



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SF-23-C
6-I-23-DP

AGENDA ITEM #: 34
AGENDA DATE: 6/8/2023

▶ **SUBDIVISION:** KV CONSTRUCTION, LLC - ELLISTOWN RD
▶ **APPLICANT/DEVELOPER:** KV CONSTRUCTION, LLC
OWNER(S): ALIY VALERIY

TAX IDENTIFICATION: 40 166.01 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 ELLISTOWN RD

▶ **LOCATION:** East side of Ellistown Rd, southeast of Washington Pike

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Roseberry Creek

▶ **APPROXIMATE ACREAGE:** 20.448 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land, Utility, Rural residential, Single family -- A (Agricultural), CA (General Business)
South: Rural residential, Agricultural -- A (Agricultural)
East: Agricultural -- PR (Planned Residential), A (Agricultural)
West: Single family residential, Agricultural/forestry/vacant -- A (Agricultural), PR (Planned Residential)

▶ **NUMBER OF LOTS:** 47

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Ellistown Road, a minor collector with 20-ft of pavement width within 40-ft to 56-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum tangent distance between broken back curves from 150 ft to 79 ft on Road 'B' between STA 1+46 and 2+25.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'B' at STA 1+00.

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 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 8 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) Certifying that the minimum sight distance can be obtained in both directions along Ellistown Road at the Road 'A' access point during the design plan phase and before grading permits are issued.
- 4) A geotechnical study must be provided for the pond predominately located on Lot 31 during the design plan review if required by Knox County Engineering and Public Works. If this is confirmed to be a sinkhole/depression, it must be shown on the plat with a 50-ft buffer. For any building construction within the 50-ft buffer around the designated sinkhole/depression (including the depressions), a registered engineer must prepare a geotechnical report to determine soil stability. That report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled. If it is determined to be a sinkhole, any lot that does not have a buildable area outside of the designated sinkhole must be eliminated or combined with other lots so it does have a buildable area.
- 5) The stub outs shall be provided on the Final Plat and identified for future connection, and installing notification of future street connection as required by Section 3.04.C.2.d. of the Knoxville Knox County Subdivision Regulations.
- 6) Providing a temporary turnaround at the northern end of Road 'D'. The design details are to be worked out with Knox County Engineering and Public Works during the design plan phase.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) 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 a detached residential subdivision with up to 47 lots, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 47-lot detached residential subdivision on 20.448 acres, with a density of 2.3 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.5 du/ac in 2005 (8-Q-05-RZ). A sector plan amendment was also approved from AG/RR (Agricultural/Rural Residential) to LDR (Low Density Residential). When the Northeast County Sector Plan was updated in 2015, the land use designation was changed back to AG (Agricultural).

A sidewalk is required along the Ellistown Road frontage because the property is within a quarter mile of a property zoned CA (General Business) at the intersection of Ellistown Road and Washington Pike.

The applicant requests a reduction of a broken reverse curve tangent and a reduction of a horizontal curve on Road 'B'. Both of these requests are located at the intersection of Road 'B' with Road 'A'. Vehicle travel speeds will be low in this location because vehicles on Road 'B' will be slowing to turn onto Road 'A', and vehicles on Road 'A' have to come to a stop before turning onto Road 'B'. These requests are supported by staff because the road design will not create a traffic hazard due to the reduced travel speeds.

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 2.5 du/ac:

- a) The PR zone allows detached 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 2.5 du/ac. The proposed density is 2.3 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat – There are two branches of a stream that run through the property. The inner 25-ft buffers on either side of the stream will remain undisturbed, as well as the area between the stream and the adjacent properties.
- b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed single-family houses should have a similar scale as the other residential development in the area.
- c) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This proposal is for detached residential units only. The mix of house sizes and price points is to be determined by the developer.

3) NORTHEAST COUNTY SECTOR PLAN

- a) The property is classified AG (Agricultural), which allows consideration of up to 1 du/ac. However, when this property was rezoned in 2005, Knox County Commission approved a sector plan amendment to LDR (Low Density Residential) which allows up to 5 du/ac. This proposal has a density of 2.3 du/ac, which is consistent with the recommendation of the Rural Area on the Growth Policy Plan, which allows consideration of densities up to 3 du/ac under certain circumstances.

