



PLAN AMENDMENT REPORT

▶ **FILE #:** 1-E-24-SP

AGENDA ITEM #: 9

AGENDA DATE: 1/11/2024

▶ **APPLICANT:** TAYLOR D. FORRESTER
 OWNER(S): Brian Conley SBL Investment Properties, LLC

TAX ID NUMBER: 82 M C 037 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 2805 DELROSE DR

▶ **LOCATION:** North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

▶ **APPX. SIZE OF TRACT:** 29.71 acres

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Delrose Drive, a major collector street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Brooks Avenue, a minor arterial street with a 21-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION:** HP (Hillside Protection);MDR/O (Medium Density Residential/Office)

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

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the plan designation

HISTORY OF REQUESTS: A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied by the Planning Commission per staff recommendation in 2003 (4-J-03-RZ).

SURROUNDING LAND USE AND PLAN DESIGNATION:

North: Single family residential, rural residential, agriculture/forestry/vacant land - LDR (Low Density Residential)

South: Single family residential, agriculture/forestry/vacant land, public-quasi public land - LDR (Low Density Residential)

East: Rural residential, office, single family residential - LDR (Low Density Residential), HP (Hillside Protection)

West: Public-quasi public land, public parks - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT This area of East Knoxville is predominantly comprised of single family

homes. There is a small multifamily community nearby to the southeast. Williams Creek Golfcourse is located to the west and a landfill is located to the southeast. Sarah Moore Green Elementary School and the Knoxville Botanical Gardens and Arboretum are nearby to the north.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East 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 2/6/2024 and 2/20/2024. 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/ REZONING REPORT

▶ **FILE #:** 1-I-24-RZ **AGENDA ITEM #:** 9
 1-C-24-PA **AGENDA DATE:** 1/11/2024

▶ **APPLICANT:** TAYLOR D. FORRESTER
OWNER(S): Brian Conley SBL Investment Properties, LLC

TAX ID NUMBER: 82 M C 037 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 2805 DELROSE DR

▶ **LOCATION:** North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

▶ **TRACT INFORMATION:** 29.71 acres.

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Delrose Drive, a major collector street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Brooks Avenue, a minor arterial street with a 21-ft pavement width within a 42-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied by the Planning Commission per staff recommendation in 2003 (4-J-03-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, rural residential, agriculture/forestry/vacant land - LDR (Low Density Residential) - RN-2 (Single Family Residential Neighborhood), RN-1 (Single Family Residential Neighborhood)

ZONING South: Single family residential, agriculture/forestry/vacant land, public-quasi public land - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood), OS (Parks and Open Space)

East: Rural residential, office, single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Public-quasi public land, public parks - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood), OS (Parks and Open Space)

NEIGHBORHOOD CONTEXT: This area of East Knoxville is predominantly comprised of single family homes. There is a small multifamily community nearby to the southeast. Williams Creek Golfcourse is located to the west and a landfill is located to the southeast. Sarah Moore Green Elementary School and the Knoxville Botanical Gardens and Arboretum are nearby to the north.

STAFF RECOMMENDATION:

- ▶ **Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.**

- ▶ **Postpone for 30 days to the February 8, 2024 Planning Commission meeting per the applicant's request.**

COMMENTS:

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
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If approved, this item will be forwarded to Knoxville City Council for action on 2/6/2024 and 2/20/2024. 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.



Request to Postpone • Table • Withdraw

Taylor D. Forrester

1/4/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

January 11, 2024

Scheduled Meeting Date

File Number(s)
1-E-24-SP; 1-I-24-RZ

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the February 8, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Taylor D. Forrester	<small>Digitally signed by Taylor D. Forrester DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, c=US, email=tforrester@lrw.com</small>	Taylor D. Forrester
Applicant Signature		Please Print
865-584-4040		tforrester@lrwlaw.com
Phone Number		Email

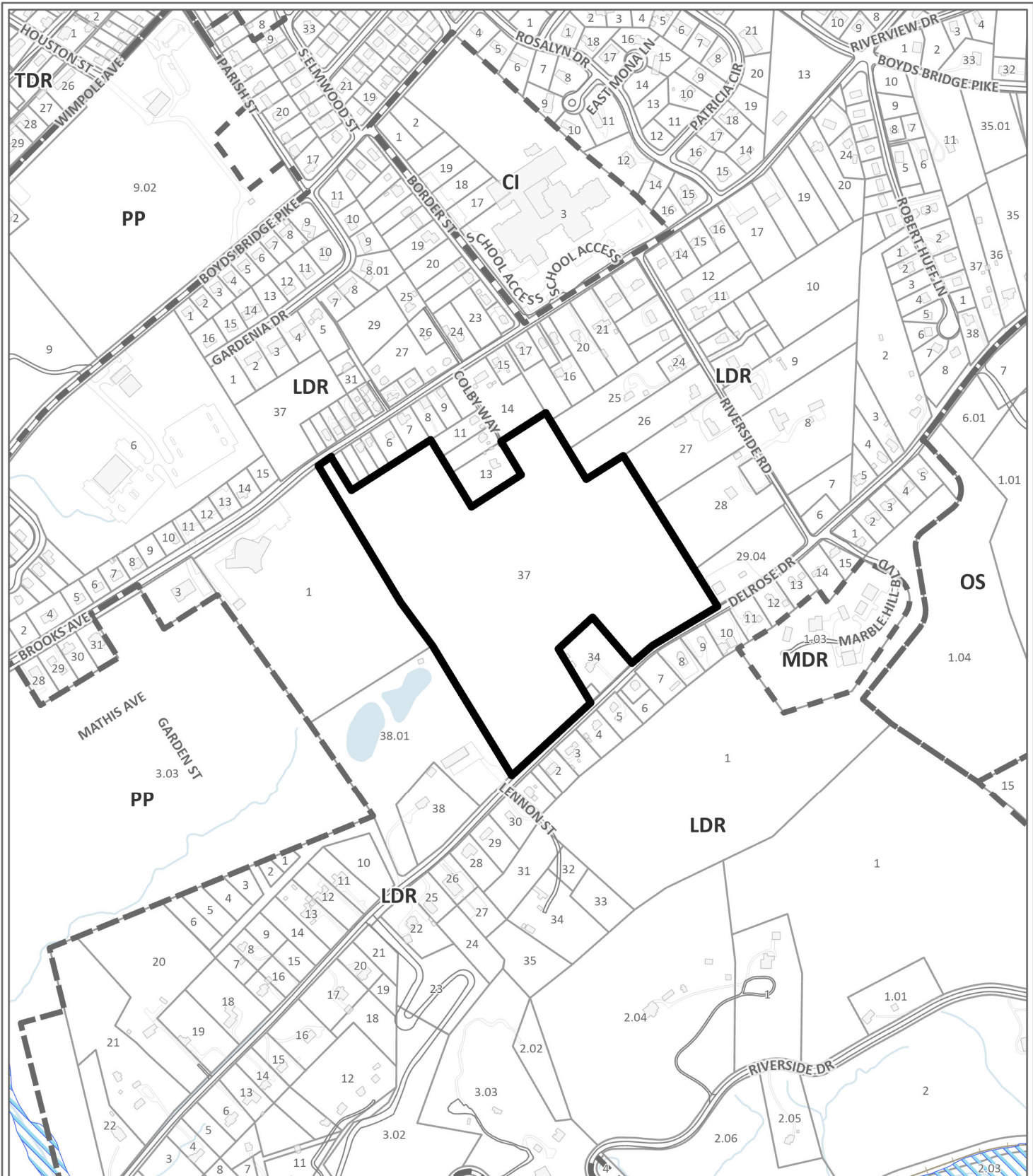
STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



