



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SB-23-C  
11-C-23-DP

**AGENDA ITEM #:** 29  
**AGENDA DATE:** 11/9/2023

▶ **SUBDIVISION:** ARCADIA  
▶ **APPLICANT/DEVELOPER:** DAVID HARBIN  
**OWNER(S):** AJI Irrevocable Trust

**TAX IDENTIFICATION:** 163 028.05 (PART OF ) [View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 2482 ARCADIA PENINSULA WAY

▶ **LOCATION:** **Southern terminus of Arcadia Peninsula Way, south of Artemis Place Way**

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.287 acres

▶ **ZONING:** PR (Planned Residential) 3 du/ac, F (Floodway)

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

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land & water - PR (Planned Residential) up to 3 du/ac, F (Floodway)  
South: Agriculture/forestry/vacant land & water - PR (Planned Residential) up to 3 du/ac, F (Floodway)  
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, F (Floodway)  
West: Tennessee River, F (Floodway)

▶ **NUMBER OF LOTS:** 4

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

**ACCESSIBILITY:** Access is via Arcadia Peninsula Way, a private street with 22-ft of pavement width within 50-ft of private right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES  
None

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**  
1. Decrease the roadway pavement width from 26' to 22' for the extension of Arcadia Peninsula Way.

**STAFF RECOMMENDATION:**

▶ Approve the alternate design standards based on the justification provided by the applicant and the

**recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **Approve the development plan for 4 detached dwellings on individual lots, subject to 2 conditions because it is consistent with the sector plan and surrounding development.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including, but not limited to, the design of the temporary turnaround.

With the noted conditions, this plan meets the requirements for approval in the PR (Planned Residential) zone with up to 3 du/ac and the criteria for approval of a concept plan and a development plan.

**COMMENTS:**

The applicant is proposing to develop an additional 4 detached dwellings on individual lots in the Arcadia subdivision, for a total of 90 lots approved in the subdivision. The 18.35-acre site contains 4.287 acres of buildable area above the 820 elevation TVA flowage easement.

The property is located at the southern terminus of Arcadia Peninsula Way. This development would be accessed off of Arcadia Peninsula Way via a new extension of the private right-of-way proposed by this concept plan. The new private right-of-way would provide access to four lots and potential future development.

The property is zoned PR (Planned Residential) up to 3 du/ac. The proposed density for this subdivision is approximately 1.07 du/ac. The property is surrounded by PR (Planned Residential) zoning, so a peripheral boundary is not required.

The new private right-of-way is proposed to have a 22-ft pavement width and a 50-ft right-of-way width. The Planning Commission may reduce the pavement width to 22 ft unless otherwise recommended by the Knox County Department of Engineering and Public Works. The 22-ft wide pavement is consistent with the previous approvals for this subdivision.

The most recent traffic study for this project was based on 200 dwellings as the maximum number of houses that would be proposed for the site. The traffic study called for the widening of Chandler Lane. To a width of 20 feet and the installation of warning flashers on S. Northshore Drive. At Chandler Lane. The study required these improvements prior to the platting of the 50th lot. The developers completed those improvements head of schedule. The next round of improvements are required as the development approaches 100 lots, which requires the developer to install a left turn lane on S. Northshore Dr. The total number of lots approved, including the 1 new lot, is approximately 90. As future lots are added, the traffic study calls for additional road improvements and more traffic analysis.

No sidewalks are proposed, nor are they 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) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The Southwest County Sector Plan recommends RR (Rural Residential) and SP (Stream Protection) zone for the site. The RR land use allows consideration of up to 2 du/ac, and under certain circumstances, up to 3 du/ac. The density of the approved lots for all phases is approximately 1.07 du/ac, which is in compliance with the Sector Plan and the Growth Policy Plans.

B. The SP (Stream Protection) zone comprises the western portion of the property near the river. There is buildable area on the lot outside of the SP (Stream Protection) zone.

**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 land development which encourage more imaginative solutions to environmental design problems. This property is bounded by the

floodway zone of the Tennessee River. The PR zone district will enable clustering of development on the less constrained areas of the property.

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 detached residential lots are consistent with previous phases of the Arcadia subdivision. The buildable area above the 820-ft TVA flowage easement ranges from 0.7 to 16.17 acres.

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

A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

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

A. This phase is a continuation of the Arcadia subdivision, which has a network of private roads. This proposed development will not draw a significant amount of additional traffic through other residential areas.

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: 52 (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.

