



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 8-O-24-RZ
8-G-24-PA

AGENDA ITEM #: 40
AGENDA DATE: 8/8/2024

► **APPLICANT:** LOGAN HIGGINS
OWNER(S): RJR Properties GP

TAX ID NUMBER: 137 151 [View map on KGIS](#)
JURISDICTION: Commission District 9
STREET ADDRESS: 0 W GOVERNOR JOHN SEVIER HWY
► **LOCATION:** South side of W Governor John Sevier Hwy, east of South Point Rd
► **TRACT INFORMATION:** 4.84 acres.
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via W. Governor John Sevier Highway, a major arterial with a 35-ft pavement width within 150-ft right-of-way.
UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT: Seymour Volunteer Fire Department
WATERSHED: Stock Creek

► **PRESENT PLAN DESIGNATION/ZONING:** RC (Rural Conservation) / PR(k) (Planned Residential) up to 2 du/ac
► **PROPOSED PLAN DESIGNATION/ZONING:** SMR (Suburban Mixed Residential) / PR (Planned Residential)
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **DENSITY PROPOSED:** 8 du/ac
EXTENSION OF PLAN DESIGNATION/ZONING: No, this will not be an extension of the placetype or zoning. However, PR with up to 7 du/ac is adjacent to the east.
HISTORY OF ZONING REQUESTS: In 2022, the property was rezoned from A (Agricultural) and RB (General Residential) to PR(k) (Planned Residential) with up to 2 du/ac (4-T-22-RZ).
SURROUNDING LAND USE, PLAN DESIGNATION, ZONING
North: Single family residential - SR (Suburban Residential) - A (Agricultural), RB (General Residential)
South: Agriculture/forestry/vacant land - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural)
East: Agriculture/forestry/vacant land, transportation/communications/utilities - TN (Traditional Neighborhood), RC (Rural Conservation) - PR(k) (Planned Residential) at up to 7 du/ac, A (Agricultural)
West: Rural residential - SR (Suburban Residential) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of undeveloped land and single family residential dwellings with some multifamily in the general area. There is a large commercial node 0.7 miles to the northeast at the intersection of W Governor John Sevier Highway and Chapman Highway.

STAFF RECOMMENDATION:

- ▶ **Approve the SR (Suburban Residential) place type because it would be an extension of the SR place type and meets two required criteria for plan amendment.**

- ▶ **Approve the PR (Planned Residential) zone with up to 8 du/ac because it is consistent with the Knox County Comprehensive Plan, subject to 4 conditions.**

These are the same conditions the Planning Commission and County Commission approved for the 2022 rezoning of this property (4-T-22-RZ):

- 1) Maintain a tree buffer with 50-ft of depth along the Governor John Sevier Highway frontage, except for allowing approved access to Governor John Sevier Highway, as recommended by the Governor John Sevier Scenic Highway Corridor Study. High visibility tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) A landscape plan for the 50-ft buffer yard along the frontage of John Sevier Highway is required to be submitted as part of the Concept Plan and/or Use on Review.
- 3) No clearing or grading of the site shall be permitted until a Concept Plan or Use on Review development plan is approved by the Planning Commission.
- 4) Provide a vegetated buffer consisting of a "Type B" landscape screen of 20-ft in depth adjacent to the A zoned parcel on the south side of the property.

COMMENTS:

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the Comprehensive Plan with regard to the subject property's RC (Rural Conservation) place type. The designation was placed along ridges and waterways for conservation purposes and follows the path of McCall Branch Creek in this area.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):

1. There has been a considerable increase in residential development in this area. Examples of this include the Wells Creek single-family subdivision 0.5 miles south of the property (constructed in 2019), White Oak Crossing affordable multifamily housing along Chapman highway (constructed between 2018-2020), and expansion of the Wildwood Gardens subdivision 0.85 miles to the northwest (2009-2024). There is also a cluster of townhouses and single-family developments 0.8 miles to the west that were built in the 1990s under the PR (Planned Residential) zone with a density of up to 8 du/ac.
2. The Planning Commission has approved several rezoning requests within 0.5 miles of the subject parcel over the last three years, including a case from last month (7-G-24-RZ: RA to PR at 8 du/ac) and the two PR zoned properties to the west (3-M-23-RZ and 4-L-24-RZ).
3. The recommended SR place type could allow more housing density than the RC place type and would be consistent with these nearby changes. This would be more appropriate than the requested SMR place type since it would be an extension of the SR place type from the north and west sides.

INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. No known new roads or utilities have been introduced to this area since the adoption of the Comprehensive Plan.

NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:

1. No known new data is known to be available since the adoption of the Comprehensive Plan that warrants reconsideration of the original plan.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. Implementation Policy 2 - Ensure that development is sensitive to existing community character. This would be an extension of the SR place type from two sides and would allow development that is similar to the surrounding area.

2. Implementation Policy 5 - Create neighborhoods with a variety of housing types and amenities in close proximity. The property is close to a large commercial node at the intersection of W Governor John Sevier Highway and Chapman Highway. The broader area has a mix of housing types including an apartment complex and a townhouse subdivision within 0.8 miles.

3. Implementation Policy 6 - Promote attainable housing that meets the needs of the current and future residents. The SR place type allows consideration of more housing density (up to 12 du/ac with the PR zone) than the present RC place type.

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY:

1. This area southwest of the intersection of W Governor John Sevier Highway and Chapman Highway has experienced considerable residential growth since the 1990s. Examples of this include the Wells Creek single-family subdivision 0.5 miles south of the property (constructed in 2019), White Oak Crossing affordable multifamily housing along Chapman highway (constructed between 2018-2020), and expansion of the Wildwood Gardens subdivision 0.85 miles to the northwest (2009-2024). There is also a cluster of townhouses and single-family developments 0.8 miles to the west that were built in the 1990s under the PR (Planned Residential) zone with a density of up to 8 du/ac.

2. As mentioned in the plan amendment section, the Planning Commission has approved several PR rezoning requests within 0.5 miles of the subject parcel over the last three years. The Planning Commission approved PR at 5 du/ac for the subject parcel, although the County Commission later approved 2 du/ac (4-T-22-RZ). With the ongoing development changes and the subject property's location directly on the highway corridor, the requested increase in density to up to 8 du/ac is compatible with surrounding residential character and amenities.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The PR zone is intended to provide flexibility for different types of residential development. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. The zone is appropriate for this property with a blueline stream running at the southeast corner.

2. At the current density of 2 du/ac, this 4.84-acre property could accommodate up to 9 dwelling units. At the recommend density of 8 du/ac, the property could accommodate 29 more units.

3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The 2022 zoning of this property was approved with 4 conditions, all of which are included as conditions of this rezoning approval. With these landscaping and development review conditions, there are no significant adverse impacts anticipated to occur with the rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE COMPREHENSIVE PLAN OF KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the subject property's location in the Planned Growth Area of the Growth Policy Plan (2024 amendment), which encourages a reasonably compact pattern of development and wide range of housing choices.

2. The proposed rezoning is compatible with the recommended SR (Suburban) place type as defined in the Comprehensive Plan, which allows consideration of the PR zone with a density up to 12 du/ac as a partially related zone.
3. Partially related zone considerations must meet additional criteria provided in Appendix H of the Comprehensive Plan to ensure their compatibility with the place type. The PR zone with 8 du/ac is deemed appropriate here because it would permit uses and development forms that are consistent with the primary and secondary uses described in the place type (criteria 1) and it is compatible with the current zoning of adjacent sites (criteria 2).
4. The property is within the boundaries of the Governor John Sevier Scenic Highway Corridor Study, which recommends a 50-ft tree protection buffer. This is reflected in Condition 1 for approval of this rezoning.

ESTIMATED TRAFFIC IMPACT: 414 (average daily vehicle trips)

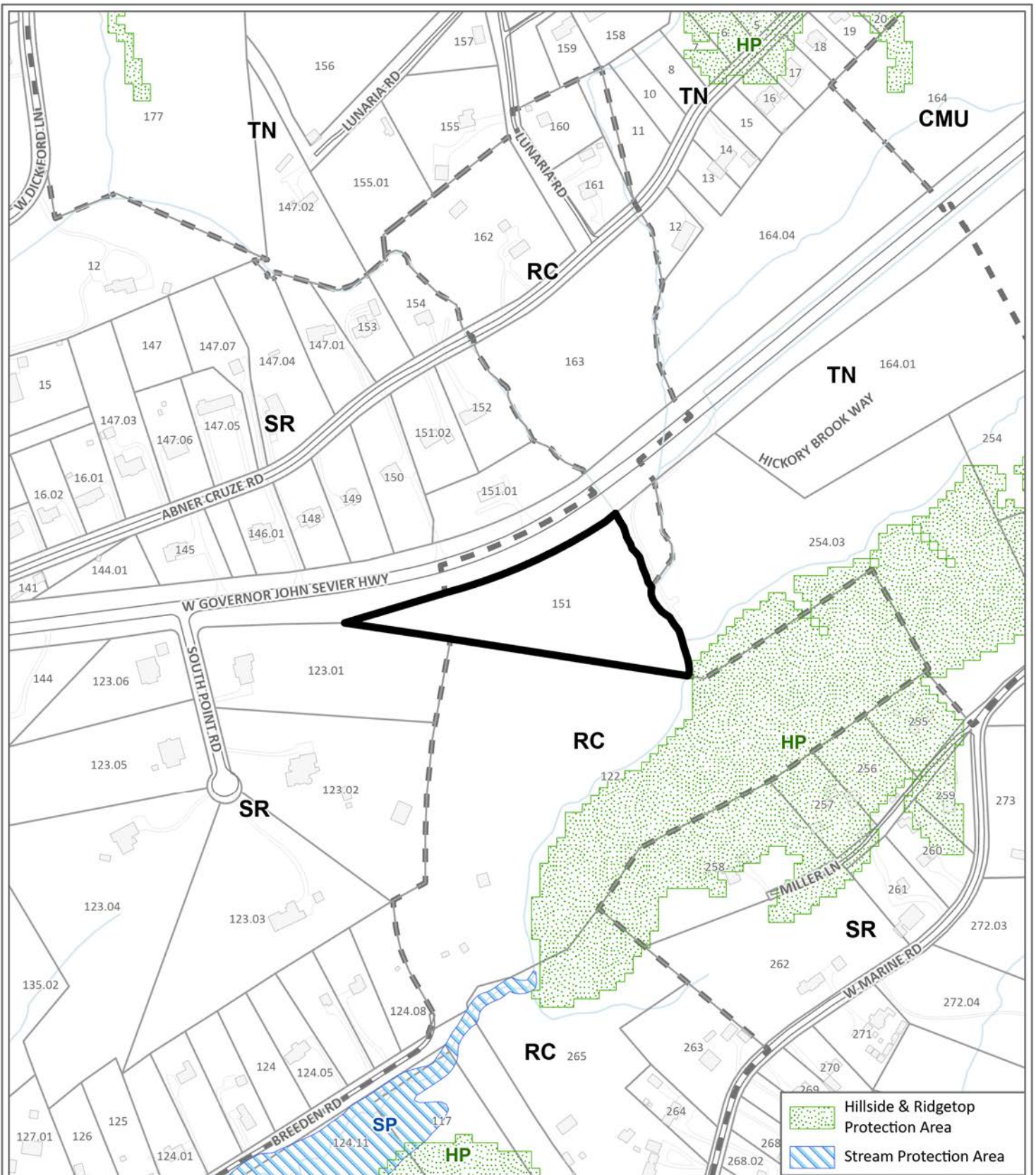
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 8 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 Knox County Commission for action on 9/16/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-G-24-PA
COMPREHENSIVE LAND USE PLAN MAP**



From: RC (Rural Conservation)
To: SMR (Suburban Mixed Residential)