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) Ellistown Road is a minor collector street, and the subject property is approximately 700 ft from Washington Pike, which is minor arterial street.

ESTIMATED TRAFFIC IMPACT: 504 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

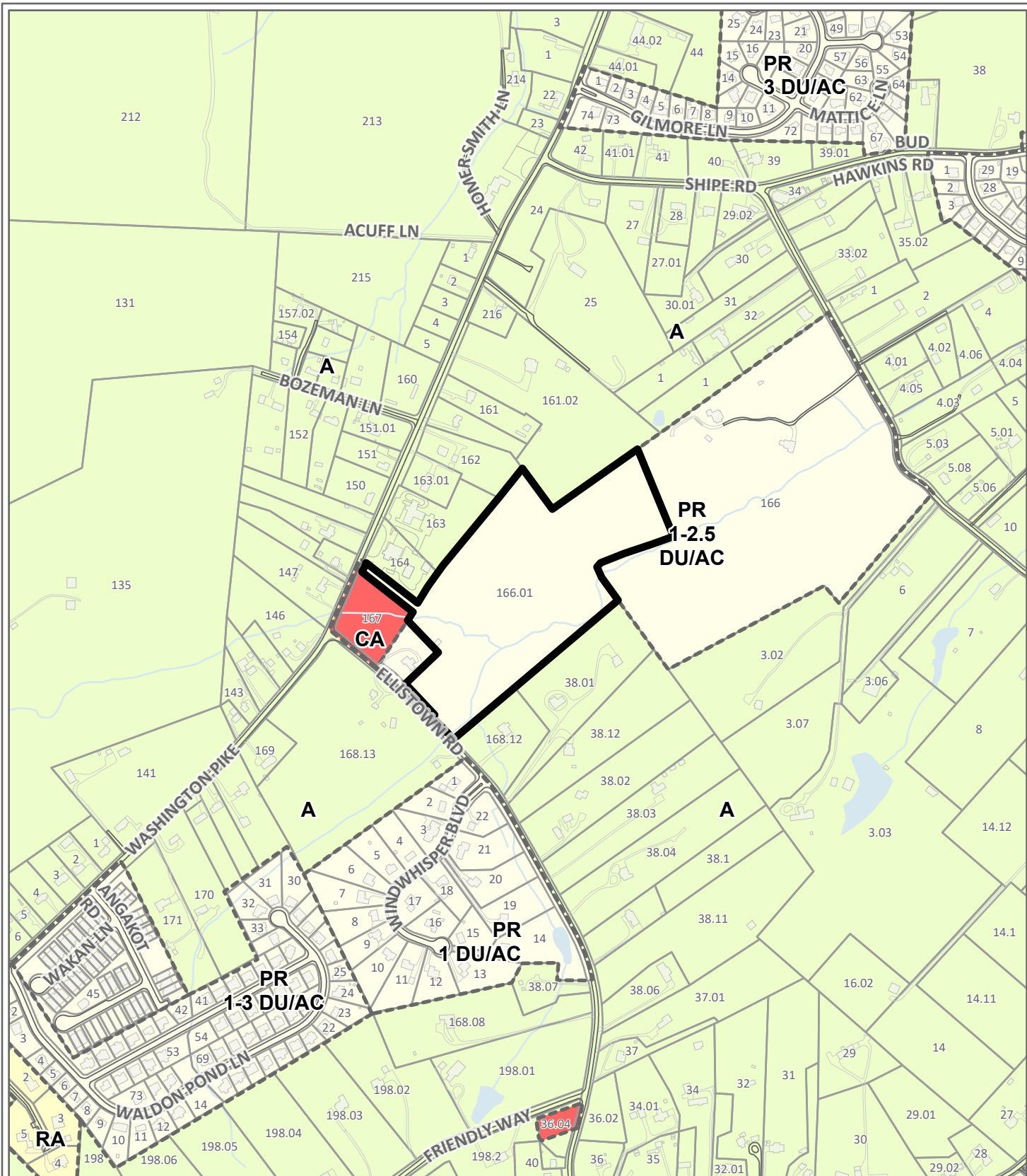
ESTIMATED STUDENT YIELD: 20 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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-SF-23-C / 6-I-23-DP

Petitioner: KV Construction, LLC

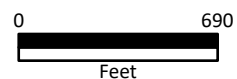


Detached residential subdivision in PR (Planned Residential)

Original Print Date: 5/9/2023

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

Map No: 40
Jurisdiction: County



Requested Variances & Alternative Design Standards

6-SF-23-C / 6-I-23-DP– KV CONSTRUCTION, LLC ON ELLISTOWN RD SUBDIVISION

VARIANCES

1. Reduce the minimum tangent distance between broken back curves from 150 ft to 79 ft on Road 'B' between STA 1+46 and 2+25.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'B' at STA 1+00.

