



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SC-23-C
11-D-23-DP

AGENDA ITEM #: 30
AGENDA DATE: 11/9/2023

▶ **SUBDIVISION:** ELLA'S PLACE

▶ **APPLICANT/DEVELOPER:** BLACKMON CONSTRUCTION SERVICES, INC

OWNER(S): Matthew Blackmon Blackmon Construction Services, Inc.

TAX IDENTIFICATION: 29 057.01 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4900 E EMORY RD

▶ **LOCATION:** South side of E. Emory Rd, east side of Thomas Ln

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 2.28 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac (pending)

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single-family residential - RA (Low Density Residential)
South: Single-family residential - PR (Planned Residential) up to 5 du/ac
East: Single-family residential - RA (Low Density Residential)
West: Single-family residential - A (Agricultural), PR (Planned Residential) up to 5 du/ac

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Tommy Warren Robert G. Campbell & Associates

ACCESSIBILITY: Access is via Thomas Lane, a local street with 20 ft of pavement width within 35 ft of right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

- ▶ **Approve the Concept Plan and the use of a Permanent Cross Access Easement for lot frontage in a residential zone via the Alternative Access Standards approval process, subject to 10 conditions.**
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan

phase.

4. Installing a sidewalk from the development to the existing sidewalk on Thomas Lane per the requirements of Knox County Engineering and Public Works during the design plan phase.
5. Providing the required stream buffers on the final plat.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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.
9. Prior to certification of the final plat for the subdivision, provide legally binding documents that provide permanent pedestrian and vehicular access to the lots, and address property ownership and maintenance responsibilities for the requested alternative access per section 3.03.H. of the Subdivision Regulations.
10. Obtaining rezoning approval from Knox County Commission for the portion of the property zoned A (Agricultural) to PR (Planned Residential) at a density that allows the 11 dwelling units requested. The rezoning request is on the Knox County Commission agenda for November 20, 2023 (9-J-23-RZ).

► **Approve the development plan for 11 attached residential dwellings on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height of the primary structures shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is a revision to the Ella's Place (FKA 4904 E. Emory Road) subdivision approved in July 2022 (4-SC-22-C / 4-E-22-UR). The applicant purchased an adjacent property, increasing the land area by 0.34 acres to 2.28 acres, and has applied to rezone the new parcel to PR (Planned Residential) (9-J-23-RZ). The Planning Commission recommended approval of the PR zoning with up to 5 du/ac. The rezoning is on the Knox County Commission's November agenda. If the rezoning is approved, this proposal will increase the number of attached dwelling units from 9 to 11.

The Subdivision Regulations allow "alternative access" to be approved by the Planning Commission per Section 3.03.H. Permanent cross access easements are not a permissible access type in residential zones but could be allowed as an alternative access standard. On a case-by-case basis, a permanent cross access easement can be an appropriate method of providing legal frontage for small residential developments. The proposed design of the private roadway is similar to the standards for a private right-of-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) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac (pending)

a) The PR zone allows houses 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) The proposed density for the subdivision is 4.8 du/ac.

c) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft, which is consistent with the maximum allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – Staff is recommending a maximum height of 35 ft, which is consistent with the allowed height on adjacent properties.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential) on the sector plan, which allows consideration of up to 5 du/ac. The proposed density is 4.8 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

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

ESTIMATED TRAFFIC IMPACT: 131 (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.

