



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SE-23-C **AGENDA ITEM #:** 33
6-E-23-DP **AGENDA DATE:** 6/8/2023

▶ **SUBDIVISION:** RAINIER VALLEY
▶ **APPLICANT/DEVELOPER:** NORTHSHORE CONSTRUCTION, INC.
OWNER(S): Rainier Services, LLC

TAX IDENTIFICATION: 29 P M 001,002,003,004,005,006, 029PM007 - [View map on KGIS](#)
029PM018

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 RAINIER VALLEY WAY (0, 7501, 7505, 7509, 7513, 7517, 7521, 7525, 7529, 7533, 7537, 7541, 7545, 7549, 7553, 7557, 7561 RAINIER VALLEY WAY)

▶ **LOCATION:** Northwest side of E Emory Rd, northeast of Palmyra Dr

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 3.6 acres

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

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

▶ **PROPOSED USE:** Attached residential development

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)
South: Single family residential - RB (General Residential)
East: Single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)
West: Rural residential, agricultural/forestry/vacant - A (Agricultural)

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Garrett M. Tucker, PE, RLS Robert Campbell and Associates

ACCESSIBILITY: Access is via E Emory Rd, a major arterial with a 20-ft pavement width within a 76-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduction of intersection spacing from 400 feet to 285 feet between Rainier Valley Way and Palmyra Drive.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduction of lot frontage from 25 feet to no less than 20 feet on Lots 2, 5, 8 and 11.
2. Right-of-way width reduction to 40' and pavement width reduction to 20', private rights-of-way serving 6 or more lots.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

**** See attached variance and alternative design request form**

STAFF RECOMMENDATION:

- **Approve the requested variance and alternative design standards 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. Grading along the frontage of E Emory Rd for future sidewalks per the Knox County Sidewalk Ordinance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

- **APPROVE the development plan for up to 12 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25', 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:

The applicant is proposing to subdivide this 3.60-acre tract into 12 attached residential lots at a density of 3.3 du/ac. The property is zoned PR (Planned Residential) up to 5 du/ac.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. The applicant is requesting a reduction of the lot frontage from 25' to no less than 20' for attached units on individual lots, therefore guest parking will be provided within the development.

The site is located within the Parental Responsibility Zone and since E Emory Rd is expected to be widened in the next 10 years, grading for future sidewalks along the frontage of E Emory Rd will be required.

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) 5 du/ac:

- A. The PR zone allows attached units 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 5 du/ac. The proposed density is 3.3 du/ac for 12 individual lots.
- 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. Ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities (Policy 9.3) - Staff is recommending a maximum height of 35 ft for the attached dwellings, which is consistent with the allowed height on adjacent properties.

3) NORTH COUNTY SECTOR PLAN

A. The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed development has a density of 3.3 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

