



# PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 2-F-24-RZ

**AGENDA ITEM #:** 7

**2-C-24-SP**

**AGENDA DATE:** 3/7/2024

POSTPONEMENT(S): 2/8/2024

► **APPLICANT:** MILLSTONE VENTURES LLC

OWNER(S): Candy Laster

TAX ID NUMBER: 130 175

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 11471 OUTLET DR

► **LOCATION:** North side of Outlet Dr, east of Snyder Rd

► **TRACT INFORMATION:** 18.07 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Farragut Urban Growth Boundary

ACCESSIBILITY: Access is via Outlet Dr, a major collector with a pavement width of 45 ft and a center turn lane within a right-of-way of 86 ft.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **PRESENT PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential), HP (Hillside Protection) / PR (Planned Residential) up to 12 du/ac

► **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / OB (Office, Medical, and Related Services)

► **EXISTING LAND USE:** Agriculture/forestry/vacant land

►  
EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside Protection) - A (Agricultural)

ZONING

South: Agriculture/forestry/vacant land - N/A (Town of Farragut) - FAR: Outlet drive regional entertainment and employment district (OD-RE/E)

East: Single family residential - LDR (Low Density Residential) - RA (Low Density Residential)

West: Multifamily - HDR (High Density Residential), HP (Hillside Protection) - PR (Planned Residential) up to 18 du/ac

NEIGHBORHOOD CONTEXT: This area just north of I-40 is developed with a mix of uses, including low and medium density residential, office and commercial. The site is located about a half mile east of the N. Campbell Station Rd. The Town of Farragut abuts to the south.

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**STAFF RECOMMENDATION:**

- **Deny the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use classification because it is not warranted with the current PR (Planned Residential) up to 12 du/ac zoning. The HP (Hillside Protection) area would be retained.**
  
- **Deny the OB (Office, Medical, and Related Services) zone because it is inconsistent with the surrounding area and sector plan.**

**COMMENTS:**

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

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. The adjacent property to the west was rezoned in 2015. The applicant had requested PR with a density of 18 du/ac with a plan amendment to the HDR (High Density Residential) land use classification. Planning recommended approval of the PR zone with up to 12 du/ac, and denial of the HDR land use class because the property did not meet the General Plan criteria for that level of density, the requested density was out of character with the surrounding area, and the applicant had reasonable use of the land under the MDR land use classification. The staff report cited that the request did not meet any of the criteria for a plan amendment. However, the requested HDR land use was approved, along with the PR zone with up to 18 du/ac. Staff does not find a change in condition that warrants a change in our recommendation for this area.

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

1. The Outlet Drive to Snyder Road extension has been completed in 2011 to further promote the commercial development in the community. Outlet Drive is a major collector street that connects Lovell Rd to N Campbell Station Rd just north of I-40. There is a greenway along the northside of Outlet Drive and a sidewalk along the southside. This infrastructure makes medium density appropriate at this location. Densities more than 12 du/ac would be out of character with the immediate area and this site lacks access to transit.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There doesn't appear to be an obvious or significant error or omission in the plan. This site is between HDR to the west and LDR to the east, which makes the MDR land use classification appropriate as it provides a transition between HDR and LDR land uses. MDR/O is slightly more intensive than MDR as it allows more uses and densities higher than 12 du/ac, which are not appropriate at this location.

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

1. There are no trends that warrant reconsideration of the original plan proposal.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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. Outlet Drive was extended in 2011 to connect Lovell Road to N Campbell Station Road. Additionally, there is a greenway along the frontage of Outlet Drive.

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

1. The proposed OB zone is intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.
2. The OB zone allows any use permitted in the RB zone. The RB zone allows houses, duplexes, and multi dwelling developments up to 12 dwelling units an acre by right and up to 24 dwelling units an acre through the use on review process and some nonresidential uses. This location is not appropriate for densities above 12 du/ac with single family residential neighborhoods to the east. These are zoned RA, which, when calculating the density using the minimum lot size, allows approximately 4.356 du/ac. At the existing density of 12 du/ac on this 18.24-acre property, a maximum of 218 units could be built. At the maximum density of 24 du/ac allowed by the OB zone, a maximum of 437 units could be built.
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. There is a small section of the property in the HP (Hillside Protection) area. The southern half of the site has slopes in the 15-25% range and in the 25-40% range. If plans for this site include a multifamily development with a density of up to 24 du/ac, the dwellings would be clustered together on the northern portion of the site. There are also closed contours on the site, which indicate the potential presence of sinkholes on the property. These environmental challenges make the current zoning of PR up to 12 du/ac an appropriate zone for the property since the units would be clustered together, yielding a higher density over the developed portion of the property.
2. The current PR up to 12 du/ac zoning would require development plan approval.