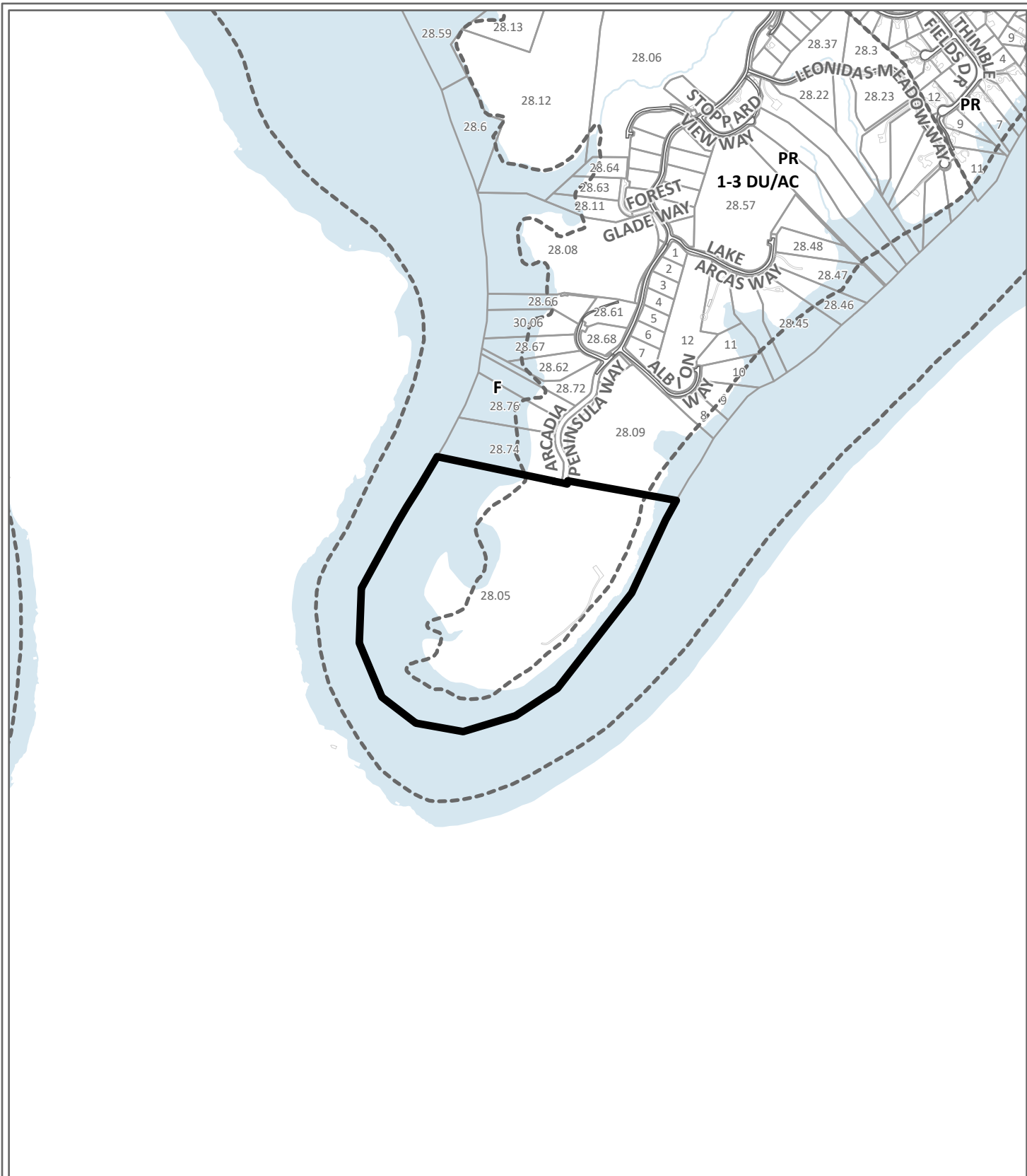
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden 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**

**11-SB-23-C / 11-C-23-DP**

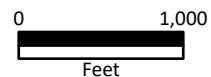
**Petitioner:** David Harbin



Detached residential subdivision in F (Floodway), PR (Planned Residential)