**1-E-24-SP
EAST CITY SECTOR PLAN MAP**

Petitioner: Taylor D. Forrester



From: LDR (Low Density Residential), HP (Hillside Protection)

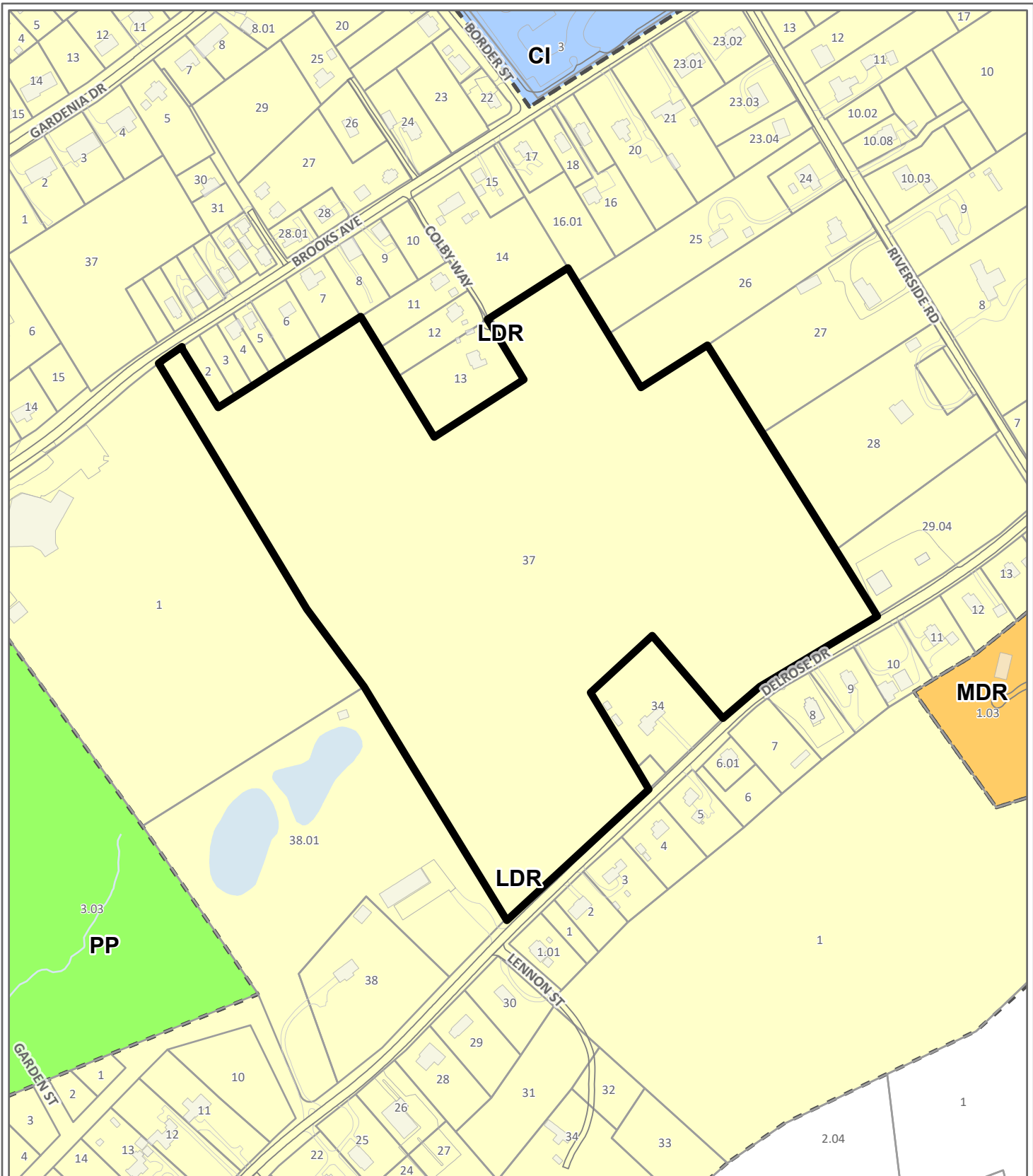
To: HP (Hillside Protection); MDR/O (Medium Density Residential/Office)