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. The proposed rezoning to OB is in conflict with the current Northwest County Sector Plan land use classification MDR (Medium Density Residential).
2. This property is within Farragut's Urban Growth Boundary in the Growth Policy Plan. The Town of Farragut has submitted comments on this request (Exhibit B), citing similar concerns regarding density, the character of the area, and potential access issues.
3. The proposed OB rezoning introduces more intensive uses and higher densities that are not consistent with the General Plan's development policy 9.3 to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities or policy 11.5 to avoid abrupt, incompatible changes in density, scale, and building appearance from one development to another.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 4/22/2024. 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.



# Request to Postpone • Table • Withdraw

Millstone Ventures, LLC

2-2-24

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

Date of Request

February 8, 2024

Scheduled Meeting Date

File Number(s)

2-F-24-RZ; 2-C-24-SP

## 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 3-7-24 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.

Applicant Signature

Benjamin C. Mullins

Please Print

865-546-9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

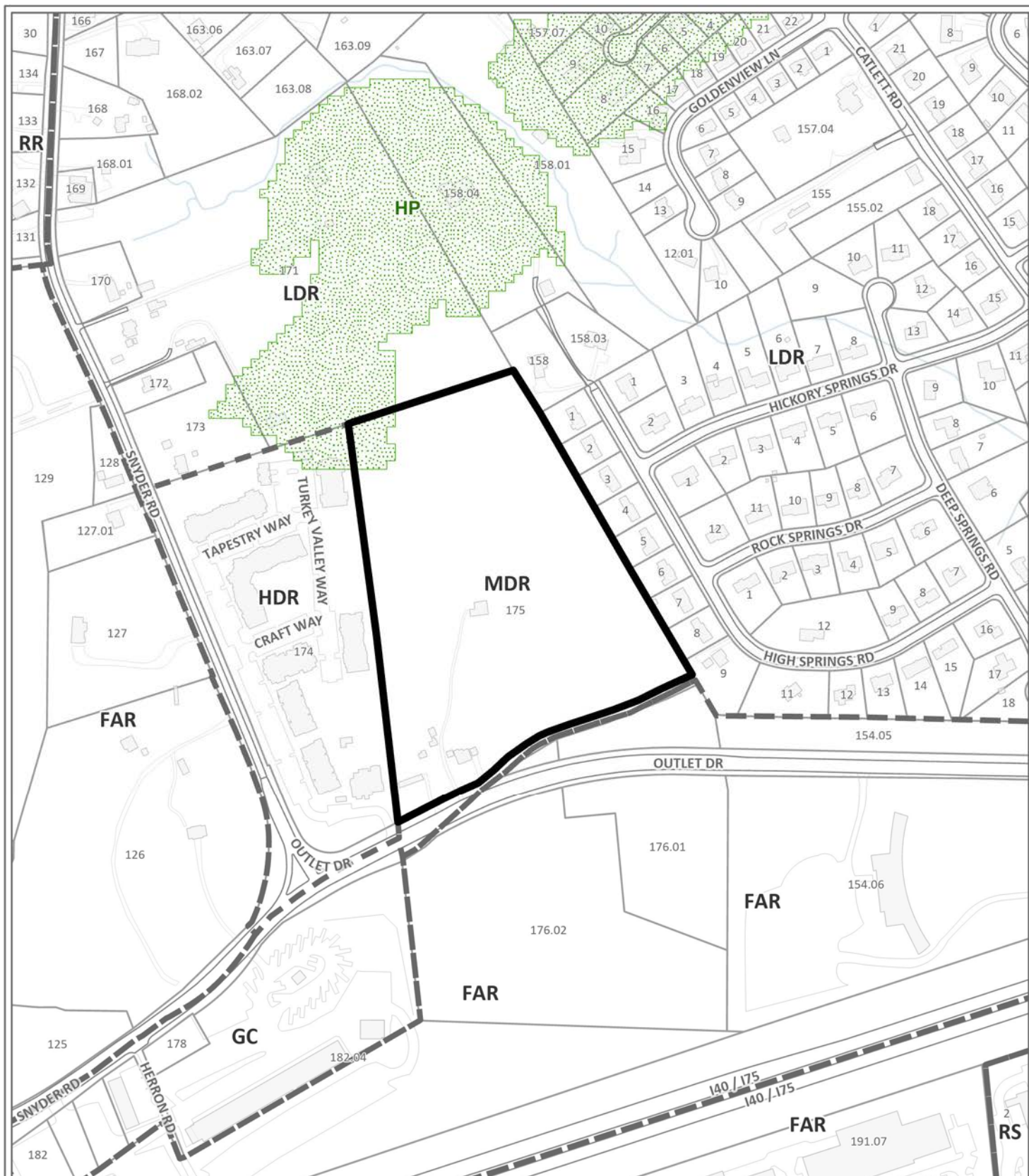
Payee Name

Payee Phone

Payee Address

October 2022

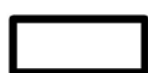




**2-C-24-SP  
NORTHWEST COUNTY SECTOR PLAN MAP**

**Petitioner:** Millstone Ventures LLC

**Map No:** 130  
**Jurisdiction:** County

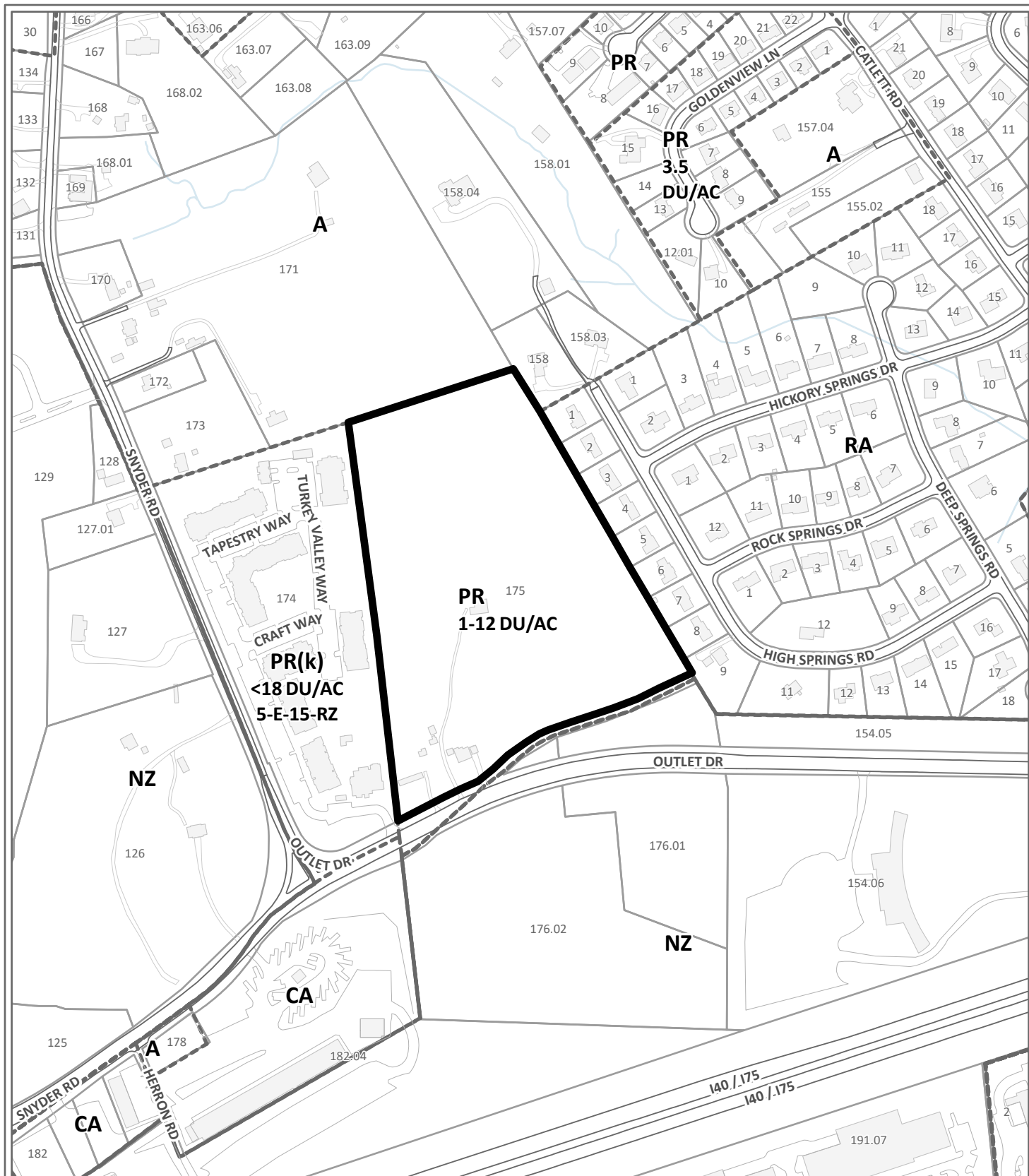


**From:** MDR (Medium Density Residential), HP (Hillside Protection)

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

**Original Print Date:** 1/11/2024

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



## REZONING

**2-F-24-RZ**

**Petitioner:** Millstone Ventures LLC



**From:** PR (Planned Residential) 1-12 du/ac

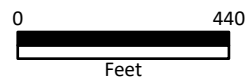
**To:** OB (Office, Medical, and Related Services)