**Map No:** 163

**Jurisdiction:** County

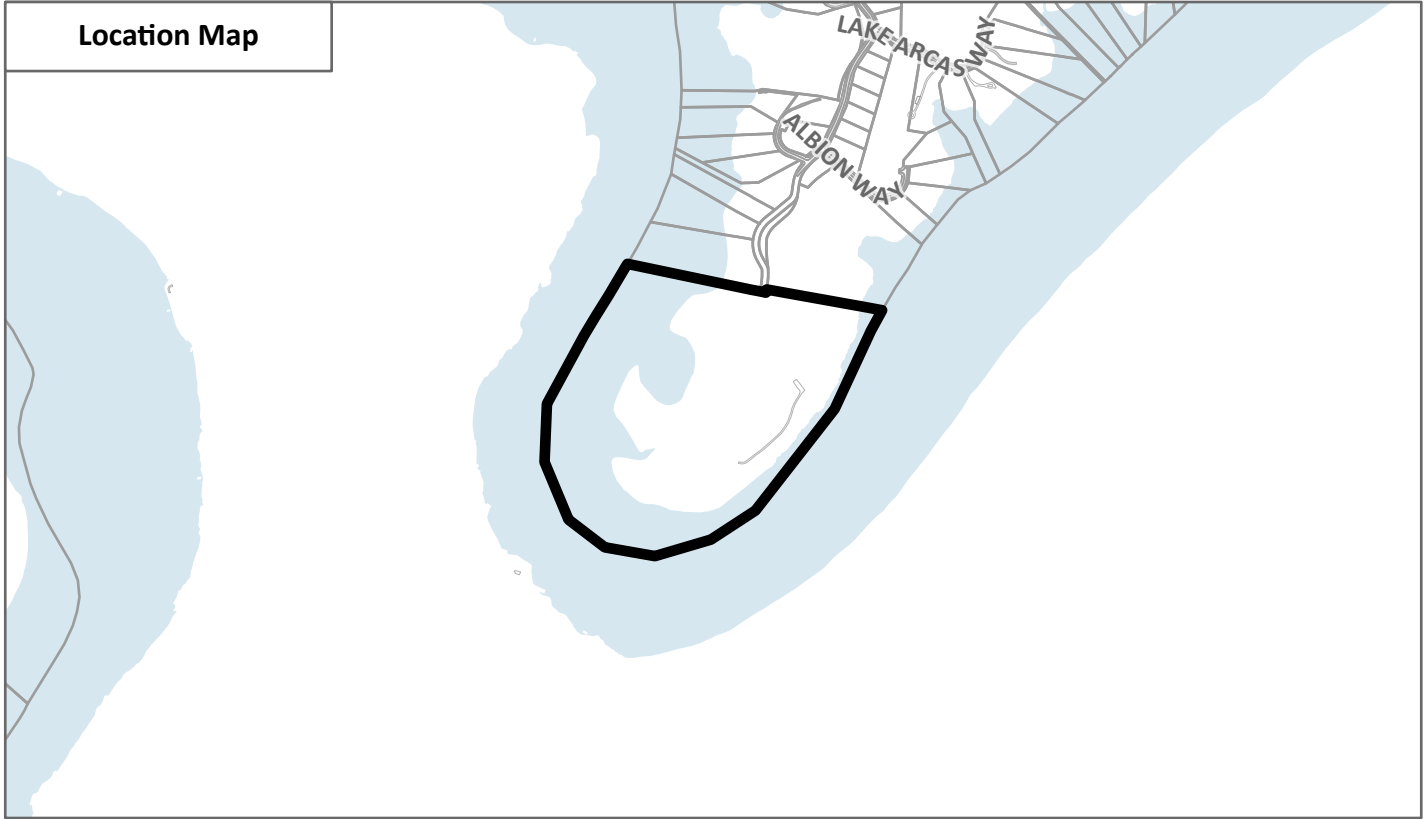


**Original Print Date:** 10/4/2023

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

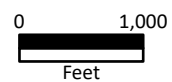


**CONTEXTUAL MAPS 1**

**11-C-23-DP / 11-SB-23-C**



Case boundary



# ALTERNATIVE DESIGN STANDARDS

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D. as identified below or as permitted through Article 4 Alternative Design Standards and Required Improvements (Subdivision Regulations, 3.01.D).

