



# DEVELOPMENT PLAN REPORT

► **FILE #:** 6-K-24-DP

**AGENDA ITEM #:** 43

**AGENDA DATE:** 6/13/2024

► **APPLICANT:** ADAM SCHMEING (PROJECT SURVEYOR)

OWNER(S): Stephen and Patty Fay Roberts

TAX ID NUMBER: 20 N B 040

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6712 E EMORY RD

► **LOCATION:** Southeast side of E Emory Rd, southwest side of Emory Chase Ln

► **APPX. SIZE OF TRACT:** 0.85 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E Emory Road, a major arterial street with a 24-ft pavement width within a 90-ft right-of-way. Access is also via Emory Chase Lane, a local street with a 28-ft pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** PR (Planned Residential) up to 5 du/ac

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** Two single-family dwellings and one duplex lot subdivision

DENSITY PROPOSED: 4.7

HISTORY OF ZONING: In 1997, the property was included in a rezoning from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (3-O-97-RZ).

SURROUNDING LAND North: Single family residential - PR (Planned Residential) up to 5 du/ac

USE AND ZONING: South: Single family residential - RA (Low Density Residential), PR (Planned Residential) up to 5 du/ac

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential, rural residential - A (Agricultural), RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This a predominantly residential area surrounded by single family homes with varied lot sizes.

## STAFF RECOMMENDATION:

► **Approve the development plan for a three-lot subdivision with two single-family dwellings and a duplex in the PR zone, subject to 2 conditions.**

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

## COMMENTS:

## DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

### 1) ZONING ORDINANCE

PR (Planned Residential) up to 5 du/ac:

A. The PR zone allows detached and attached dwellings as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5.13.15).

B. The development proposal includes 3 lots. One lot has an existing single family dwelling with access to E Emory Road. Another lot has an existing garage that would be converted to a single family dwelling and shares driveway access to E Emory Road with the prior lot. The third lot has access on Emory Chase Lane and will feature a two-story duplex. The site layout meets the setback requirements and other area regulations for the PR zone.

C. The approximate lot area for the subject property is .85 acres. The proposed 4 dwellings on a property this size equates to a density of 4.7 du/ac, which is below the approved density of 5 du/ac. The total PR-zoned neighborhood has an approximate density of 3 du/ac, and can accommodate an additional 4 dwellings without exceeding its maximum 5 du/ac density.

### 2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Policy 2: Ensure that development is sensitive to existing community character. The Emory Chase subdivision is comprised of single-family houses, but there are a variety of architectural stylings, building footprints and heights of 1 and 2 stories. The proposed duplex will feature an external aesthetic, building layout and dimensions that are compatible with the surrounding residential character, with the only distinction being how the garages connect two dwellings on a single lot.

B. Policy 6: Promote attainable housing that meets the needs of the current and future residents. The development proposal supports this policy by diversifying housing options in the immediate area.

### 3) FUTURE LAND USE MAP

A. The property has the SR (Suburban Residential) place type. Single family dwellings and duplexes are recommended as primary and secondary uses in this place type, respectively.

B. The SR place type describes how existing areas tend to exhibit a pattern of curvilinear streets, long blocks and limited connectivity between neighborhoods and other non-residential areas. This layout is consistent with the Emory Chase neighborhood where the proposed development is located.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The subject property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is consistent with this description in the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 56 (average daily vehicle trips)

