



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 11-G-23-DP

**AGENDA ITEM #:** 36

**AGENDA DATE:** 11/9/2023

▶ **APPLICANT:** KNOX HOUSING PARTNERSHIP

OWNER(S): Jackie Mayo Knox Housing Partnership

TAX ID NUMBER: 78 072, 072.01, PT OF 073.06

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6010 CLAYBERRY DR (6011 CLAYBERRY DR, 7000 WILLOW BEND WAY (part of))

▶ **LOCATION:** East terminus of Clayberry Dr, north of Oak Ridge Way

▶ **APPX. SIZE OF TRACT:** 4.99 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Willow Bend Way, a private road off of Oak Ridge Highway with a pavement width of 26 ft within a 55-ft right-of-way. Access for emergency vehicles only is provided via Clayberry Drive, a local road with a pavement width of 26 ft within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek, Grassy Creek

▶ **ZONING:** PR (Planned Residential) up to 12 du/ac

▶ **EXISTING LAND USE:** Multifamily residential

▶ **PROPOSED USE:** 60-unit multifamily development (Phase III addition to Willow Place Senior Housing)

DENSITY PROPOSED: 12 du/ac

HISTORY OF ZONING: In 2023, the two northern parcels were rezoned from A to PR up to 12 du/ac (1-H-23-RZ). The southern parcel was rezoned from CB to PR up to 10 du/ac in 2002 (11-F-02-RZ) and from PR with 1-10 du/ac to PR up to du/ac in 2005 (2-K-05-RZ).

SURROUNDING LAND USE AND ZONING: North: Multifamily residential - PR (Planned Residential) up to 8 du/ac

South: Office - CB (Business and Manufacturing)

East: Rural residential, commercial - A (Agricultural), CB (Business and Manufacturing)

West: Single family residential, multifamily residential - RA (Low Density Residential), PR (Planned Residential) up to 12 du/ac

NEIGHBORHOOD CONTEXT: This area consists of a mix of residential uses including single family, rural residential, multifamily, and a senior living facility. It is adjacent to a commercial corridor along Oak Ridge Highway.

## STAFF RECOMMENDATION:

► **Approve the development plan for 59-60 apartment units in phase III of the Willow Place Apartment complex, and the reduction of the peripheral setback from 35 ft to 20 ft on the southern boundary, subject to 6 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Provide gated emergency access along Clayberry Drive in accordance with the Knox County Fire Marshall and Knox County Engineering and Public Works.
3. Meeting all applicable requirements of the TN Department of Transportation for access to Oak Ridge Highway.
4. Meeting all requirements of Knox County Engineering and Public Works.
5. Provide a Type "B" landscape screen a minimum of 12 ft in width where adjacent to the RA and A zones.
6. The total number of units will be based on the surveyed acreage of the properties.

With the noted conditions, this plan meets the requirements for approval in the PR (Planned Residential) zone and the criteria for approval of a development plan review.

**COMMENTS:**

The applicant is proposing an additional 60-unit multi-family apartment complex in Phase III for the existing Willow Place Apartment development. The existing development is located at the intersection of Oak Ridge Highway and Willow Bend Way. The plans indicate the property is 4.9961 acres, which would only allow for 59 units. The development could have 60 units if the survey shows the acreage to be 5 acres or more.

The proposed driveway connection for the phase III of the Willow Place Apartments will tie into Willow Bend Way, and access to the site will enter/exit at the existing stop-controlled intersection of Oak Ridge Highway at Willow Bend Way.

**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) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. Growth Plan Policy 10.11: Allow higher densities for planned developments that do not abut or face conventional suburban developments.

B. The proposed density is consistent with the Northwest County Sector Plan's MDR (Medium Density Residential) land use classification, which allows up to 12 du/ac.

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

A. The PR (Planned Residential) zone is intended to provide optional methods of residential land development. The property is zoned PR up to 12 du/ac and the density of the approved lots for all phases is 12 du/ac.