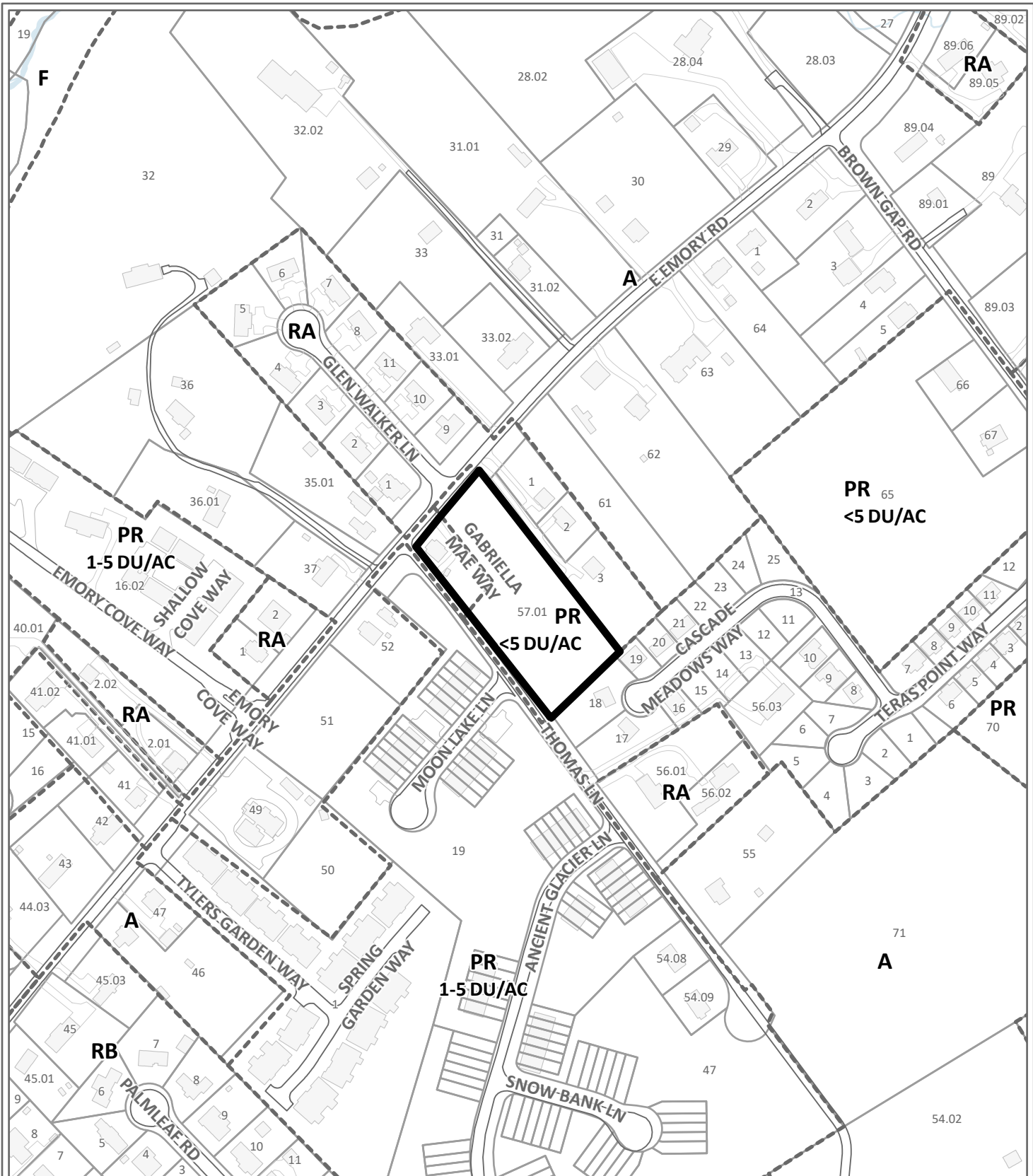
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