**Original Print Date:** 1/8/2024

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

**Map No:** 130

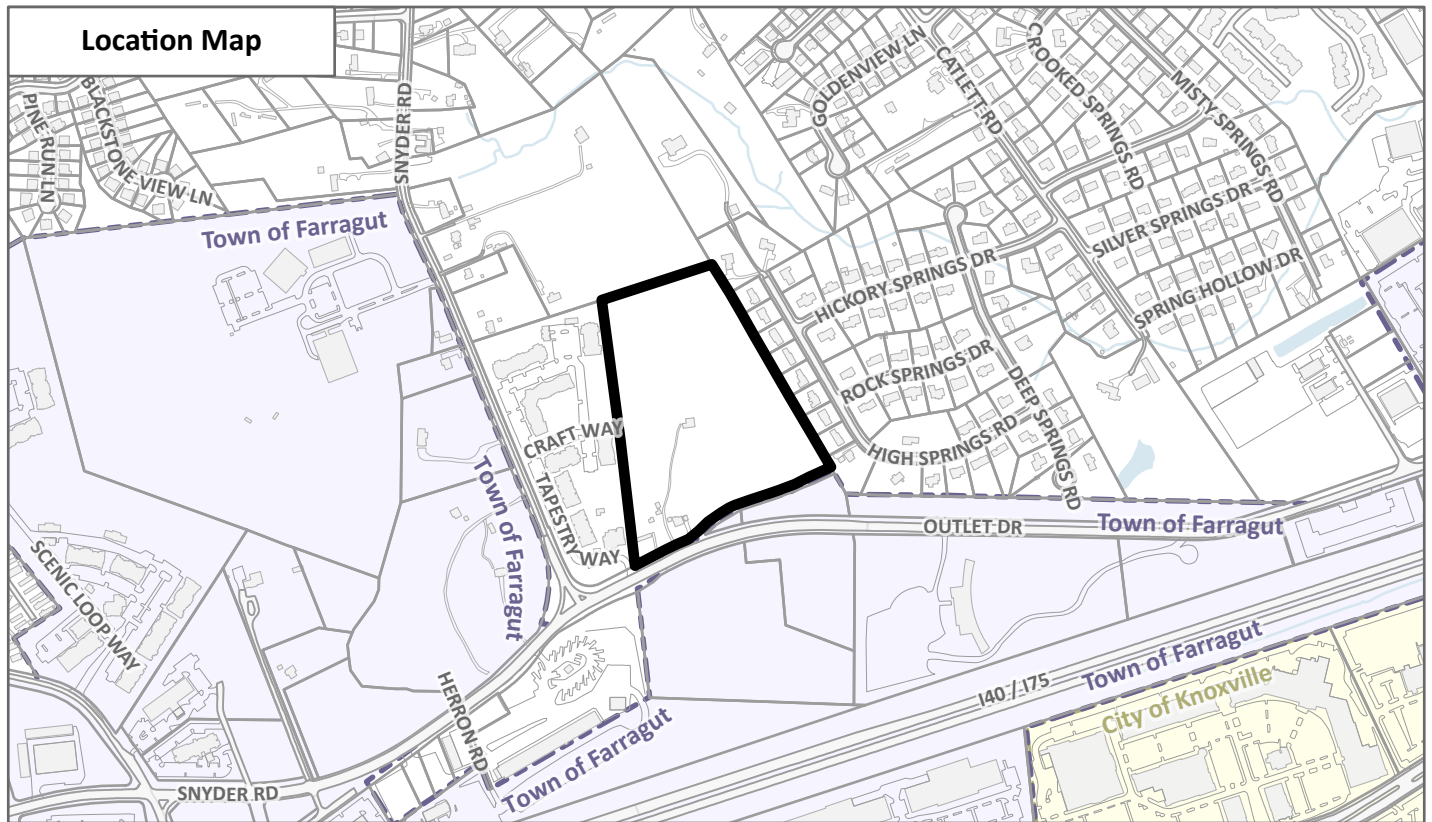