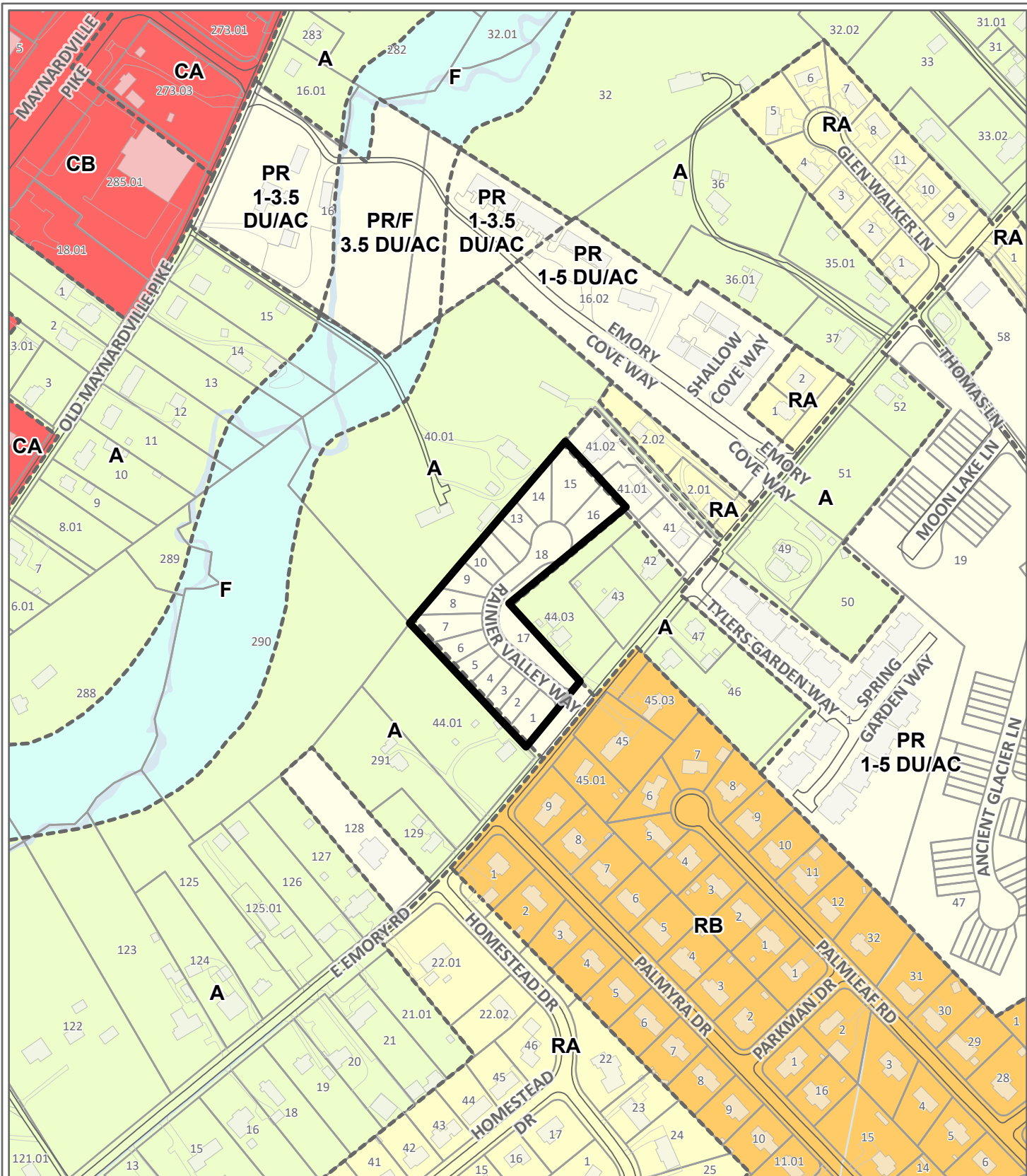
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Adrian Burnett Elementary, Halls Middle, and Halls High.

- 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-SE-23-C / 6-E-23-DP

Petitioner: Northshore Construction, Inc.

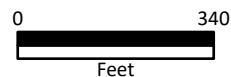


Attached residential development in PR (Planned Residential)

Original Print Date: 5/9/2023

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

Map No: 29
Jurisdiction: County



Requested Variances & Alternative Design Standards

6-SE-23-C / 6-E-23-DP– RAINIER VALLEY

VARIANCES

1. Reduction of intersection spacing from 400 feet to 285 feet between Rainier Valley Way and Palmyra Drive

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduction of lot frontage from 25 feet to no less than 20 feet on Lots 2, 5, 8 and 11
2. Right-of-way width reduction to 40' and pavement width reduction to 20', private rights-of-way serving 6 or more lots

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Intersection grade waiver from 1% to 2% at Rainier Valley Way and E Emory Rd

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve as requested since no unsafe conditions are created.