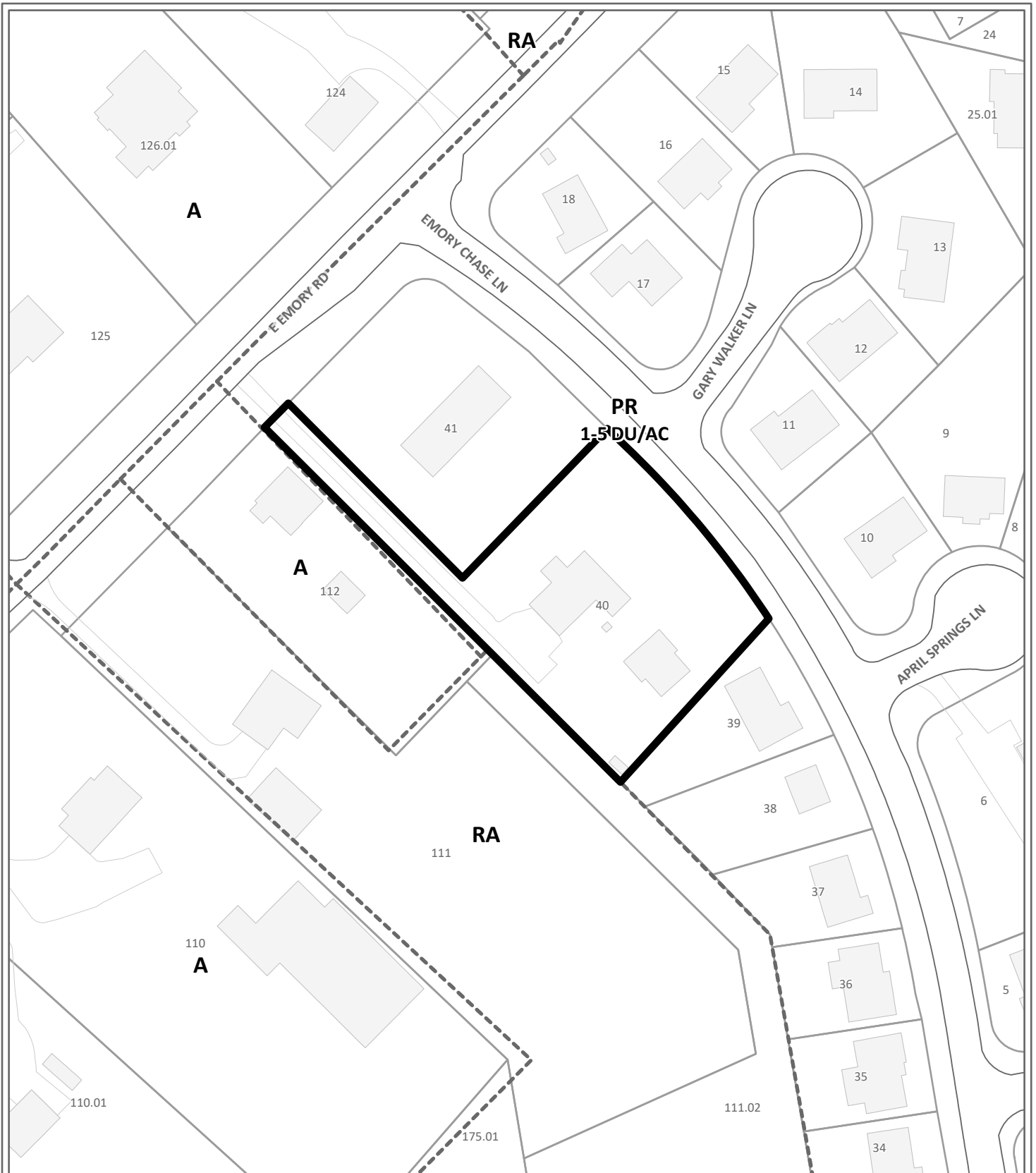
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



## DEVELOPMENT PLAN

6-K-24-DP

Petitioner: Adam Schmeing



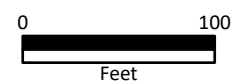
3 lots, 5 units- 1 duplex, 1 single family, 1 single family with garage apt in PR (Planned Residential)

