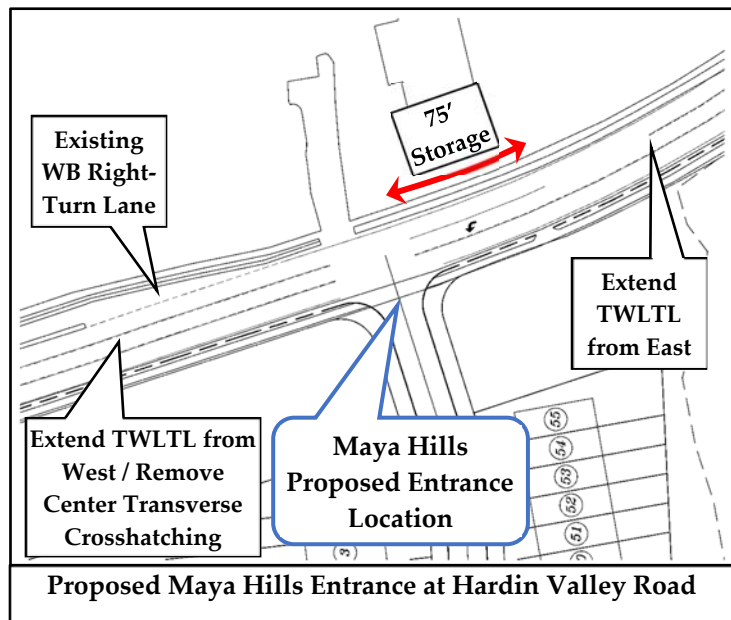


Hardin Valley Road at Maya Hills Subdivision Entrance: The 2026 projected level of service calculations for this proposed intersection resulted in acceptable vehicle delays and LOS.

- 2a) The construction of an eastbound right-turn lane on Hardin Valley Road for entering traffic is not warranted at the Maya Hills Subdivision Entrance based on the projected 2026 traffic volumes. The projected left-turn volumes in 2026 warrant the construction of an exclusive westbound left-turn lane on Hardin Valley Road at the entrance of Maya Hills Subdivision based on Knox County standards. To provide this new westbound left-turn lane for Maya Hills Subdivision, it is recommended that the existing center TWLTL on Hardin Valley Road be extended between Brooke Willow Boulevard and the school access entrance. It is recommended that a left-turn lane be constructed with 75 feet of storage at the Maya Hills Subdivision Entrance.

At the proposed entrance location on Hardin Valley Road, the roadway has a width of 43 feet from the face of the curb to the face of the curb. The existing roadway section at this location has only two lanes but has 7.5' wide paved shoulders outside the white line on each side. This additional existing pavement would allow enough room to extend the existing TWLTL and provide 75 feet of storage for a westbound left-turn lane at the Maya Hills Subdivision without modifying the existing pavement section on Hardin Valley Road. Extending the TWLTL from the east and the west with left-turn storage at this location will require shifting and modifying the existing pavement markings upstream and downstream of the proposed intersection on Hardin Valley Road.

To the west of the proposed Maya Hills Entrance on Hardin Valley Road, the modification of the pavement striping will entail removing the center transverse crosshatching.



- 2b) It is recommended that a Stop Sign (R1-1) be installed, and a 24" white stop bar be applied to the proposed Maya Hills Subdivision entrance approach at Hardin Valley Road. The stop bar should be applied a minimum of 4 feet away from the edge of Hardin Valley Road and placed at the desired stopping point that maximizes the sight distance.

- 2c) The double yellow centerline in the center of Hardin Valley Road should be removed in front of the new Maya Hills Subdivision entrance to accommodate this new intersection with the new turning movements.

- 2d) A single exiting lane for the Maya Hills Subdivision entrance at Hardin Valley Road will be sufficient. The northbound exiting lane at Hardin Valley Road is proposed as a shared left/right turn lane. The 95th percentile vehicle queue lengths were calculated for this shared lane for the 2026 projected conditions with the project, and the calculated vehicle queues are reasonable. The longest exiting queue in the projected 2026 conditions is calculated to be 15 feet in the AM peak hour and 7.5 feet in the PM peak hour.

- 2e) Intersection sight distance at the proposed entrance at Hardin Valley Road must not be impacted by future landscaping or signage. Based on a posted speed limit of 40-mph on Hardin Valley Road, the required ISD is 400 feet for exiting left and right-turning vehicles at the proposed Maya Hills Subdivision entrance. Based on visual observations, these distances are available at the proposed location. The site designer must verify that these distances will be available.