Steve Elliott 6/1/23



LEGEND

- ⊙ IRON PIN FOUND
- PIPE FOUND
- ⊙ MIB
- ⊙ W.M.
- ⊙ TELEPHONE
- ⊙ POWER
- SCALE

Certification of Concept Plan.
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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *Robert G. Campbell*
Tennessee Certificate No. 194281

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 400 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG E EMORY ROAD FROM THE PROPOSED ENTRANCE

Robert G. Campbell

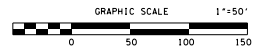
MEASURED SIGHT DISTANCE LOOKING SOUTHWEST = 530 FEET
MEASURED SIGHT DISTANCE LOOKING NORTHEAST = 1,500 FEET

LOT AREAS	
LOT #	AREA (SQ FT)
1	5619
2	1846 *
3	3911
4	2292 *
5	1650 *
6	2025 *
7	2025 *
8	1650 *
9	2100 *
10	3901
11	1844 *
12	3987

* - VARIANCE FOR LOT AREA

HORIZONTAL CURVE INFORMATION

CURVE RW-C1
P.I. 10+79.03
P.C. 10+72.07
P.T. 10+85.97
Δ 7° 58' 02" (RT)
D 57' 17" 45"
R 100.000
L 13.905
T 6.964



NOTE: ALL MARKINGS IN RIGHT OF WAY MUST BE THERMOPLASTIC

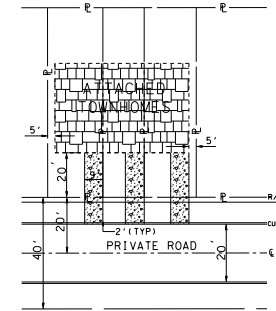
DEVELOPER:
NORTHSHORE CONSTRUCTION, INC
7017 HARTWINN LANE
KNOXVILLE, TN 37918
DAVID DROZHZHIN
(865) 200-9521

OWNER:
RAINIER SERVICES, LLC
4807 E EMORY ROAD
KNOXVILLE, TN 37938
(865) 200-9251

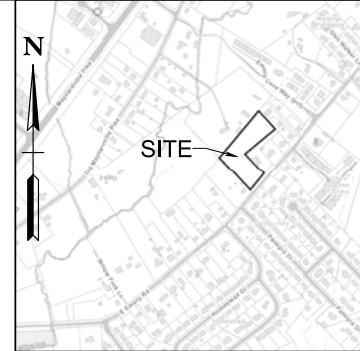
MINIMUM BUILDING SETBACKS:
FRONT - 20'
SIDE - 5' (Ø ALONG INTERNAL TOWNHOME LOTS)
REAR - 15'
PERIPHERAL - 25'

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (ATTACHED TOWNHOMES)



LOCATION MAP - N.T.S.

ALTERNATIVE DESIGN STANDARDS:

- 1) PRIVATE ROAD WITH 40' R.O.W. AND 20' PAVEMENT
- 2) INTERSECTION GRADE FROM 1% TO 2% AT RAINIER VALLEY WAY AND E EMORY ROAD
- 3) REDUCTION OF LOT FRONTAGE FROM 25 FEET TO NO LESS THAN 20 FEET ON LOTS 2, 5, 8, & 11.

VARIANCES:

- 1) REDUCTION OF INTERSECTION SPACING FROM 400 FEET TO 285 FEET BETWEEN RAINIER VALLEY WAY AND PALMYRA DRIVE.

NOTES:

- 1) DETENTION POND TO BE CONSTRUCTED AS FIRST ITEM AND USED FOR SEDIMENT CONTROL DURING CONSTRUCTION.
- 2) EXISTING CONTOURS FROM K.G.I.S.
- 3) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. THE HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY SHALL ALSO BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE RIGHT OF WAY.
- 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 5) SIGHT DISTANCE OF 400 FT IS AVAILABLE IN EACH DIRECTION ALONG E EMORY ROAD.
- 6) A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT TO BE PLATTED FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES, EXCEPT FOR ZERO LOT LINES FOR ATTACHED UNITS.
- 7) LOCATION OF CENTRALIZED CLUSTER MAILBOXES TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.
- 8) ENTRANCE PERMIT TO BE OBTAINED FROM TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT). DETAILS FOR INGRESS AND EGRESS LANES TO BE COORDINATED WITH TDOT. ADDITIONAL RIGHT-OF-WAY PREVIOUSLY DEDICATED FOR FUTURE WIDENING OF E EMORY ROAD TO 5 LANES.
- 9) SITE GRADING ALONG E EMORY ROAD TO MEET ADA REQUIREMENTS FOR FUTURE SIDEWALKS.