Original Print Date: 5/6/2024

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

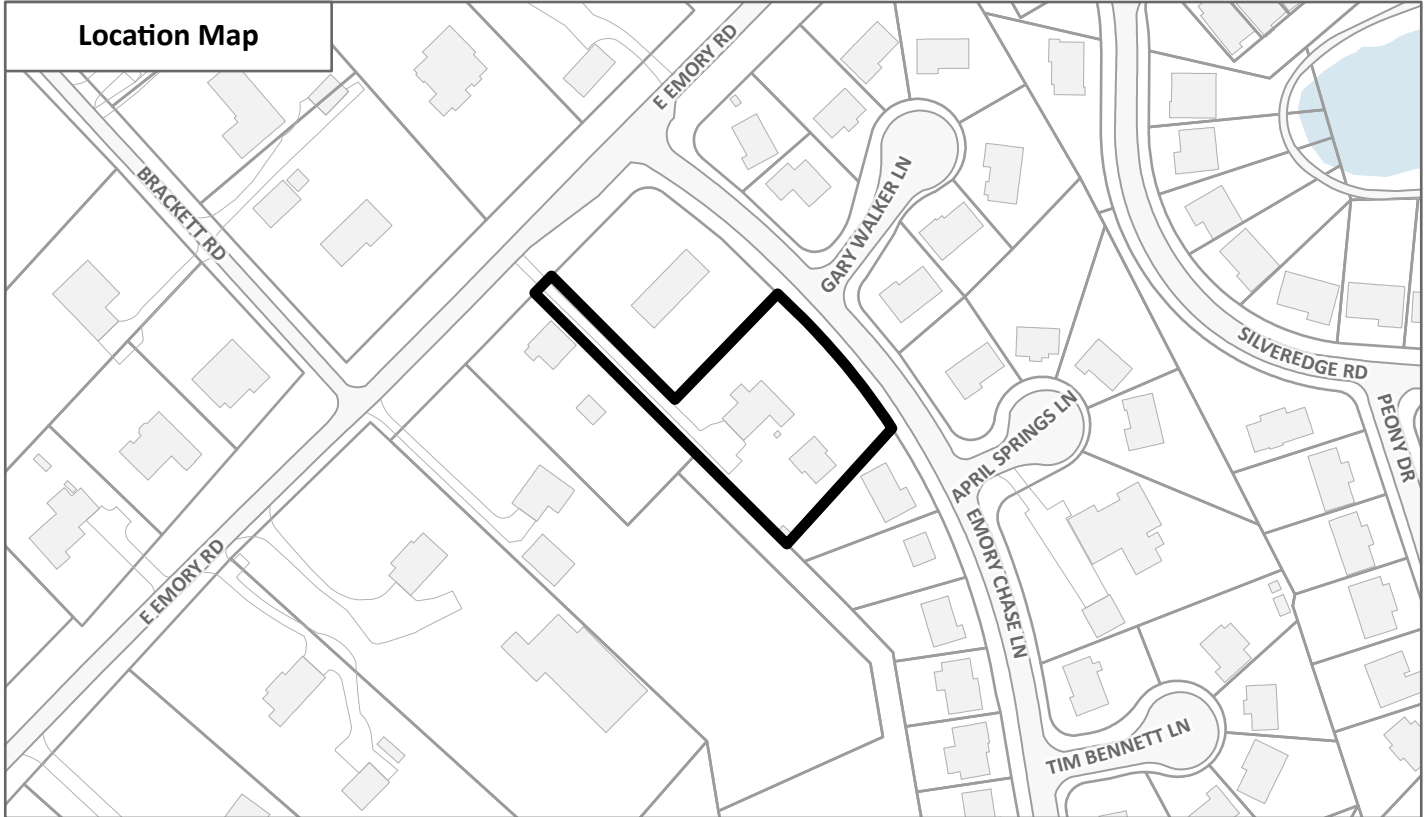
Map No: 20

Jurisdiction: County



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

6-K-24-DP



Case boundary

0 200  
Feet





# **EROSION CONTROL NOTES:**

1. PRIOR TO ANY WORK, CONTRACTOR SHALL STRIP SITE OF ALL VEGETATION AND TOPSOIL IN AREAS OF OPERATION.
2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AND USE ALL MEANS NECESSARY TO PREVENT SEDIMENT FROM EXITING THE SITE.
3. STAKED HAY BALES OR SILT FENCE SHALL BE PLACED PRECEDING ALL CULVERT INLETS OR OTHER DRAINAGE DITCHES BEFORE RUNOFF EXITS THE PROJECT OR ENTERS A SWALE AND AT OTHER LOCATIONS DESIGNATED BY THE ARCHITECT.
4. ALL DISTURBED AREAS, IF ANY, ARE TO BE MULCHED AND SEEDED AS SOON AS POSSIBLE.
5. ALL PERTINENT ORDINANCES OF KNOX COUNTY SHALL BE FOLLOWED.
6. FINAL GRADING SHALL BE AS SUCH TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. GRADES SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

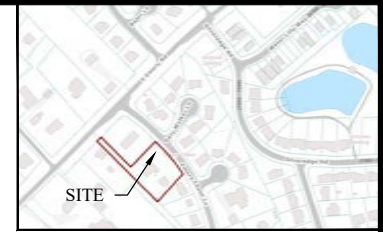
ZONING: PR 1-5 DU/AC

SITE AREA = 8,211.1 S.F. (0.19 ACRES) +/-  
IMPERVIOUS AREA = 2,761.1 S.F. +/-  
IMPERVIOUS SURFACE COVERAGE = 33.6%

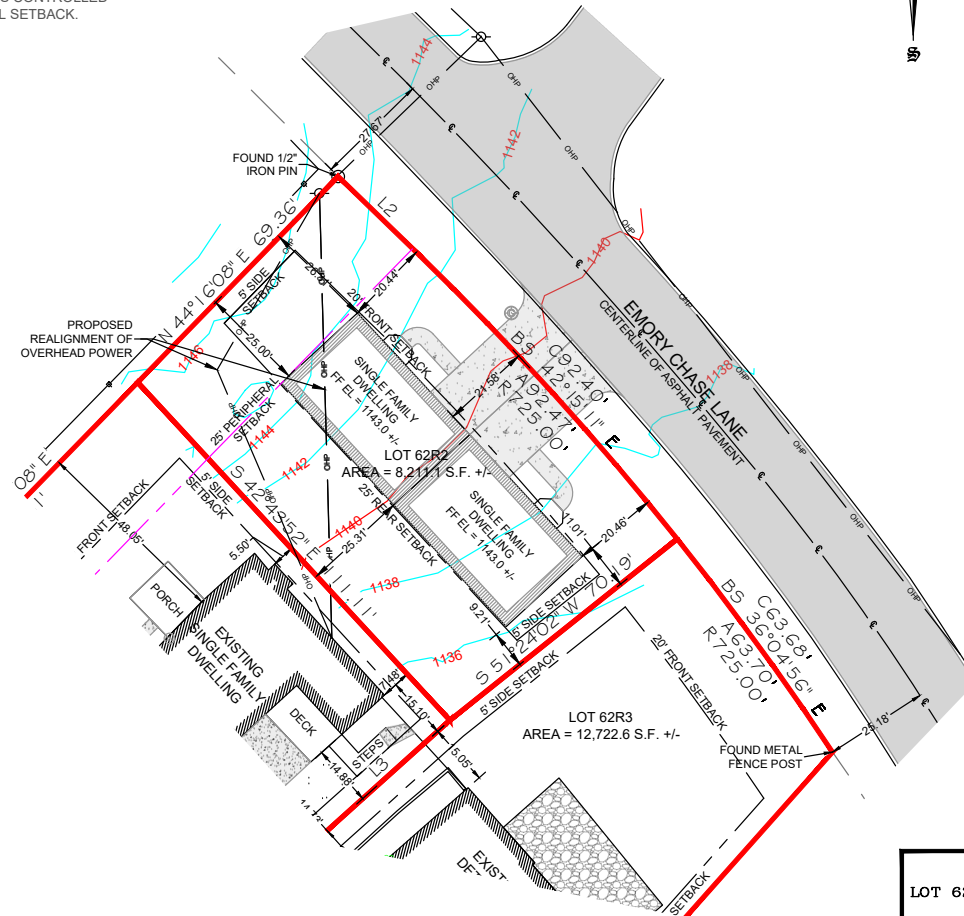
SET BACKS:  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 25 FEET UNLESS CONTROLLED BY PERIPHERAL SETBACK.

## **SITE PLAN NOTES:**

1. ELEVATIONS SHOWN ARE FOR GUIDANCE ONLY. OWNER/CONTRACTOR MAY USE MOST APPROPRIATE ELEVATIONS ACCORDING TO SITE CONDITIONS AND TOPOGRAPHY OF THE AREA.



VICINITY MAP  
N.T.S.



**6-K-24-DP**  
**6/3/2024**



<p>CONCEPT SITE PLAN - DUPLEX UNIT PATTY FAY ROBERTS LOT 62R2, RESUB OF LOT 62, EMORY CHASE, UNIT 1 DISTRICT 8 KNOX COUNTY, TENNESSEE</p>		
<p>PATTY FAY ROBERTS 6712 E EMORY ROAD KNOXVILLE, TN 37938</p>		
<p>ADAM SCHMEING LAND SURVEYING SURVEYING THE PAST FOR A BETTER FUTURE 6619 CROSSGATE DRIVE KNOXVILLE, TN 37912 850.331.2601</p>		
SCALE: 1" = 30'	DATE: 05/30/2024	23209

ZONING: PR 1-5 DU/AC

SITE AREA = 16,446.6 S.F. (0.29 ACRES) +/-  
IMPERVIOUS AREA = 7,322.3 S.F. +/-  
IMPERVIOUS SURFACE COVERAGE = 44.5%

SET BACKS:  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 25 FEET UNLESS CONTROLLED  
BY PERIPHERAL SETBACK.

- SITE PLAN NOTES:
- ELEVATIONS SHOWN ARE FOR GUIDANCE ONLY. OWNER/CONTRACTOR MAY USE MOST APPROPRIATE ELEVATIONS ACCORDING TO SITE CONDITIONS AND TOPOGRAPHY OF THE AREA.



LOT 63  
EMORY CHASE, UNIT 1  
PLAT CABINET P, SLIDE 13B



VICINITY MAP  
N.T.S.

**EROSION CONTROL NOTES:**

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- ALL PERTINENT ORDINANCES OF KNOX COUNTY SHALL BE FOLLOWED.
- FINAL GRADING SHALL BE AS SUCH TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. GRADES SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET.

LOT 2  
RESUBDIVISION OF  
DAVID & EULENE TIDLER  
PROPERTY  
INSTRUMENT NUMBER  
202203180072031



CONCEPT SITE PLAN  
PATTY FAY ROBERTS  
LOT 62R1, RESUB OF LOT 62, EMORY CHASE, UNIT 1  
DISTRICT 8  
KNOX COUNTY, TENNESSEE  
PATTY FAY ROBERTS  
6712 E EMORY ROAD  
KNOXVILLE, TN 37938

ADAM SCHMEING LAND SURVEYING  
SURVEYING THE PAST FOR A BETTER FUTURE  
6619 CROSSGATE DRIVE  
KNOXVILLE, TN 37912  
850.331.2601

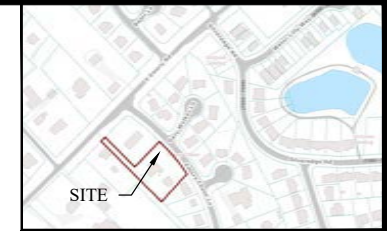
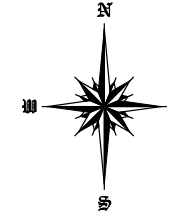
SCALE: 1" = 30' DATE: 05/30/2024 23209

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SITE AREA = 12,772.6 S.F. (0.29 ACRES) +/-  
IMPERVIOUS AREA = 5,686.4 S.F. +/-  
IMPERVIOUS SURFACE COVERAGE = 44.5%

**SET BACKS:**  
FRONT = 20 FEET  
SIDE = 5 FEET  
REAR = 25 FEET UNLESS CONTROLLED  
BY PERIPHERAL SETBACK.

1. ELEVATIONS SHOWN ARE FOR GUIDANCE ONLY. OWNER/CONTRACTOR MAY USE MOST APPROPRIATE ELEVATIONS ACCORDING TO SITE CONDITIONS AND TOPOGRAPHY OF THE AREA.



<p>CONCEPT SITE PLAN  PATTY FAY ROBERTS  LOT 62R3, RESUB OF LOT 62, EMORY CHASE, UNIT 1  DISTRICT 8  KNOX COUNTY, TENNESSEE</p>
<p>PATTY FAY ROBERTS  6712 E EMORY ROAD  KNOXVILLE, TN 37938</p>


**ADAM SCHMEING LAND SURVEYING**  
 SURVEYING THE PAST FOR A BETTER FUTURE  
 6619 CROSSGATE DRIVE  
 KNOXVILLE, TN 37912  
 859.391.2601

SCALE: 1" = 30'      DATE: 05/30/2024      23209





## THD-9839, MESLAY 2

For questions or to order, please [email](#), [live chat](#) or call **The House Designers** at 866-214-2242.  
We'd be happy to assist you!



© copyright by designer



Rear

**Stories:** 2

**Total Living Area:** 1465 s.f.

**First Floor:** 633 s.f.

**Second Floor:** 832 s.f.

**Bedrooms:** 3

**Full Baths:** 2, **Half Baths:** 1

**Width:** 40 ft.

**Depth:** 25 ft.

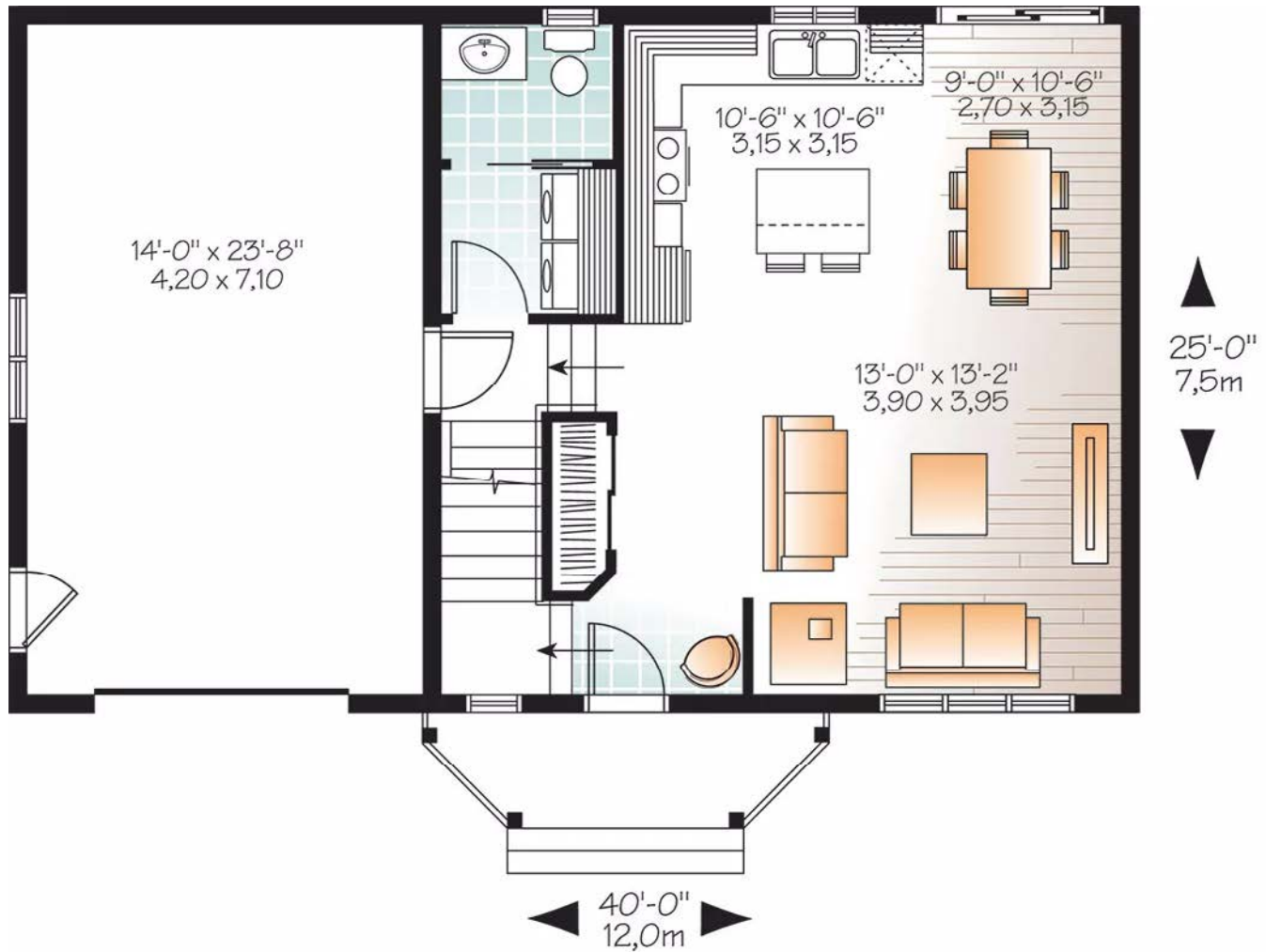
**Garage Size:** 1

**Foundation:**

Crawlspace, Floating slab, Full Unfinished Basement (included), Monolithic slab

**Price:** \$1,530.00 (3 sets + PDF)

6-K-24-DP  
6/3/2024

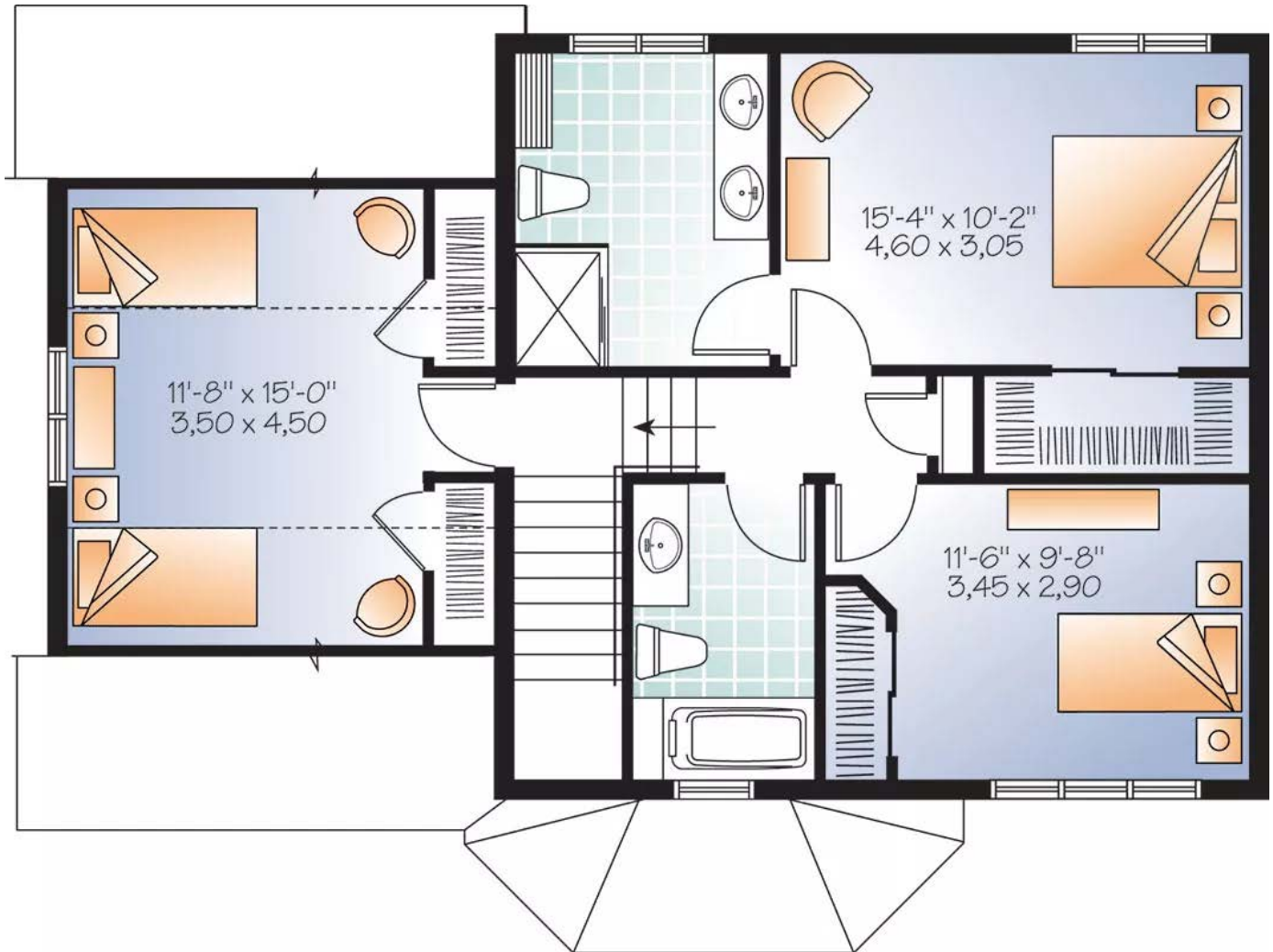
**First level:**

**COPYRIGHT NOTICE.** It is illegal to build this plan without a legally obtained set of plans. It is illegal to copy or redraw these plans. Violation of U.S. copyright laws are punishable with fines of up to \$200,000. After the purchase of plans, changes may be made by a qualified professional.