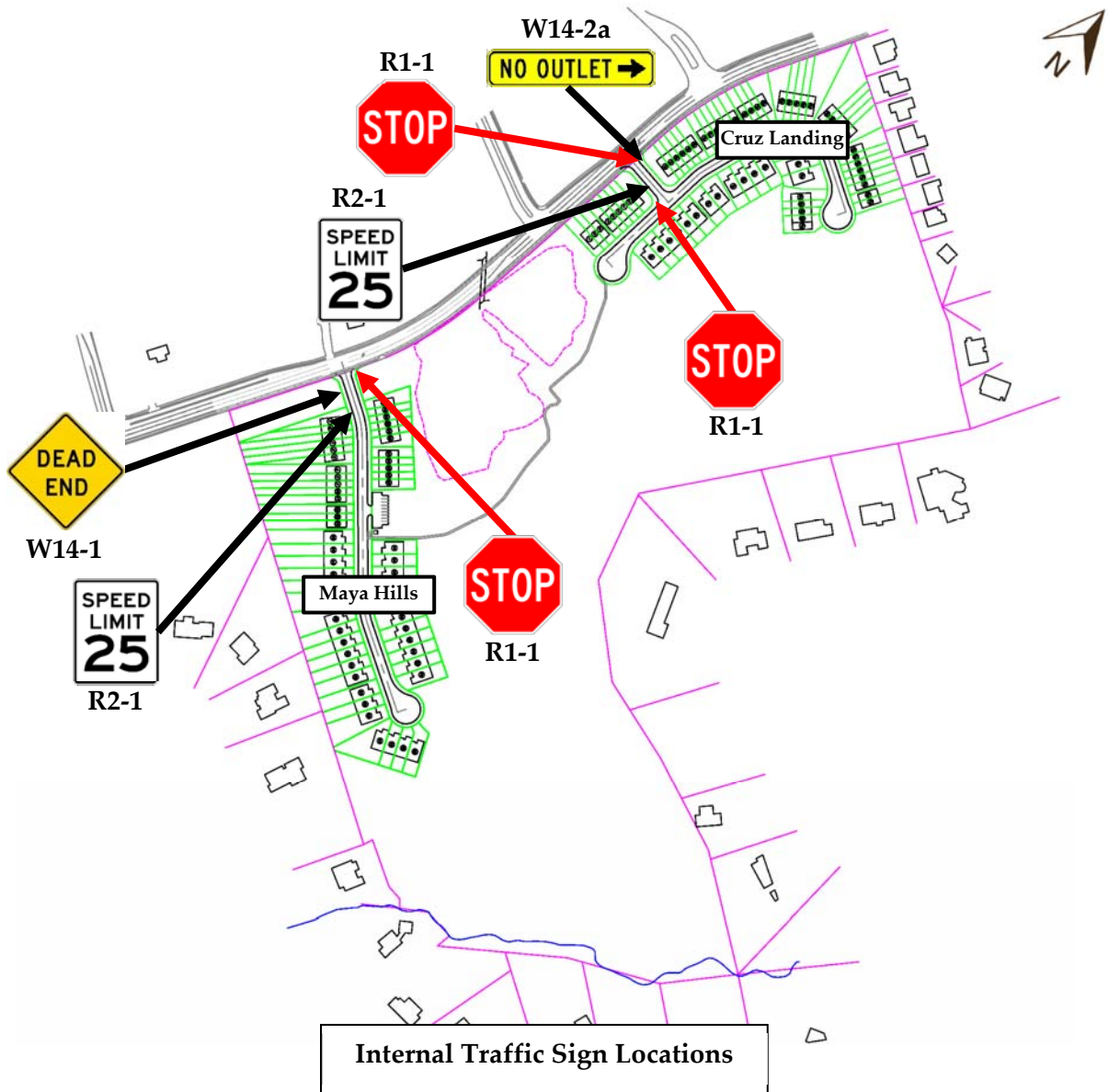
- 2f) The site designer should provide the appropriate accommodations for the existing sidewalk on the south side of Hardin Valley Road at the proposed entrance. These accommodations should include a white crosswalk and ADA-compliant ramps with detectable surfaces on the sidewalk approaches.

- 2g) During the nearby school's arrival and dismissal periods and afternoon peak periods, traffic on Hardin Valley Road regularly backs up for brief periods. During these high streams of traffic on Hardin Valley Road, the residents in Maya Hills Subdivision will need to rely on the courtesy of the motorists in the thru traffic stream on Hardin Valley Road to allow entering and exiting movements from this subdivision.



Cruz Landing & Maya Hills Subdivision Internal Roads: The layout plan shows two entrances on Hardin Valley Road constructed for the developments, as shown in Figure 3.