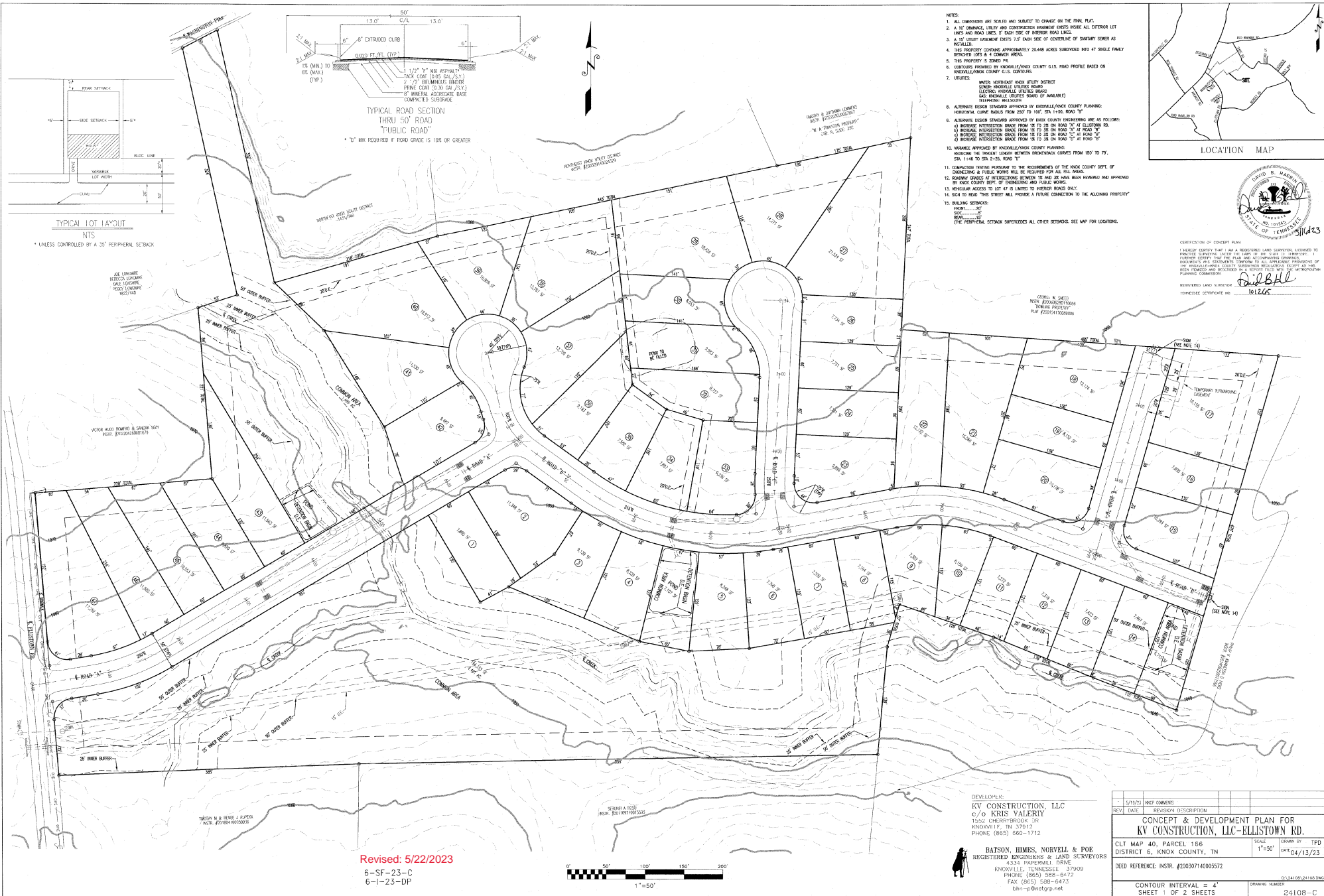
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 2 percent on Road 'A' at the Ellistown Road intersection.
2. Increase the maximum intersection grade from 1 to 3 percent on Road 'A' at the Road 'B' intersection.
3. Increase the maximum intersection grade from 1 to 3 percent on Road 'C' at the Road 'B' intersection.
4. Increase the maximum intersection grade from 1 to 3 percent on Road 'D' at the Road 'B' intersection.

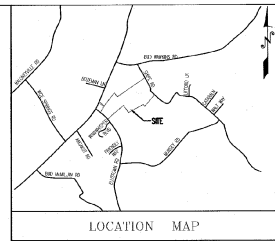
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve as requested since no unsafe conditions are created.

Steve Elliott 6/1/23

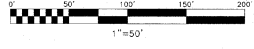
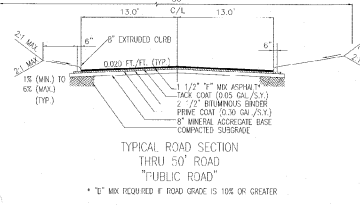
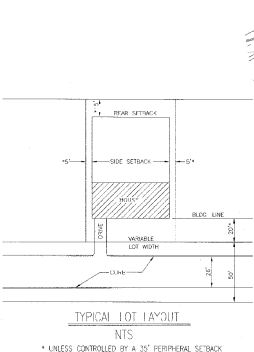


- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES 1' SIDE OF WIDENED ROAD LINES.
 3. A 10" UTILITY EASEMENT EXISTS 2.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS NOTED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 75.48 ACRES SUBDIVIDED INTO 47 SINGLE FAMILY RESIDENTIAL LOTS IN 4 COMMON AREAS.
 5. THIS PROPERTY IS ZONED R1.
 6. CONTOURS SHOWN BY KNOXVILLE/KNOX COUNTY D.E.S. ROAD PROFILE BASED ON KNOXVILLE/KNOX COUNTY D.E.S. CONTOURS.
 7. UTILITIES:
 - WATER: NORTHWEST KNOX UTILITY DISTRICT
 - SEWER: KNOXVILLE UTILITY BOARD
 - ELECTRIC: KNOXVILLE UTILITY BOARD
 - TELEPHONE: BELLSOUTH
 - TELEVISION: BELLSOUTH
 8. ALTERNATE EASEMENT SHOWN APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING DEPARTMENT CURVE RADIUS FROM 250' TO 150'. STA. 1+30. ROAD "Y".
 9. EASEMENT EASEMENT SHOWN APPROVED BY KNOX COUNTY ENGINEERING AND AS FOLLOWS:
 - (A) REDUCE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "Y" AT ELLISTOWN RD.
 - (B) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "Y" AT ROAD "X".
 - (C) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "Y" AT ROAD "Z".
 - (D) INCREASE INTERSECTION GRADE FROM 1% TO 3% ON ROAD "Y" AT ROAD "W".
 10. VARIANCE APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING DEPARTMENT REDUCING THE MINIMUM LENGTH BETWEEN BROKENBACK CURVES FROM 150' TO 75'. STA. 1+46 TO 2+3. ROAD "Y".
 11. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF CONSTRUCTION & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL RESIDE.
 12. EASEMENT GRACES AT INTERSECTIONS BETWEEN "X" AND "Y" HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPT. OF CONSTRUCTION & PUBLIC WORKS.
 13. VEHICULAR ACCESS TO LOT 47 IS LIMITED TO INTERIOR ROADS ONLY.
 14. SIGN TO READ THIS STREET WILL PROVIDE A FUTURE CONNECTION TO THE ADJOINING PROPERTY.
 15. BUILDING SETBACKS:
 - FRONT: 10'
 - REAR: 10'
 - SIDE: 5'
 - THE PERFORM SETBACK SUPERSEDES ALL OTHER SETBACKS. SEE MAP FOR LOCATIONS.