**Jurisdiction:** County



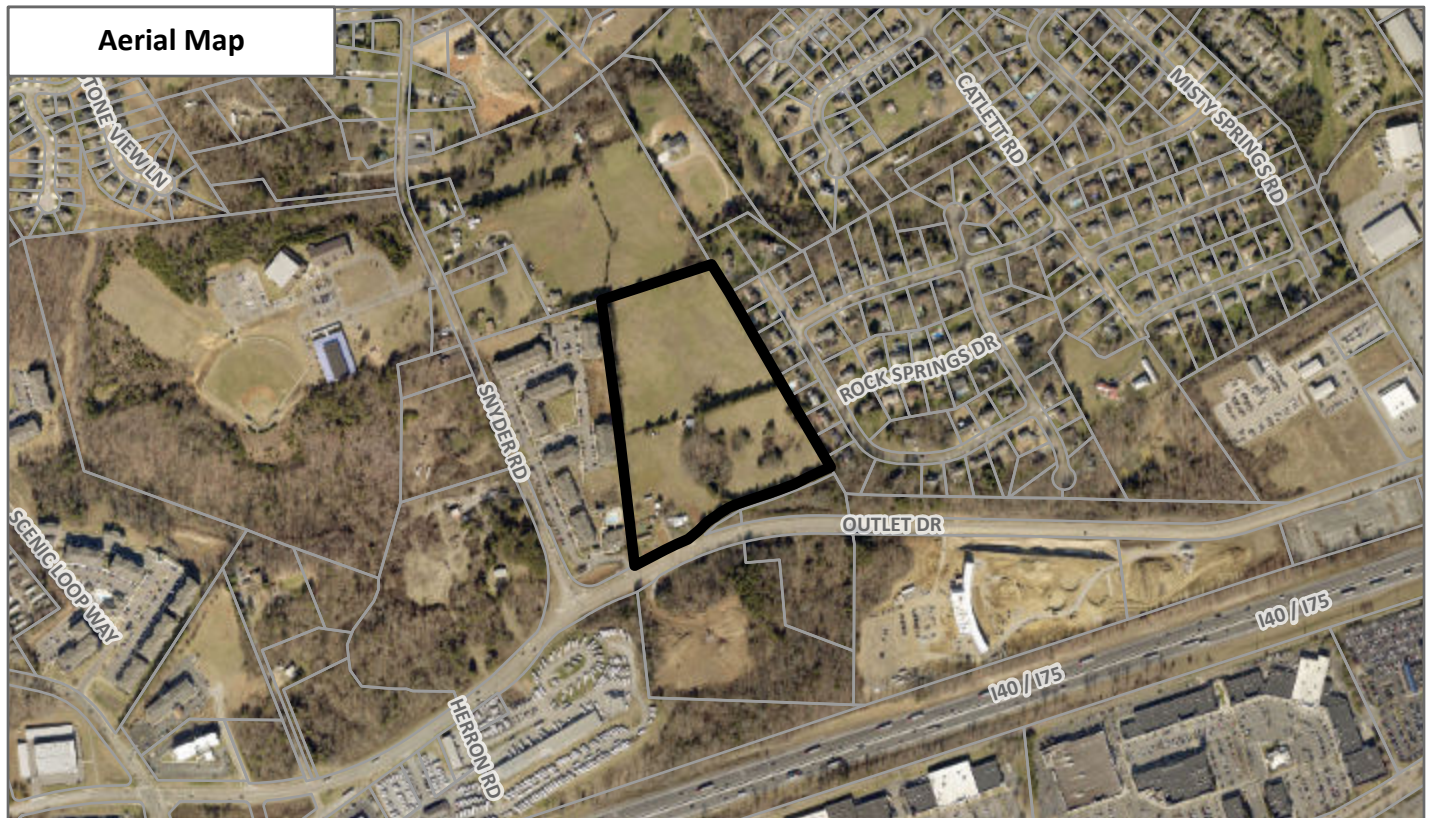


## Exhibit A. Contextual Images

Location Map



Aerial Map