**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 proposed apartment complex is consistent with previous phases of the Willow Place apartment complex and will be of similar materials and height. The proposed apartments are single-story, which is consistent with the adjacent subdivision. The access will only be through Willow Bend Way.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.**

A. The proposed apartment buildings are an expansion of an existing use and therefore, are not expected to significantly impact the value of the adjacent property.

B. A Type "B" landscape screen with a minimum of 12 ft in width is to be installed on the site where it abuts the RA and A zones. This will visually screen the apartments from adjacent single family residences.

**5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.**

A. Access is through the Willow Place Apartments as this is a continuation of that apartment development. Clayberry Drive will be limited to emergency vehicles only. A physical barrier will be constructed, and that will be worked out during permitting.

**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 area that could be a potential hazard or create an undesirable environment for the proposed use.

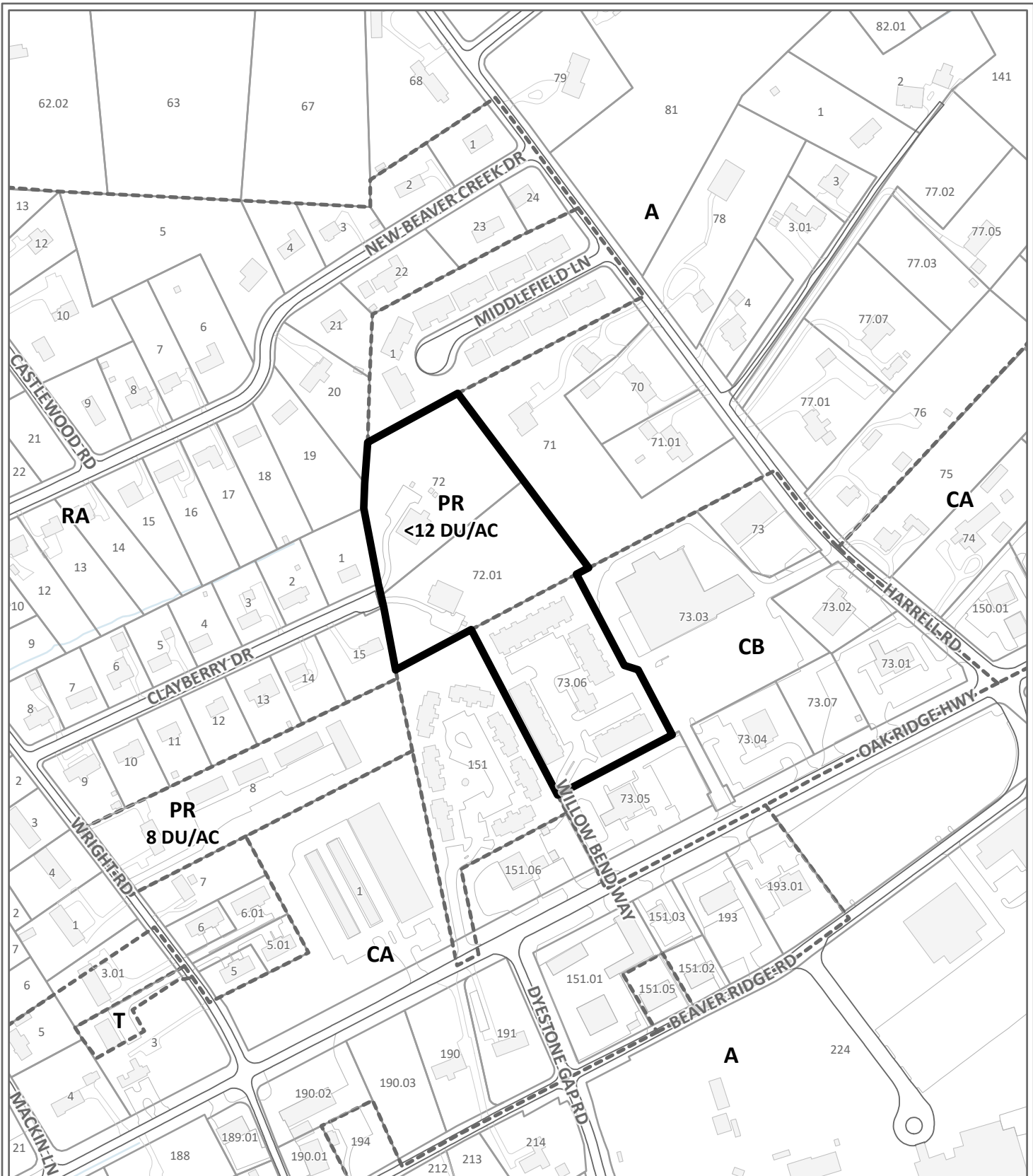
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

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

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.

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



**DEVELOPMENT PLAN**

**11-G-23-DP**

**Petitioner:** Knox Housing Partnership



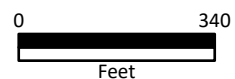
Multi-dwelling development in PR (Planned Residential)

**Map No:** 78

**Jurisdiction:** County

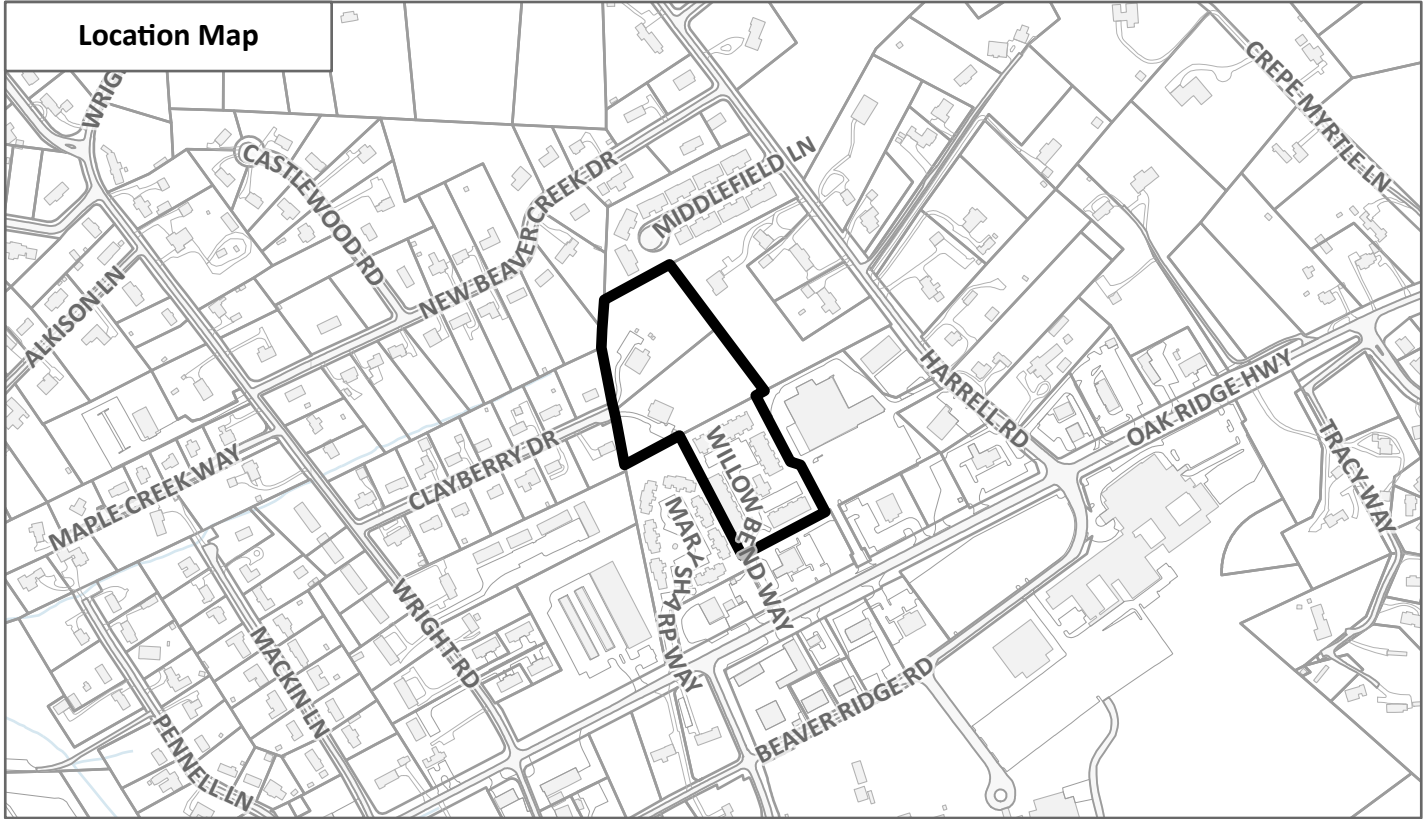
**Original Print Date:** 10/4/2023

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

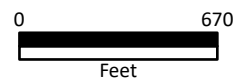


CONTEXTUAL MAPS 1

11-G-23-DP



Case boundary



## Exhibit A



September 25, 2023

Mr. Mike Conger  
Knoxville-Knox County Planning  
400 Main Street, Suite 403  
Knoxville, TN 37902

Re: Traffic Letter for Willow Place Apartments Phase III

Dear Mr. Conger:

Knox Housing Partnership dba HomeSource East Tennessee is proposing an additional 60 apartments units in Phase III for the existing Willow Place Apartment development. The existing development is located at the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way in Knox County, Tennessee. The total area of development is approximately 4.9961 acres and the property is currently zoned PR (Planned Residential Zoning District). Construction is proposed to take place this year and this analysis assumes full build out for the development will occur in 2028.

The proposed driveway connection for the Willow Place Apartments Phase III will tie into Willow Bend Way and access to the site will enter/exit at the existing stop-controlled intersection of Oak Ridge Highway (SR 62) at Willow Bend Way. A copy of the site plan is included in the attachments.

The purpose of this report is to analyze the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way including a turn lane warrant analysis in the form of a Transportation Impact Letter for the Willow Place Apartments Phase III residential development.

### **Existing Site Conditions**

Oak Ridge Highway (SR 62) is a three-lane road with an existing two-way left turn lane at the intersection of Willow Bend Way. The road width is approximately 33 feet. Knoxville-Knox County Planning classifies Oak Ridge Highway (SR 62) between Pellissippi Parkway and the Anderson County Line as a Major Arterial with a 150 foot right-of-way per the Major Road Plan. The TDOT Functional Classification Map classifies Oak Ridge Highway (SR 62) as a Principal Arterial and a part of the National Highway System. The posted speed limit on Oak Ridge Highway (SR 62) is 55 mph.

Willow Bend Way is a two-way road with access to the ORNL Federal Credit Union and the existing Willow Place Apartments. The road width is approximately 26 feet at the intersection with Oak Ridge Highway (SR 62). Knoxville-Knox County Planning does not

classify Willow Bend Way; therefore, it is considered a local street per the Major Road Plan. The posted speed limit within the Willow Place Apartment development is 5 mph.

An aerial photo of the existing intersection of Oak Ridge Highway (SR 62) at Willow Bend Way is included in the attachments.

### **Traffic Volumes**

Ardurra conducted a peak hour turning movement count at the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way on Thursday September 14, 2023. The AM peak hour occurred between 7:15 a.m. and 8:15 a.m. with a peak hour factor (PHF) of 0.97 and the PM peak hour occurred between 5:00 p.m. and 6:00 p.m. with a peak hour factor (PHF) of 0.94.

Ardurra conducted a peak hour turning movement count at the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way on Thursday September 14, 2023. During the AM peak hour 7:15 a.m. to 8:15 a.m. the traffic on Willow Bend Way north of the ORNL Federal Credit Union driveway was 3 vehicles exiting northbound and 2 vehicles entering southbound. During the PM peak hour 5:00 p.m. to 6:00 p.m. there were 5 vehicles entering northbound and 6 vehicles exiting southbound.

Figure 1: 2023 Existing Peak Hour Traffic and the traffic data collected are included in the attachments.

### **Background Growth**

TDOT count station #47000262 is located on Oak Ridge Highway (SR 62) east of Willow Bend Way. The annual growth rate for this station over the last twenty years is approximately 0.09%. The 2022 ADT was 14,837 vehicles per day.

In order to calculate traffic for the background year 2028, Ardurra assumed an annual growth rate of 1.0%. Figure 2: 2028 Background Peak Hour Traffic, and the ADT trend line growth charts are included in the attachments.

### **Trip Generation**

The Willow Place Apartments Phase III development proposes 60 apartments units. The Knoxville-Knox County Planning Commission published a memorandum ("Local Trip Generation Rates for Multi-Family Residential Uses", August 14, 2000) for the purpose of providing locally collected data for all multi-family residential developments. The fitted curve equations from the local study were used to calculate site trips for the Willow Place Apartments Phase III.

The land use worksheets are included in the attachments. A trip generation summary is shown below in Table 1 – Trip Generation Summary.

**Table 1 - Trip Generation Summary  
 Willow Place Apartments – Phase III**

| Land Use                             | Density  | Daily Trips | AM Peak Hour |      | PM Peak Hour |      |
|--------------------------------------|----------|-------------|--------------|------|--------------|------|
|                                      |          |             | Enter        | Exit | Enter        | Exit |
| Apartments<br>(Local Trip Gen Study) | 60 units | 603         | 7            | 26   | 28           | 23   |

The total new trips generated by the Willow Place Apartments Phase III were estimated to be 603 daily trips. The estimated trips are 33 trips during the AM peak hour and 50 trips during the PM peak hour.

**Trip Distribution**

The existing trip distribution on Oak Ridge Highway (SR 62) at the intersection with Willow Bend Way is approximately 50% eastbound and 50% westbound during both the AM and PM peak hours.

The directional distribution of the trips generated by the Willow Place Apartments Phase III was determined using the existing traffic volumes at the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way in combination with the concept plan layout. Ardurra assumed an entering trip distribution that is approximately 55% eastbound and 45% westbound and an exiting trip distribution that is approximately 30% eastbound and 70% westbound during both the AM and PM peak hours.

Figure 3: Peak Hour Apartment Distribution, Figure 4: Peak Hour Apartment Site Traffic, and Figure 5: 2028 Full Buildout Site Traffic are included in the attachments.

**Turn Lane Warrant Knox County**

The intersection of Oak Ridge Highway (SR 62) at Willow Bend Way was evaluated to determine if an eastbound left turn lane or a westbound right turn lane are warranted at the existing intersection. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information.

Oak Ridge Highway (SR 62) at the existing intersection with Willow Bend Way is a three-lane road with a two-way left turn lane.

At the intersection of Oak Ridge Highway (SR 62) at Willow Bend Way an eastbound left turn lane is warranted during the PM peak hour and a westbound right turn lane is not warranted during either the AM or PM peak hour after the full buildout of the Willow Place Apartments Phase III. The turn lane warrant worksheets and analysis are included in the attachments.



**Conclusion and Recommendations**

Ardurra evaluated the right and left turn lane warrants at the existing intersection of Oak Ridge Highway (SR 62) at Willow Bend Way using the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

A westbound right turn lane is not warranted during either the AM or PM peak hour. There are no recommended improvements to the existing intersection of Oak Ridge Highway (SR 62) at Willow Bend Way after the completion of the Willow Place Apartments Phase III residential development.

It should be noted based on the turning movement count collected that the existing westbound right turning traffic was highest during the hours of 12:00 p.m. to 1:00 p.m. and 3:00 p.m. to 4:00 p.m. which can be attributed to traffic entering the ORNL Federal Credit Union Bank.

I hope that this is helpful. Please contact me if you have any questions.

Thank you,

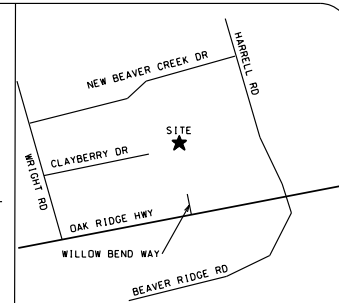
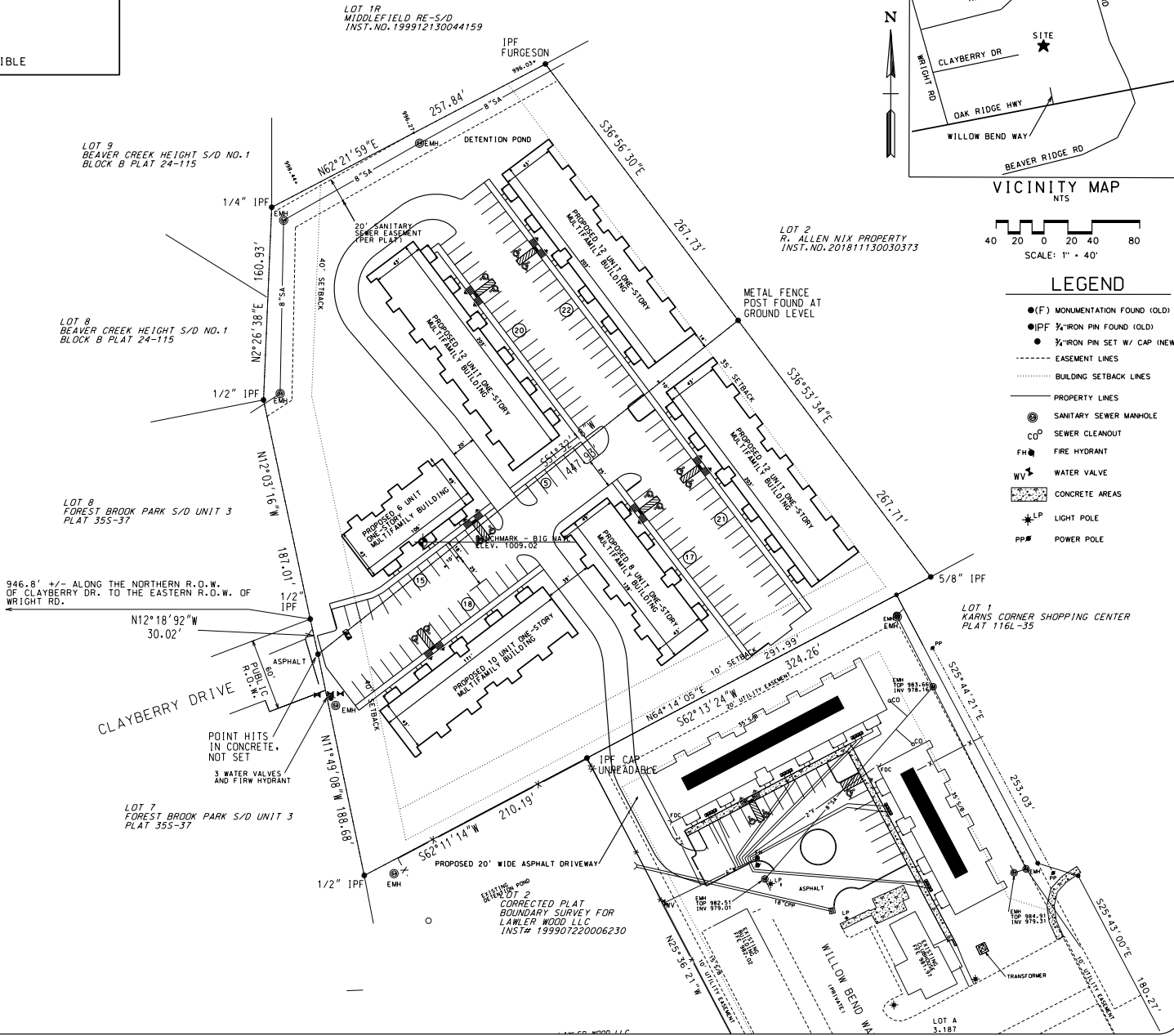


Addie Kirkham, P.E.

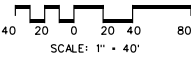
Enclosure: Attachments

**SITE DATA**

AREA: 4.9961 ACRES  
 ZONING: A (PR - PLANNED RESIDENTIAL PENDING (UP TO 8 UNITS/ACRE)  
 SETBACKS: FRONT: 20'; SIDE: 5'; REAR: 15'  
 PERIPHERY: 35' EXCEPT AS SHOWN  
 REQUIRED PARKING: 2 SPACES PER UNIT  
 PROPOSED DENSITY: 12 UNITS/ACRE  
 PROPOSED USE: 60 MULTI-FAMILY ATTACHED UNITS  
 PROPOSED PARKING: 120 SPACES INCL. 12 ADA ACCESSIBLE



VICINITY MAP  
NTS



**LEGEND**

- (F) MONUMENTATION FOUND (OLD)
- IPF 3/4" IRON PIN FOUND (OLD)
- 3/4" IRON PIN SET W/ CAP (NEW)
- EASEMENT LINES
- BUILDING SETBACK LINES
- PROPERTY LINES
- ⊙ SANITARY SEWER MANHOLE
- CD SEWER CLEANOUT
- FH FIRE HYDRANT
- WV WATER VALVE
- CONCRETE AREAS
- LP LIGHT POLE
- PP POWER POLE

NOT FOR CONSTRUCTION

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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**SITE EXHIBIT**  
**CLAYBERRY PLACE APARTMENTS**  
 600 CLAYBERRY DR. & 72.01  
 CLT MSP ANDX COUNTY, TN



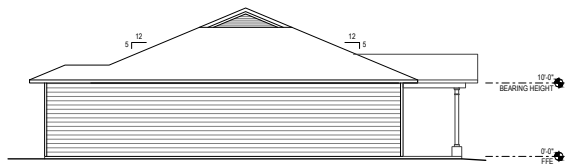
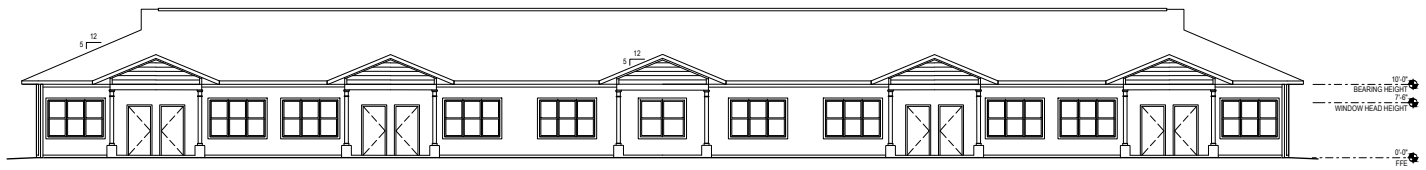
**W. SCOTT WILLIAMS & ASSOCIATES**  
 CONSULTING ENGINEERS  
 CIVIL/SURVEYING  
 1000 W. WINDY HILL RD.  
 KNOXVILLE, TN 37917  
 E-MAIL: scott@wswwilliams.com

CLIENT:  
 KNOXVILLE HOUSING  
 109 N WINDY ST.  
 KNOXVILLE, TN 37917  
 865-857-1679

ORIGINAL ISSUE:  
**JAN. 26, 2023**

SHEET NO.  
**EX4**

JOB NO. 2182









# 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

Knox Housing Partnership

|                |                              |                |
|----------------|------------------------------|----------------|
| Applicant Name | Affiliation                  |                |
| 9-25-23        | 11-5-23                      | 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

|                   |                          |
|-------------------|--------------------------|
| Bronzie Harris    | Knox Housing Partnership |
| Name              | Company                  |
| 109 Winona Street | Knoxville TN 37917       |
| Address           | City State ZIP           |
| 865-637-1679      | bharris@khp.org          |
| Phone             | Email                    |

### CURRENT PROPERTY INFO

|                                    |                                |   |
|------------------------------------|--------------------------------|---|
| Knox Housing Partnership           | 109 Winona Street              | Kno                                       |
| Property Owner Name (if different) | Property Owner Address         | Property Owner Phone                      |
| 6010 and 6011 Clayberry Drive      | and 7000 Willow Bend Way (p/o) | 078 072 & 078 07201 & 078 07306 (part of) |
| Property Address                   | Parcel ID                      |   |
| West Knox Utility                  | West Knox Utility              |   |
| Sewer Provider                     | Water Provider                 | Septic (Y/N)                              |

### STAFF USE ONLY

|   |                                |
|---|--------------------------------|
| General Location  | Tract Size                     |
| <input type="checkbox"/> City <input type="checkbox"/> County |                                |
| District  | Zoning District                |
| Planning Sector   | Existing Land Use              |
| 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) Multi-Family Housing

## SUBDIVISION REQUEST

Related Rezoning File Number

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

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

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

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

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

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

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

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders  
  Variance Request

### ADDITIONAL REQUIREMENTS

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

| Fee 1 | Total |
|-------|-------|
|       |       |
| Fee 2 |       |
|       |       |
| Fee 3 |       |
|       |       |

## AUTHORIZATION

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

Knox Housing Partnership

9-25-23

Please Print

Date

865-661-9547

bharris@khp.org

Phone Number

Email

  
Property Owner Signature

Jackie Mayo

Please Print

Date Paid



# 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

### Knox Housing Partnership

Applicant Name Affiliation

10/2/2023 11/9/2023 11-G-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.*

### Bronzie Harris Knox Housing Partnership

Name / Company

109 Winona St Knoxville TN 37917

Address

865-637-1679 / bharris@khp.org

Phone / Email

### CURRENT PROPERTY INFO

Jackie Mayo Knox Housing Partnership 109 Winona St Knoxville TN 37917

Owner Name (if different) Owner Address Owner Phone / Email

6010 CLAYBERRY DR / 6011 CLAYBERRY DR; 7000 WILLOW BEND WAY

Property Address

078 072, 072.01, 073.06 ( part of ) 4.9961 acres

Parcel ID Part of Parcel (Y/N)? Tract Size

West Knox Utility District West Knox Utility District

Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

East of Clayberry Dr, north of Willow Bend Way

General Location

City Commission District 6 PR (Planned Residential) Multi-family

County District Zoning District Existing Land Use

Northwest County MDR (Medium Density Residential), HDR (High Density R 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) <b>Multi-dwelling development</b>  |                               |

## SUBDIVISION REQUEST

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

## ZONING REQUEST

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

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

| Fee 1           | Total |
|-----------------|-------|
| <b>\$500.00</b> |       |
| Fee 2           |       |
| Fee 3           |       |

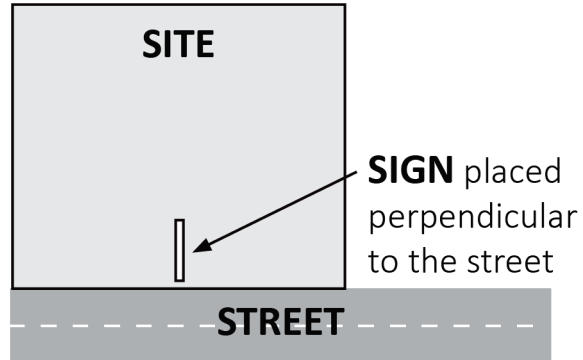
## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

|                     |                                 |                  |
|---------------------|---------------------------------|------------------|
| Applicant Signature | <b>Knox Housing Partnership</b> | <b>10/2/2023</b> |
|                     | Please Print                    | Date             |

|                          |   |                  |
|--------------------------|---|------------------|
| Phone / Email            | <b>Jackie Mayo Knox Housing Partnership</b> | <b>10/2/2023</b> |
| Property Owner Signature | Please Print                                | Date             |

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



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

## LOCATION AND VISIBILITY

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

## TIMING

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

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

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Bronzie Harris

Date: October 2, 2023

File Number: 11-G-23-DP



Sign posted by Staff



Sign posted by Applicant