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE EXAMINED THE PLANS AND ACCOMPANYING INSTRUMENTS, DOCUMENTS AND EVIDENCE SUBMITTED TO ME AND APPROVE THE PREPARATION OF THE INSTRUMENTS EXCEPT WHERE SHOWN OTHERWISE. MY APPROVAL HAS BEEN PREPARED AND NOTICED IN A SEPARATE FILE AND IS NOT NECESSARY FOR RECORDATION.
 REGISTERED LAND SURVEYOR
 TENNESSEE CERTIFICATE NO. 161266

SEVEN (7) SHEETS
 THIS DEVELOPMENT HAS
 TOTAL ACRES 75.48
 PLAN #2023041302000



Revised: 5/22/2023
 6-SF-23-C
 6-1-23-DP

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERHILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE (865) 588-6477
 FAX (865) 588-6478
 bhnp@batgrp.net

REV#	DATE	REVISION DESCRIPTION
1	5/11/23	NEP CORRECTING

CONCEPT & DEVELOPMENT PLAN FOR
KV CONSTRUCTION, LLC-ELLISTOWN RD.

CLT MAP 40, PARCEL 166
 DISTRICT 6, KNOX COUNTY, TN

SCALE: 1"=50'
 DRAWN BY: TPD
 DATE: 04/13/23

DEED REFERENCE: INSTR. #202307140005572

CONTOUR INTERVAL = 4'
 SHEET 1 OF 2 SHEETS

DRAWING NUMBER: 2410B-C



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

KV Construction, LLC

Applicant Name

Affiliation

4/24/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-SF-23-C / 6-I-23-DP

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

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

Phone / Email

CURRENT PROPERTY INFO

ALIY VALERIY

Owner Name (if different)

1552 Cherrybrook Dr Knoxville TN 37912

Owner Address

865-660-1712

Owner Phone / Email

0 ELLISTOWN RD

Property Address

40 166.01

Parcel ID

20.59 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Ellistown Rd, southeast of Washington Pike

General Location

City **Commission District 8 PR (Planned Residential)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural)

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) Detached residential subdivision	

SUBDIVISION REQUEST

KV Construction, LLC - Ellistown Rd	Related Rezoning File Number
Proposed Subdivision Name	
_____	47
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	KV Construction, LLC	4/24/2023
_____	Please Print	Date
Phone / Email		
Property Owner Signature	ALIY VALERIY	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

KV CONSTRUCTION LLC / c/o KRIS VALERIE
Applicant Name

Affiliation

4/24/2023
Date Filed

6/8/2023
Meeting Date (if applicable)

File Number(s)

6-SF-23-C
6-I-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

DANIO HARBIN
Name

BATSON Himes NORVELL + POE
Company

4334 Papermill Dr
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

1552 CHERRY BROOK DR
Property Owner Name (if different) KNOXVILLE TN 37912 865-660-1712
Property Owner Address Property Owner Phone

0 ELLISTOWN RD CLT MAP 40 PARCEL 166.01
Property Address Parcel ID

KUB KEE NKUD NO
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East side of Ellistown Rd, southeast of Washington Pike 20.45 acres
General Location Tract Size

City County 8th PR Agriculture/forestry/vacant
District Zoning District Existing Land Use

Northeast County AG Rural area
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

KV Construction, LLC - Ellistown Rd

Related Rezoning File Number

Proposed Subdivision Name

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

Other (specify) Detached residential subdivision

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change Proposed Zoning

Pending Plat File Number

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	102	Concept Plan	Total \$1,600
Fee 2			
Fee 3			

AUTHORIZATION

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

4.24.23
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

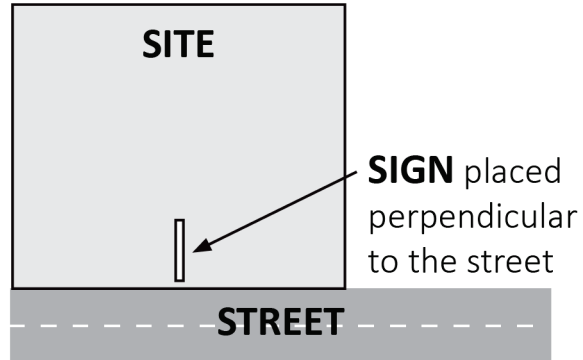
Kristian Aliy
Property Owner Signature

Kristian Aliy
Please Print

4.24.23
Date

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

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



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

LOCATION AND VISIBILITY

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

TIMING

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

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

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

Applicant Name: KV Construction, LLC

Date: 4/24/2023

File Number: 6-SF-23-C / 6-I-23-DP



Sign posted by Staff



Sign posted by Applicant