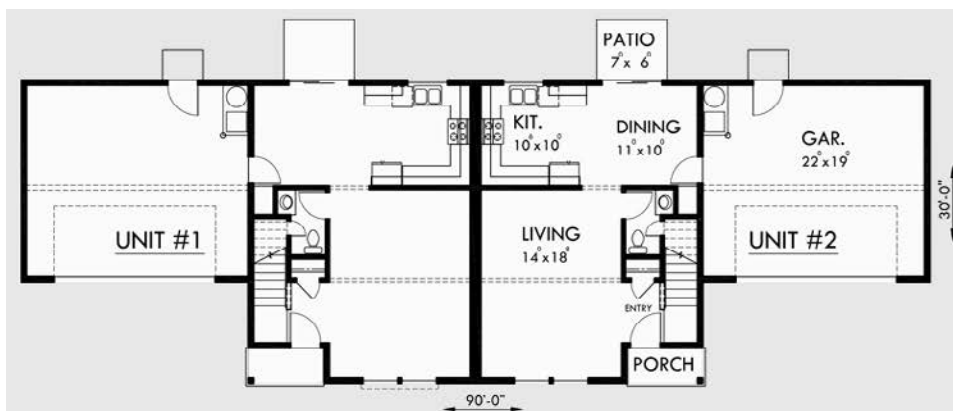
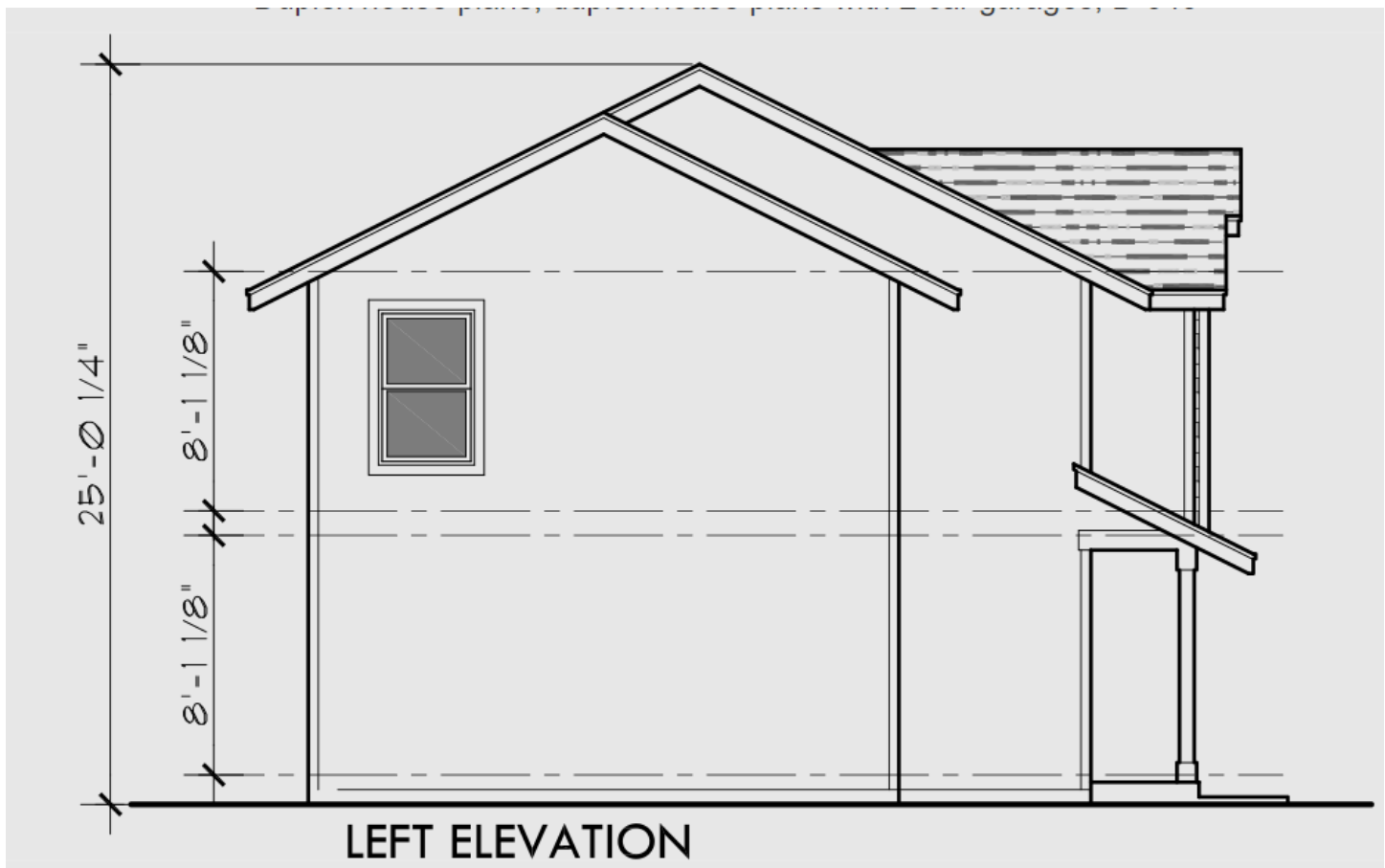
# THD-9839, MESLAY 2

Contact The Designer: 866-214-2242

## Second level:



**COPYRIGHT NOTICE.** It is illegal to build this plan without a legally obtained set of plans. It is illegal to copy or redraw these plans. Violation of U.S. copyright laws are punishable with fines of up to \$200,000. After the purchase of plans, changes may be made by a qualified professional.