## Alternative Design Standards Requested:

For each alternative design standard requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Alternative design standard requested: Pavement reduction from 26' to 22' (with 2' shoulders)

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve SE 11/6/2023

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2. Alternative design standard requested: \_\_\_\_\_

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Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

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3. Alternative design standard requested: \_\_\_\_\_

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Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

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4. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

5. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

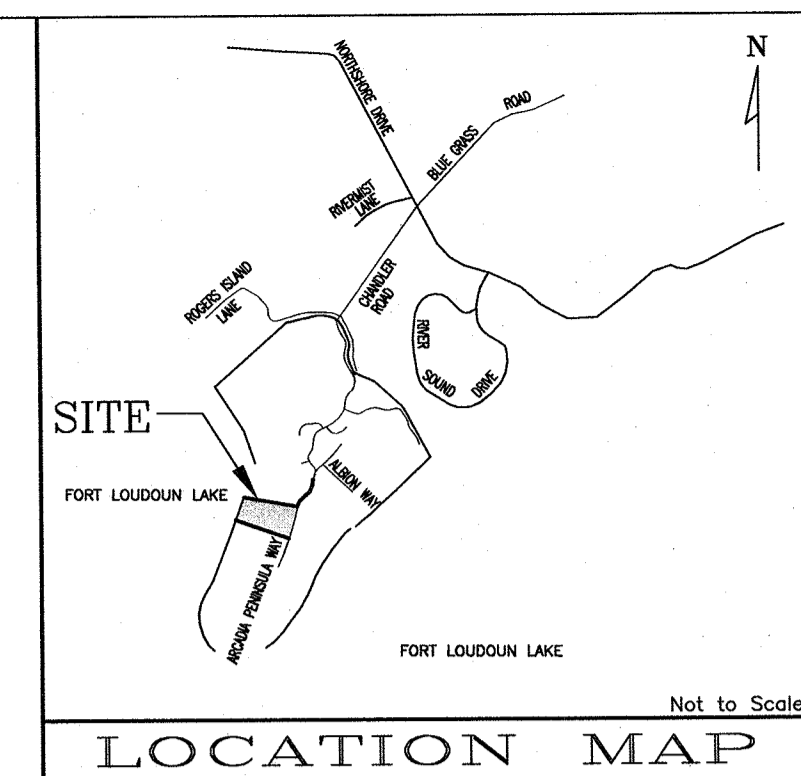
\_\_\_\_\_  
\_\_\_\_\_

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

David Herb  
Signature

David Herb  
Printed Name

11-4-23  
Date



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONTAINS APPROXIMATELY 18.35 ACRES (4.287 ACRES ABOVE THE 820 CONTOUR) SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS.
  - THIS PROPERTY IS ZONED PR.
  - ALL ROAD PROFILES ARE BASED ON BHN&P FIELD SURVEY.
  - UTILITIES:  
WATER: FIRST UTILITY DISTRICT  
SEWER: FIRST UTILITY DISTRICT  
ELECTRIC: LENOR CITY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  - ALL ROADWAYS ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY KNOX COUNTY. THE ROADWAYS WILL BE A JOINT PERMANENT EASEMENT AND WILL BE A PART OF THE COMMON AREA, JOINTLY OWNED BY THE HOMEOWNERS ASSOCIATION.
  - TVA OWNS A FLOWAGE EASEMENT BELOW THE 820 CONTOUR LINE AS SHOWN ON THIS PLAN. NO BUILDING IS ALLOWED BELOW THE 820 CONTOUR. NO FILLING IS ALLOWED BELOW THE 820 CONTOUR WITHOUT PRIOR TVA APPROVAL.
  - ROADWAY GRADES AT INTERSECTIONS BETWEEN 1% AND 3% HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
  - BUILDING SET BACKS ARE AS FOLLOWS: (SEE CHART ON THIS SHEET).
  - TDEC BUFFER EXPIRES UPON COMPLETION OF SUBDIVISION CONSTRUCTION.
  - JOINT PERMANENT EASEMENT WILL ALSO SERVE AS ACCESS TO WATER QUALITY UNITS.
  - PAVEMENT WIDTH OF 22' (2' SHOULDERS) ON ARCADIA PENINSULA WAY WAS FIRST APPROVED BY CONCEPT/USE ON REVIEW PLAN 1-90-115-C & 1-F-15-UR.

