



# SPECIAL USE REPORT

► **FILE #:** 5-C-23-SU

**AGENDA ITEM #:** 13

**AGENDA DATE:** 5/11/2023

► **APPLICANT:** ROBIN SOUTH

OWNER(S): First American National Bank

TAX ID NUMBER: 82 P L 022

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1503 E MAGNOLIA AVE

► **LOCATION:** North side of E Magnolia Ave, east side of Winona St, west of Myrtle St

► **APPX. SIZE OF TRACT:** 0.7 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via E. Magnolia Avenue, a major arterial street with a 65-ft pavement width within a 100-ft right-of-way. Access is also via Winona Street, a minor collector with a 35-ft pavement width within a 54-ft right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

► **ZONING:** C-G-2 (General Commercial)

► **EXISTING LAND USE:** Office

► **PROPOSED USE:** Drive-through for an existing bank branch

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
North: Office, public/quasi-public - O (Office)  
South: Commercial, vacant - C-G-2 (General Commercial)  
East: Office - C-G-2 (General Commercial)  
West: Commercial - C-G-2 (General Commercial)

NEIGHBORHOOD CONTEXT: This property is part of a walkable commercial corridor that includes office, social services and institutional uses. A branch of Pellissippi State Community College is located across the street to the east.

## STAFF RECOMMENDATION:

► **Approve the request for one drive-through lane for a bank, subject to 6 conditions.**

1. Adding wheel stops to the four parking spaces north of the ATM drive-through at the corner of East Fifth Avenue and Winona Street to improve pedestrian safety.
2. Meeting the requirements of the principal use standards for Drive-Through Facility (Article 9.3.F) of the City of Knoxville Zoning Ordinance.

3. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Tennessee Department of Transportation.
6. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of C-G-1 zoning, the principal use standards for drive-through facilities, and the criteria for approval of a special use.

**COMMENTS:**

This proposal is for a drive-through addition to the rear of an existing Regions Bank branch.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE YEAR PLAN.**

A. The One Year Plan and Central City Sector Plan land use designation for this site is MU-SD CC4 (Mixed Use - Special District Magnolia Gateways).

B. The MU-SD CC4 land use designation recommends commercial uses on the Magnolia Avenue corridor.

C. The land use designation emphasizes a pedestrian-friendly environment, and the bank is bordered by sidewalks along Magnolia Avenue and Winona Street. Four parking spaces that angle towards the sidewalk at the north end of the bank's parking lot are missing wheel stops. This should be corrected as part of the drive-through development to improve pedestrian safety.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The C-G zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors.

B. With the recommended conditions, the drive-through facility meets the zoning ordinance's principal use standards for drive-through facilities (Article 9.3.F).

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. The existing 2-story building has operated as a bank at this location since at least 1956. The proposed drive-through facility will be positioned behind the bank building from Magnolia Avenue, and is consistent with the commercial character of the surrounding area.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The proposed use is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other noxious concerns are regulated in Section 10.5.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. The proposed drive-through facility will access Magnolia Avenue, a major arterial, and Winona Street, a minor collector. Neither access points are in a residential area.

