



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 11-SF-23-C
11-A-23-UR

AGENDA ITEM #: 32
AGENDA DATE: 11/9/2023

▶ **SUBDIVISION:** DUTCHTOWN WEST 2

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Ron Worley Worley Builders, Inc.

TAX IDENTIFICATION: 118 122, 12201, 12202, 12102, 12101 [View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9805 DUTCHTOWN OVERLOOK WAY (9813, 9821 DUTCHTOWN OVERLOOK WAY; 811, 817 BOB KIRBY RD)

▶ **LOCATION:** West side of Bob Kirby Rd, north of Dutchtown Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 2.45 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Multifamily Residential, Single Family Residential

▶ **PROPOSED USE:** Duplexes

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

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams and Associates

ACCESSIBILITY: Access is via Bob Kirby Road, a minor collector street with a 36-ft pavement width within a 75-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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.

5. Certifying sight distance along Bob Kirby Rd in accordance with the Knox County Access Control and Driveway Design Policy.
6. Submitting a geotechnical study for lots 1 & 2 for review and approval by the Knox County Department of Engineering and Public Works prior to approval of a plat.

► **Approve the request for 5 duplexes as identified on the concept plan, subject to 2 conditions.**

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

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

COMMENTS:

The applicant is requesting approval for five (5) new duplexes on separate lots in the RA district located on Bob Kirby Rd. All lots will be serviced by a Shared Permeant Access Easement. This includes lot line adjustments for lots 1 and 2 of the Dutchtown View West S/D (5-G-18-UR), which has two existing duplexes.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

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

A. The Northwest County Sector Plan recommends low density residential uses for this site. The property is zoned RA (Low Density Residential), which is an allowed zoning district in the Low Density Residential land use classification.

B. General Plan Policies: Policy 9.3 Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The duplexes are two stories and will be similar in design and height to the existing duplexes on the property as well as the 4 duplexes across the street.

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

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use permitted on review.

B. The total lot area is 2.4381 acres, including the 2 existing duplexes in the Dutchtown View West S/D. The lots are at least 12,000 sq ft, which is the minimum lot size for a duplex in the RA zone.

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 duplexes currently have a lot size of 17,742 sqft and 28,654 sqft. This request includes reduction of those lot sizes. Additionally, there are 4 two-story duplexes of similar design across the street on Bob Kirby Road.

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

A. The proposed two-family dwellings are considered low-density residential uses and are compatible with other low-density residential uses.

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

A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed 10-unit development. Additionally, Bob Kirby Rd is a minor collector.

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 is a sinkhole located in the central portion of the property. A geotechnical study must be prepared and submitted to the Knox County Department of Engineering and Public Works during the design phase. The results of the study must support encroachment into the 50' sinkhole buffer to allow construction of the duplexes as shown on the development plan.

ESTIMATED TRAFFIC IMPACT: 120 (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.