Original Print Date: 7/10/2024

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

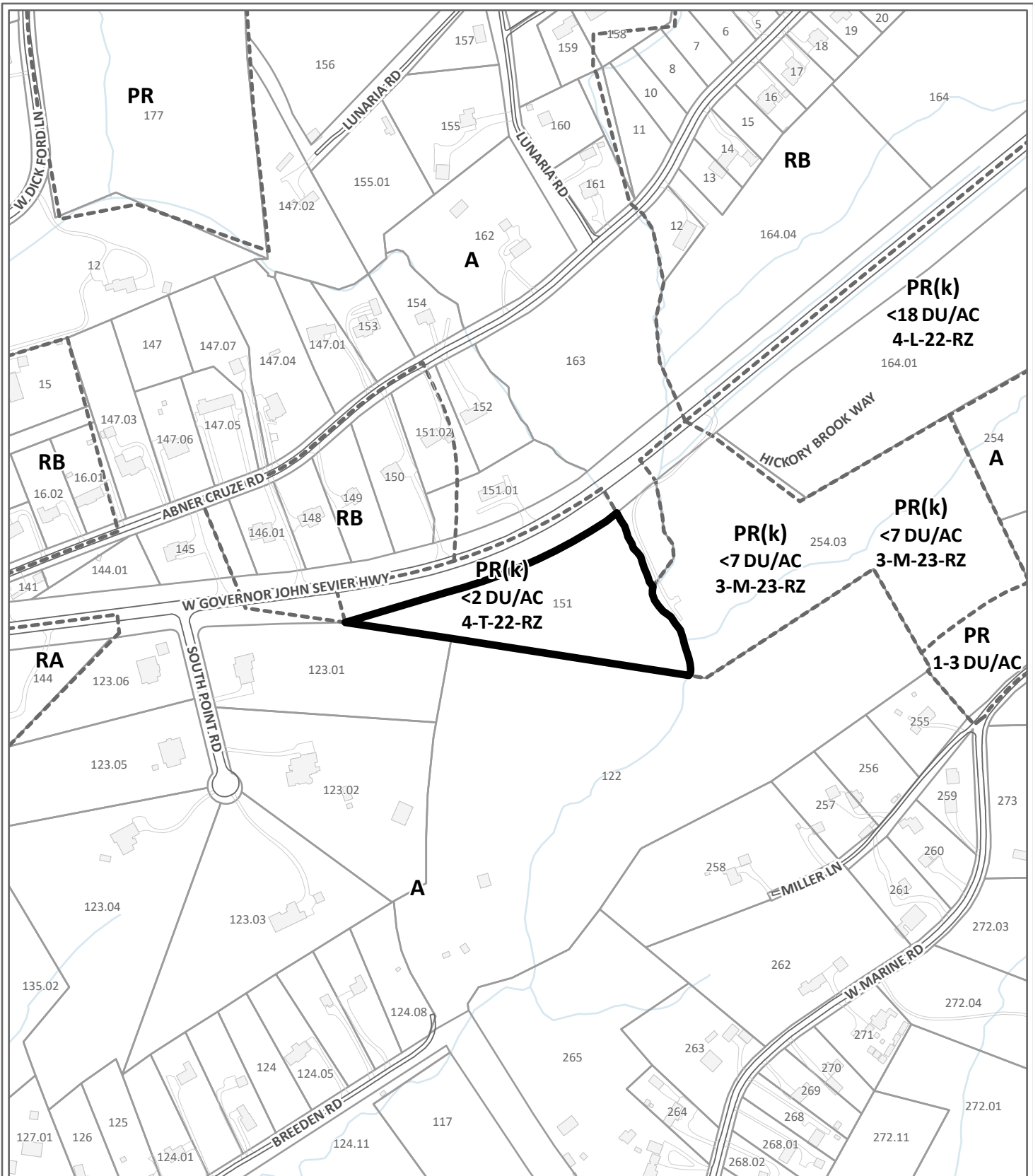
Petitioner: Logan Higgins

Map No: 137

Jurisdiction: County

0 410
Feet





REZONING

8-O-24-RZ



From: PR(k) (Planned Residential) up to 2 du/ac

To: PR (Planned Residential) up to 8 du/ac

Original Print Date: 7/17/2024

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

Petitioner: Logan Higgins

Map No: 137

Jurisdiction: County

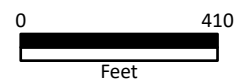
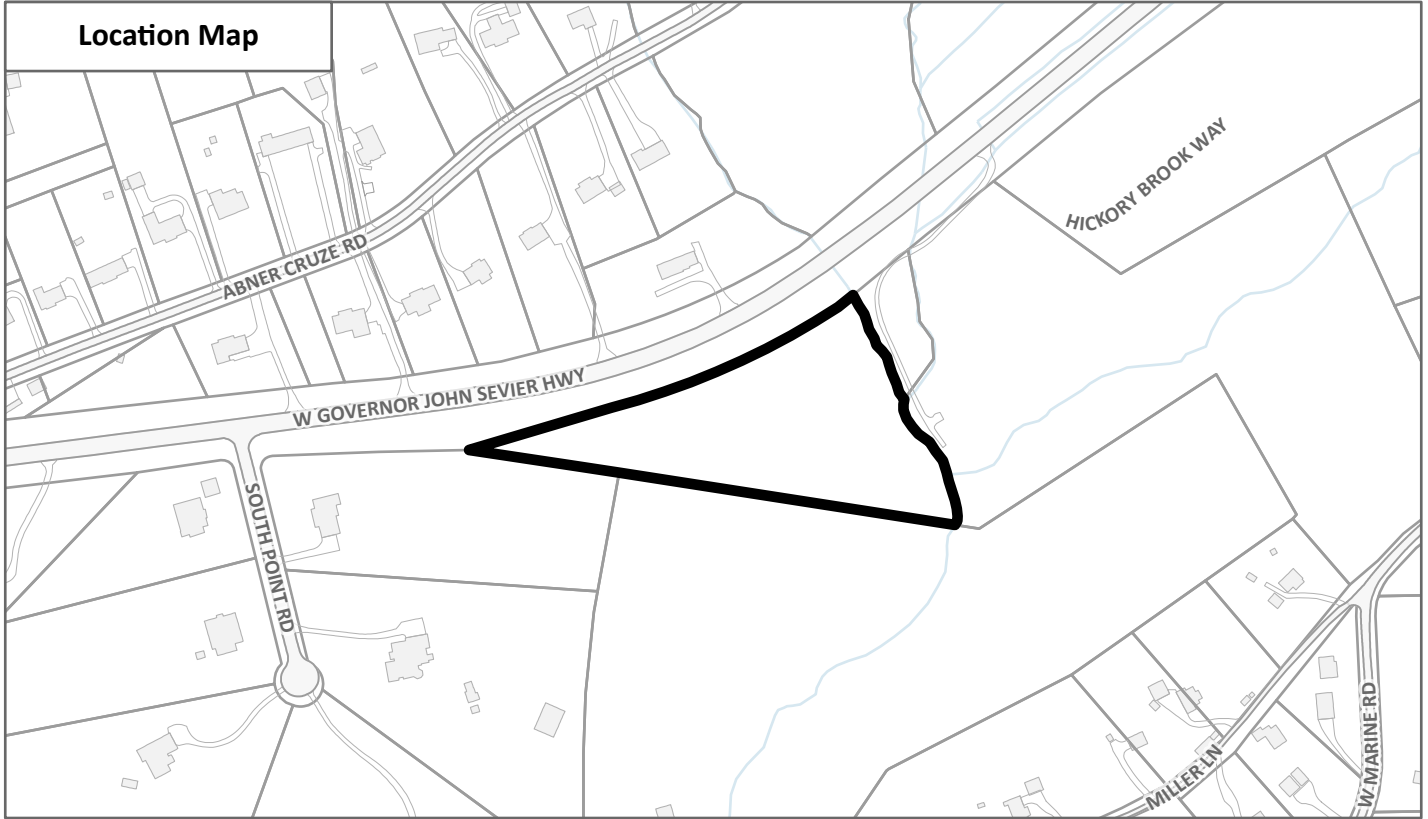


Exhibit A. Contextual Images

Location Map



Aerial Map

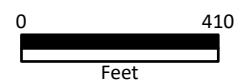


CONTEXTUAL MAPS 1

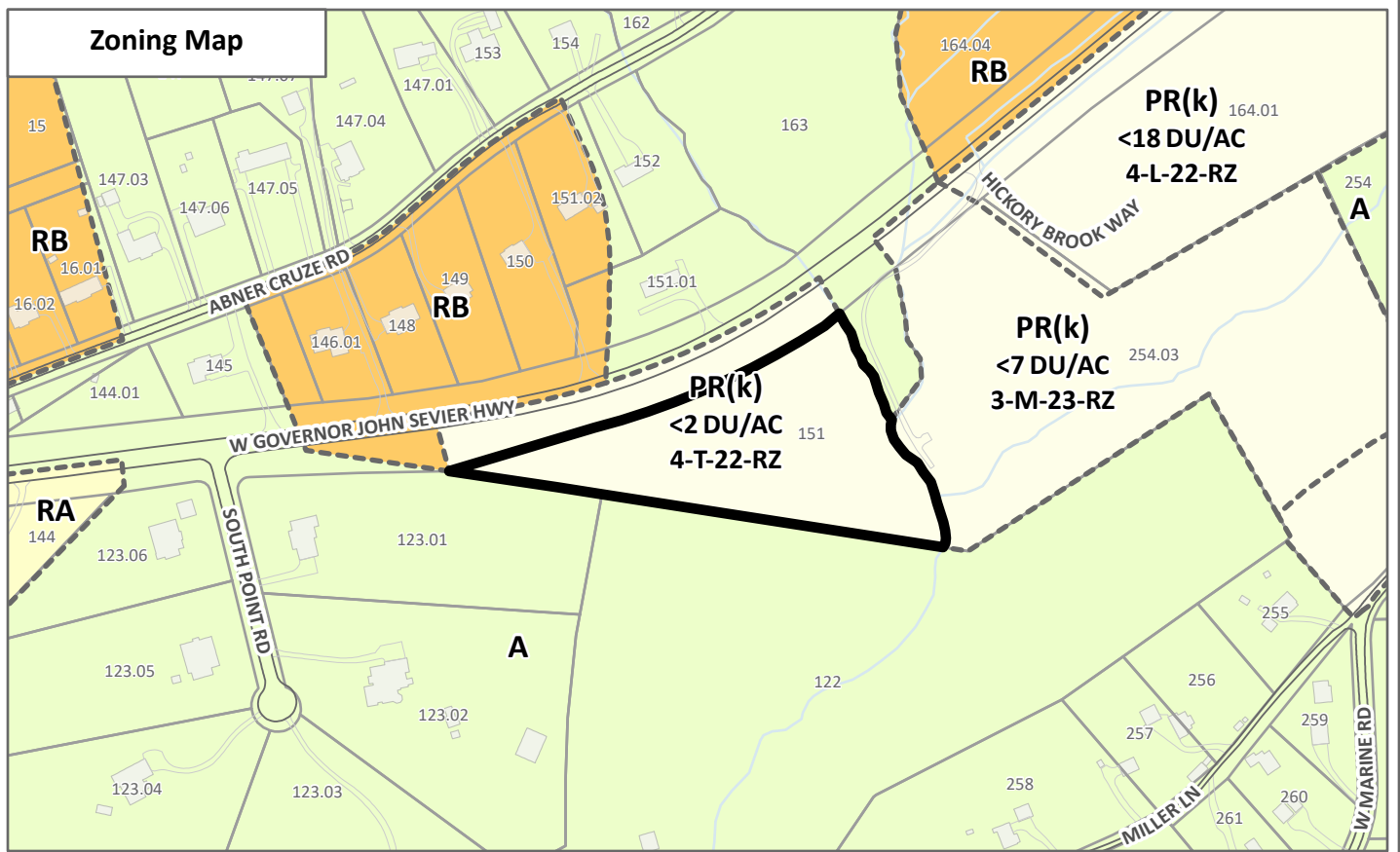
8-G-24-PA / 8-O-24-RZ



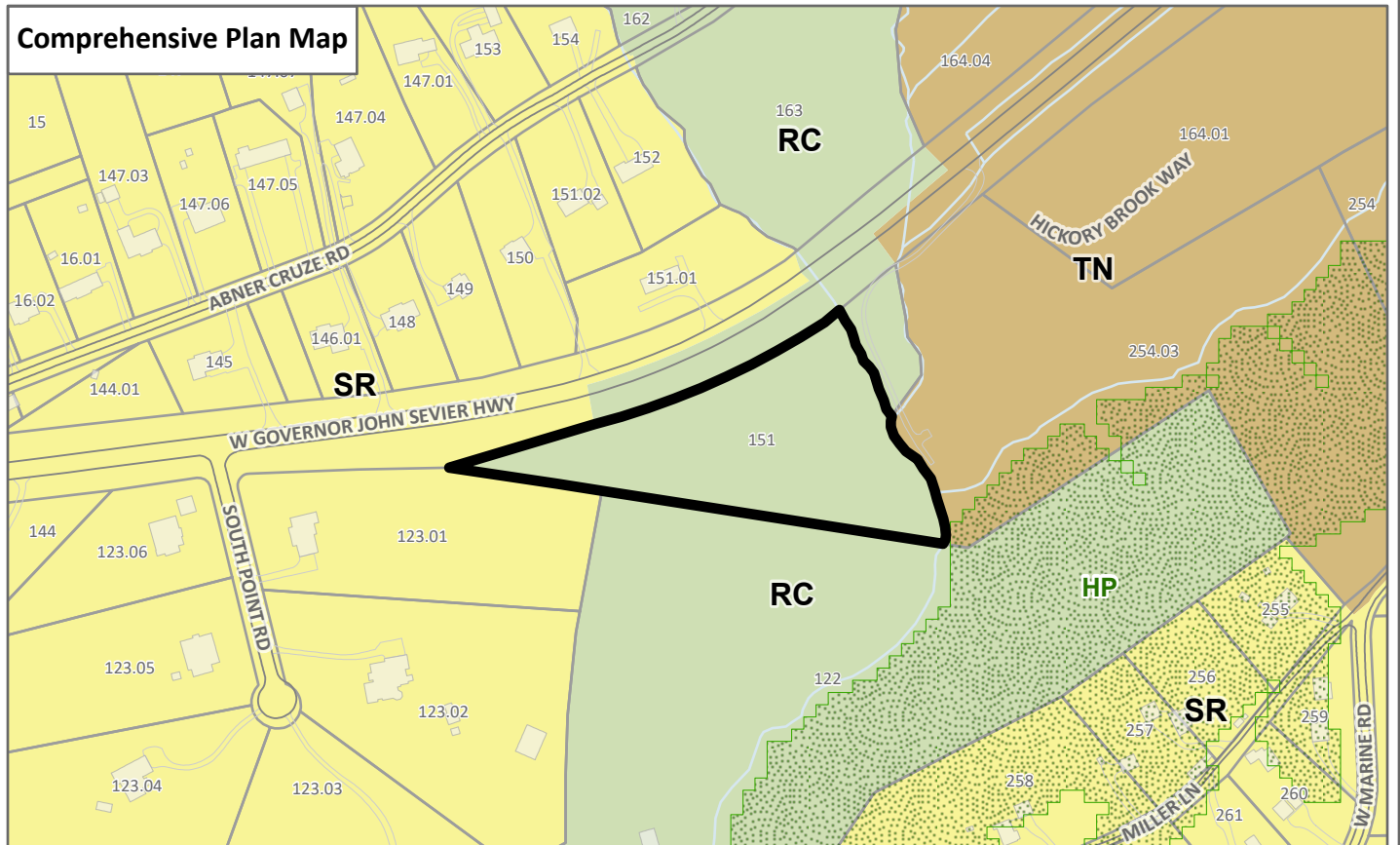
Case boundary



Zoning Map



Comprehensive Plan Map

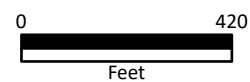


CONTEXTUAL MAPS 2

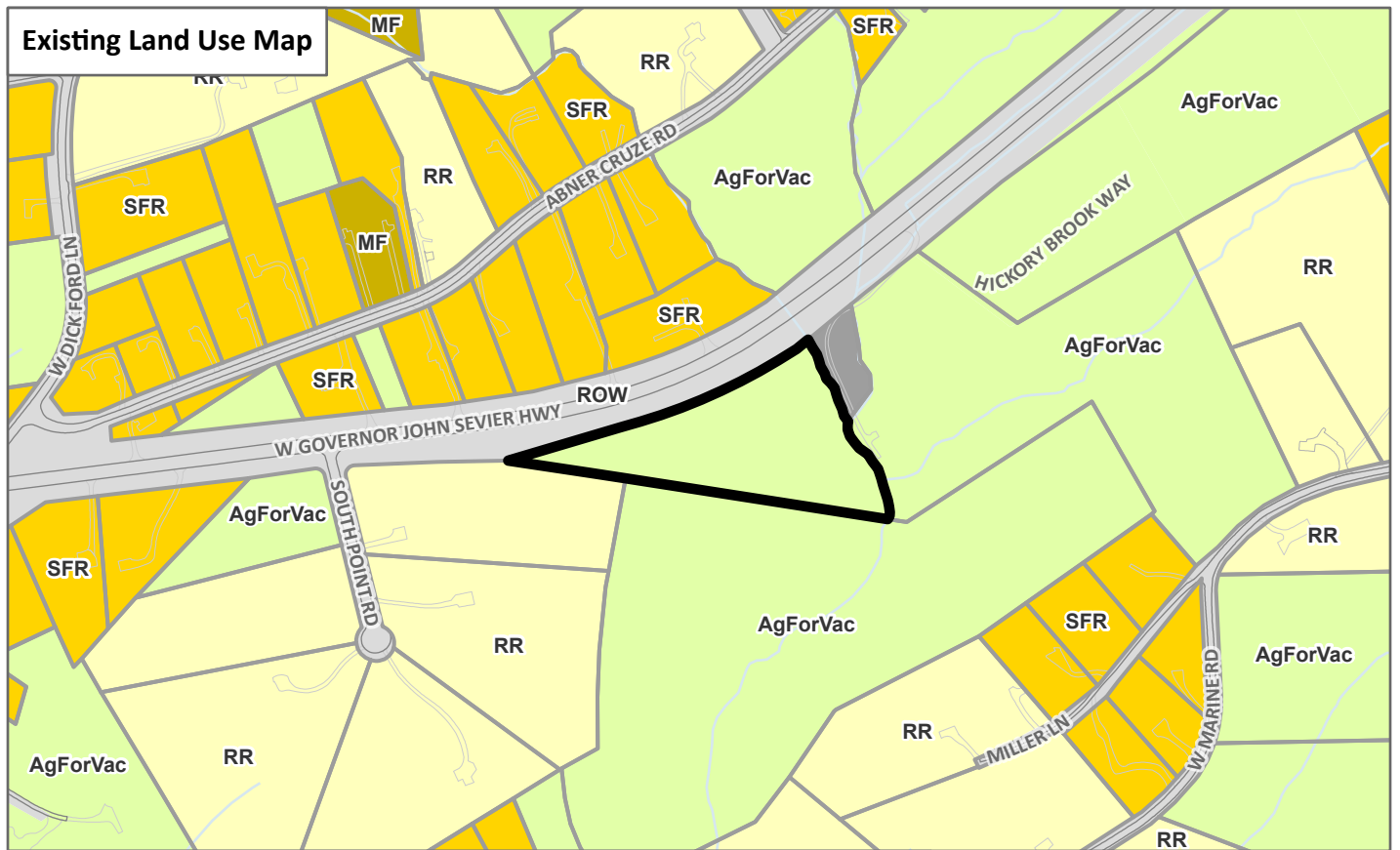
8-G-24-PA / 8-O-24-RZ



Case boundary



Existing Land Use Map

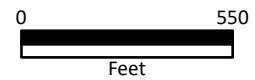


CONTEXTUAL MAPS 3

8-G-24-PA / 8-O-24-RZ



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Rezoning
☒ Plan Amendment
☐ Sector Plan
☒ City OYP / County Comp Plan

Logan Higgins

Applicant Name

Affiliation

6/25/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-G-24-PA / 8-O-24-RZ

File Number(s)

CORRESPONDENCE

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

Logan Higgins Heyoh Design + Development

Name / Company

133 S Gay St Knoxville TN 37902

Address

865-236-0430 / logan@heyohdesign.com

Phone / Email

CURRENT PROPERTY INFO

RJR Properties GP

Owner Name (if different)

3305 Bunker Hill Dr. Dr. Knoxville TN 37920

Owner Address

865-438-8804

Owner Phone / Email

0 W GOVERNOR JOHN SEVIER HWY

Property Address

137 151

Parcel ID

4.84 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of W Governor John Sevier Hwy, east of South Point Rd

General Location

☐ City

Commission District 9

PR(k) (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

RC (Rural Conservation)

Land Use (City)/Place Type (County)

Planned Growth Area

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 **PR (Planned Residential)**
Proposed Zoning
- ☒ Plan Amendment **SMR (Suburban Mixed Residential)**
Proposed Plan Designation(s)

Pending Plat File Number

at 8 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

\$1,300.00

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.