CLT MAP: 29P GROUP M
PARCELS: 1-16

DEED REFERENCE: 20191106-0031615

TOTAL AREA: 3.60 ACRES
DISTURBED AREA: 3.60 ACRES

COMMON AREA: 2.52 AC
PRIVATE STREET: 14,043 AQ FT (0.32 AC)

NUMBER OF LOTS / UNITS: 12
PROPERTY ZONED: PR (1-5 DU/AC)

PLANNING SERVICES FILE NUMBER: 6-SE-23-C & 6-E-23-DP

NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				

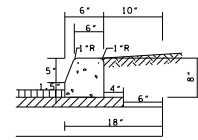


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

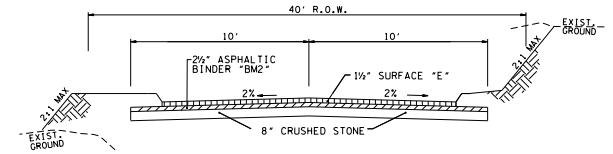
RAINIER VALLEY
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
CMT	RGC	1" = 50'	NO. 1
DRAWN BY	DATE	FILE NO.	OF
CMT	5-24-23	19158	3 SHEETS



STANDARD DETAIL OF EXTRUDED CURB

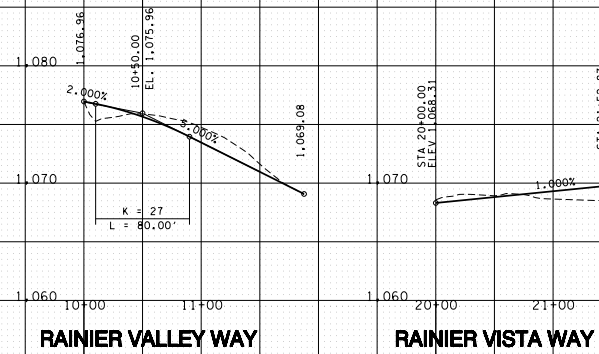


TYPICAL 2 LANE STREET PRIVATE ROADS

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* *D* MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 1% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



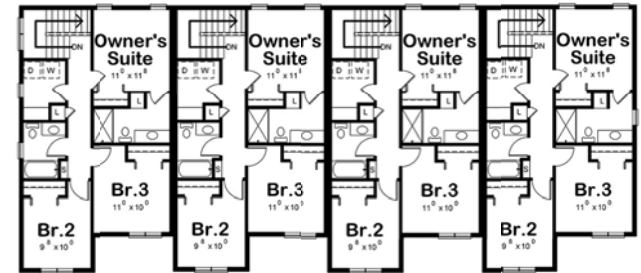
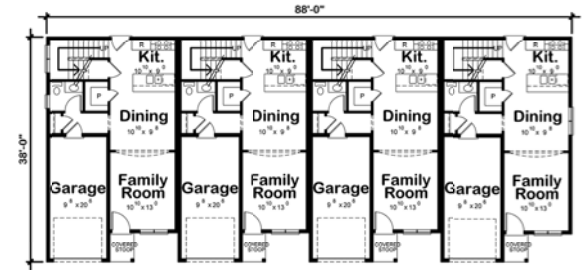
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

RAINIER VALLEY
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROAD PROFILES

DESIGNED BY GNT	CHECKED BY RGC	SCALE 1"=50' HORIZ. 1"=6' VERT.	SHEET TWO
DRAWN BY GNT	DATE 4-20-23	FILE NO. 10100	OF 3 SHEETS

2



NO. SCALE		DESCRIPTION	



ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

RAINIER VALLEY
 STORMWATER POLLUTION PREVENTION PLAN

TYPICAL ARCHITECTURAL PLANS

DESIGN BY	CHECKED BY	DATE	NO.	SHEETS
DVT	MDC	12/11	3	1
REVISION BY	DATE	DESCRIPTION		



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

Northshore Construction, Inc.