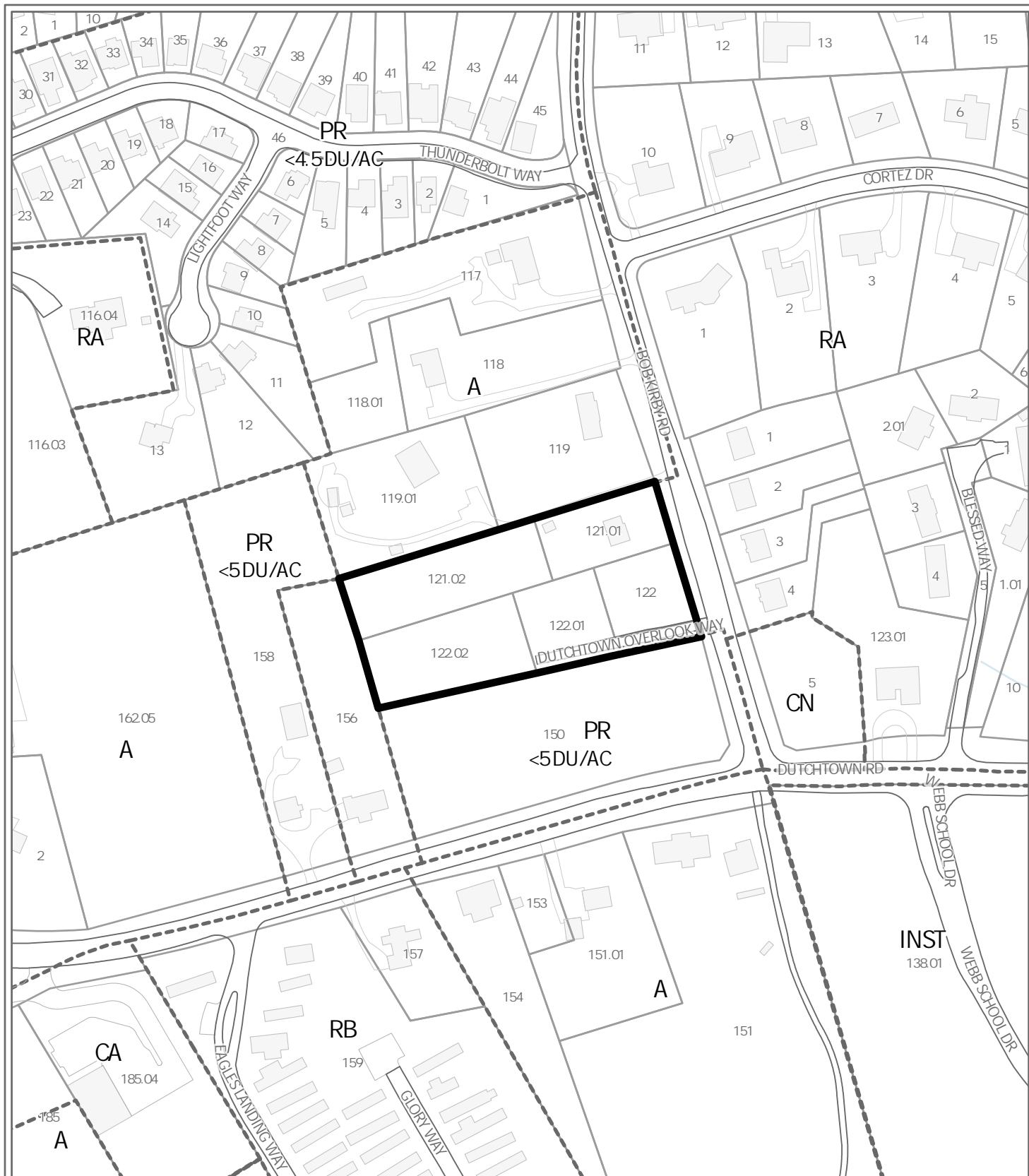
ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



CONCEPT PLAN / DEVELOPMENT PLAN

11-SF-23-C / 11-A-23-UR

Petitioner: W. Scot Williams & Associates



Duplexes in RA (Low Density Residential)

Original Print Date: 10/17/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
 Jurisdiction: County