Logan Higgins

6/25/2024

Applicant Signature

Please Print

Date

Phone / Email

RJR Properties GP

6/25/2024

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 ☒ PA
☒ Rezoning

Logan Higgins

Applicant

Applicant Name

Affiliation

6-21-24

August 8, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

8-O-24-RZ
8-G-24-PA

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

Logan Higgins

Heyoh LLC

Name

Company

133 S Gay Street, Suite C

Knoxville

TN

37902

Address

City

State

ZIP

8652360430

admin@heyohdesign.com

Phone

Email

CURRENT PROPERTY INFO

RJR Properties

3305 BUNKER HILL DR, KNOXVILLE, TN 3792

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 W GOVERNOR JOHN SEVIER HWY, Knoxville 37920

137 151

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

☐ Development Plan ☐ 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

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☒ Zoning Change

PR up to 8 dwelling units per acre

Proposed Zoning

☒ Plan Amendment Change

SMR (Suburban Mixed Residential)

Proposed Plan Designation(s)

<8 DU/AC

4-T-22-R2

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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ 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

Logan Higgins

6-21-24

Applicant Signature

Please Print

Date

8652360430

admin@heyohdesign.com

Phone Number

Email

John H Kerr

dotloop verified
06/24/24 10:28 AM
EDT
0JLA-4HR1-NRAZ-ZFXZ

John H. Kerr

06/25/2024, SG

Property Owner Signature

Please Print

Date Paid

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either:

- ☐ There is an obvious or significant error or omission in the Plan

OR Two or more of the following criteria apply:

- ☐ **Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- ☐ **New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- ☒ **New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- ☒ **Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

Please explain:

We are requesting a plan amendment to change Parcel# 137151 from Rural Conservation (RC) to Suburban Mixed Residential.

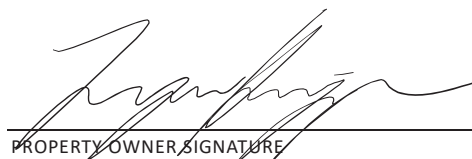
New Data:

- Knox County has made it a focus to incorporate more mixed-housing types - such as townhouses, duplexes, etc - throughout the county.
- Knox County Future Land Use stipulates that the land directly north and west will be zoned for Suburban Residential (SR) land use. This leaves a Rural Conservation gap between Traditional Neighborhood and Suburban Residential. A land use based on Suburban Mixed Residential would be most appropriate for this area as a transition along John Sevier between Traditional Neighborhood and Suburban Residential.
- A parcel directly east (#137 16401) of this parcel is zoned for <18 DU/AC with a future land use as Traditional Neighborhood and CMU.
- As all parcels east, west, and north are planned for some form of residential land use, we believe this parcel would be appropriate as Suburban Mixed Residential, Suburban Residential, or Traditional Neighborhood, but we believe Suburban Mixed Residential would be most appropriate.
- There have been multiple rezonings in the rural areas of south Knox that will contribute to greater density in the surrounding areas and having a higher density along a corridor will help isolate and limit sprawl.

Proposed Changes Support Plan:

1. Create neighborhoods with a variety of housing types and amenities in close proximity. (Policy #5)
This development would be townhouses within 1 mile of the intersection of John Sevier Highway and Chapman Highway meeting this policy's desire to partner diverse housing types and community amenities.
2. Promote attainable housing that meets the needs of the current and future residents. (Policy #6)
By developing attached, residential units in this area, the development would be creating a more attainable level of housing for people who are not looking to purchase a single-family home.
3. Coordinate infrastructure improvements with development. (Policy #9)
Developing this area would improve stormwater management and other utilities in the area.

By signing below, I certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.



Logan Higgins

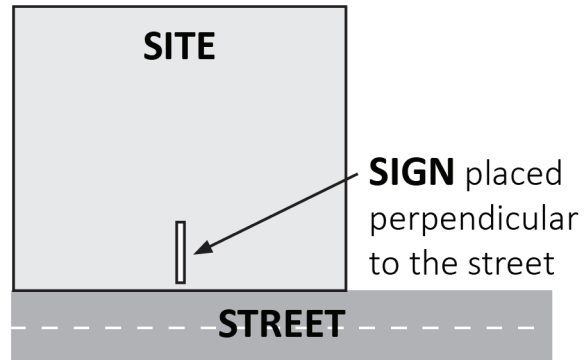
6/21/24

PROPERTY OWNER SIGNATURE

PRINTED NAME

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:

_____ **07/26/2024** _____ and _____ **08/09/2024** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Logan Higgins

Date: 06/25/2024

File Number: 8-O-24-RZ & 8-G-24-PA



Sign posted by Staff



Sign posted by Applicant