BUILDING SETBACKS

LOTS 415 - 418

FRONT.....30' ALONG ARCADIA PENINSULA WAY

SIDE.....15'

REAR.....25'

A 35' PERIPHERAL SETBACK SUPERCEDES ALL SETBACK REQUIREMENTS (SEE PLAN FOR PERIPHERAL SETBACK LOCATION)

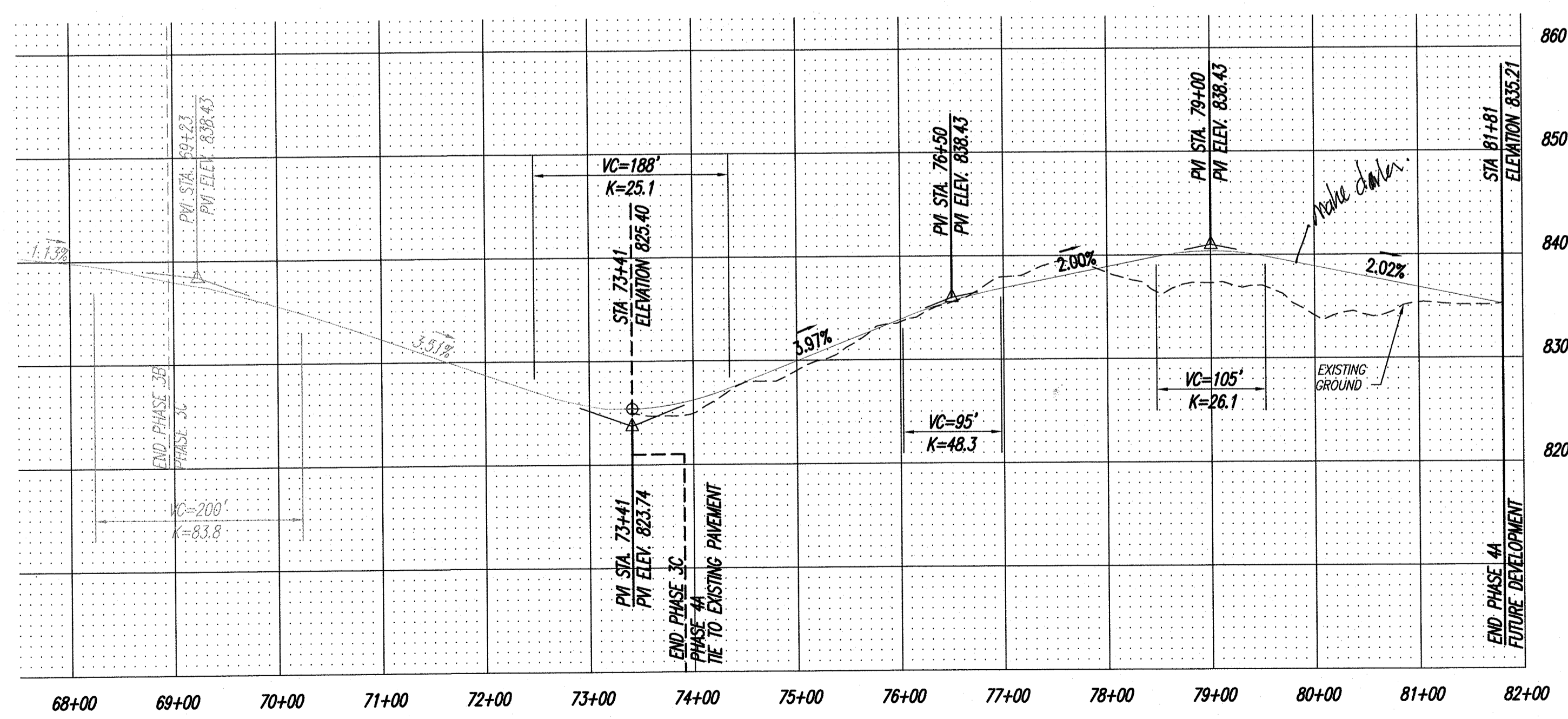
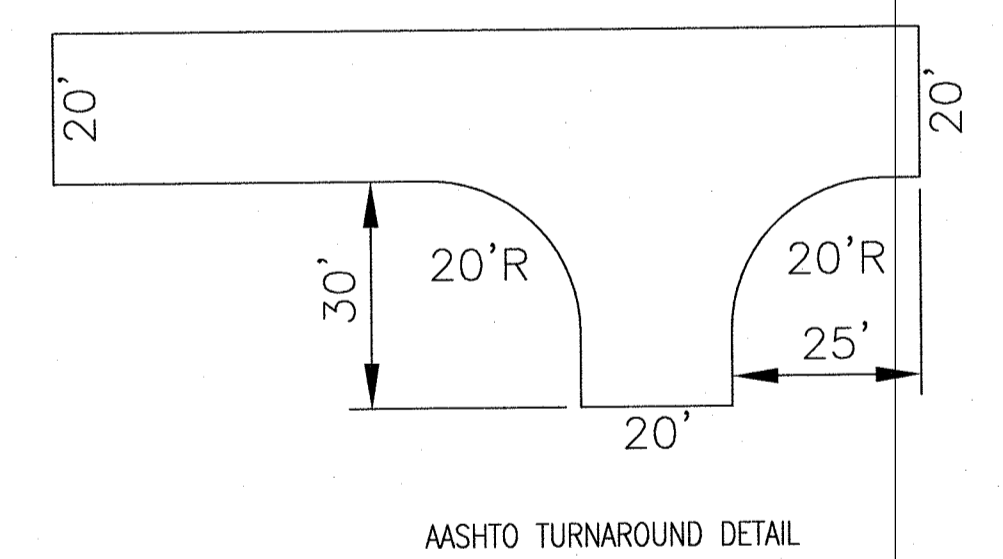