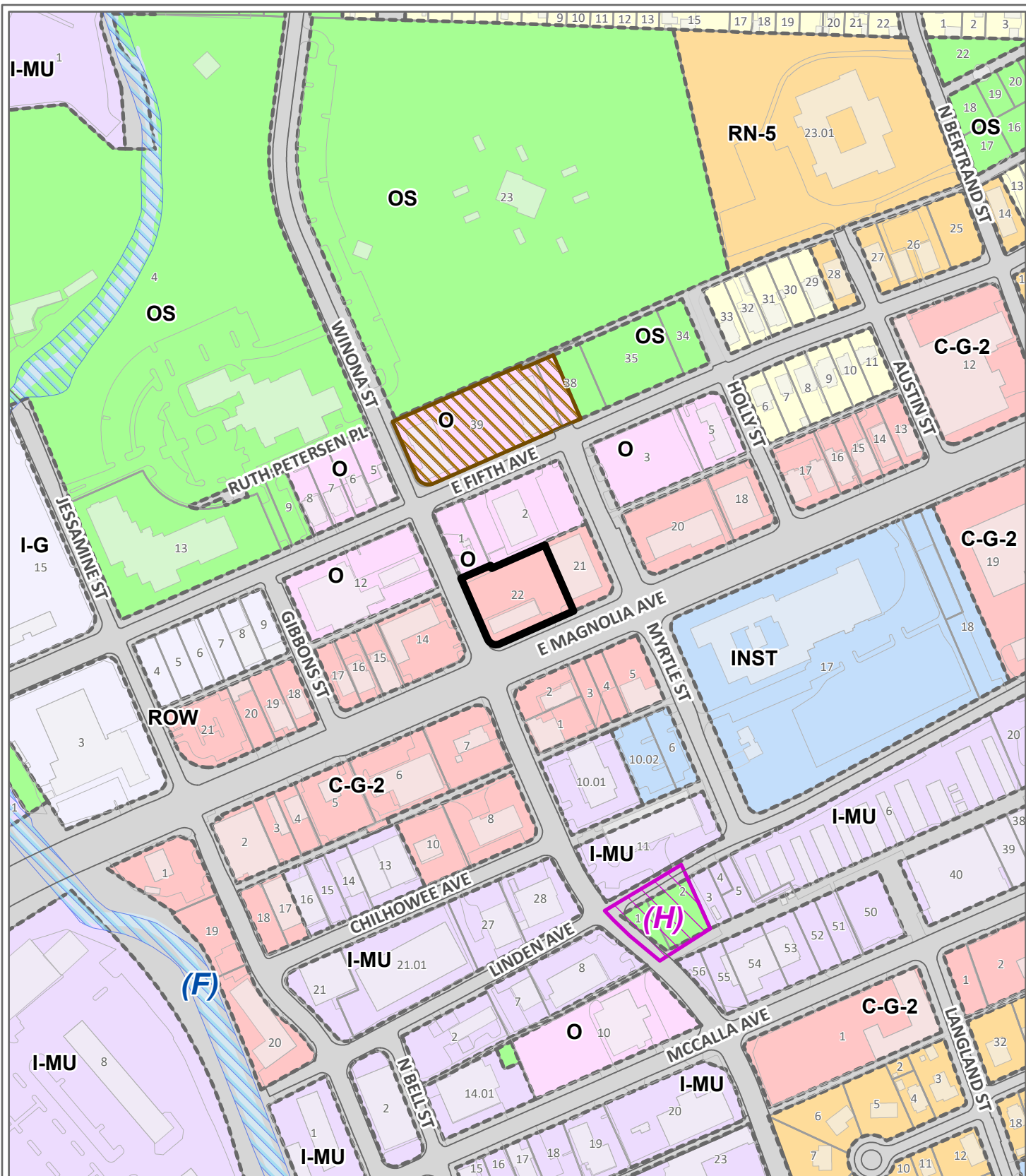
**6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

A. There are no known uses in the vicinity that could be a potential hazard or create an undesirable environment for the proposed use on this site.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



## SPECIAL USE

5-C-23-SU

Petitioner: Robin South



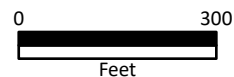
Drive-thru for existing bank branch in C-G-2 (General Commercial)

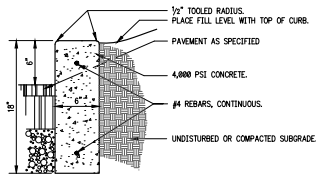
Original Print Date: 4/17/2023

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

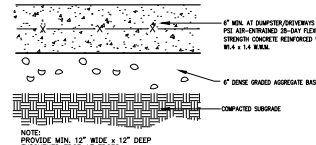
Map No: 82

Jurisdiction: City

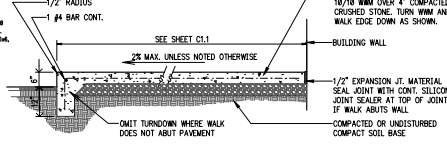




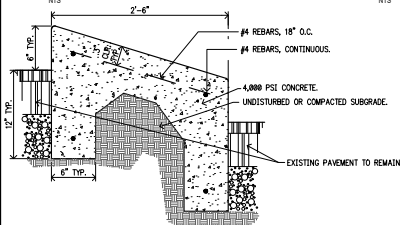
CONCRETE HEADER CURB DETAIL



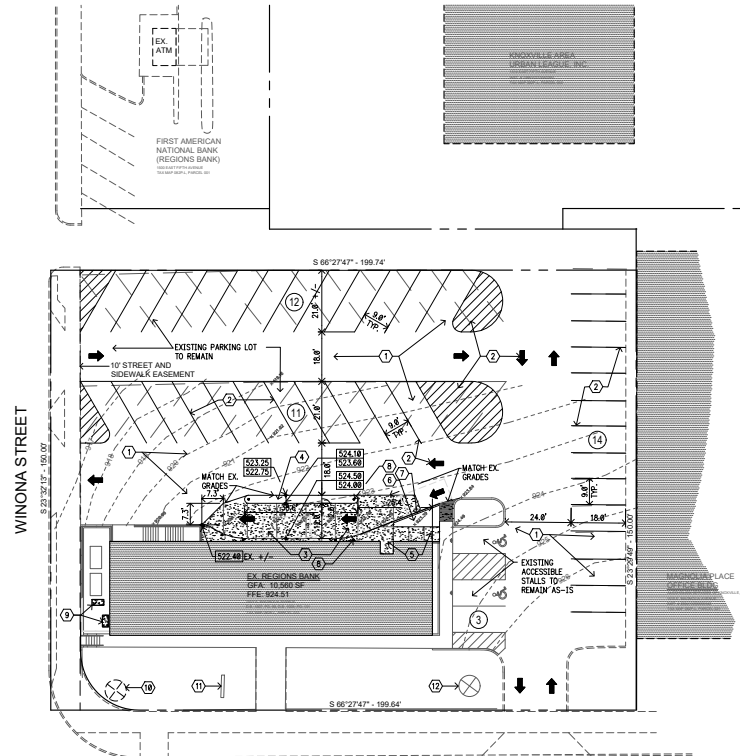
CONCRETE PAVEMENT DETAIL



CONCRETE SIDEWALK DETAIL



CONCRETE ISLAND DETAIL



EAST MAGNOLIA AVENUE

## PAVEMENT RESTORATION: ①

ALL EXISTING STRIPING SHALL BE REMOVED BY SANDBLASTING.

PREPARATION OF THE CRACKS IN EXISTING PAVEMENT GREATER THAN 1/2" BY THE USE OF A ROUTER THAT WILL PROVIDE VERTICAL SIDES IS REQUIRED.

THE MATERIAL RESERVOIR SHALL BE 1/2" BY 1/2" AND NO GREATER THAN 3/4" BY 3/4"; 1:1 RATIO.

CLEAN AFTER ROUTING.

MANUFACTURERS RECOMMENDED BACKER RODS CAN BE USED FOR DEEPER CRACKS WHICH MEANS THAT IF A CRACK IS SEVERAL INCHES DEEP THE CONTRACTOR CAN MINIMIZE MATERIAL LOSS AND STILL PROVIDE AN ACCEPTABLE SEAL. CRACK SEAL MATERIAL SHALL BE EVEN WITH OR SLIGHTLY BELOW SURFACE SMOOTH WITH A HEAVY-DUTY U OR V R A BAND-AID EFFECT WITH MINIMAL SHARPED SQUEEZE TO PROVIDE FOR OVER-BANDING.

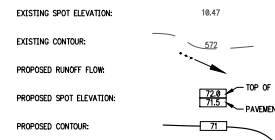
APPLY ONE COAT SPRAY/ONE COAT SQUEEZE MACHINE APPLIED ASPHALT EMULSION SEALER NEWMA/PAVED/SHIELD/SEALMASTER PPM POWER MODIFIED MASTER SEAL AE-EQUALS MUST BE PRE-APPROVED BY ENGINEER PRIOR TO APPLICATION.

LAY OUT AND PAINT ALL PARKING BAYS AND ROADWAY MARKINGS USING HEAVY DUTY MAXIMUM LIGHT REFLECTIVE TRAFFIC PAINT WHICH MEETS OR EXCEEDS FEDERAL SPEC. WHITE COLOR.