CONCEPT PLAN / DEVELOPMENT PLAN

11-SC-23-C / 11-D-23-DP

Petitioner: Blackmon Construction Services, Inc



Attached residential subdivision in PR (Planned Residential) pending

Map No: 29

Jurisdiction: County

Original Print Date: 10/4/2023

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

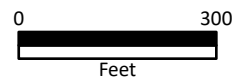
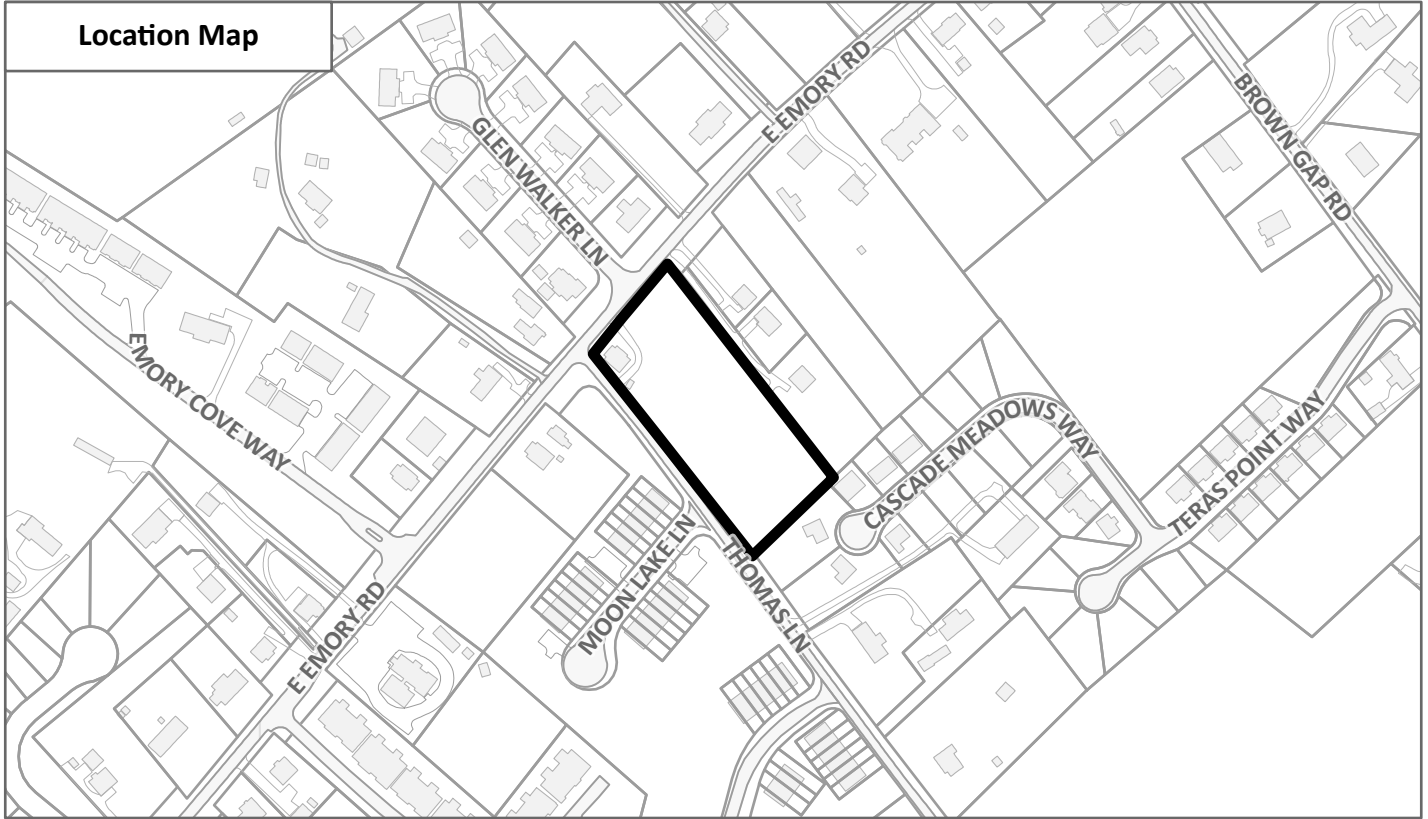