- 3a) A 25-mph Speed Limit Sign (R2-1) is recommended to be posted near the beginning of the development entrances off Hardin Valley Road. It is recommended that a “No Outlet” Sign (W14-2a) be installed at the front of the Cruz Landing Subdivision at Hardin Valley Road. The “No Outlet” (W14-2a) sign can be installed above or below the street name sign or separately posted. It is recommended that a “Dead End” Sign (W14-1) be installed at the front of the Maya Hills Subdivision at Hardin Valley Road.
- 3b) Stop Signs (R1-1) with 24” white stop bars and other traffic signage are recommended to be installed at the internal locations, as shown below:



- 3c) Sight distance at the new internal road intersections must not be impacted by signage, parked cars, or future landscaping in the subdivisions. The development property is located within Knox County, requiring an ISD of 10 feet of sight distance per 1 mph of vehicle speed. Thus, with a proposed speed limit of 25-mph in the developments, the internal intersection sight distance is 250 feet. The required stopping sight distance is 155 feet for a level road grade. The site designer should ensure that these internal sight distance lengths are met.

- 3d) All drainage grates and covers for the residential developments must be pedestrian and bicycle safe.

- 3e) If directed by the local post office, the site designer should include a parking area within the developments for a centralized mail delivery center. The site plans do show a general location in both developments, but a specific plan with a parking area should be designed and provided if required.

- 3f) The roads in Cruz Landing and Maya Hills Subdivisions will not have internal sidewalks, but sidewalks are available on Hardin Valley Road adjacent to the development sites. School-age children walking or riding their bikes will be able to cross Hardin Valley Road at a marked pedestrian crossing in front of Hardin Valley Academy. This existing crossing on Hardin Valley Road will be 1,400 feet west of the Maya Hills Subdivision entrance.

- 3g) All road grade and intersection elements should be designed to AASHTO, TDOT, and Knox County specifications and guidelines to ensure proper operation.



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

Urban Engineering, Inc.

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-SC-23-C / 6-C-23-DP

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

Owner Name (if different)

P.O. Box 325 Athens TN 37371

Owner Address

423-887-3823

Owner Phone / Email

0 HARDIN VALLEY RD / 11316 HARDIN VALLEY RD

Property Address

117 033,034.02,part of 034

Parcel ID

Part of Parcel (Y/N)?

28.41 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Hardin Valley Dr, southwest of Brooke Willow Blvd

General Location

City **Commission District 6 PR (Planned Residential)**

**Single Family Residential,
Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

RR (Rural Residential), 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 type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Attached residential subdivision	

SUBDIVISION REQUEST

Maya Hills	Related Rezoning File Number
Proposed Subdivision Name	
_____	55
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,600.00	
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 checked="" 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	Urban Engineering, Inc.	4/24/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Hardin Valley Investments, LP	4/24/2023
	Please Print	Date



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

Urban Engineering, Inc.

Engineer

Applicant Name

3/27/23 4/20/23 CAS

Affiliation

Date Filed

Meeting Date (if applicable)

5/11/2023 6/9/23 CAS

File Number(s)

6-SC-23-C
6-C-23-DP

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

P.O. Box 325, Athens, TN 37371

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 & 11316 Hardin Valley Road

117 033 and 117 03402

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Concept Attached residential subdivision
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Maya Hills
 Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 55
 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) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

<p>PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input checked="" type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request</p> <p>ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input checked="" type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)</p>	Fee 1 102 Fee 2 Fee 3	Total Concept Plan \$1,600
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AUTHORIZATION

Chris Sharp	Digitally signed by Chris Sharp <small>Date: 2023.03.20 12:11:49 -04'00'</small>	Urban Engineering, Inc.	3/20/23
Applicant Signature		Please Print	Date
(865) 966-1924	chris@urban-eng.com		
Phone Number	Email		

Property Owner Signature 	Please Print Mark E Jones 	Date 3-21-23 3/22/23 21-1-23
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.		

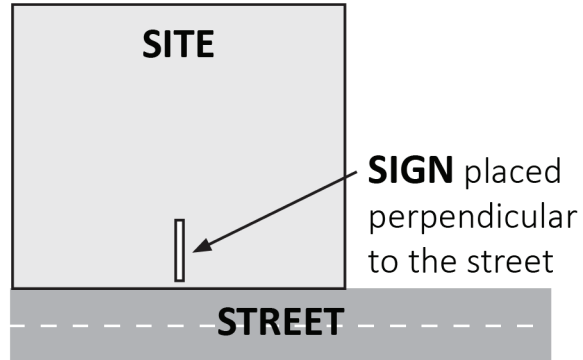
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Hardin Valley Investments LP	P.O. Box 325	Athens	TN	37371	X

<i>Mah Jones</i>	<i>Nancy W. Jones</i>	<i>in</i>	<i>Hodson</i>		X
------------------	-----------------------	-----------	---------------	--	---

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: Urban Engineering, Inc.

Date: 4/24/2023

File Number: 6-SC-23-C and 6-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant