



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-M-24-RZ
1-H-24-SP

AGENDA ITEM #: 30
AGENDA DATE: 1/11/2024

▶ **APPLICANT:** THUNDER MOUNTAIN PROPERTIES
OWNER(S): B. Chris Arnold Thunder Mountain Properties

TAX ID NUMBER: 150 B C 001 (PART OF) [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 CHAPMAN HWY

▶ **LOCATION:** Southwest side of Chapman Hwy, south side of Highland View Dr

▶ **TRACT INFORMATION:** 20.2 acres.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Chapman Hwy, a four lane major arterial street with a continuous center turn lane with 120-160 ft of right-of-way; Highland View Dr, a minor collector street with a pavement width of 20 ft within a 50-ft right-of-way; Highland View Circle, a local street with a pavement width of 26 ft within a 50-ft right-of-way; and W. Simpson Rd, a local street with a pavement with 15-16 ft within a 50 to 60-ft right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Hinds Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RA (Low Density Residential), A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MU-SD, SCo-1 (South Knox County Gateway), HP (Hillside Protection) / CA (General Business)

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

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, this is an extension of the plan designations and zones.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, North: Agriculture/forestry/vacant land - LDR (Low Density Residential) - CA (General Business)

ZONING South: Agriculture/forestry/vacant land, single family residential - LDR (Low Density Residential), AG (Agricultural) - A (Agricultural), RA (Low Density Residential)

East: Single family residential - AG (Agricultural) - A (Agricultural)

West: Commercial, agriculture/forestry/vacant land - AG (Agricultural), MU-
Sco-1 (South Knox County Gateway), HP (Hillside Protection) - A
(Agricultural), SC (Shopping Center)

NEIGHBORHOOD CONTEXT: This area along Chapman Hwy is on the north side of Bays Mountain from Seymour (Sevier County) and consists of a small commercial strip center, golf driving range, cemetery, and baseball fields. Residential uses are primarily located on side streets, away from Chapman Hwy.

STAFF RECOMMENDATION:

- ▶ **Approve the MU-SCo-1 (South Knox County Gateway) land use classification, as specified in the case boundary map, because it is a minor extension that is compatible with surrounding development. The HP (Hillside Protection) areas would be retained.**

- ▶ **Approve the CA (General Business) zone, as specified in the case boundary map, because it is a minor extension that is consistent with surrounding development, subject to 1 condition.**

1) Before grading and building permits are issued on the site, development plan approval by the Planning Commission is required for consideration of the mixed use district design principles in Table 12 (page 30) of the South County Sector Plan (Exhibit B).

COMMENTS:

The proposed sector plan amendment from LDR (Low Density Residential) to MU-SCo-1 (South Knox County Gateway) is for the portion of the parcel currently zoned and proposed to be zoned CA (approximately 20.2 acres).

NOTE: The acreage calculations are approximations based on measurements from KGIS. According to the property deed, the total acreage is 27 acres. The parcel's acreage based on the area measurement tool in KGIS is approximately 28.9 acres. For this reason, the acreage referencing the different portions of the property, including the associated rezoning for the western portion of the parcel (1-N-24-RZ), adds up to more than 27 acres.

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AN AMENDMENT OF THE LAND USE PLAN:

1. Recent development plan and rezoning approvals in the area include a 117-lot townhouse development (9.46 du/ac) along Chapman Hwy to the southeast (11-SD-21-C / 11-C-21-UR) and rezoning 64 acres to PR up to 2.8 du/ac on the east side of Sevierville Pike (11-F-21-RZ / 11-B-21-SP).
2. The Highland Ridge Subdivision to the west on Highland View Drive is a 125-acre property zoned PR up to 1.47 du/ac. The subdivision was originally approved in 2005 and then redesigned in 2019. Home construction started in 2022.
3. The other properties with the CA zone on the east side of Chapman Hwy have the GC (General Commercial) land use classification. Expansion of commercial zoning for the subject site may have been previously discouraged because of safety concerns with directly accessing Chapman Hwy and the two side streets. The safety improvements completed by the Tennessee Department of Transportation (TDOT) in 2022 have improved this situation.

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

1. In 2022, the Tennessee Department of Transportation (TDOT) widened Chapman Highway to include a middle turn lane from the county line to the Highland View Drive intersection. These improvements included realigning the W. Simpson Road intersection and installing an eastbound deceleration lane at this intersection.
2. According to the TDOT website for the Chapman Hwy improvements, as of October 3, 2023, work on a new water line has moved to Simpson Road and is progressing north. A new gas line has been installed to Simpson Road.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification does not recognize the property's existing CA (General Business) zoning.

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

1. There has not been a significant change in construction in the area except for the buildout of homes in the Highland Ridge subdivision to the west on Highland View Drive.

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. In 2022, the Tennessee Department of Transportation (TDOT) widened Chapman Hwy to include a middle turn lane from the county line to the Highland View Drive intersection. These improvements included realigning the W. Simpson Road intersection and installing an eastbound deceleration lane at this intersection.
2. According to the TDOT website for the Chapman Hwy improvements, as of October 3, 2023, work on a new water line has moved to Simpson Road and is progressing north. A new gas line has been installed to Simpson Road.
3. Approximately 7.7 acres of the property along Chapman Hwy is already zoned CA. Since the 1950s, long segments of Chapman Hwy were zoned commercial on both sides with a 200 to 250-ft depth. The SC (Shopping Center) zone to the west has also been there since the 1950s. Commercial zoning in this area has remained relatively unchanged with the exception of some minor extensions and removals to the southeast near the County line.

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

1. This request is to rezone approximately 12.5 acres of the eastern portion of this 27-acre property from RA (Low Density Residential) to CA (General Business). The remaining portion of the property to the west zoned RA is proposed to be rezoned to PR (Planned Residential) up to 5 du/ac (1-N-24-RZ).
2. The CA zone is intended to provide for general retail business and services but not for manufacturing or for processing materials other than farm products.
3. The proposed rezoning will be consistent with the zone's intent and the surrounding area, which includes a mix of commercial, public/quasi-public, and residential uses.
4. The recommended condition of development plan approval by the Planning Commission will allow consistency in the zoning of the commercial portion of the property and will allow consideration of the design principles outlined in Table 12 of the South County Sector Plan (Exhibit C).
5. 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 is 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. This portion of the subject property has frontage on Chapman Hwy, Highland View Drive, and W. Simpson Road., and two right-of-way stub-outs for access, one to the north (Highland View Circle) and one to the south (W. Simpson Road). The multiple options for access could allow for vehicle traffic to be distributed rather than concentrated and for general connectivity. Pedestrian and vehicle connections from the residential portion of the property (1-N-24-RZ) should be considered during the development plan review. In general, vehicle connections through existing residential areas are discouraged but can be considered when there are mutual benefits.
2. If a future development proposal includes a connection to W. Simpson Road, the developer must design the road or driveway to meet the requirements of the natural gas provider where it crosses the pipeline.

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

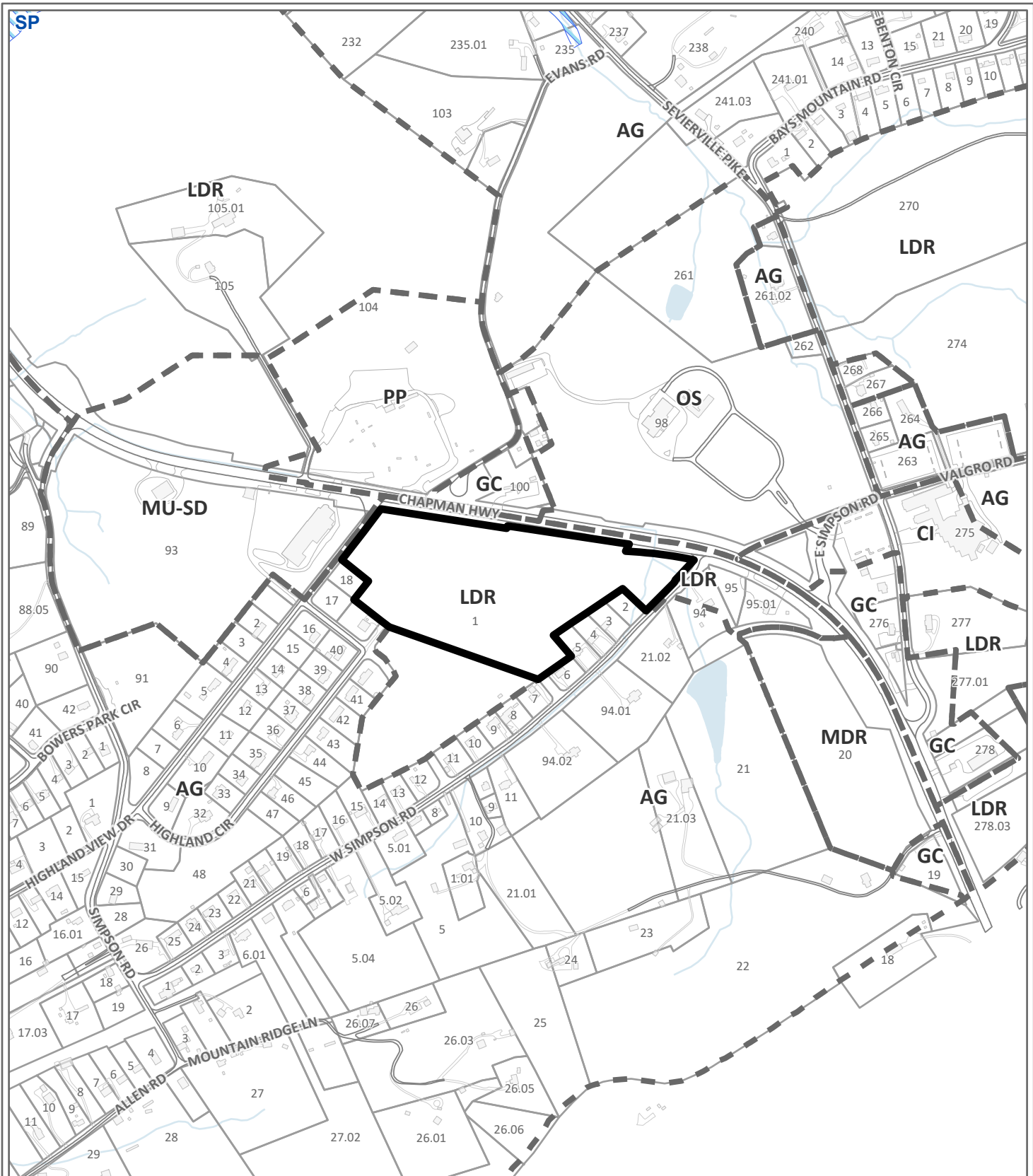
1. This rezoning with the recommended condition is consistent with the South County Sector Plan as amended. The MU-SD, SCo-1 land use class recommends commercial, office, and residential zoning that requires site plan review. Table 12 on p. 30 of the South County Sector Plan provides a list of design criteria to be considered (see Exhibit C).
2. The requested rezoning, with the recommended condition, is consistent with the General Plan's development policy 8.12, to ensure adequate screening and/or development restrictions near residential, and 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing

neighborhoods and communities. The recommended condition of development plan approval will allow the Planning Commission to consider the scale and compatibility of the development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 2/26/2024. 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.



**1-H-24-SP
SOUTH COUNTY SECTOR PLAN MAP**

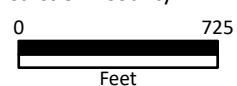
Petitioner: Thunder Mountain Properties

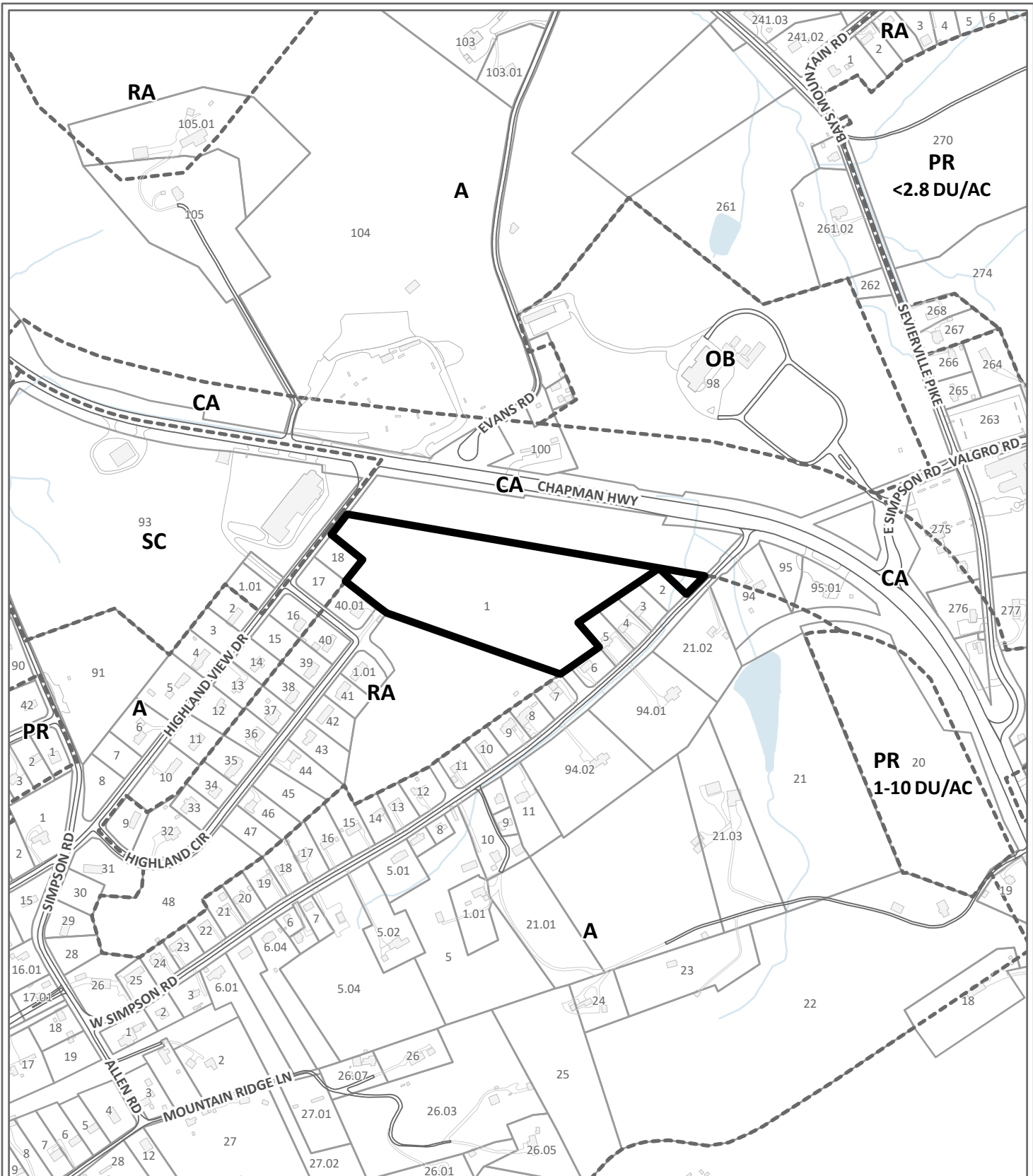


From: LDR (Low Density Residential), HP (Hillside Protection)
To: MU-SD (SWCO-1: Southwest County), HP (Hillside Protection)

Map No: 150
Jurisdiction: County

Original Print Date: 12/20/2023
Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

1-M-24-RZ

Petitioner: Thunder Mountain Properties



From: RA (Low Density Residential), A (Agricultural)

To: CA (General Business)

Map No: 150

Jurisdiction: County

Original Print Date: 12/20/2023

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

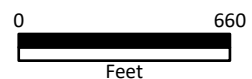
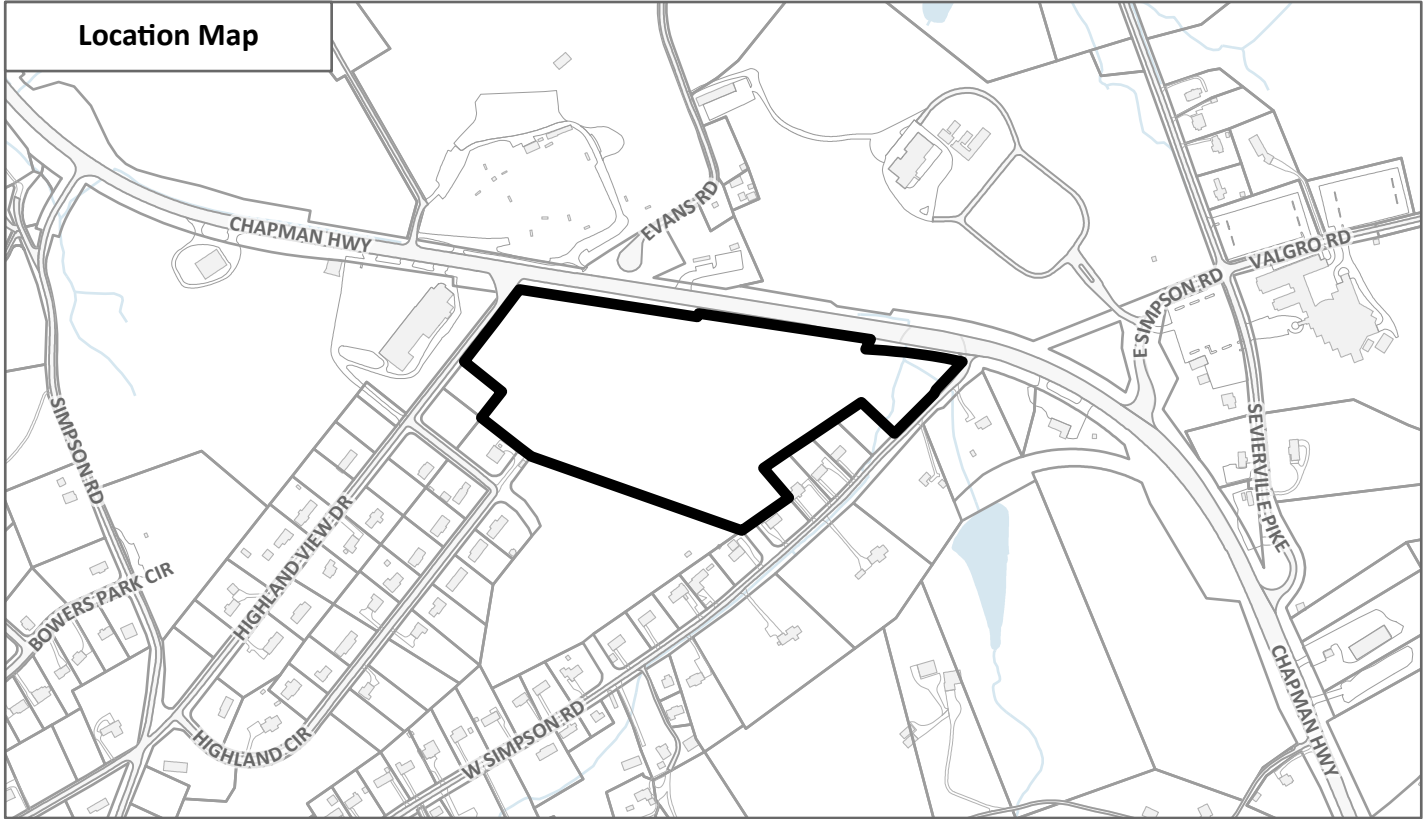


Exhibit A. Contextual Images

Location Map



Aerial Map

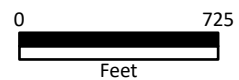


CONTEXTUAL MAPS 1

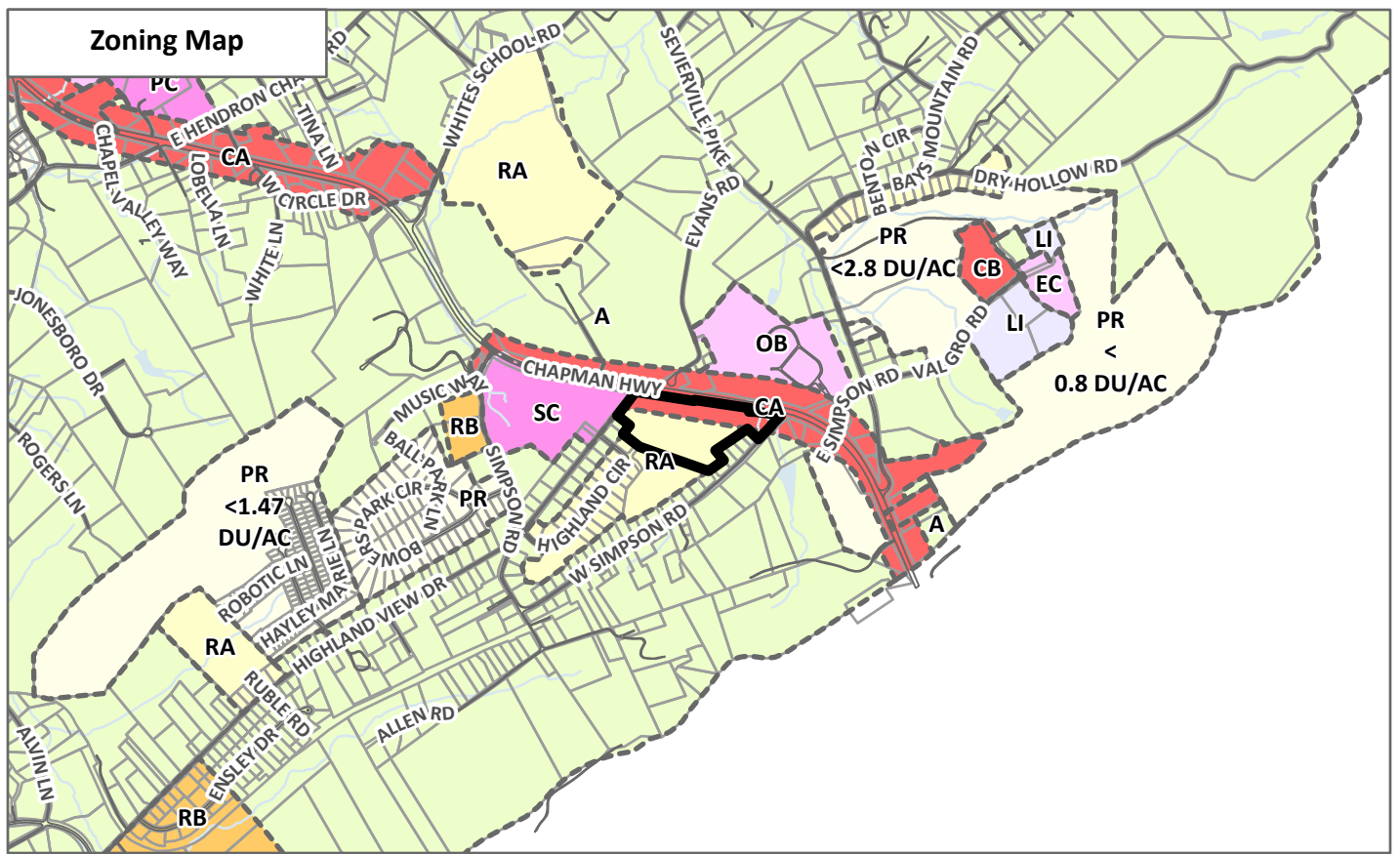
1-H-24-SP / 1-M-24-RZ



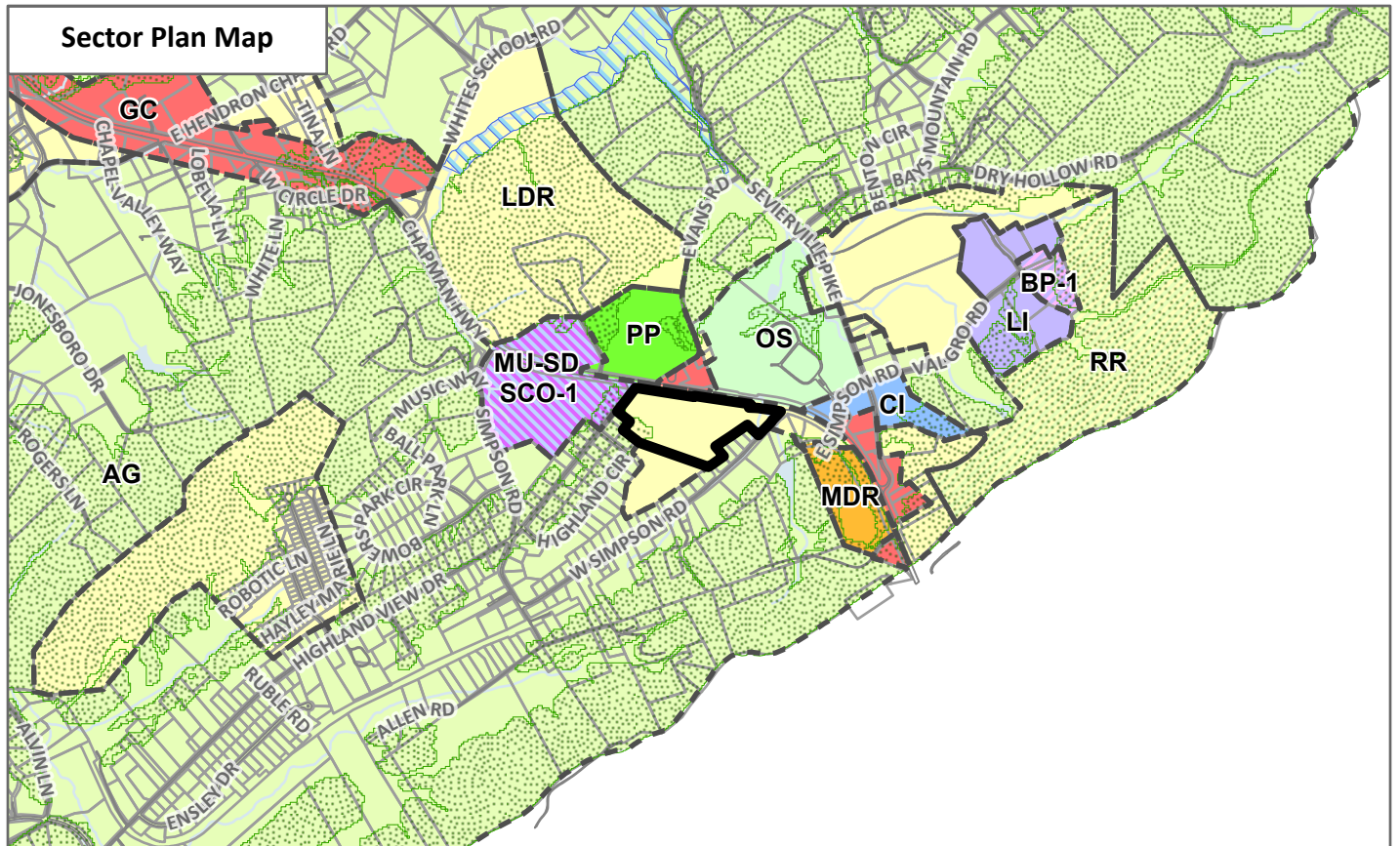
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

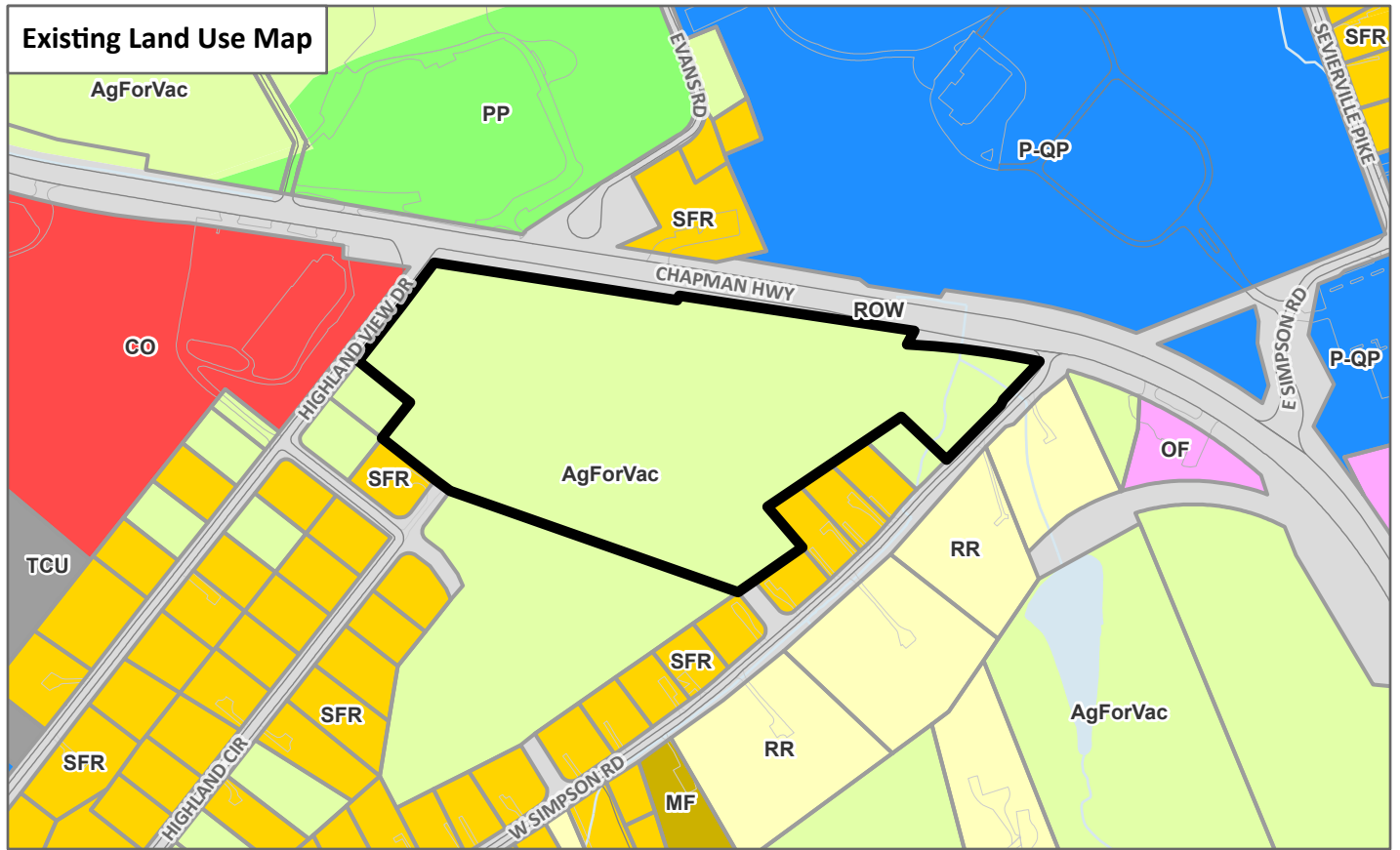
1-H-24-SP / 1-M-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

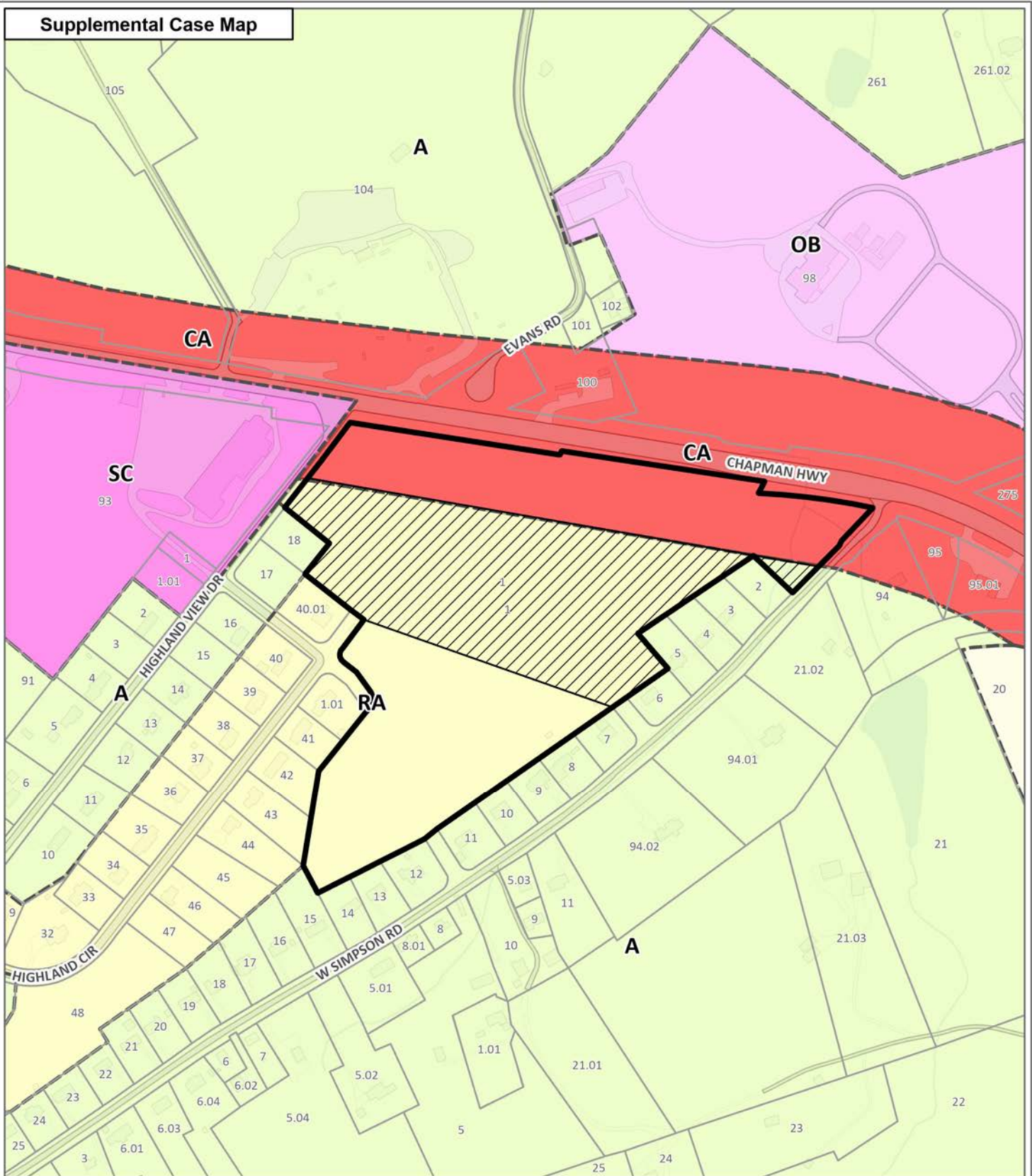
1-H-24-SP / 1-M-24-RZ



Case boundary



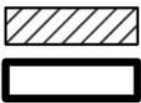
Supplemental Case Map



REZONING

1-M-24-RZ

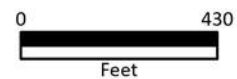
Petitioner: Thunder Mountain Properties



Area requested for rezoning within parcel

Boundary for parcel 150BC001

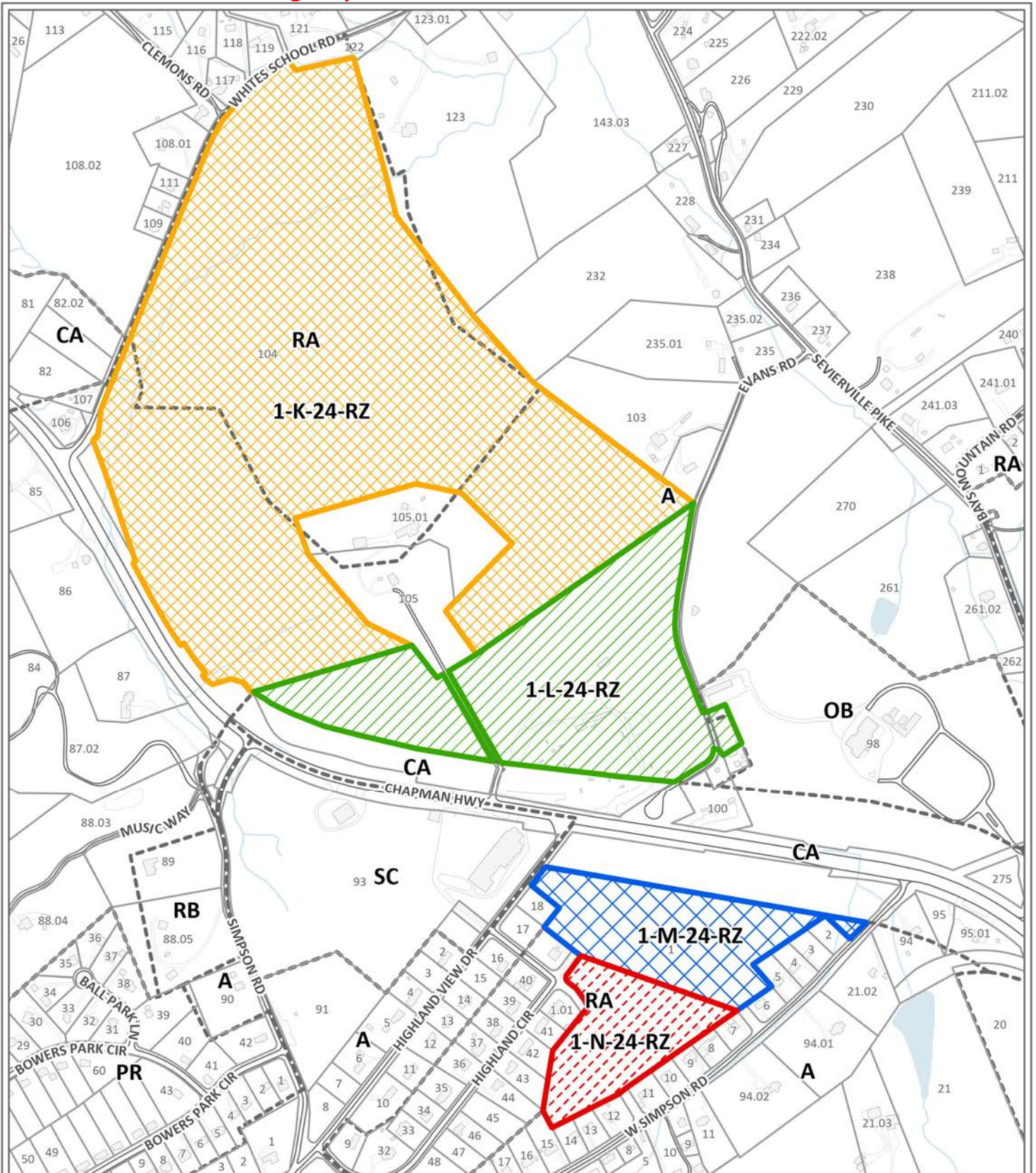
Map No: 150
Jurisdiction: County



Original Print Date: 1/3/2024

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

Exhibit B. Related Rezoning Requests



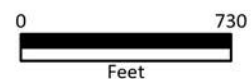
REZONING

- From A to CA
- From RA, A to CA
- From RA to PR
- From RA, A to PR

Original Print Date: 12/21/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Thunder Mountain Properties

Map No: 138 and 150
Jurisdiction: County



Memorandum

Date: 1/10/2024

To: Knox Planning Staff

From: Steve Elliott Director of Development Services 

Subject: 1-M-24-RZ, 1-H-24-SP

Per Section 1 (7.1) of the Growth Policy plan the zoning administrator for Knox County must determine which classification prevails when the Planned Growth Boundary splits a parcel and in the case of the subject property the largest percentage of the property is in the Planned Growth Area therefore the entire parcel shall be classified as within the Planned Growth Area.

SPECIAL LAND USE DISTRICTS

There are several areas that are capable of sustaining different mixes of land uses. In other words, a broad brush of proposing only one land use may not be prudent in view of changing conditions and the dynamics of the local economy (for example, the reuse of older commercial properties for other land development purposes). All the following proposed districts are well located in terms of good transportation systems and generally have good infrastructure. Design principles to consider during development plan review for projects in Mixed Use Districts are presented in Table 12 at the end of this section.

MU-SCo-1:

South Knox County Gateway

The Highland View Shopping Center and adjacent golf driving range area is proposed as a mixed use district. Development should be connected with pedestrian-oriented walks and be well landscaped, given this area's position in entering Knox County.

Recommended Uses: Low or medium density housing, office and retail

Recommended Zoning: Commercial, office or residential zoning that requires site plan review.

Other Considerations: MPC and the county commission should consider revisions to retail parking requirements, enabling a fewer number of spaces and, in turn, more opportunity for further development. This would offer both economic and environmental benefits.

Bower Field is not a county owned park. It is privately owned and operated by the county parks department via a lease. Should a decision be made to forego lease renewal, allowing private development, the same set of mixed land uses as SCo-1 would be appropriate.

Combining access points and the consideration for an extension of transit into this section of Chapman Highway should be considered as additional commercial, retail, office and medium density residential growth continues along the corridor toward the county line.

Presently, there are significant areas of vacant land and buildings and, occasionally, underutilized buildings. The present zoning is largely for commercial uses.



Existing commercial zoning and infrastructure at the Highland View Shopping Center, across from Bower Field, make redevelopment as a mixed use district plausible.

South



Existing commercial zoning and infrastructure, adjacent to existing residential neighborhoods, create an opportunity for walkable mixed use redevelopment.

MU-SCo-2:

Governor John Sevier Highway/Sevierville Pike

This section of John Sevier Highway, which is largely zoned for commercial purposes, is currently characterized by a mix of office, commercial and residential uses or is still vacant land. Strong pedestrian connections from residential areas to area commercial, retail and office uses will increase livability and reduce traffic generation by future development. Several factors support the concept to allow a mix of uses, including planned residential uses (up to 12 dwelling units per acre):

- Chapman Recreation Club is the centerpiece of the area and is already bordered by an attached housing development
- Ample vacant or underutilized commercial land at Governor John Sevier/Chapman Highway (South Grove, etc.) to meet the long range retail needs
- Medium density housing is needed to serve the existing retail, medical and call center activities in the Governor John Sevier/Chapman Highway area

Recommended Uses: Rather than concentrating solely on commercial uses, a new district is proposed whereby a mix of uses can be fostered, including various types of residential structures, office and retail commercial.

Recommended Zoning: Commercial, office or residential zoning that requires site plan review.

Table 12. ~~North~~ County Sector Mixed Use District Design Principles

Mixed use districts allow for flexibility in the types of uses that can be developed within a defined area. With this flexibility comes the need to create a harmonious environment where different uses fit comfortably within individual developments and are compatible in design with other buildings in the district. In addition, sensitive environmental resources should be protected against adverse consequences from adjacent development. The following design principles should be considered during development plan review and approval:

Low impact development techniques, as described in the City and County stormwater manuals, should be incorporated into site plans.

Proposed greenways as noted in the Knoxville-Knox County Park, Recreation and Greenways Plan should be obtained as development is approved.

Signs for shopping centers, or other planned developments, should be developed in accordance with a master sign plan including consolidated sign boards for less visual clutter.

Exterior lighting should be directed away from adjoining properties and all lighting fixtures should be either full cut-off luminaries, or directionally shielded fixtures.

The **architectural design** of structures within a common development should be complimentary in terms of building materials, colors, roofing and window design.

Means to **reduce impervious parking surfaces** should be sought, including shared parking, pervious parking, bio-swales and limiting the number of parking spaces.

Parking lot landscaping should require 1 shade tree for every 10 parking stalls, with trees distributed in islands and planting strips throughout the parking lot.

Front and side yard landscaping should be provided, including a mix of native medium and large maturing trees.



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

Thunder Mountain Properties

Applicant Name		Affiliation
11/28/2023	1/11/2024	1-H-24-SP / 1-M-24-RZ
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.

Robert G. Campbell, PE Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938

Address

865-947-5996 / rcampbell@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

B. Chris Arnold Thunder Mountain Prop	8744 Chapman Hwy Knoxville TN 37920	423-871-3430 / bcarnold1@outl
Owner Name (if different)	Owner Address	Owner Phone / Email

0 CHAPMAN HWY

Property Address

150 B C 001 (part of)

Parcel ID **15 acres**

Knox-Chapman Utility District	
Sewer Provider	Water Provider Septic (Y/N)

STAFF USE ONLY

Southwest side of Chapman Hwy, south side of Highland View Dr

General Location

<input type="checkbox"/> City	Commission District 9	RA (Low Density Residential)	Agriculture/Forestry/Vacant Land
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

South County	LDR (Low Density Residential), HP (Hillside Protection)	Rural Area, Planned Growth Area
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 _____	
Total Number of Lots Created _____	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change CA (General Business)	Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment MU-SD (SWCO-1: Southwest County), 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
\$3,350.00	
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	Thunder Mountain Properties Please Print	11/28/2023 Date
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Property Owner Signature	B. Chris Arnold Thunder Mountain Properties Please Print	11/28/2023 Date
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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

Thunder Mountain Properties

Applicant Name		Affiliation	
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.*

- Applicant
 Property Owner
 Option Holder
 Project Surveyor
 Engineer
 Architect/Landscape Architect

Robert G. Campbell		RGC&A	
Name		Company	
7523 Taggart Lane		Knoxville	TN 37938
Address		City	State ZIP
865-947-5996		rcampbell@rgc-a.com	
Phone		Email	

CURRENT PROPERTY INFO

Property Owner Name (if different)		Property Owner Address	Property Owner Phone
0 Chapman Highway		150BC001	
Property Address		Parcel ID	
Knox Chapman		Knox Chapman	N
Sewer Provider		Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size	
<input type="checkbox"/> City	<input type="checkbox"/> 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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

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

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change **CA (a portion shown on the attached map)**
 Proposed Zoning _____

Plan Amendment Change 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	

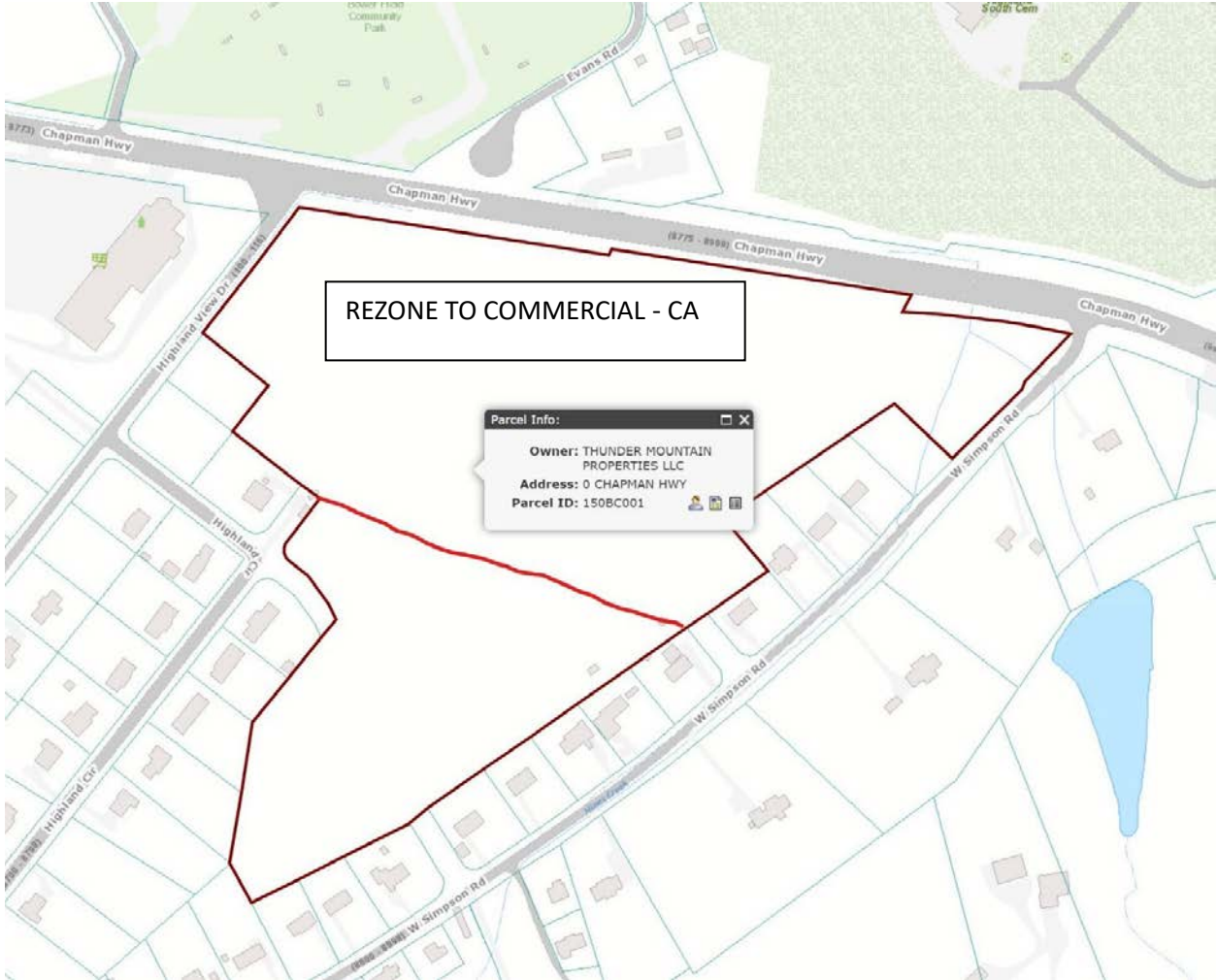
AUTHORIZATION

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

 **Thunder Mountain Properties** 11-27-2023
 Applicant Signature Please Print Date

423-871-3420 bcdonald1@outlook.com
 Phone Number Email

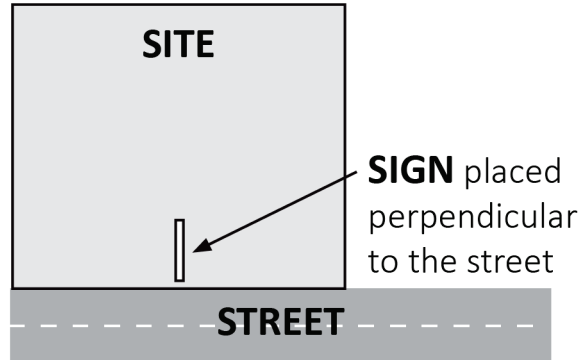
 B. Chris Arnold _____
 Property Owner Signature Please Print Date Paid



REZONE TO COMMERCIAL - CA

Parcel Info:
Owner: THUNDER MOUNTAIN PROPERTIES LLC
Address: 0 CHAPMAN HWY
Parcel ID: 150BC001

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: Thunder Mountain Prop. LLC

Date: 11/29/2023

File Number: 1-M-24-RZ & 1-H-24-SP

- Sign posted by Staff
- Sign posted by Applicant