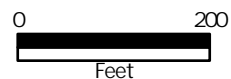
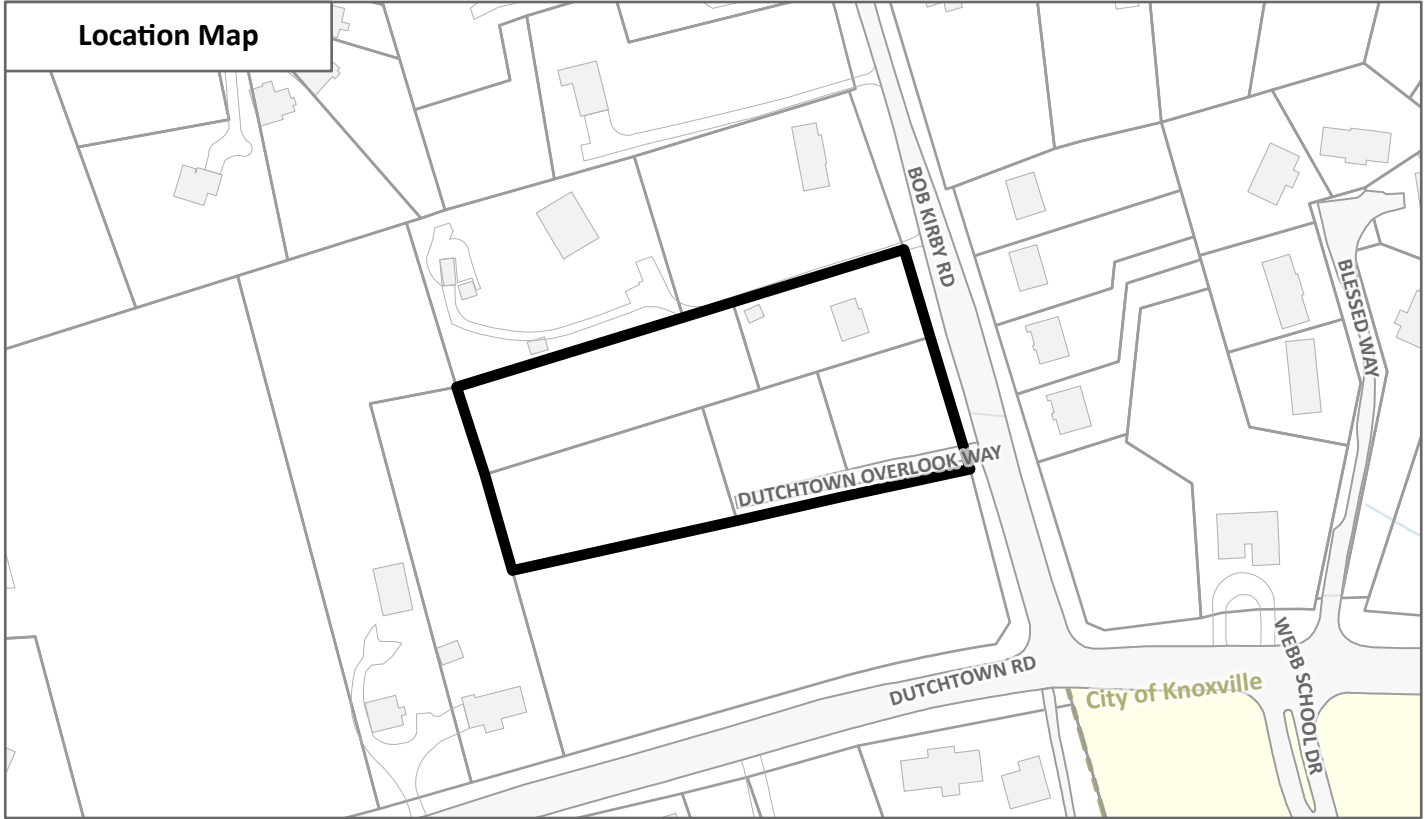


Exhibit A. Contextual Images

Location Map



Aerial Map

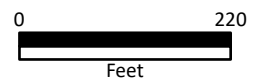


CONTEXTUAL MAPS 1

11-SF-23-C / 11-A-23-UR



Case boundary



NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 5 NEW DUPLEX BUILDINGS (10 UNITS).
2. BEARINGS SHOWN HEREON ARE BASED ON DEED INST. NO. 20160829-0013556. HORIZONTAL CONTROL IS ASSUMED AND NOT ON TN GRID. BENCHMARK ELEVATION BASED ON NAVD 88.
3. THIS PROPERTY IS ZONED RA.
4. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY, 20' TOTAL BETWEEN BLDGS. REAR 25'.
5. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY, UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
6. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F, NOT IN PRINT.
7. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
8. TOTAL AREA = 2.4381 ACRES.

KNOX COUNTY PUBLIC WORKS NOTES:

1. Maximum allowable new impervious footprint is 10000 sf total for all lots in both developments.
2. A geotechnical engineer must be retained to oversee installation of foundation subgrade for any structure proposed within the sinkhole buffer.

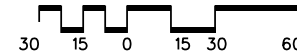
PROPOSED DUPLEX 1, 2 & 3
(REQUIRES GEOTECH LETTER
FOR BUILDING INSIDE CLOSED
DEPRESSION BUFFER)

CERTIFICATION OF CONCEPT PLAN

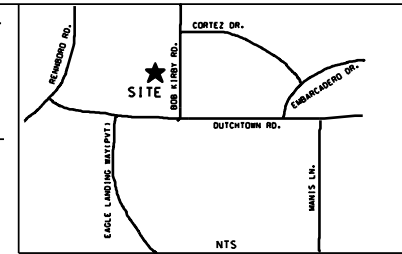
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY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

REGISTERED ENGINEER
TENNESSEE LICENSE NO. 1914
DATE: 9/14/23

Scott Williams



DEED (SEE NOTE 2)

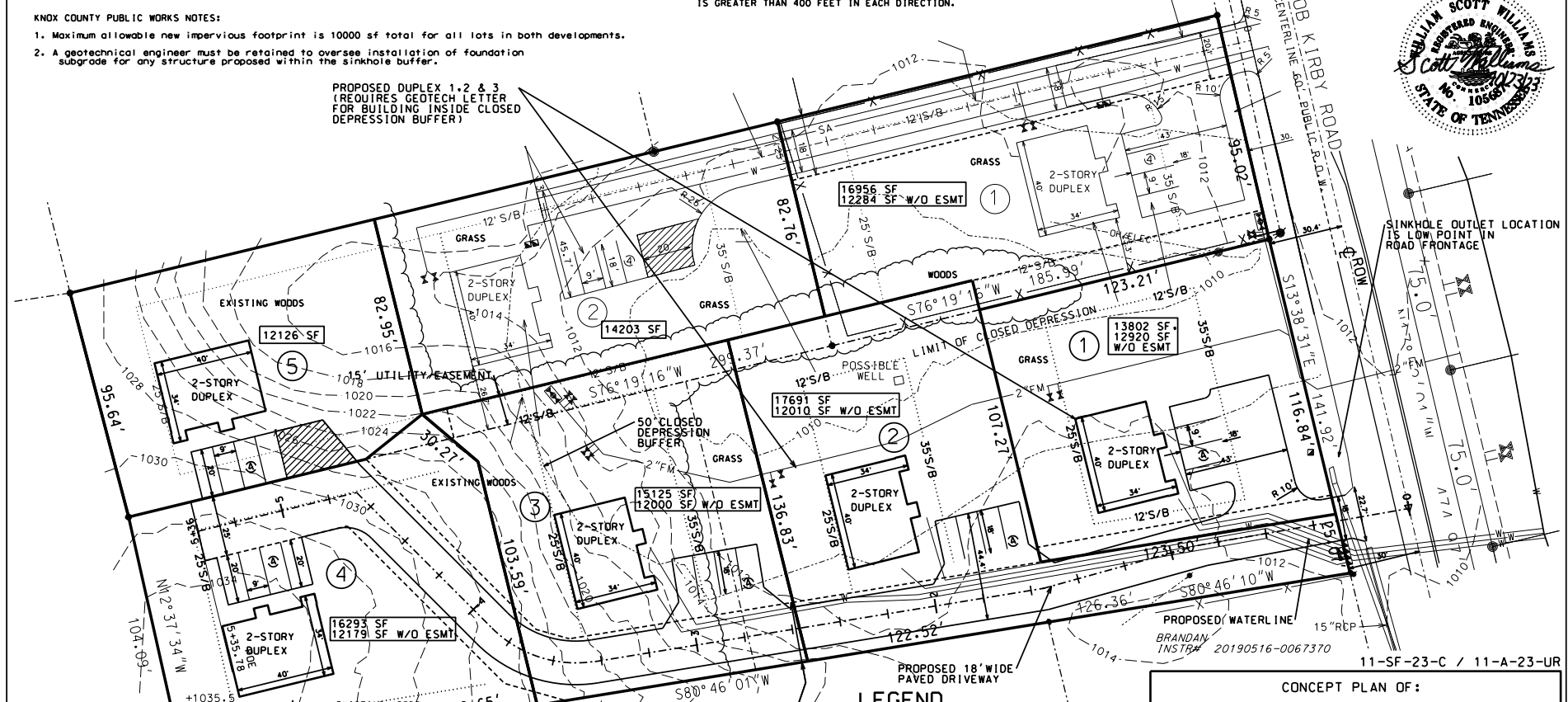


VICINITY MAP



SITE DISTANCE CERTIFICATION:

I HEREBY CERTIFY THAT THE SITE DISTANCE FOR BOTH ENTRANCES AT BOB KIRBY ROAD IS GREATER THAN 400 FEET IN EACH DIRECTION.