Map No: 82
Jurisdiction: City

Original Print Date: 12/20/2023

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





ONE YEAR PLAN MAP

1-C-24-PA

Petitioner: Taylor D. Forrester



From: LDR (Low Density Residential), HP (Hillside Protection)

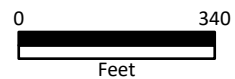
To: HP (Hillside Protection); MDR/O (Medium Density Residential/Office)

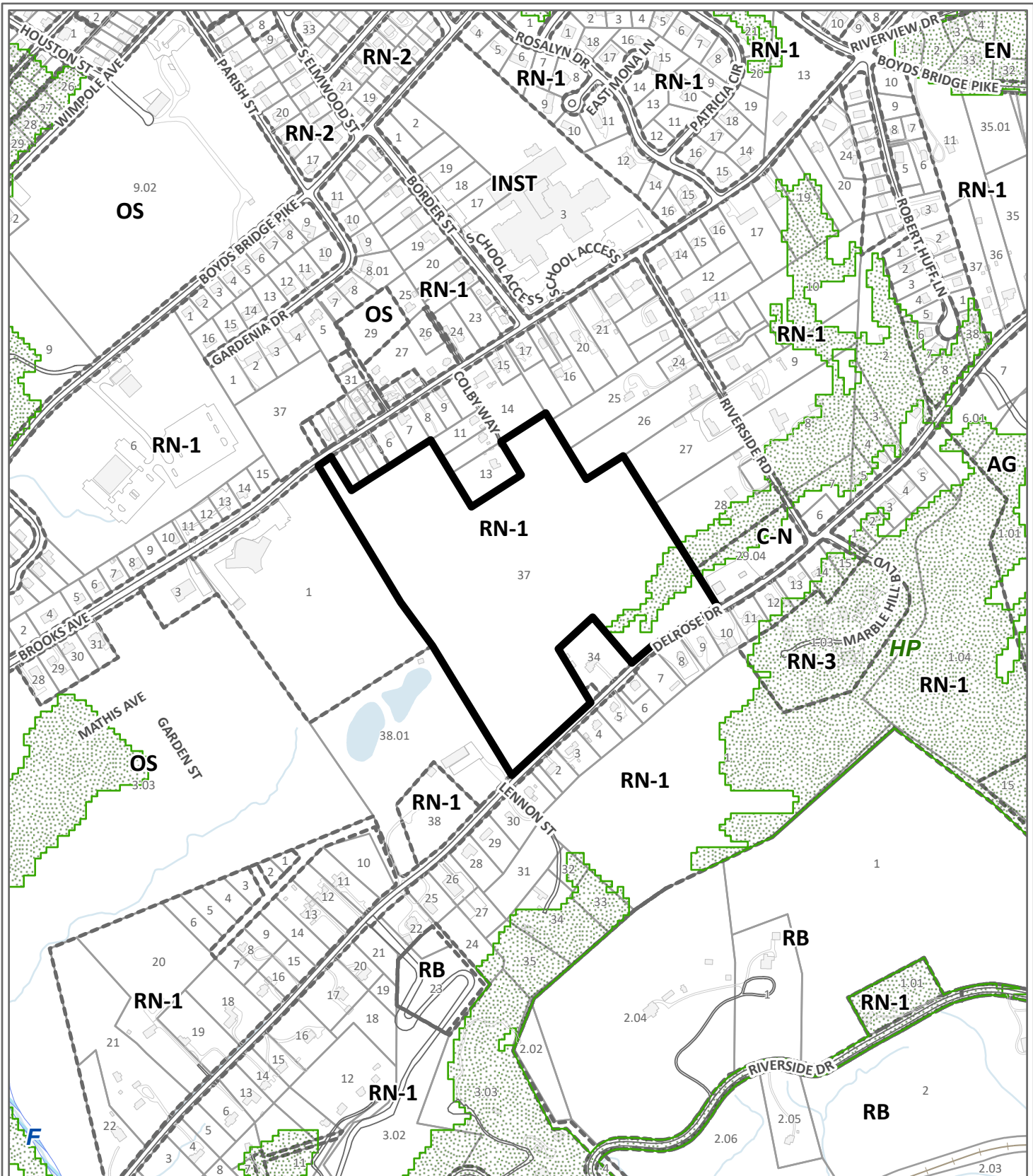
Map No: 82

Jurisdiction: City

Original Print Date: 12/11/2023

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





REZONING

1-I-24-RZ

Petitioner: Taylor D. Forrester



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Overlay)

Map No: 82
Jurisdiction: City

Original Print Date: 12/11/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

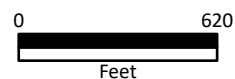
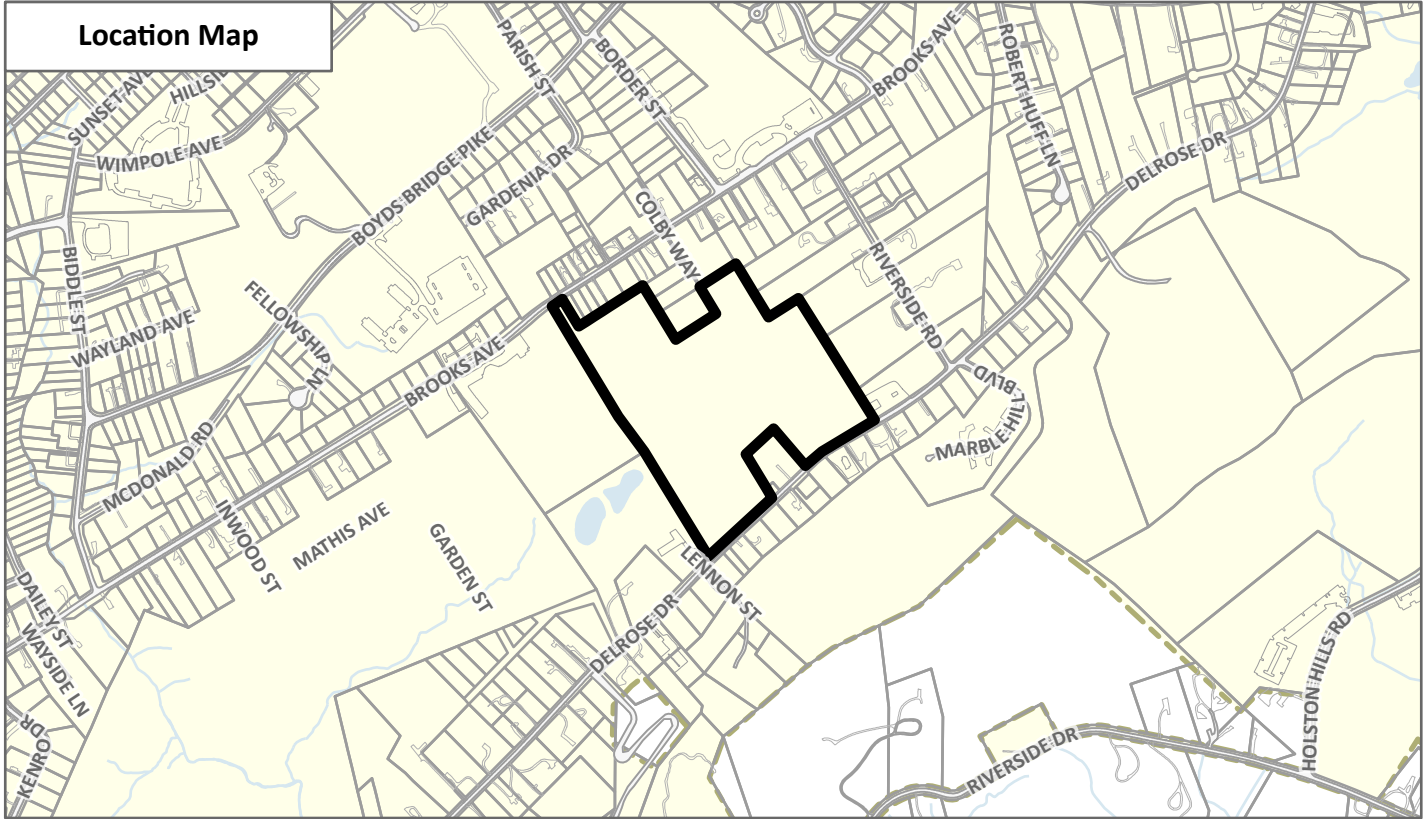
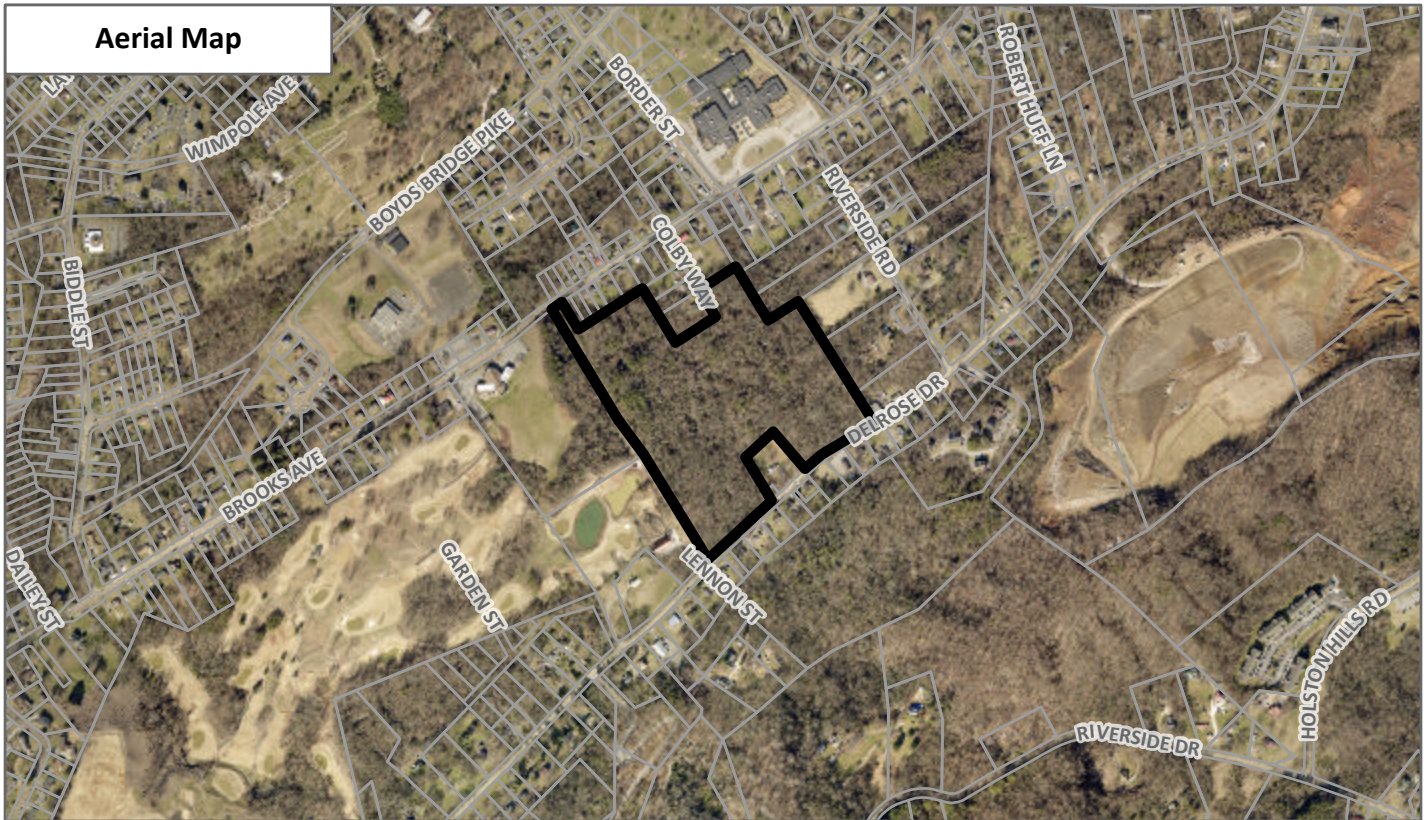