## GRADING NOTES:

1. REFER TO ALL ARCHITECTURAL, MEP, AND OTHER DRAWINGS AND SPECIFICATIONS IN THE CONSTRUCTION PLAN SET.
2. ALL FILL TO BE COMPACTED TO AT LEAST 90% A.S.T.M. D1557 MODIFIED PROCTOR. SEE SOILS REPORT, CONTROLLED FILL SPECIFICATIONS AND SUBSURFACE SPECIFICATIONS.
3. THE G.C. IS RESPONSIBLE FOR THE PLACEMENT AND FINAL RAKING OF ALL TOPSOIL REQUIRED TO COMPLETE THE SITE FOR ALL LANDSCAPING. TOPSOIL SHALL BE FILLED LEVEL TO THE TOP OF ADJOINING CURBS. COMPACT TOPSOIL TO 85% A.S.T.M. D698 STD. COMPACTION.
4. UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE EITHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF EXISTING UTILITIES AND IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EITHER PUBLIC OR PRIVATE, SHOWN HEREON OR NOT SHOWN HEREON.
5. THE GENERAL CONTRACTOR SHALL CONFIRM UTILITY LOCATIONS WITH THE UTILITY OWNERS PRIOR TO CONSTRUCTION.
6. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACTUAL LOCATION AND AVAILABILITY OF ALL EXISTING UTILITIES IN THE FIELD PRIOR TO GROUND BREAKING.
7. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT, REFER TO ALL CIVIL/SITE SHEETS.
8. REMOVE EXISTING TOP SOIL FROM AREAS TO BE PAVED AND REPLACE WITH SUSTAINABLE COMPACTED FILL FOR SOILS INVESTIGATION.

## GRADING LEGEND:



## GENERAL NOTES:

1. REFER ALSO TO SPECIFICATIONS, BUILDING DRAWINGS AND CIVIL DRAWINGS FOR PERTINENT INFORMATION.
2. THE INFORMATION SHOWN HEREIN WAS TAKEN FROM A SURVEY PRODUCED BY THE OWNER. VERIFY SETBACKS WITH CODE OFFICIAL PRIOR TO CONSTRUCTION.
3. THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL STATE, LOCAL AND A.D.A. REQUIREMENTS.
5. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER PRIOR TO START OF CONSTRUCTION. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
6. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY.
7. THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND R.O.W.'S, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT NEIGHBOR AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
9. ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
10. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
11. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
12. DO NOT SCALE THIS DRAWING AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
13. THE GENERAL CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
14. THE G.C. SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
15. ALL SIGNAGE IS TO BE APPROVED SEPARATELY, WITH ITS OWN PERMIT PER EOR GUIDELINES.
16. ALL PAINT STRIPING SHALL BE APPLIED IN DRY, MILD CONDITIONS WITH TWO SEPARATE COATS MINIMUM.

## KEY NOTES: ②

1. ALL EXISTING ASPHALT PAVEMENT ON SITE TO BE RECONSTRUCTED, SEALED AND RE-STRIPPED. SEE PAVEMENT RESTORATION NOTES HEREON.
2. PAINTED SIGNS, STRIPES, ARROWS.
3. NEW CONCRETE PAVEMENT, SEE DETAIL HEREON.
4. NEW CONCRETE ISLAND, SEE DETAIL HEREON.
5. NEW CONCRETE WALK, SEE DETAIL HEREON.
6. NEW LANDSCAPE AREA, PROVIDE 3" 2-3" TAN REVER ROCK MULCH OVER WEED PREV. FABRIC.
7. NEW CONCRETE HEADER CURB, SEE DETAIL HEREON.
8. NEW PIPE ROLLAD WITH REGIONS GREEN COVERS, SEE 3/A-201. TYPICAL OF SECTION (7).
9. NEW 2"x4"x4" THICK CONCRETE PAD. SEE 1/A-100 FOR DIMENSIONS.
10. EXISTING TREE TO BE REMOVED.
11. EXISTING MONUMENT SIGN.
12. EXISTING TREE TO REMAIN. TYPICAL UNLESS NOTED OTHERWISE. NOTE: ALL EXISTING TREES ARE NOT SHOWN ON PLAN.

## SITE STATISTICS:

SITE ADDRESS:	1583 EAST MAGNOLIA AVENUE
ZONING:	C-2
BUILDING USE:	BANK
SITE AREA:	0.69 ACRES
BUILDING AREA:	10,560 S.F.
EX. PARKING SPACES PROVIDED:	48 (INCL. 2 H.C. STALLS)
PROPOSED PARKING SPACES PROVIDED:	43 (INCL. 2 H.C. STALLS)
PROPOSED DRIVE-THROUGH STACKING:	4 SPACES (3 AFTER CAR AT NEW D.T. WINDOW)

## SITE PLAN

SCALE: 1" = 20'-0"



JOB NO.:  
**22087**

PROJECT: **REGIONS**  
BROADWAY KNOXVILLE - MAGNOLIA  
1803 EAST MAGNOLIA AVENUE  
KNOXVILLE, TN 37977  
REGIONS PROJECT # TM022504087

DEVELOPER:  
**REGIONS REAL ESTATE DIVISION**  
280 INDEPENDENCE PARKWAY EAST, SUITE 800  
KNOXVILLE, TN 37912  
248-380-3334



ARCHITECT/ENGINEER:  
**The Roberts Group, Inc.**  
1000 7th Avenue, Suite 200  
Knoxville, TN 37912  
615-252-1100

DATE: **03/14/2023**

DRAWN BY: **RCB**

CHECKED BY: **RMN**

REVISIONS:

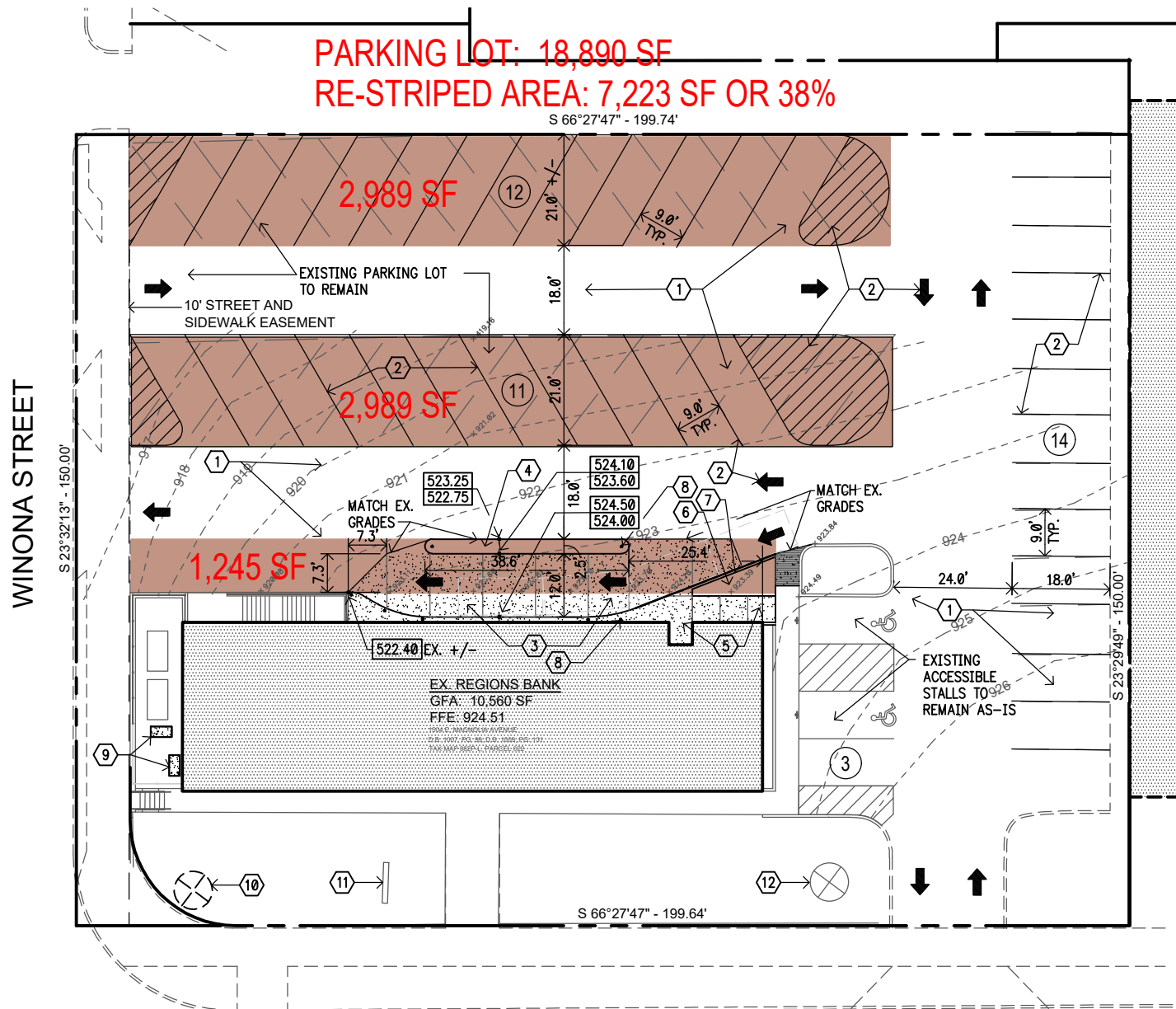
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SITE PLAN

SHEET NO.

**C-100**

5-C-23-SU  
3/23/2023

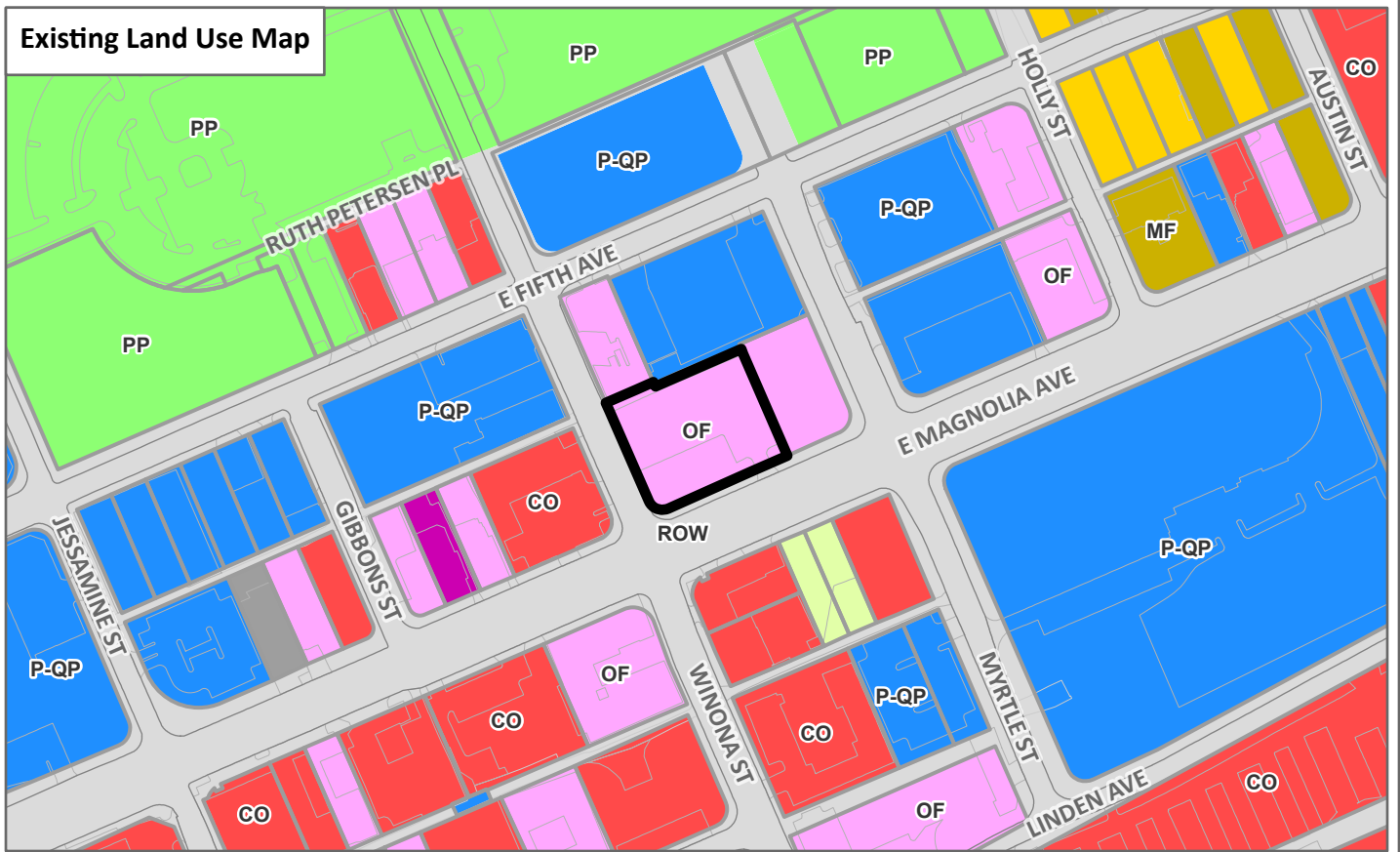






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Existing Land Use Map



Aerial Map

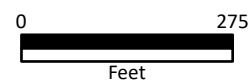


CONTEXTUAL MAPS

5-C-23-SU



Case boundary







# 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

**Robin South**

Applicant Name

Affiliation

**3/23/2023**

Date Filed

**5/11/2023**

Meeting Date (if applicable)

**5-C-23-SU**

File Number(s)

## CORRESPONDENCE

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

**Robin South The Roberts Group**

Name / Company

**239 Southland Dr Ste C Lexington KY 40503**

Address

**859-276-2006 / rsouth@trgpsc.com**

Phone / Email

## CURRENT PROPERTY INFO

**First American National Bank**

Owner Name (if different)

**250 Riverchase Pkwy Ste 600 Birmingham AL 35244 202-223-8450**

Owner Address

Owner Phone / Email

**1503 E MAGNOLIA AVE**

Property Address

**82 P L 022**

Parcel ID

**0.7 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North of E. Magnolia Ave, West of Hall of Fame Dr**

General Location

☒ City

**Council District 6**

**C-G-2 (General Commercial)**

**Office**

☐ County District

Zoning District

Existing Land Use

**Central City**

Planning Sector

**MU-SD (Mixed Use Special District)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input checked="" 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) <b>Drive-thru for existing bank branch</b>			

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information	

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)  
☐ Design Plan Certification (Final Plat)  
☒ Site Plan (Development Request)  
☐ Traffic Impact Study  
☐ Use on Review / Special Use (Concept Plan)

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Robin South</b>	<b>3/23/2023</b>
Applicant Signature	Date

Phone / Email