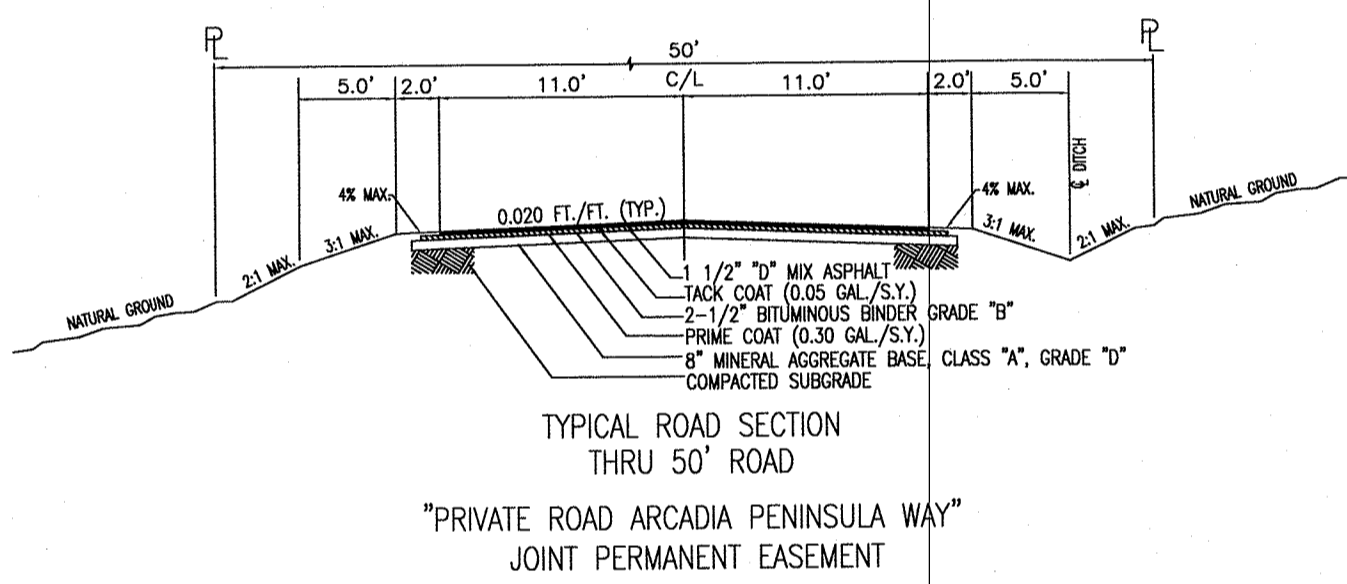
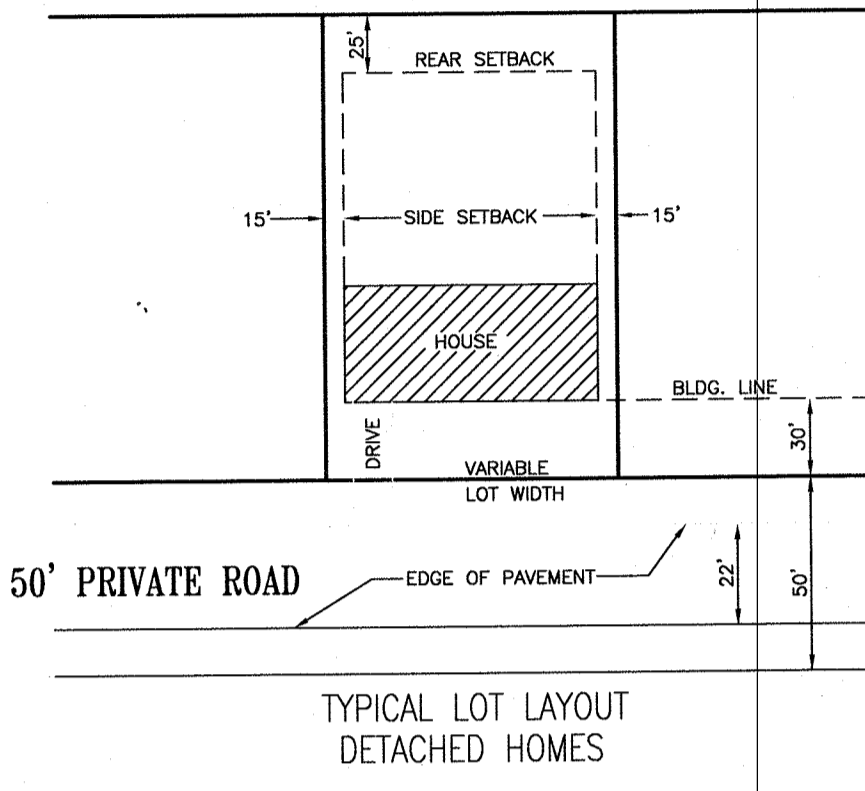
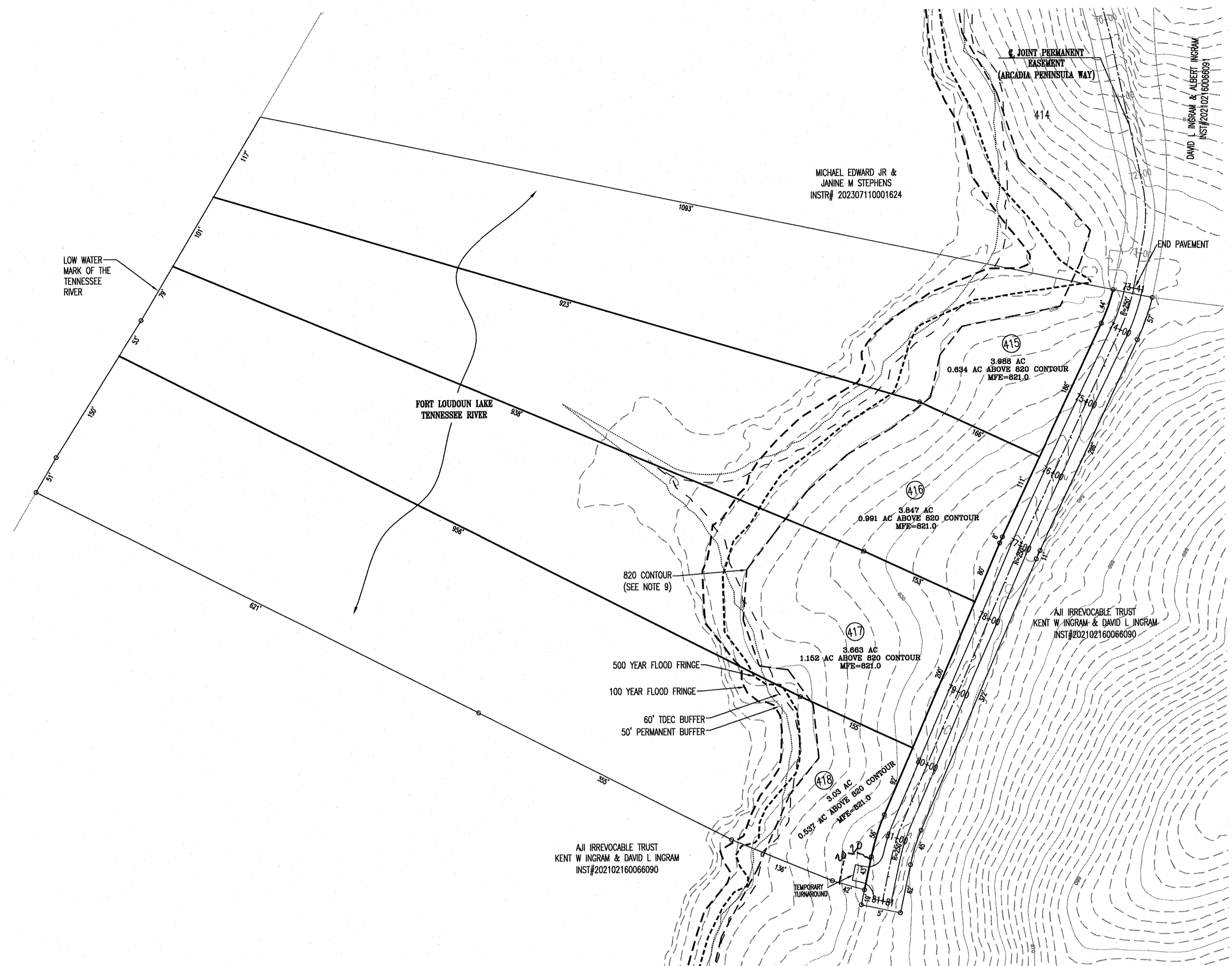


CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 102165

OWNER/DEVELOPER  
BEACON PARK, LLC  
150 MAJOR REYNOLDS PLACE  
KNOXVILLE, TN 37919



ARCADIA PENINSULA WAY  
Horizontal Scale = 1 : 100  
Vertical Scale = 1 : 10

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPW								
CHECKED	DBH								

SCALE  
HORIZONTAL: 1"=100'

DATE  
8/25/23

1"=100'

CONCEPT & ROAD PROFILE FOR  
ARCADIA -PHASE 4A  
TAX MAP 163 PART OF PARCEL 28.05  
DISTRICT 6, KNOX COUNTY, TENNESSEE

24000-4A-C  
SHEET 1 OF 1 SHEET(S)





# 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

David Harbin

Applicant Name	11/9/2023	Affiliation
9/25/2023	<del>10/12/23</del>	File Number(s)
<del>8/28/23</del>		
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

David Harbin	Batson, Himes, Norvell & Poe		
Name	Company		
4334 Papermill Drive	Knoxville	TN	37909
Address	City	State	ZIP
865-588-6472	harbin@bhn-p.com		
Phone	Email		

### CURRENT PROPERTY INFO

AJI Irrevocable Trust	2508 Chandler Road	
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
2482 Arcadia Peninsula Way	map 163 parcel 28.05 (part of)	
Property Address	Parcel ID	
FUD	FUD	N
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
		Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

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

Other (specify) Detached residential subdivision

Related City Permit Number(s)

## SUBDIVISION REQUEST

Arcadia

Proposed Subdivision Name

4A

Unit / Phase Number

Combine Parcels

Divide Parcel

4

Total Number of Lots Created

Related Rezoning File Number

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

Attachments / Additional Requirements

## 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

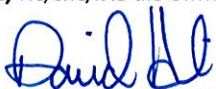
- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
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**



David Harbin

8/25/23

Applicant Signature

Please Print

Date

865-588-6472

harbin@bhn-p.com

Phone Number

Email

  
Property Owner Signature

  
Please Print

8/25/23  
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

**David Harbin**

Applicant Name

Affiliation

**9/25/2023**

Date Filed

**11/9/2023**

Meeting Date (if applicable)

**11-SB-23-C / 11-C-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

**AJI Irrevocable Trust**

Owner Name (if different)

**2508 Chandler Rd Knoxville TN 37922**

Owner Address

Owner Phone / Email

**2482 ARCADIA PENINSULA WAY**

Property Address

**163 part of 028.05 ()**

Parcel ID

**3.314 acres**

Tract Size

Part of Parcel (Y/N)?

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South of Arcadia Peninsula Way terminus**

General Location

City **Commission District 5** **F (Floodway), PR (Planned Residential)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land, Water**

Existing Land Use

**Southwest County**

Planning Sector

**RR (Rural Residential), HP (Hillside Protection), SP (Strea**

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) <b>Detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Arcadia</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>4A</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>4</u> 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

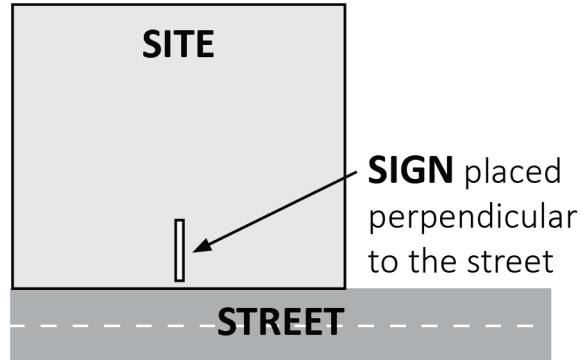
I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>David Harbin</b> Please Print	<b>9/25/2023</b> Date
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Phone / Email

Property Owner Signature	<b>AJI Irrevocable Trust</b> Please Print	<b>9/25/2023</b> Date
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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: David Harbin

Date: 09/25/2023

File Number: 11-SB-23-C & 11-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant