



PLAN AMENDMENT REPORT

► **FILE #:** 4-H-24-SP

AGENDA ITEM #: 38

AGENDA DATE: 4/11/2024

► **APPLICANT:** **RANDY GUIGNARD**
OWNER(S): Randy Guignard The Preserves LLC

TAX ID NUMBER: 60 I C 003 [View map on KGIS](#)

JURISDICTION: Council District 4

STREET ADDRESS: 1707 LOVES CREEK RD

► **LOCATION:** **West side of Loves Creek Rd, south of Buffat Mill Rd**

► **APPX. SIZE OF TRACT:** **0.73 acres**

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Loves Creek Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** **PP (Public Parks and Refuges) / RN-4 (General Residential Neighborhood)**

► **PROPOSED PLAN DESIGNATION:** **MDR (Medium Density Residential)**

► **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

EXTENSION OF PLAN DESIGNATION: No, this is not a minor extension.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Rural residential - MDR/O (Mediumn Density Residential/Office)

South: Right-of-way - ROW (Right-of-Way)

East: Public/quasi-public land - PP (Public Parks and Refuges), SP (Stream Protection)

West: Right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT This property is bordered by right-of-way on three sides, including I-640 to the west. There are big-box retail properties to the northwest and single-family residential subdivisions to the northeast, southeast and southwest. Loves Creek and Loves Creek Greenway Trail run along the eastern side of the property, leading to Spring Place Park to the southeast. The adjacent property to the north is the site of the historic Alfred Buffat homestead.

STAFF RECOMMENDATION:

- **Approve the sector plan amendment to the MDR (Medium Density Residential) land use classification because it provides a transition of land use intensity and is supported by local residential amenities.**

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This property is located at the edge of the Alice Bell/Springhill neighborhood, in an area that has experienced significant commercial and single-family residential development. Around 2007, a Walmart was expanded to the northwest where there has been substantial commercial infill development as well. The residential subdivisions of Clear Spring Plantation and Highlands at Clear Spring continue to be developed to the northeast, and the Springhill Villas subdivision is being completed to the southwest.
2. The subject property is in a more secluded segment of Loves Creek Road that is appropriate for residential development. The wooded Loves Creek Greenway Trail across the Loves Creek Road leads to Spring Place Park southeast of the parcel. The only adjacent property is to the north, and it was recently approved for a sector plan amendment to the MDR/O (Medium Density Residential/Office) classification. That change supports this request for the MDR (Medium Density Residential) classification as a compatible transition of land use intensity.
3. Given the surrounding context and development changes to the area, staff recommends a land use amendment in the Northeast County Sector Plan from the PP (Public Parks and Refuges) classification to the MDR classification. The MDR land use reflects the property's location between a large commercial node to the northwest and single-family residential development to the south.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Loves Creek Road is a major collector street, and the property is a short drive from an on-ramp to Interstate 640. The subject property is also less than a quarter-mile from transit, which will remain in service after the implementation of the Reimagine Knoxville Area Transit network plan. This transportation infrastructure can support MDR development on this small parcel.
2. This property is in an urbanized area where there is ample utility capacity for more residential development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The property's close proximity to Spring Place Park may be the reason for its current PP land use classification in the sector plan. However, a future expansion of this park system to the subject property across a busy major collector street is inadvisable.
2. MDR could have been considered in the plan as a transition between the GC (General Commercial) O (Office) and MDR/O land use classifications to the northwest and the LDR (Low Density Residential) land uses on all other sides. This property is in an appropriate location for residential development given the recreational amenities of the park and the greenway trail, which is planned to be extended north to the Knoxville Center Mall and New Harvest Park. The property is also walking distance from a major retail hub where there is a bus stop.
3. The MDR classification would bring the property into alignment with its current RN-4 (General Residential Neighborhood) zoning, which is a mixed medium density residential district

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been significant and ongoing residential, commercial and recreational developments over the past 16 years in this area, which warrants consideration of the MDR land use classification on this lot. More residential development is supported by close proximity commercial, recreational and transit amenities.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

1. There are no changes in government policy that are pertinent to the requested land use change.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton 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.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT REPORT

► **FILE #:** 4-G-24-PA

AGENDA ITEM #: 38

AGENDA DATE: 4/11/2024

► **APPLICANT:** RANDY GUIGNARD
OWNER(S):

TAX ID NUMBER: 60 I C 003
JURISDICTION: Council District 4
STREET ADDRESS: 1707 LOVES CREEK RD

[View map on KGIS](#)

► **LOCATION:** West side of Loves Creek Rd, south of Buffat Mill Rd

► **APPX. SIZE OF TRACT:** 0.73 acres

SECTOR PLAN: Northeast County

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

ACCESSIBILITY: Access is via Loves Creek Road, a major collector street with a 22-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Loves Creek

► **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-4 (General Residential Neighborhood)

► **PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No, this is not a minor extension.

HISTORY OF REQUESTS: None noted

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Rural residential - MDR/O (Medium Density Residential/Office)
South: Right-of-way - ROW (Right-of-Way)

East: Public/quasi-public land - PP (Public Parks and Refuges), SP (Stream Protection)

West: Right-of-way - ROW (Right-of-Way)

NEIGHBORHOOD CONTEXT This triangular property is bordered by right-of-way on two sides, including I-640 to the west. There are big-box retail properties to the northwest and single-family residential subdivisions to the northeast, southeast and southwest. Loves Creek and Loves Creek Greenway run along the eastern side of the property, leading to Spring Place Park to the southeast. The property to the north is the site of the historic Alfred Buffat homestead.

STAFF RECOMMENDATION:

- **Approve the One Year Plan amendment to the MDR (Medium Density Residential) land use classification because it provides a transition of land use intensity and is supported by local residential amenities.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. This property is located at the edge of the Alice Bell/Springhill neighborhood, in an area that has experienced significant commercial and single-family residential development. Around 2007, a Walmart was expanded to the northwest where there has been substantial commercial infill development as well. The residential subdivisions of Clear Spring Plantation and Highlands at Clear Spring continue to be developed to the northeast, and the Springhill Villas subdivision is being completed to the southwest.
2. The subject property is in a more secluded segment of Loves Creek Road that is appropriate for residential development. The wooded Loves Creek Greenway Trail across the Loves Creek Road leads to Spring Place Park southeast of the parcel. The only adjacent property is to the north, and it was recently approved for a sector plan amendment to the MDR/O (Medium Density Residential/Office) classification. That change supports this request for the MDR (Medium Density Residential) classification as a compatible transition of land use intensity.
3. Given the surrounding context and development changes to the area, staff recommends a land use amendment in the One Year Plan from the LDR (Low Density Residential) to the MDR classification. The MDR land use reflects the property's location between a large commercial node to the northwest and single-family residential development to the south.

AN ERROR IN THE PLAN:

1. The LDR (Low Density Residential) land use classification on the site is not necessarily the result of an error in the One Year Plan. However, MDR could be considered here as a logical transition of land use intensity from the GC (General Commercial), O (Office) and MDR/O land use classifications to the northwest and the LDR (Low Density Residential) classification to the south. This property is in an appropriate location for residential development given the recreational amenities of the park and the greenway trail, which is planned to be extended north to the Knoxville Center Mall and New Harvest Park. The property is also walking distance from a major retail hub where there is a bus stop.
2. The MDR classification resolves a conflict between the property's current LDR classification and its RN-4 (General Residential Neighborhood) zoning district, which is a mixed medium density residential district.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes that pertain to the current or requested land use classification for this property.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There is high demand in the City for a variety of housing options, which the MDR classification can help meet. The MDR land use will allow for a wider range of housing forms to be considered on the property through the Special Use review process. This review process by the Planning Commission enables public engagement and input on development plans, and it is designed to ensure that more intensive residential forms like townhouses and low-rise apartments are in harmony with the surrounding area.

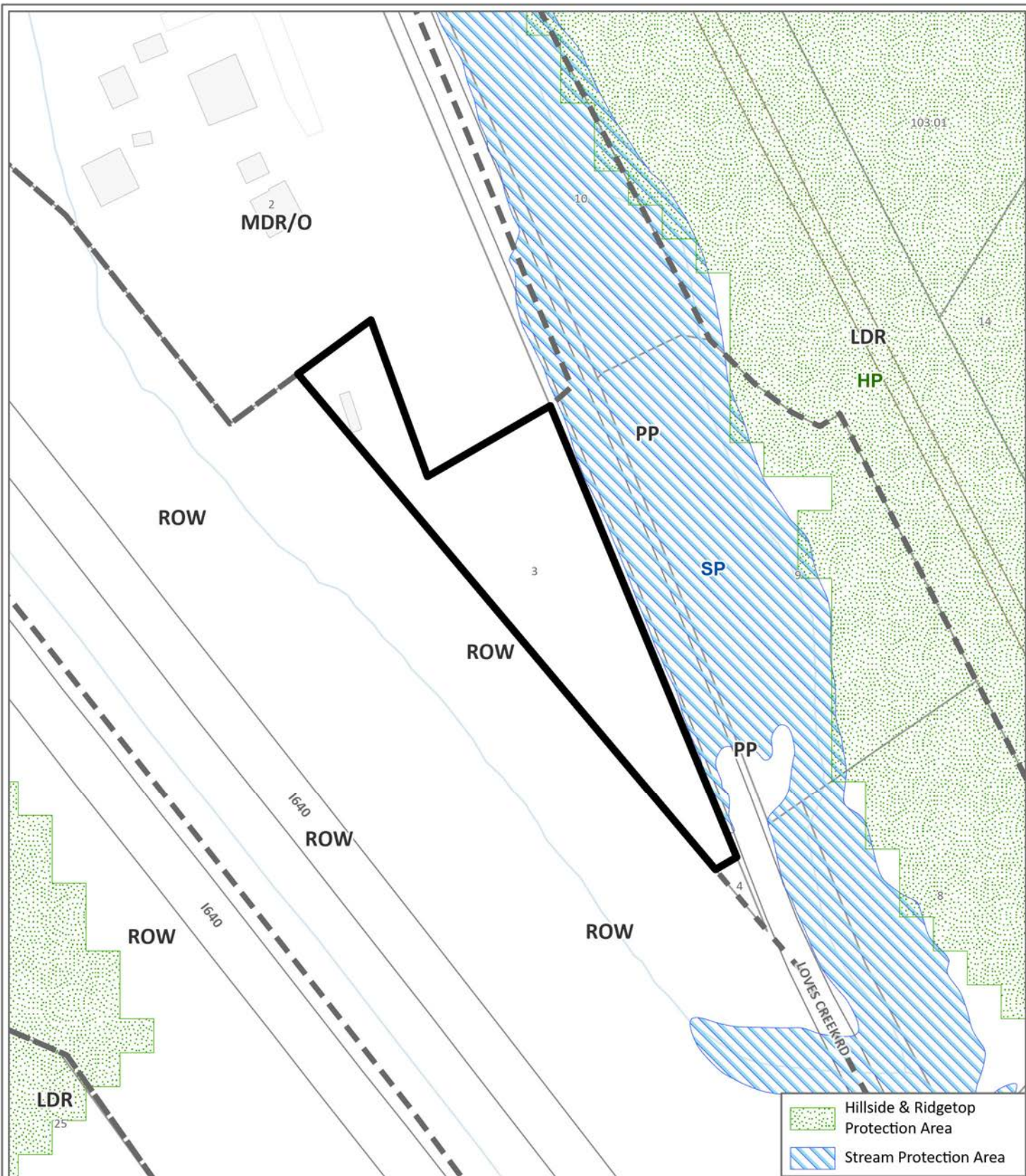
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Fulton 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.

If approved, this item will be forwarded to Knoxville City Council for action on 5/14/2024 and 5/28/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



**4-H-24-SP
NORTHEAST COUNTY SECTOR PLAN MAP**



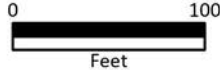
From: PP (Public Parks and Refuges)

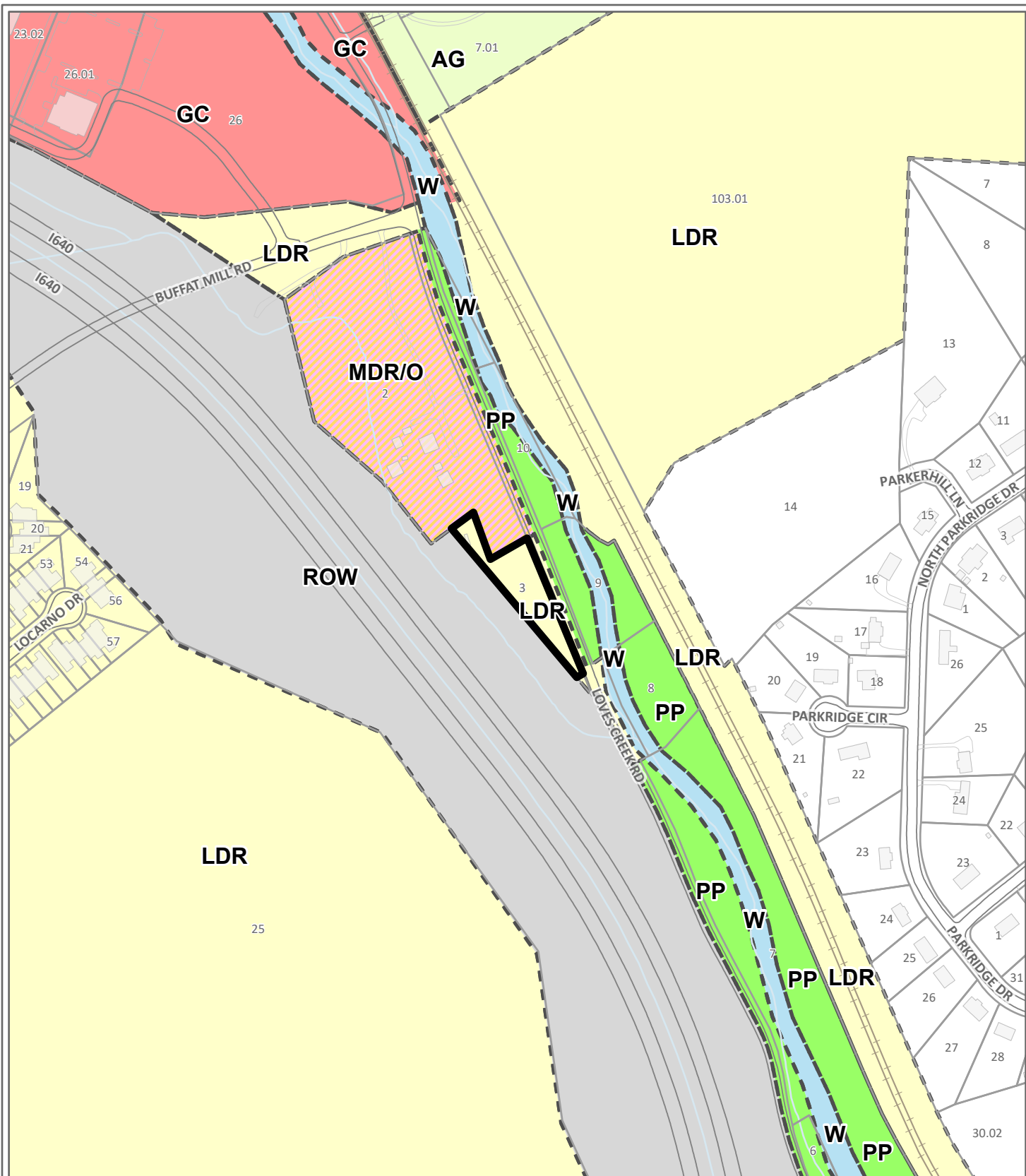
To: MDR (Medium Density Residential)

Petitioner: Randy Guignard

Map No: 60

Jurisdiction: City





ONE YEAR PLAN MAP

4-G-24-PA

Petitioner: Randy Guignard



From: LDR (Low Density Residential)

To: MDR (Medium Density Residential)

Original Print Date: 3/6/2024

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

Map No: 60

Jurisdiction: City

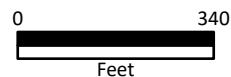
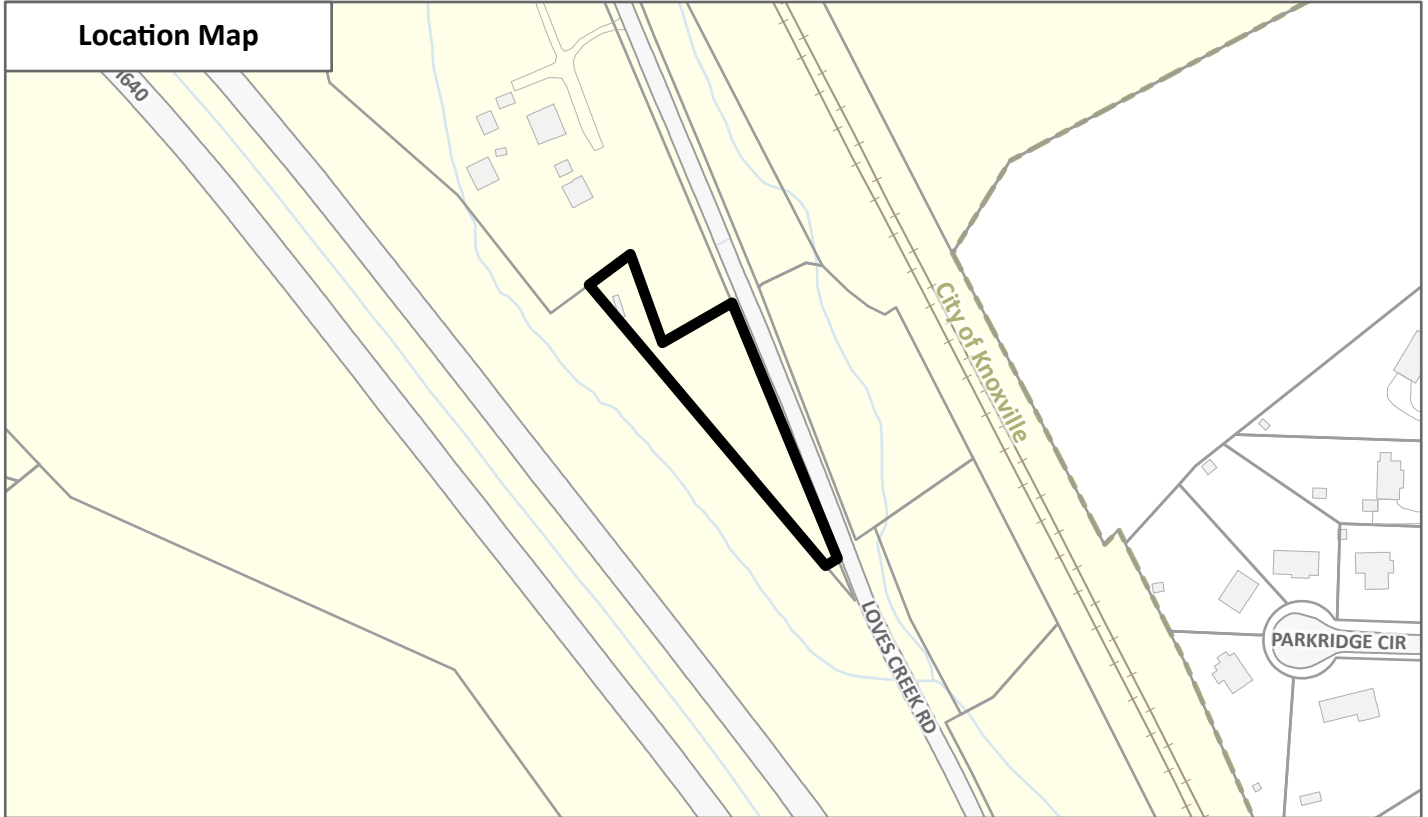


Exhibit A. Contextual Images

Location Map



Aerial Map

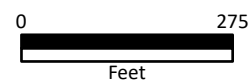


CONTEXTUAL MAPS 1

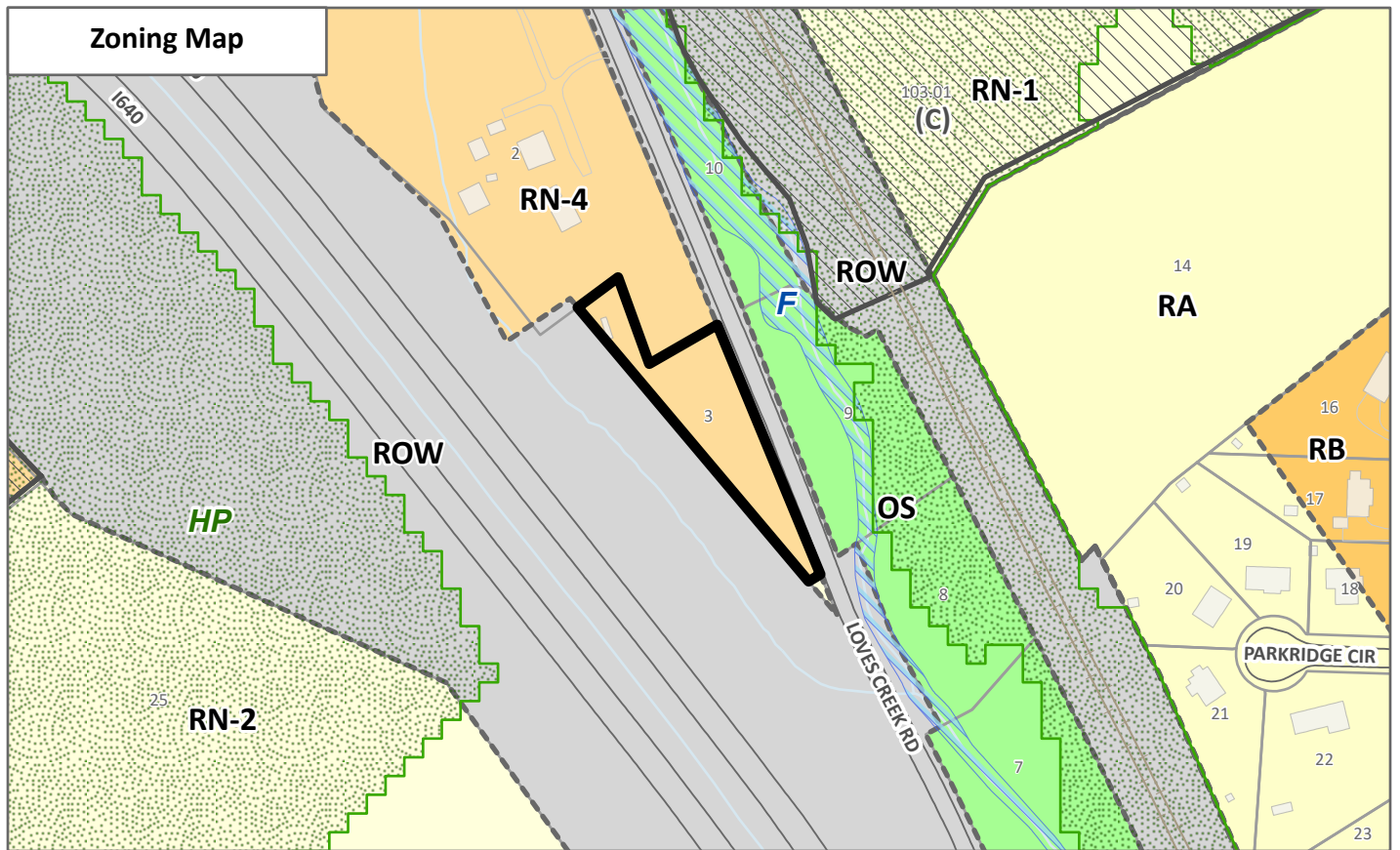
4-G-24-PA



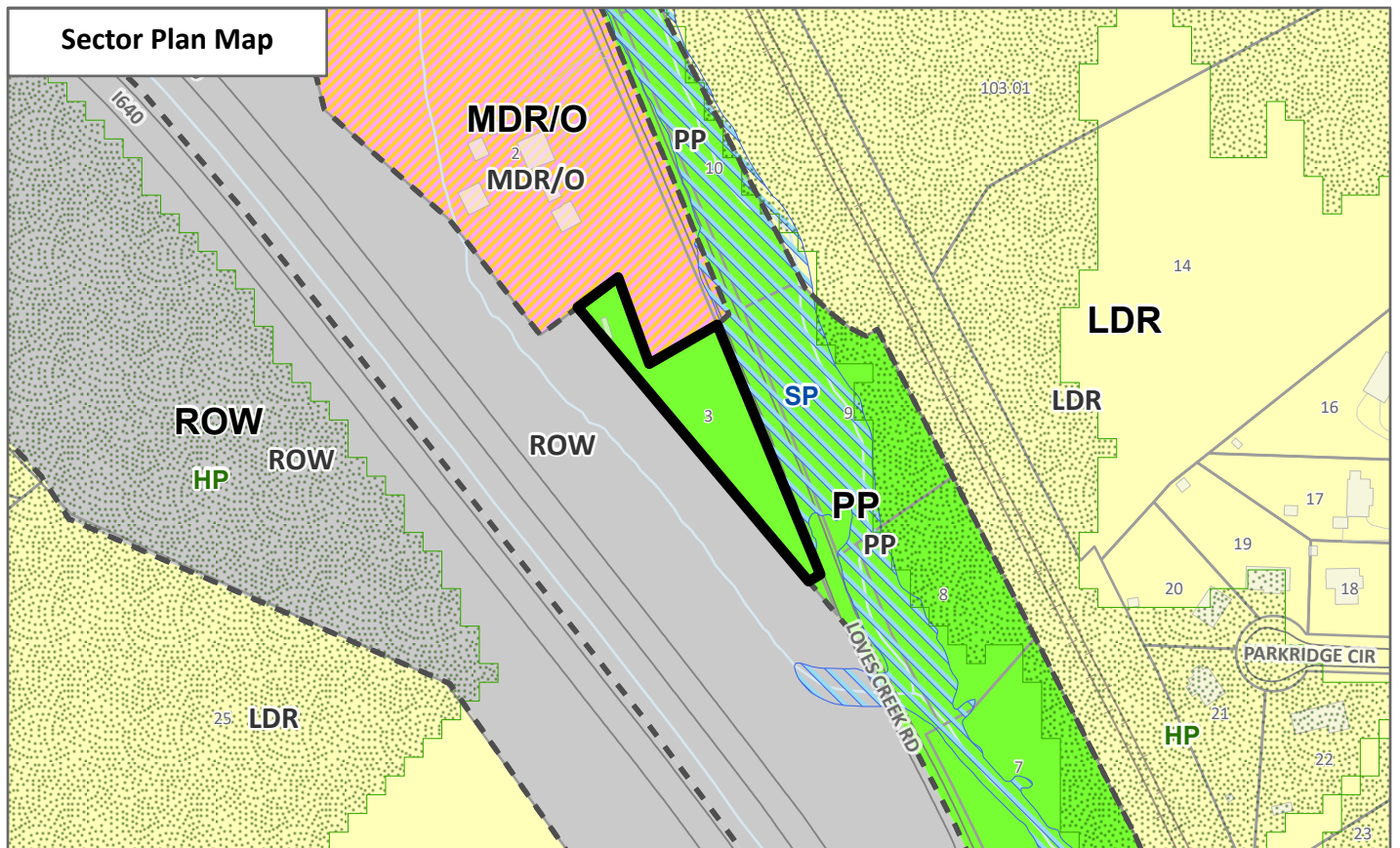
Case boundary



Zoning Map



Sector Plan Map

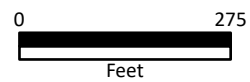


CONTEXTUAL MAPS 2

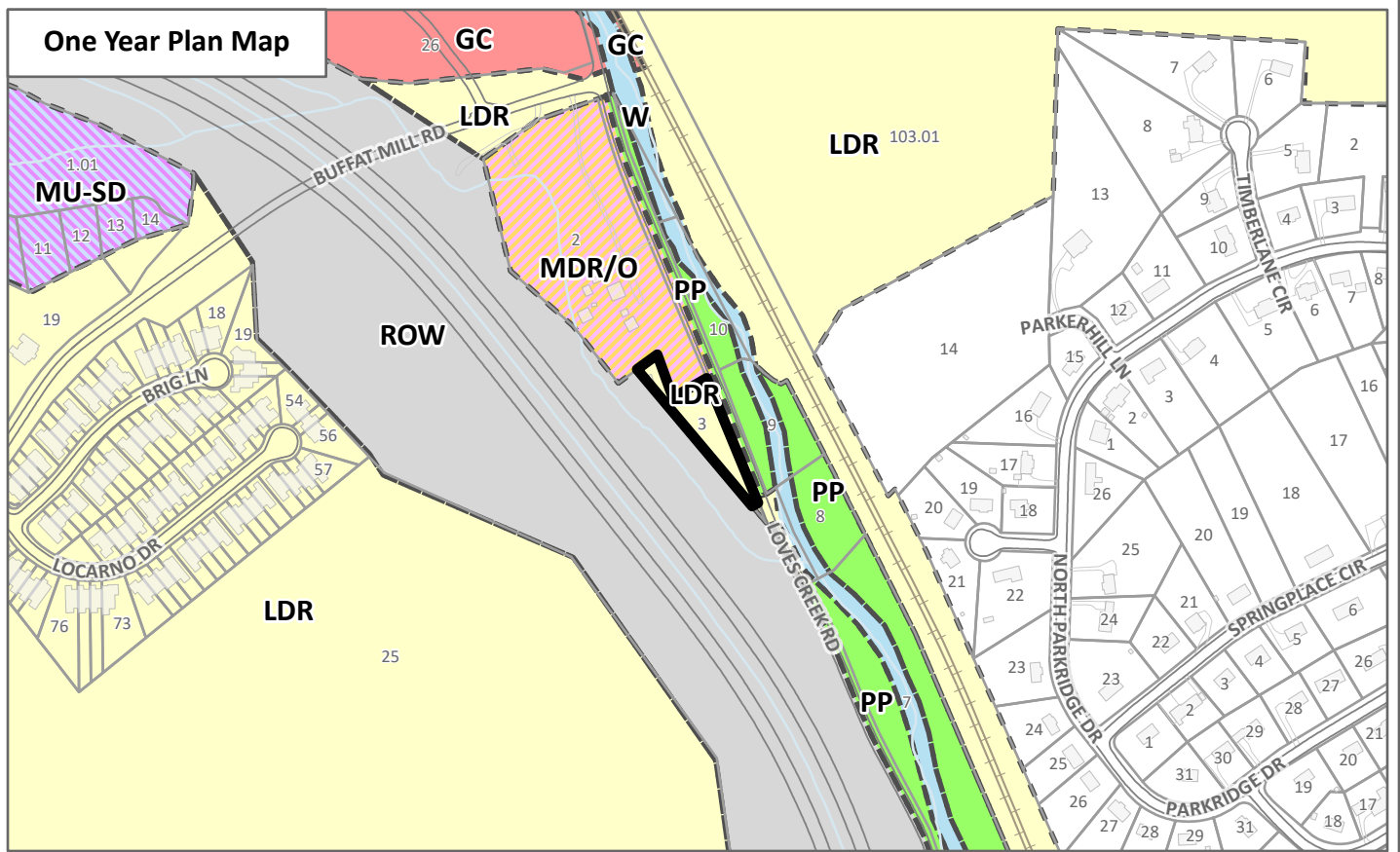
4-G-24-PA



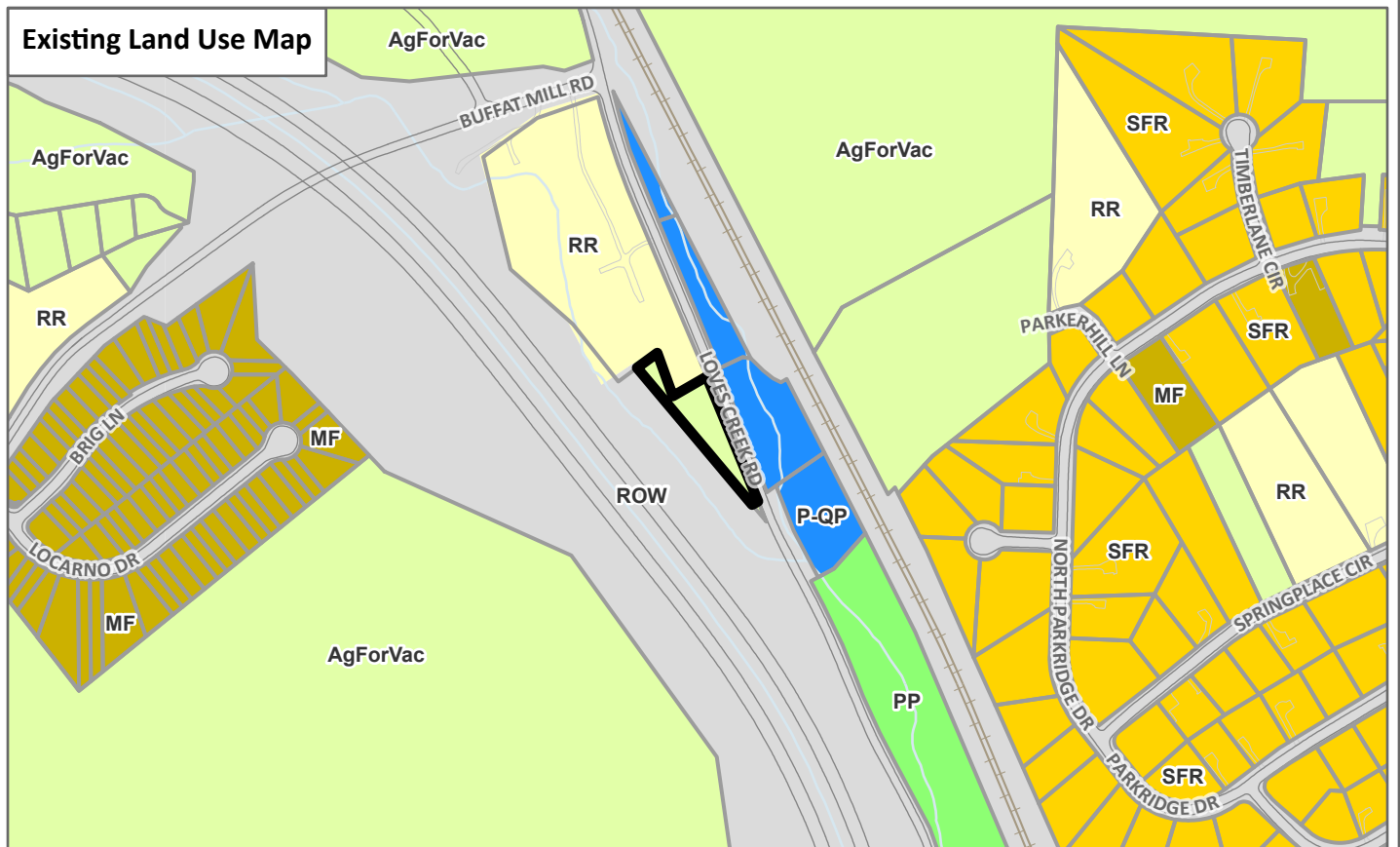
Case boundary



One Year Plan Map



Existing Land Use Map

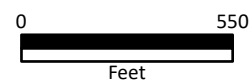


CONTEXTUAL MAPS 3

4-G-24-PA



Case boundary



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHEAST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northeast County Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Randy Guignard has submitted an application for an amendment to the Northeast County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from PP (Public Parks and Refuges) to MDR (Medium Density Residential) which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on April 11, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northeast County Sector Plan with its accompanying staff report and map, file #4-H-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



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

Randy Guignard

Applicant Name

Affiliation

2/21/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-H-24-SP / 4-G-24-PA

File Number(s)

CORRESPONDENCE

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

Randy Guignard The Preserves LLC

Name / Company

2800 Hoitt Ave Knoxville TN 37918

Address

865-244-8050 / randy@thepreservesllc.com

Phone / Email

CURRENT PROPERTY INFO

Randy Guignard The Preserves LLC

Owner Name (if different)

2800 Hoitt Ave Knoxville TN 37918

Owner Address

865-244-8050 / randy@thepres

Owner Phone / Email

1707 LOVES CREEK RD

Property Address

60 I C 003

Parcel ID

0.73 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Loves Creek Rd, south of Buffat Mill Rd

General Location

☒ City

Council District 4

RN-4 (General Residential Neighborhood)

Agriculture/Forestry/Vacant Land

☐ County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

PP (Public Parks and Refuges)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☒ Plan
Amendment

MDR (Medium Density Residential)

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

\$1,050.00

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.

Randy Guignard

2/21/2024

Applicant Signature

Please Print

Date

Phone / Email

Randy Guignard The Preserves LLC

2/21/2024

Property Owner Signature

Please Print

Date



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

Randy Guignard

partner

Applicant Name

Affiliation

2-20-2024

4-11-2024

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

Randy Guignard

The Preserves LLC

Name

Company

2800 Hoitt Ave.

Knoxville

tn

37918

Address

City

State

ZIP

865 244 8050

randy@thepreservesllc.com

Phone

Email

CURRENT PROPERTY INFO

we just purchased this parcel

Property Owner Name (if different)

Property Owner Address

060IC003

Property Owner Phone

1707 Loves Creek

~~060CD003~~

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____
Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change _____

Pending Plat File Number

Proposed Zoning

☒ Plan Amendment Change

Sector Plan--- PP to MDR and OYP---LDR to MDR

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

Randy Guignard

2-20-2024

Please Print

Date

865 244 8050

randy@thepreservesllc.com

Phone Number

Email

Property Owner Signature

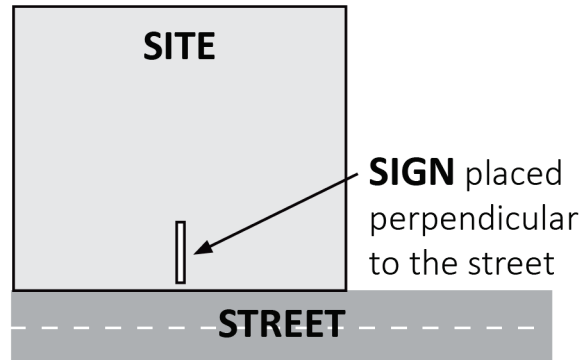
Randy Guignard

2-20-2024

Please Print

Date Paid

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: Randy Guignard

Date: 2/21/2024

File Number: 4-G-24-PA_4-H-24-SP



Sign posted by Staff



Sign posted by Applicant