Exhibit A. Contextual Images

Location Map



Aerial Map

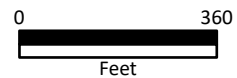


CONTEXTUAL MAPS 1

11-D-23-DP / 11-SC-23-C



Case boundary



CONCEPT PLAN ELLA'S PLACE

4900 E EMORY RD KNOXVILLE, TN 37938
DISTRICT E6
KNOX COUNTY

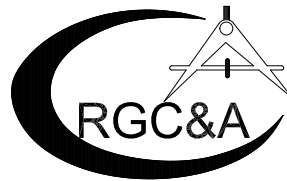
CLT: 29
PARCEL: 58

INDEX OF SHEETS

1. EXISTING CONDITIONS
2. SITE LAYOUT
3. ROAD PROFILES



LOCATION MAP



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

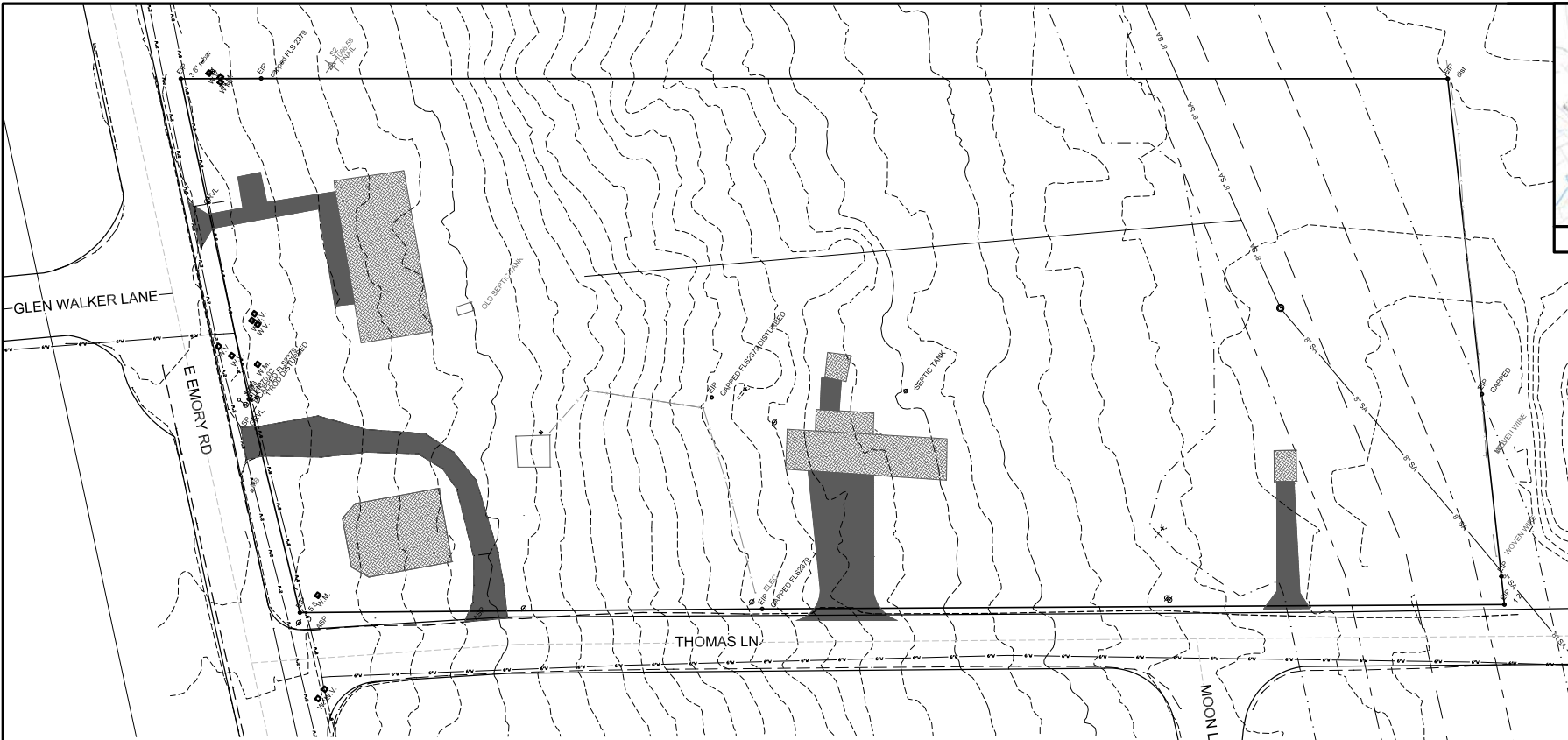
CONTRACTOR: BLACKMON CONSTRUCTION
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 803-3610

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7823 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-6999

11-SC-23-C / 11-D-23-C
Revised: 10/20/2023



10/20/2023
JOB No. 21302
11-SC-23-C/11-D-23-C/P



LEGEND

- EXISTING IRON PIN
- WATER VALVE
- WATER METER
- GAS METER
- EXISTING MINOR CONT
- EXISTING MAJOR CONT
- PROPERTY LINE
- ROAD CENTERLINE
- DRIVE WAY
- BUILDING

1. EXISTING CONTOURS BASED ON K.G.L.S/NAVD80 1988.
2. IRON PINS SET AT ALL CORNERS. BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/8" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
3. CLT TAX MAP 029 PARCEL 057.01 P
4. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47155C0118E AND 47155C0205E EFFECTIVE DATE: MAY 18, 2009.
5. NORTH ROTATION: NAD83(NSRS2007)
6. UTILITY LOCATION WAS A PART OF THIS SURVEY.
7. TOPOGRAPHIC INFORMATION TAKEN FROM TENNESSEE LIDAR DATA.
8. STORM SWALE LOCATION IS APPROXIMATE AND BASED ON EXISTING CONTOURS.
9. MAJORITY OF EXISTING STRUCTURES AND DRIVEWAYS WERE REMOVED PRIOR TO RECENT SURVEY PERFORMED.
10. ALL EXISTING STRUCTURES AND LINES TO BE REMOVED.