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

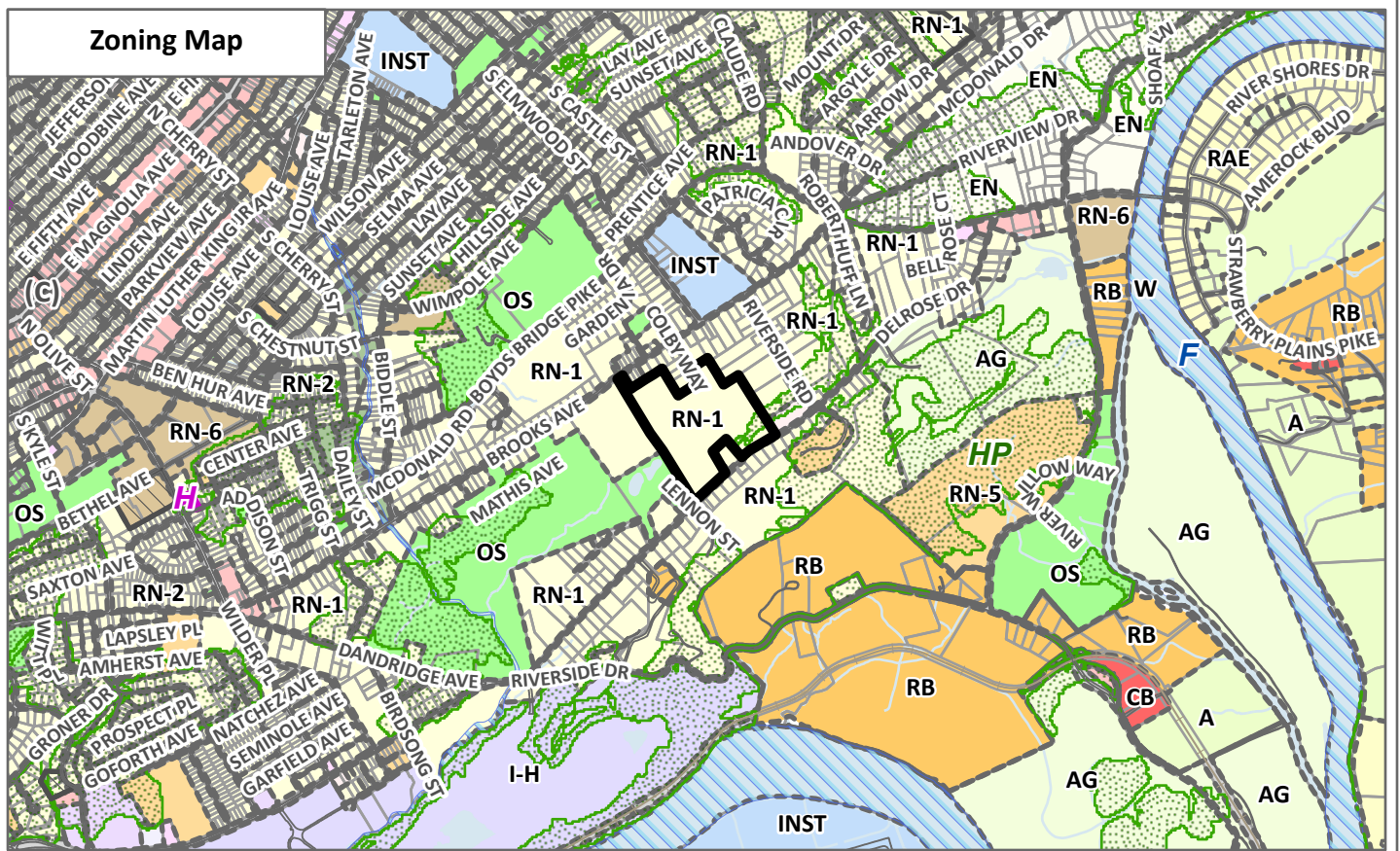
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



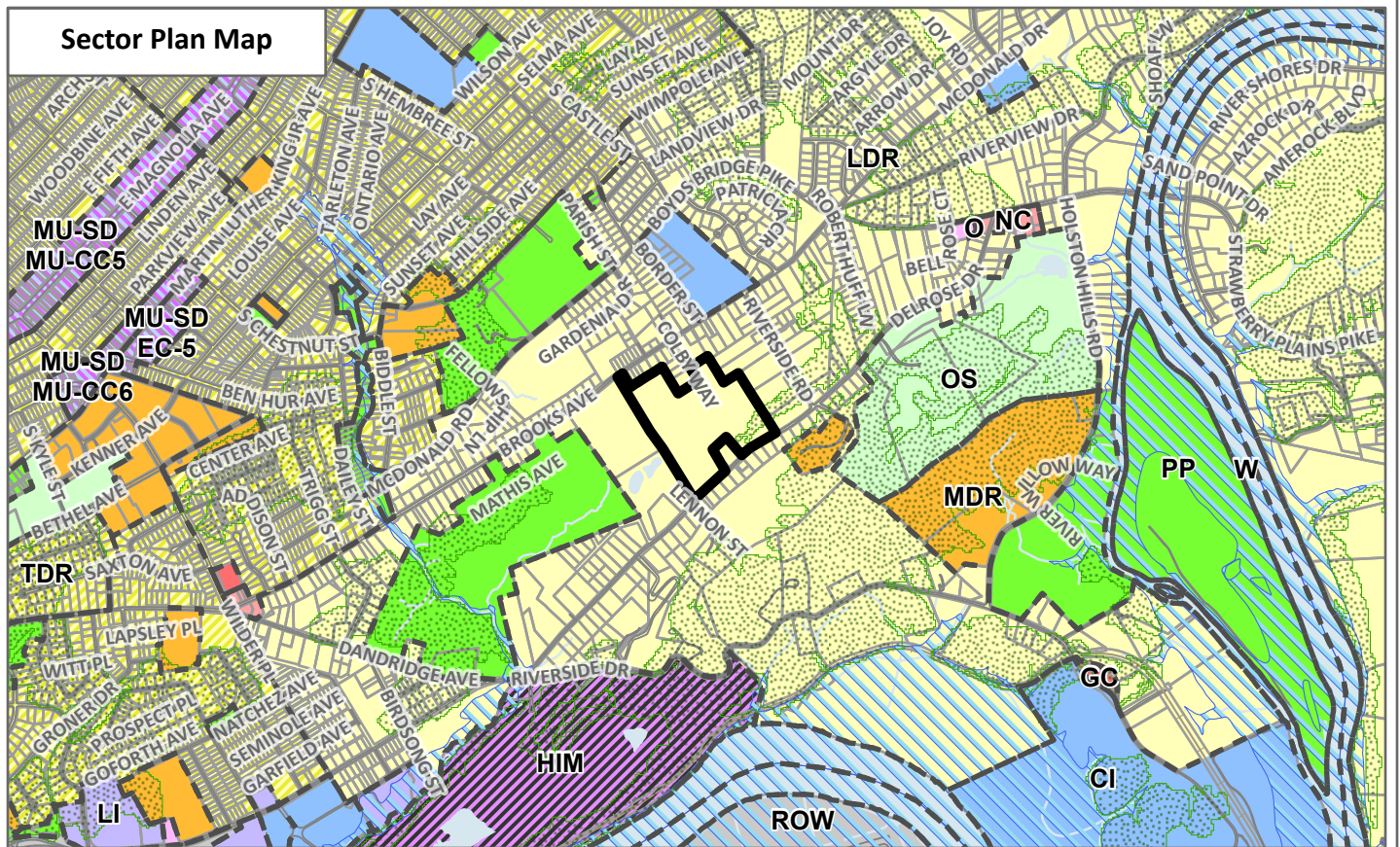
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

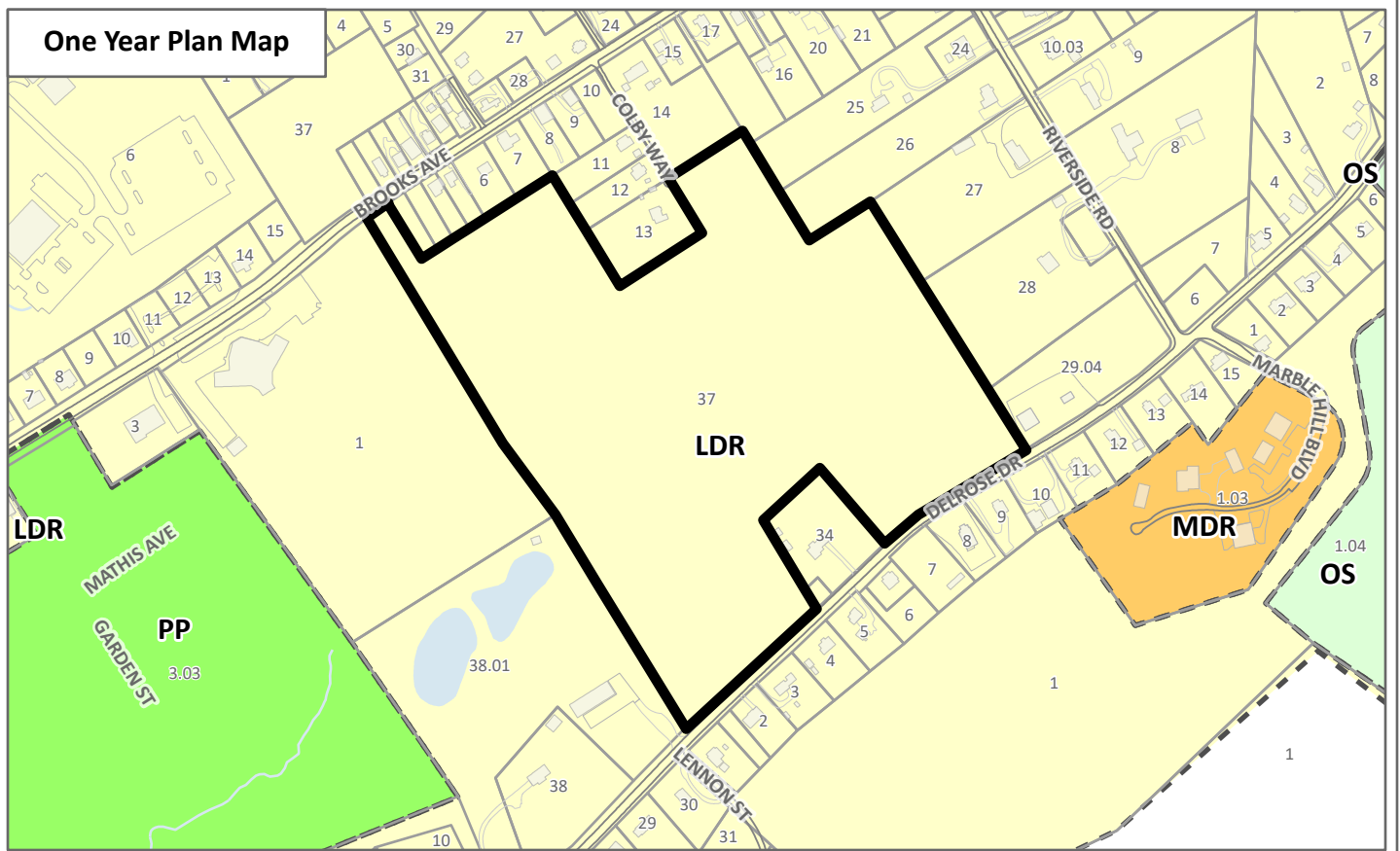
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



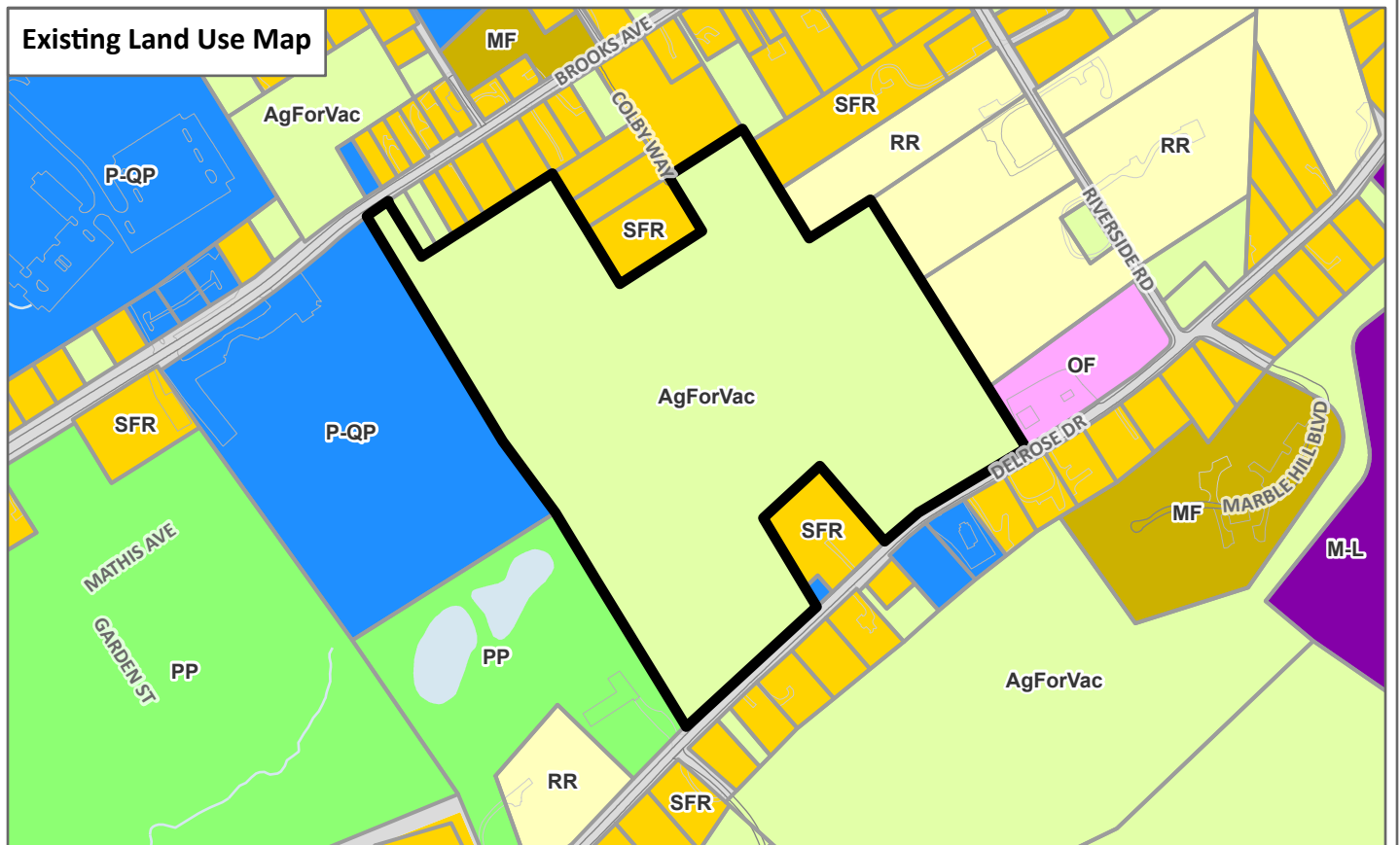
Case boundary



One Year Plan Map



Existing Land Use Map

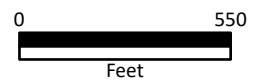


CONTEXTUAL MAPS 3

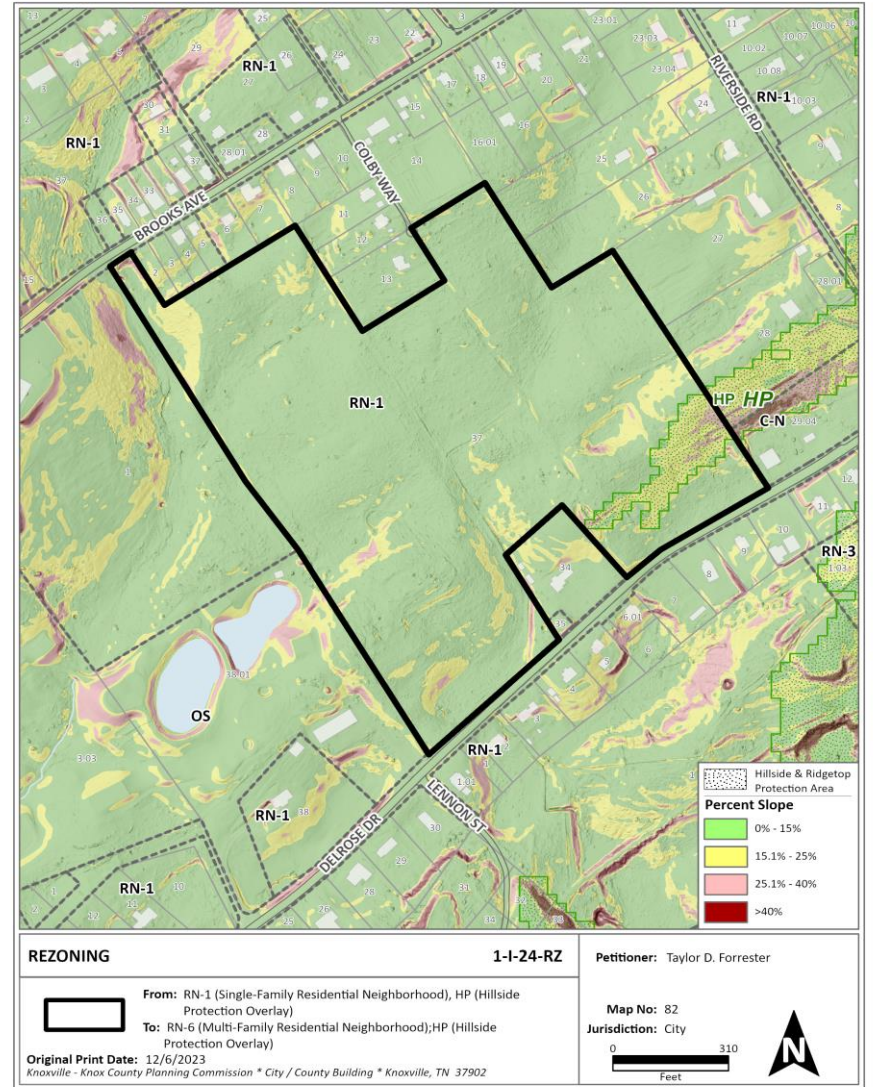
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,294,094.2	29.7			
Non-Hillside	1,244,451.6	28.6	N/A		
0-15% Slope	7,169.1	0.2	100%	7,169.1	0.2
15-25% Slope	35,889.3	0.8	50%	17,944.6	0.4
25-40% Slope	6,558.1	0.2	20%	1,311.6	0.0
Greater than 40% Slope	26.1	0.0	10%	2.6	0.0
Ridgetops					
Hillside Protection (HP) Area	49,642.6	1.1	Recommended disturbance budget within HP Area	26,428.0	0.6
			Percent of HP Area	53.2%	





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

Taylor D. Forrester

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-I-24-RZ / 1-C-24-PA

File Number(s)

CORRESPONDENCE

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

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Brian Conley SBL Investment Properties, 6800 Sherwood Rd Knoxville TN 37919

Owner Name (if different)

Owner Address

310-409-8167

Owner Phone / Email

2805 DELROSE DR

Property Address

82 M C 037

Parcel ID

Part of Parcel (Y/N)?

29.71 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

General Location

City **Council District 6**

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East City

LDR (Low Density Residential), HP (Hillside Protection)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change RN-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Over	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment MDR/O (Medium Density Residential/Office); HP (Hillside Protection)	
Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$3,485.50	
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	Taylor D. Forrester	11/27/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Brian Conley SBL Investment Properties, LLC	11/27/2023
	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
 - Sector Plan
 - One Year Plan
- Rezoning

Taylor D. Forrester

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-E-24-SP

File Number(s)

CORRESPONDENCE

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

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Brian Conley SBL Investment Properties, 6800 Sherwood Rd Knoxville TN 37919

Owner Name (if different)

Owner Address

310-409-8167

Owner Phone / Email

2805 DELROSE DR

Property Address

82 M C 037

Parcel ID

Part of Parcel (Y/N)?

29.71 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

General Location

City

Council District 6

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

N/A (Within City Limits)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Over	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	HP (Hillside Protection);MDR/O (Medium Density Residential/Office)	
	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

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- Traffic Impact Study
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Fee 1	Total
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Fee 2	
Fee 3	

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Applicant Signature	Taylor D. Forrester	11/27/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Brian Conley SBL Investment Properties, LLC	11/27/2023
	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

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

11/27/2023

1/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-I-24-RZ,
1-C-24-PA
1-E-24-SP

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

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Ste. S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

SBL Investment Properties LLC

6800 Sherwood Dr., Knoxville, TN 37919

310-409-8167

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2805 Delrose Drive

082MC037

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

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change
 Proposed Zoning
 RN-6

Plan Amendment Change
 Proposed Plan Designation(s)
 MDR/O

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

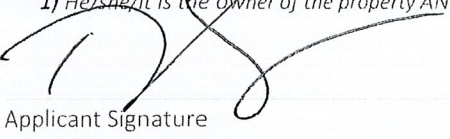
ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0605	\$1,350.00	
Fee 2		\$3,485.50
0802	\$2,135.50	
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



Taylor D. Forrester

11/27/2023

Applicant Signature

Please Print

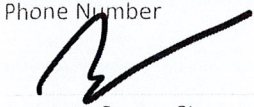
Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email



Brian Conley

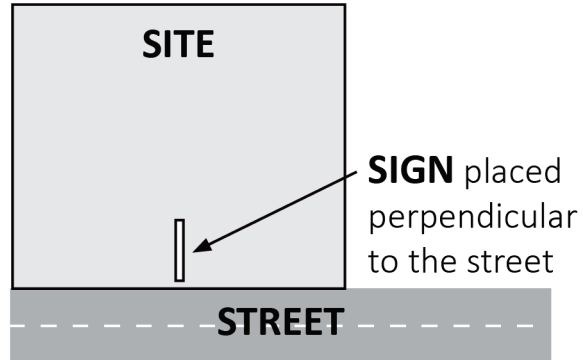
11/28/2023, SG

Property Owner Signature

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor D. Forrester

Date: 11/28/2023

File Number: 1-I-24-RZ, 1-E-24-SP & 1-C-24-PA

- Sign posted by Staff
- Sign posted by Applicant