<b>First American National Bank</b>	<b>3/23/2023</b>
Property Owner Signature	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.



# 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

Robin South

Architect

Applicant Name

Affiliation

3/20/2023

5/11/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

## CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Robin South

The Roberts Group

Name

Company

239 Southland Drive, Suite C

Lexington

KY

40503

Address

City

State

ZIP

(859) 276-2006

rsouth@trgpsc.com

Phone

Email

## CURRENT PROPERTY INFO

Regions Bank

250 Riverchase Parkway East, Suite 300

205-223-8450

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1503 East Magnolia Ave. Knoxville, TN 37917

082PL001 & 082PL002

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

## DEVELOPMENT REQUEST

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

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

Drive through window at existing bank branch

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

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)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
1600.00	1600.00
Fee 2	
Fee 3	

## AUTHORIZATION

Robin South

Digitally signed by Robin South  
DN: C=US, E=rsouth@trgpsc.com, CN=Robin South  
Date: 2023.03.15 15:30:57-04'00'

Robin South

3/20/2023

Applicant Signature

Please Print

Date

(859) 276-2006

rsouth@trgpsc.com

Phone Number

Email

Douglas Stephen

Digitally signed by Douglas Stephen  
Date: 2023.03.15 14:59:15 -05'00'

Douglas Stephen

3/15/23

Property Owner Signature

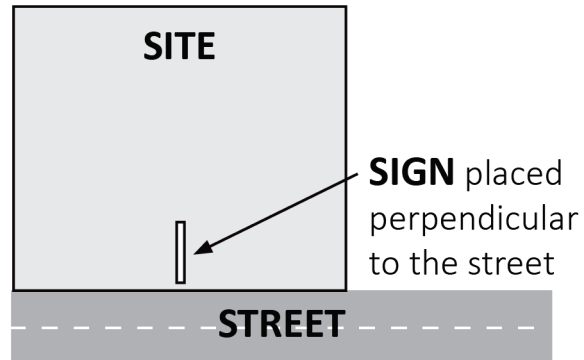
Please Print

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:***

\_\_\_\_\_ April 28, 2023 \_\_\_\_\_ and \_\_\_\_\_ May 12, 2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robin South

Date: 3/23/2023

File Number: 5-C-23-SU



Sign posted by Staff



Sign posted by Applicant