GPS SURVEY NOTE:
 ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON HIFER SR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83. GEODESIC PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

UTILITY PROVIDERS
 WATER : HPUJ
 SEWER : HPUJ
 ELECTRIC : HPUJ
 GAS : HPUJ

11-SC-23-C / 11-D-23-C
 Revised: 10/20/2023

4900 E EMORY RD
 KNOXVILLE, TN 37938
 CLT- 029
 PARCEL- 057.01
 TOTAL AREA- 2.28 AC
 ZONING- FR (5 DUALCRES) PENDING
 FILE: 4-SC-22-04-E-22-UR

CONTRACTOR:
 BLACKMON CONSTRUCTION
 P.O. BOX 11315
 KNOXVILLE, TN 37939
 (865) 803-3610

ENGINEER:
 ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7525 TAGGART LANE
 KNOXVILLE, TN
 (865) 947-5996



NO.	DATE	DESCRIPTION	BY	CHKD.

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

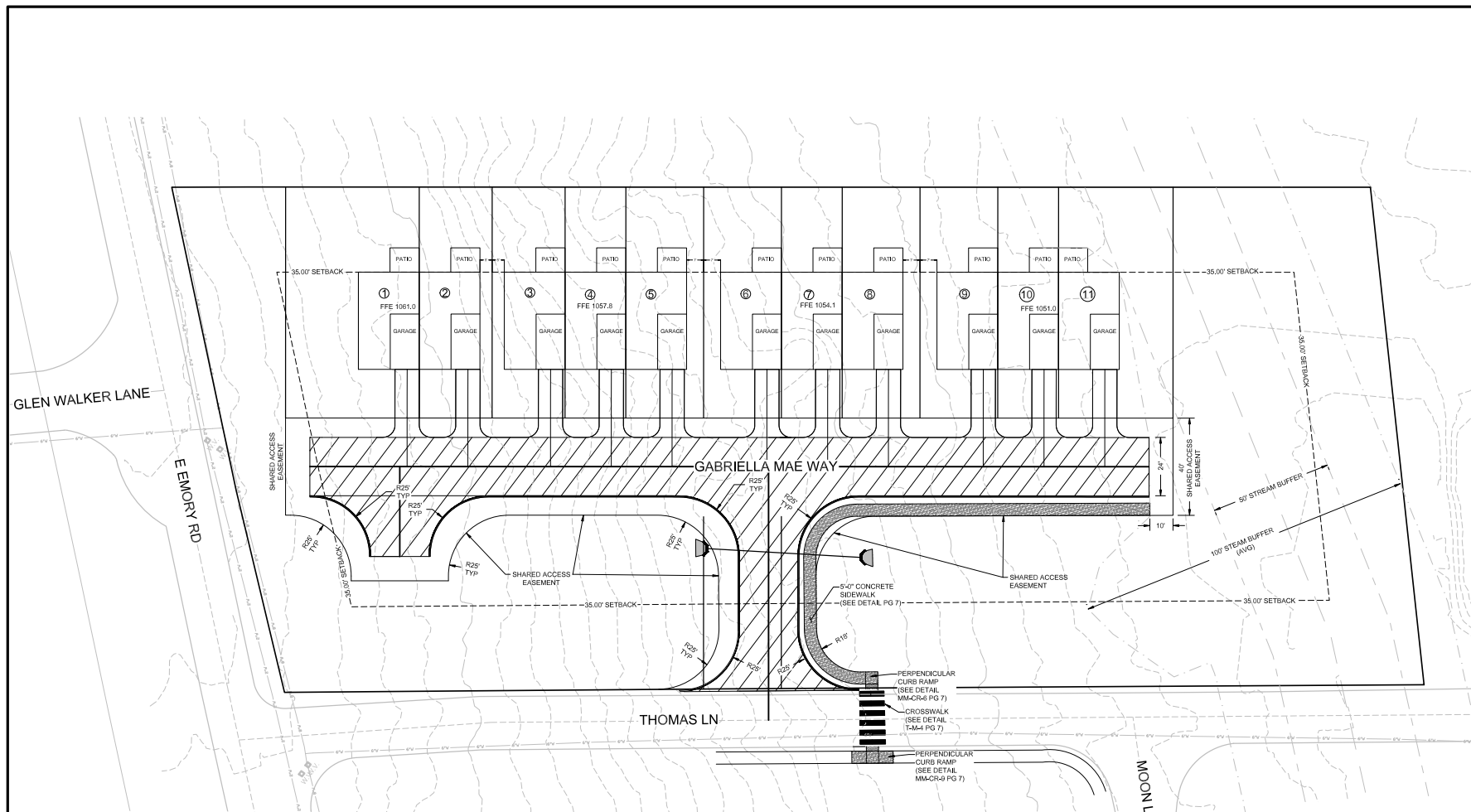
ELLA'S PLACE
 4900 E EMORY RD
 KNOXVILLE, TN