LEGEND

- 3/8" IRON PIN SET (NEW)
- IPF● 3/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- x - FENCE
- OVERHEAD ELECTRIC
- CLOSED DEPRESSION
- CENTERLINE R.O.W.
- EXISTING STRUCTURES
- EASEMENT LINES
- ⊣ SEWER VALVE
- ⊠ WATER METER
- ② LOT NO.
- Ⓧ PARKING SPACES

CONCEPT PLAN OF:
DUTCHTOWN VIEW WEST 2
805 BOB KIRBY RD
KNOXVILLE, TN, 37923
CLT MAP 118 PARCEL 122
DISTRICT 6
DATE: 10/23/2023

Scott Williams
and Associates

4530 ANNALÉE WAY
KNOXVILLE, TENNESSEE 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

CONSULTING
CIVIL ENGINEERING
LAND SURVEYING

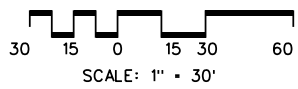
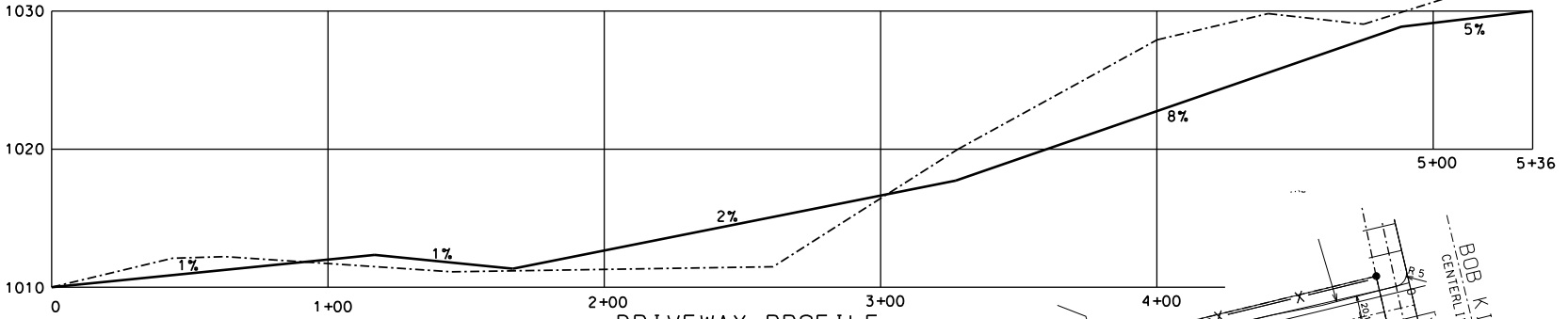
OWNER:
HOT RENTALS
6911 NEAL CHASE WAY
KNOXVILLE, TN 37938
PHONE (865) 922-2600

FIGGINS PROPERTY
INSTR# 201206070069505

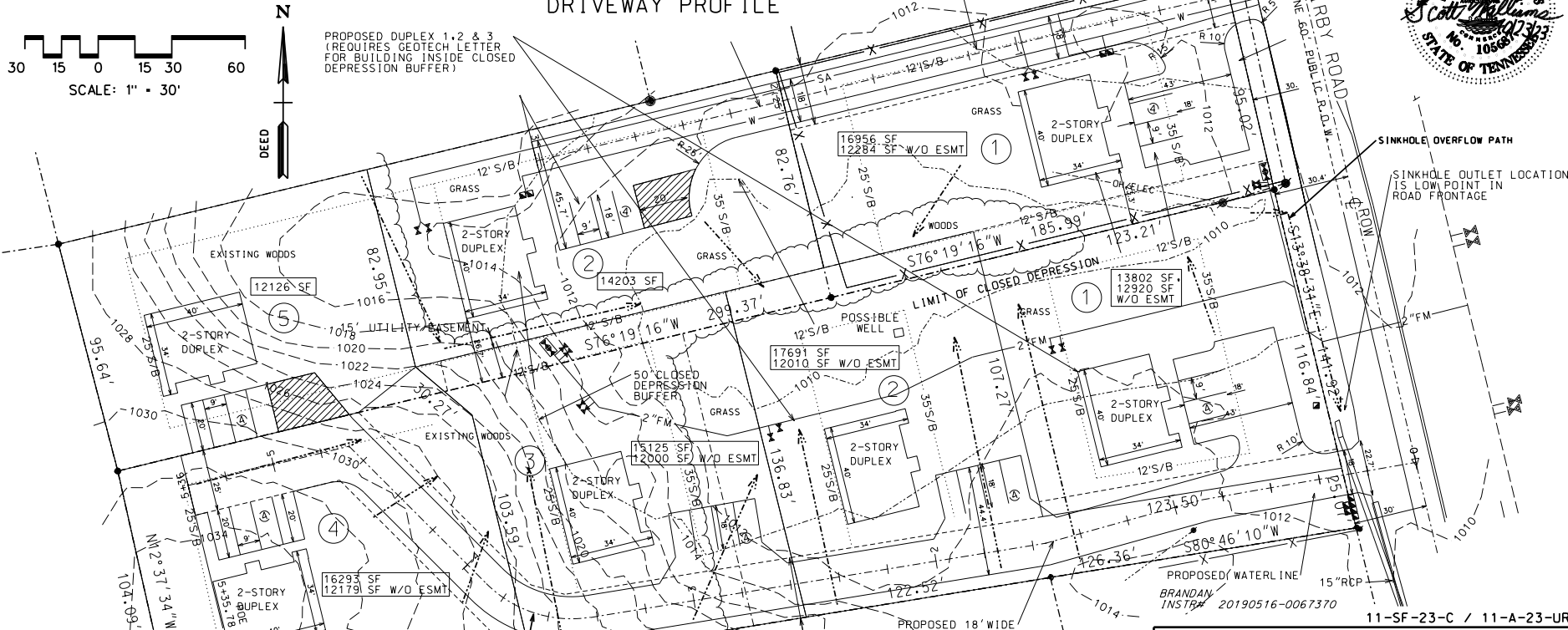
BRANDAN
INSTR# 20190516-0067370

25' SHARED PERMANENT ACCESS
EASEMENT AND UTILITY
EASEMENT - 11429 SF

PROPOSED DUPLEX 3



PROPOSED DUPLEX 1,2 & 3
(REQUIRES GEOTECH LETTER
FOR BUILDING INSIDE CLOSED
DEPRESSION BUFFER)



FIGGINS PROPERTY
INSTR# 201206070069505

NOTES:

1. THIS PLAN IS TO SHOW PROPOSED PRELIMINARY DRAINAGE. SEE PROFILE ABOVE.
2. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY, UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
3. THIS PROPERTY IS FOUND ON FEMA FLOOD INSURANCE RATE MAPS NUMBER 47093C0261F, NOT IN PRINT.
4. CONSTRUCTION WITHIN THE 50' BUFFER MAY BE PERMITTED WITH AN ACCEPTED GEOTECHNICAL STUDY AND ENGINEERED FOOTINGS. THE GEOTECHNICAL STUDY MUST BE APPROVED BY KNOX COUNTY PRIOR TO FINAL PLAT APPROVAL.
5. MIN. FINISHED FLOOR ELEVATION IS 1012.0, WHICH IS 1' MIN. HIGHER THAN THE LOW POINT OF BOB KIRBY ROAD, OR 1' ABOVE THE 100 YEAR STORM ELEVATION, WHICHEVER IS HIGHER. KNOX COUNTY PUBLIC WORKS NOTES:

1. MAXIMUM ALLOWABLE NEW IMPERVIOUS FOOTPRINT IS 10000 SF TOTAL FOR ALL LOTS IN BOTH DEVELOPMENTS.
2. A GEOTECHNICAL ENGINEER MUST BE RETAINED TO OVERSEE INSTALLATION OF FOUNDATION SUBGRADE FOR ANY STRUCTURE PROPOSED WITHIN THE SINKHOLE BUFFER.
3. SINKHOLE AND DOWNSTREAM PIPE CAPACITY TO BE ANALYZED IN DESIGN PHASE.

25' SHARED PERMANENT ACCESS
EASEMENT AND UTILITY
EASEMENT - 11429 SF
BRANDAN
INSTR# 20190516-0067370

LEGEND

- 3/4" IRON PIN SET (NEW)
- IPF ● 3/4" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- X- FENCE
- OVERHEAD ELECTRIC
- - - - - CLOSED DEPRESSION
- - - - - CENTERLINE R.O.W.
- - - - - EXISTING STRUCTURES
- - - - - EASEMENT LINES
- ⊠ SEWER VALVE
- ⊡ WATER METER
- ② LOT NO.
- - - - - PROPOSED DRAINAGE DIRECTION

PAGE
2 OF 2

PRELIMINARY DRAINAGE PLAN OF:
DUTCHTOWN VIEW WEST 2
805 BOB KIRBY RD
KNOXVILLE, TN. 37923
CLT MAP 118 PARCEL 122
DISTRICT 6
DATE: 10/23/2023

Scott Williams
and Associates

4530 ANNALEE WAY
KNOXVILLE, TENNESSEE 37921
PHONE: (865) 692-9809
FAX: (865) 692-9809
E-MAIL: wscottwill@comcast.net

OWNER:
WBI RENTALS
6811 NEAL CHASE WAY
KNOXVILLE, TN 37938
PHONE (865) 922-2600



CONSULTING
CIVIL ENGINEERING
LAND SURVEYING
1933





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

W. SCOTT WILLIAMS & ASSOCIATES

Applicant Name

ENGINEER

Affiliation

9/25/2023

Date Filed

11/9/2023

Meeting Date (if applicable)

File Number(s)

**11-A-23-UR /
11-SF-23-C**

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

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOCIATES

Company

4530 ANNALEE WAY

Address

KNOXVILLE

City

TN

State

37921

ZIP

865-692-9809

Phone

WSCOTTWILL@COMCAST.NET

Email

CURRENT PROPERTY INFO

WBI Rentals LLC

Property Owner Name (if different)

6911 Neal Chase Way Knoxville, TN

Property Owner Address

865-922-2600

Property Owner Phone

9805, 9813, 9821 Dutchtown Overlook Way

118 112, 118 12201, 118 12202

817 Bob Kirby Rd.

Property Address

118 12102

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

N

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

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) _____
 Other (specify) Duplexes

Related City Permit Number(s)

SUBDIVISION REQUEST

Dutchtown View West 2
 Proposed Subdivision Name _____
 Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created 5
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
 Proposed Zoning _____
 Plan Amendment Change _____
 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	0101	\$500.00	Total \$500.00
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

Scott Williams SCOTT WILLIAMS 9/11/23
 Applicant Signature Please Print Date

865-692-9809 WSCOTTWILL@COMCAST.NET
 Phone Number Email

Ron W. Worley, Jr. member Ron W. Worley, JR. 9/13/23
 Property Owner Signature Please Print Date Paid

09/26/2023, SG



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

W. Scott Williams & Associates

Applicant Name		Affiliation
9/26/2023	11/9/2023	11-SF-23-C / 11-A-23-UR
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.

Scott Williams W. Scott Williams and Associates

Name / Company		
4530 Annalee Way Way Knoxville TN 37921		
Address		
865-692-9809 / wscottwill@comcast.net		
Phone / Email		

CURRENT PROPERTY INFO

Ron Worley Worley Builders, Inc.	6911 Neal Chase Way Knoxville TN 37918	865-922-2600 / ron@worleybuil
Owner Name (if different)	Owner Address	Owner Phone / Email
9805 DUTCHTOWN OVERLOOK WAY / 9813, 9821 DUTCHTOWN OVERLOOK WAY; 811 & 817 BOB KIRBY RD		
Property Address		
118 122, 12201, 12202, 12102, 12101		2.45 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

West side of Bob Kirby Rd, north of Dutchtown Rd

General Location		
<input type="checkbox"/> City	Commission District 3	RA (Low Density Residential)
<input checked="" type="checkbox"/> County	District	Zoning District
Northwest County	LDR (Low Density Residential)	Planned Growth Area
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
		Existing Land Use

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) Duplexes	

SUBDIVISION REQUEST

Dutchtown West 2	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	5 Total Number of Lots Created
<input checked="" type="checkbox"/> Split Parcels	
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)		

4.1

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
\$500.00	
Fee 2	
Fee 3	

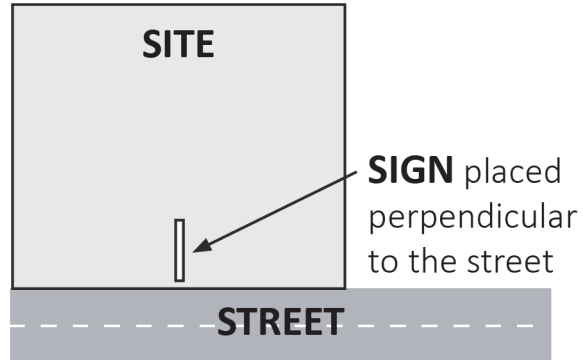
AUTHORIZATION

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	W. Scott Williams & Associates Please Print	9/26/2023 Date
---------------------	---	--------------------------

Property Owner Signature	Ron Worley Worley Builders, Inc. Please Print	9/26/2023 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:

_____ 10/27/2023 _____ and _____ 11/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams & Associates

Date: 09/26/2023

File Number: 11-A-23-UR & 11-SF-23-C (Dutchtown)

- Sign posted by Staff
- Sign posted by Applicant