Applicant Name Affiliation

4/24/2023 **6/8/2023** **6-SE-23-C / 6-E-23-DP**
 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.

Garrett M. Tucker, PE, RLS Robert Campbell and Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / GTucker@RGC-A.com

Phone / Email

CURRENT PROPERTY INFO

Rainier Services, LLC **7017 Hartwinn Ln Knoxville TN 37918** **865-200-9521**
 Owner Name (if different) Owner Address Owner Phone / Email

0 RAINIER VALLEY WAY / 0, 7501, 7505, 7509, 7513, 7517, 7521, 7525, 7529, 7533, 7537, 7541, 7545, 7549, 7553, 7557, 7561 RAI
 Property Address

29 P M 001,002,003,004,005,006,0 029PM007 - 029PM018 **3.6 acres**
 Parcel ID Part of Parcel (Y/N)? Tract Size

Hallsdale-Powell Utility District **Hallsdale-Powell Utility District**
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Northwest side of E Emory Rd, northeast of Palmyra Dr

General Location

City **Commission District 7** **PR (Planned Residential)** **Agriculture/Forestry/Vacant Land**
 County District Zoning District Existing Land Use

North County **LDR (Low Density Residential)** **Planned Growth Area**
 Planning Sector Sector Plan Land Use Classification 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 development	

SUBDIVISION REQUEST

Rainier Valley	Related Rezoning File Number
Proposed Subdivision Name	
_____	12
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	\$850.00	
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	Northshore Construction, Inc.	4/24/2023
_____	Please Print	Date
Phone / Email		
Property Owner Signature	Rainier Services, LLC	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

NORTHSHORE CONSTRUCTION, INC

DEVELOPER

Applicant Name

Affiliation

4/21/2023

6/8/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SE-23-C
6-E-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

Garrett Tucker

Robert Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Rainier Services, LLC

7017 Hartwinn Lane, Knoxville, TN 37918 (865) 200-9521

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7501-7561 Rainier Valley Way

026PM001-018

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of E Emory Rd, northeast of Palymyra Dr

3.6 acres

General Location

Tract Size

- City
- County

7th

PR

Agricultural/Forestry/Vacant

District

Zoning District

Existing Land Use

North County

LDR

Planned Growth

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) _____

Attached residential subdivision

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Rainier Valley

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Other (specify) **Attached residential subdivision**

Attachments / Additional Requirements

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

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
102	Concept Plan	\$850
Fee 2		
Fee 3		

AUTHORIZATION

David Drozhzhin

Digitally signed by David Drozhzhin
Date: 2023.04.21 09:30:35 -04'00'

NORTHSHORE CONSTRUCTION, INC

4/21/2023

Applicant Signature

Please Print

Date

865-200-9251

david@daviddro.com

Phone Number

Email

David Drozhzhin

Digitally signed by David Drozhzhin
Date: 2023.04.21 09:30:29 -04'00'

David Drozhzhin

4/21/2023

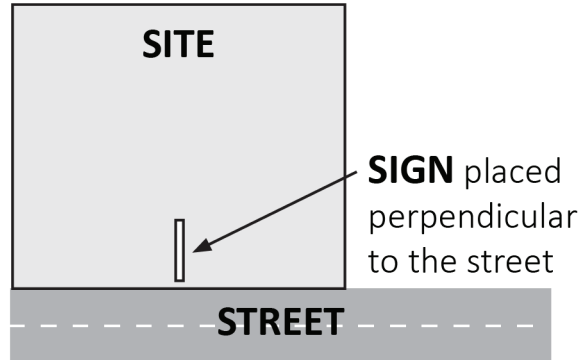
Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

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

Applicant Name: Northshore Construction, Inc.

Date: 4/24/2023

File Number: 6-SE-23-C / 6-E-23-DP

- Sign posted by Staff
- Sign posted by Applicant