EXISTING CONDITIONS

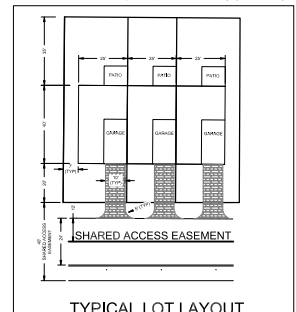
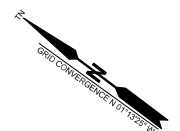
DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=20'	SHEET NO. ONE
DRAWN BY TRW	DATE 10/20/2023	FILE NO. 21302	NO. 1
		PROJECT NO. 11-SC-23-C/11-D-23-C	OF 3 SHEETS



LOCATION MAP NO SCALE



- NOTES:
1. ANY EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 2. BEFORE LOTS CAN BE PLATED, LEGALLY BINDING DOCUMENTS MUST BE RECORDED THAT PROVIDE PERMANENT PEDESTRIAN AND VEHICULAR ACCESS TO THE LOTS, AND ADDRESS PROPERTY OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
 3. LANDSCAPING/PRIVACY FENCES TO BE PROVIDED BASED ON PLANS TO BE DEVELOPED BY CONTRACTOR.
 4. UNITS #1-11 TO BE ACCESSES BY SHARED ACCESS EASEMENT.
 5. PERMEABLE PAVERS TOP BE INSTALLED WHERE NECESSARY TO MEET STORM WATER QUALITY AND DEFLECTION PER KNOX COUNTY STORMWATER REQUIREMENTS.
 6. UTILITIES AVAILABLE
WATER: HPUD
SEWER: HPUD
GAS/ELEC: HPUD
 7. BUILDING SETBACKS ARE AS FOLLOWED UNLESS EFFECTED BY PERIPHERAL OR NOTED OTHERWISE:
FRONT = 20.00'
REAR = 25.00'
SIDE = 7.50'
PERIPHERAL = 35.00'



TYPICAL LOT LAYOUT

LEGEND

- T-BUILDING-PR
- SUR - PROPERTY - Property Lines
- P-LOT-LINES-PR
- SETBACKS
- CONTOURS - MINOR
- CONTOURS - MAJOR
- EXITING CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROW
- ENTRANCE CENTERLINE
- WATER LINE
- GRAVITY SANITARY SEWER
- WATER FLOW LINE
- PERMEABLE PAVERS
- CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE



Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been legally and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer, Robert G. Campbell
Tennessee Certificate No. 105541

11-SC-23-C / 11-D-23-C
Revised: 10/20/2023

4900 E EMORY RD
KNOXVILLE, TN 37938
CLT- 029
PARCEL- 057.01
TOTAL AREA- 2.28 AC
ZONING- PR (6 DUAL-CRE) PENDING
FILE: 4-SC-22-04-E-22-UR

CONTRACTOR:
BLACKMON CONSTRUCTION
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 803-3010

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7525 TAGGART LANE
KNOXVILLE, TN
(865) 947-5996



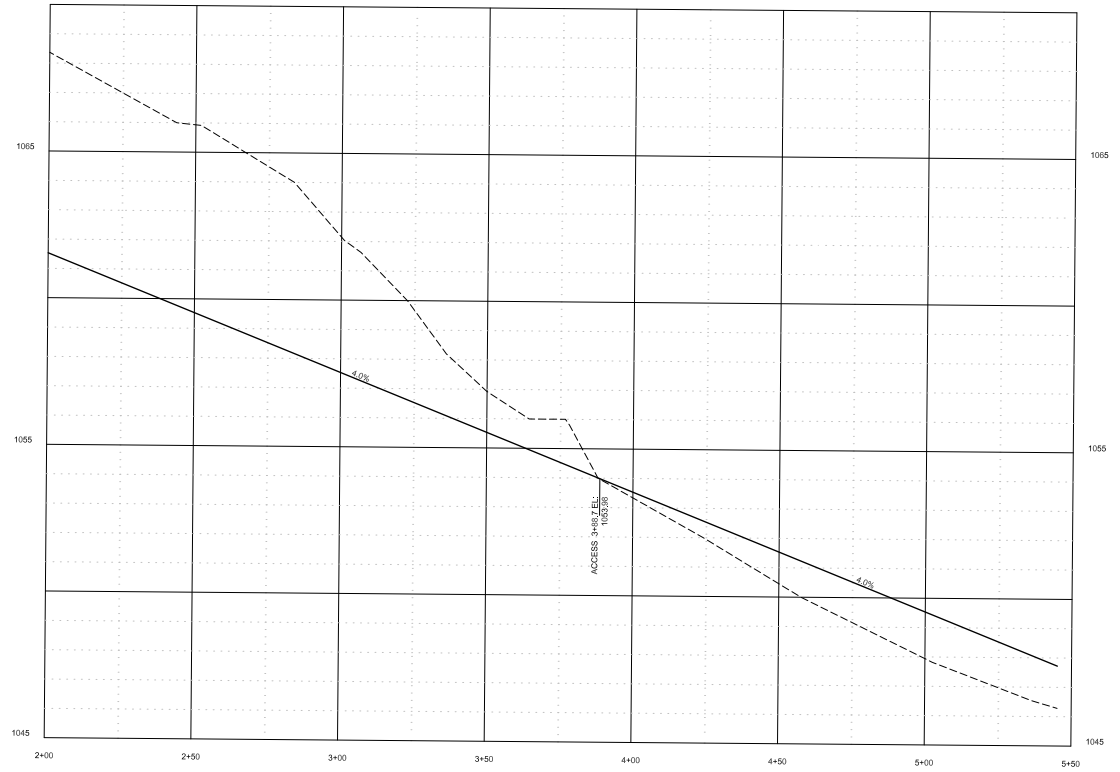
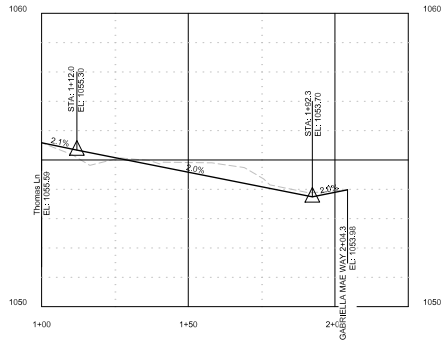
NO.	DATE	DESCRIPTION	BY	CHKD.

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

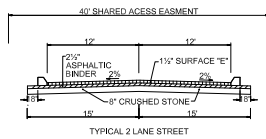
ELLA'S PLACE
4900 E EMORY RD
KNOXVILLE, TN

SITE LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=20'	TWO
DRAWN BY	DATE	FILE NO.	NO. 2
TRW	10/20/2023	11-SP22-23-C/11-D-23-C	OF 3 SHEETS



GABRIELLA MAE WAY



TYPICAL PAVING DETAIL

TYPICAL ROAD CROSS-SECTION
NTS

11-SC-23-C / 11-D-23-C
Revised: 10/20/2023

4900 E EMORY RD
KNOXVILLE, TN 37938
CLT- 029
PARCEL- 057.01
TOTAL AREA- 2.28 AC
ZONING- FR (5 DUCKIES) PENDING
FILE: 4-SC-22-014-E-22-UR

CONTRACTOR:
BLACKMON CONSTRUCTION
P.O. BOX 11315
KNOXVILLE, TN 37939
(865) 803-3610

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7525 TAGGART LANE
KNOXVILLE, TN
(865) 947-8996



NO.	DATE	DESCRIPTION	BY	CHKD.