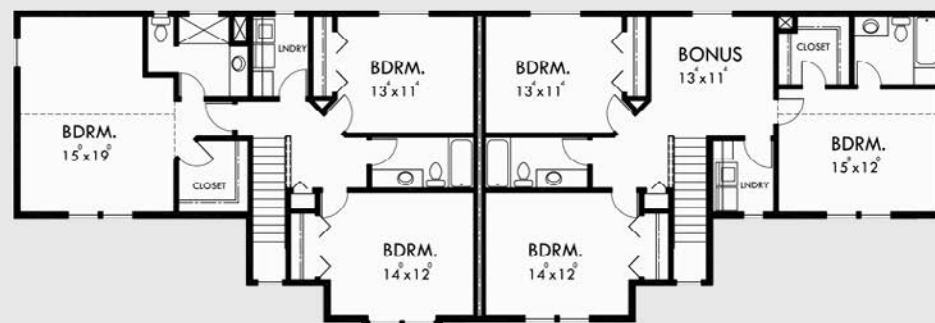
Total sq. ft.:	1,701
Upper Floor sq. ft.:	1,052
Main Floor sq. ft.:	649
Bedrooms:	3
Bathrooms:	2.5
Garage Stalls:	2
Width:	90' 0"
Depth:	30' 0"
Ridge Height:	25' 1"
Foundations Available:	Crawlspace

## BUYING OPTIONS

### PLAN PACKAGES

- ☐ **PDF Study Set \$375.00**  
Includes Exterior Elevations and Floor Plans stamped 'Not for Construction' (full credit given toward upgraded package)
- ☐ **PDF Bid Set \$775.00**  
Full PDF set stamped 'Not for Construction' (full credit given toward upgraded package)
- ☐ **PDF Construction Set \$975.00**  
Digital PDF Set of Construction Documents w/ Single Build License. Package is best for fast electronic delivery and inexpensive local printing. (Site Address Required)
- ☐ **Five Set Package \$1,175.00**

### Upper Floor Plan



\*Layout will be flipped with duplex attachment on the garage side.



# 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

Adam Schmeing

Applicant Name

Project Surveyor

Affiliation

4/30/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-K-24-DP

File Number(s)

## CORRESPONDENCE

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

Adam Schmeing Adam Schmeing Land Surveying

Name / Company

6619 Crossgate Dr Knoxville TN 37912

Address

859-391-2601 / adam@aslandsurvey.com

Phone / Email

## CURRENT PROPERTY INFO

Stephen and Patty Fay Roberts

Owner Name (if different)

6712 E Emory Rd Knoxville TN 37938

Owner Address

865-659-6712

Owner Phone / Email

6712 E EMORY RD

Property Address

20 N B 040

Parcel ID

0.85 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Southeast side of E Emory Rd, Southwest of Emory Chase Ln

General Location

☐ City Commission District 8 PR (Planned Residential) up to 5 du/ac

☒ County District Zoning District

Single Family Residential

Existing Land Use

Northeast County LDR (Low Density Residential)

Planning Sector Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

<input checked="" 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) <b>Two single-family and one duplex lot subdivision</b>			

## 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 type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
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	Total
<b>\$450.00</b>	
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.

Adam Schmeing	4/30/2024
Applicant Signature	Date

Phone / Email

Stephen and Patty Fay Roberts	4/30/2024
Property Owner Signature	Date

# Planning

KNOXVILLE | KNOX COUNTY

## 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

ADAM SCHMEING

SURVEYOR

Applicant Name

Affiliation

04/26/2024

June 13, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

6-K-24-DP

**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

ADAM SCHMEING

ADAM SCHMEING LAND SURVEYING

Name

Company

6619 CROSSGATE DRIVE

KNOXVILLE

TN

37912

Address

City

State

ZIP

859-391-2601

ADAM@ASLANDSURVEY.COM

Phone

Email

**CURRENT PROPERTY INFO**

STEPHEN &amp; PATTY FAY ROBERTS

6712 E EMORY RD, KNOXVILLE, TN 37938

865-659-6712

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6712 E EMORY RD, KNOXVILLE, TN 37938

020NB040

Property Address

Parcel ID

Hallsdale-Powell Utility District

Northeast Knox Utility

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

August 29, 2022

**DEVELOPMENT REQUEST**☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☒ Residential ☐ Non-ResidentialHome Occupation (specify) Owner OccupyOther (specify) Duplex - residence and rental

Related City Permit Number(s)

**SUBDIVISION REQUEST**

FINAL PLAT OF THE RESUBDIVISION OF LOT 62, EMORY CHASE, UNIT 1

Proposed Subdivision Name

3

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

Proposed Zoning

Pending Plat File Number

☐ 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**

Applicant Signature

ADAM SCHMEING

Please Print

Date

859-391-2601

ADAM@ASLANDSURVEY.COM

Email

Phone Number

Property Owner Signature

Patty Fay Roberts

Please Print

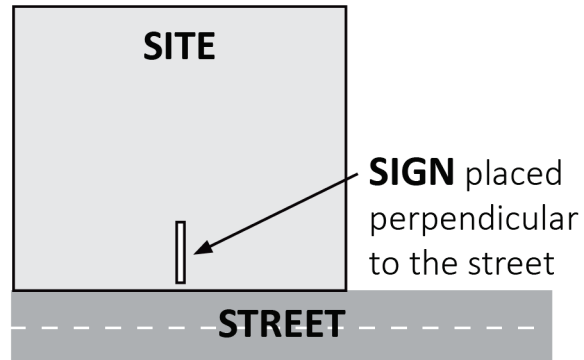
Date

04/30/2024, SG

2.6.2024

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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:*

\_\_\_\_\_ **05/31/2024** \_\_\_\_\_ and \_\_\_\_\_ **06/14/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Adam Schmeing

**Date:** 04/30/2024

**File Number:** 6-K-24-DP



Sign posted by Staff



Sign posted by Applicant