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

ELLA'S PLACE
4900 E EMORY RD
KNOXVILLE, TN

SHARED ACCESS PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET
RG&A	RG	NTS	THREE
DRAWN BY	DATE	FILE NO.	NO. 3
TRW	10/20/2023	11-SC-23-C/11-D-23-C	OF 3 SHEETS

Download and fill out this form at your convenience.
) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Blackmon Construction Services, Inc Developer

Applicant Name Affiliation

09/22/2023 11/9/2023 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

Tommy Warren Robert G Campbell & Associates

Name Company

7523 Taggart Lane Knoxville Tn 37938

Address City State ZIP

(865) 947-5996 tommy.warren@rgc-a.com

Phone Email

CURRENT PROPERTY INFO

Blackmon Construction Services, Inc 7303 EMORY POINTE LN KNOXVILLE, TN 37918 (865) 803-3610

Property Owner Name (if different) Property Owner Address Property Owner Phone

4900 E Emory Rd 05701 ~~0571~~

Property Address Parcel ID

HPUD HPUD N

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

General Location Tract Size

City County PR up to 6 du/ac (pending)

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) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Ella's Place

Proposed Subdivision Name _____

Unit / Phase Number _____

Combine Parcels
 Divide Parcel

Other (specify) _____

Attachments / Additional Requirements _____

Related Rezoning File Number

9-J-23-RZ
10-F-23-SP

Total Number of Lots Created: 12

ZONING REQUEST

Zoning Change
 Plan Amendment Change

Proposed Zoning _____

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

Staff Review
 Planning Commission

ATTACHMENTS

Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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.

Matthew Blachmon Blackmon Construction Services, Inc
 Applicant Signature Please Print Date

865-803-3610 Blackmonconstructioninc@gmail.com
 Phone Number Email

Matthew Blachmon Matthew Blachmon
 Property Owner Signature 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

Blackmon Construction Services, Inc

Applicant Name

Affiliation

9/25/2023

11/9/2023

11-SC-23-C / 11-D-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.

Matthew Blackmon Blackmon Construction Services, Inc.

Name / Company

7303 Emory Pointe Ln Knoxville TN 37918

Address

865-803-3610 / blackmonconstructioninc@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Matthew Blackmon Blackmon Construct 7303 Emory Pointe Ln Knoxville TN 37918

Owner Name (if different)

Owner Address

865-803-3610 / blackmonconstr

Owner Phone / Email

4900 E EMORY RD

Property Address

29 057.01

Parcel ID

2.28 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of E. Emory Rd, east side of Thomas Ln

General Location

City **Commission District 7 PR (Planned Residential) pending**

Single Family Residential, Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

North County

Planning Sector

MDR (Medium Density Residential) pending

Sector Plan Land Use Classification

Planned Growth 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) Attached residential subdivision	

SUBDIVISION REQUEST

Ella's Place	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	12 Total Number of Lots Created
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$850.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS	Fee 3	
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

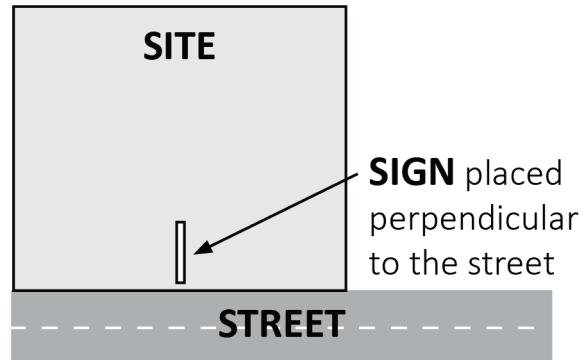
AUTHORIZATION

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

Applicant Signature	Blackmon Construction Services, Inc Please Print	9/25/2023 Date
---------------------	--	--------------------------

Phone / Email		
Property Owner Signature	Matthew Blackmon Blackmon Construction Services, Inc. Please Print	9/25/2023 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: Blackmon Construction Services INC.

Date: 9/25/20213

File Number: 11-SC-23-C & 11-D-23-DP

- Sign posted by Staff
- Sign posted by Applicant