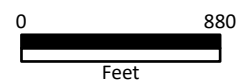


CONTEXTUAL MAPS 1

2-C-24-SP / 2-F-24-RZ

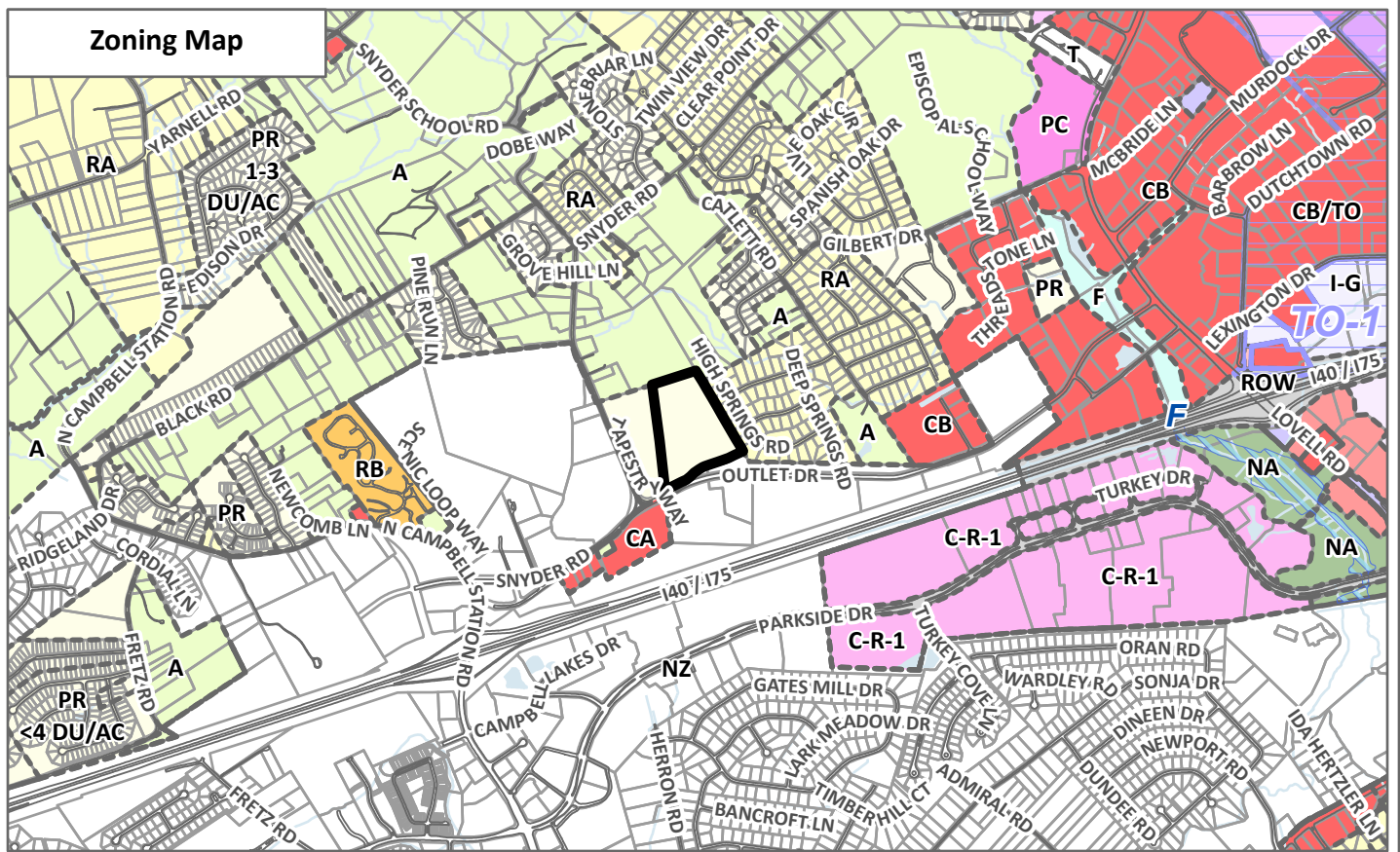


Case boundary

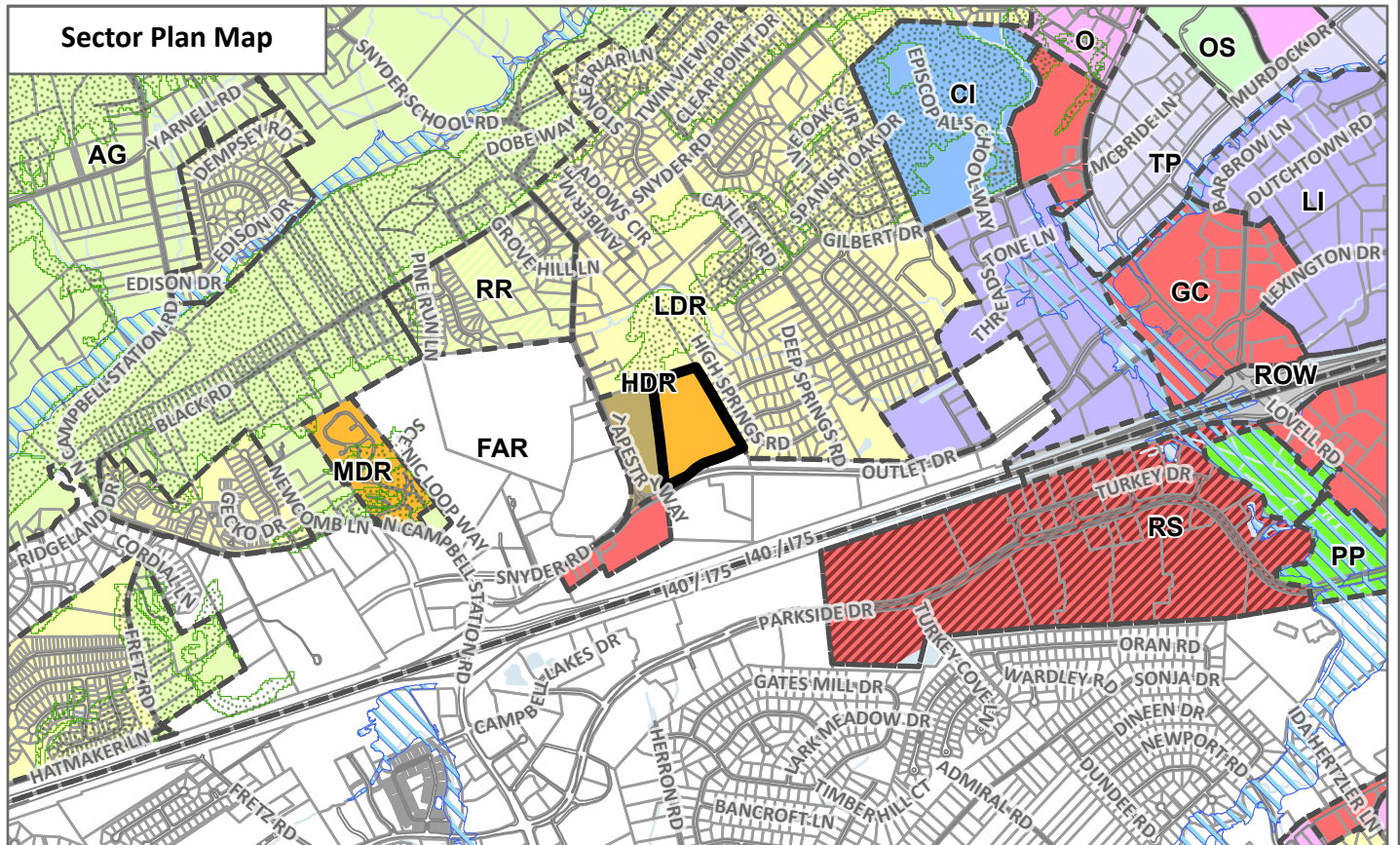




**Zoning Map**



**Sector Plan Map**

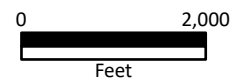


**CONTEXTUAL MAPS 2**

2-C-24-SP / 2-F-24-RZ

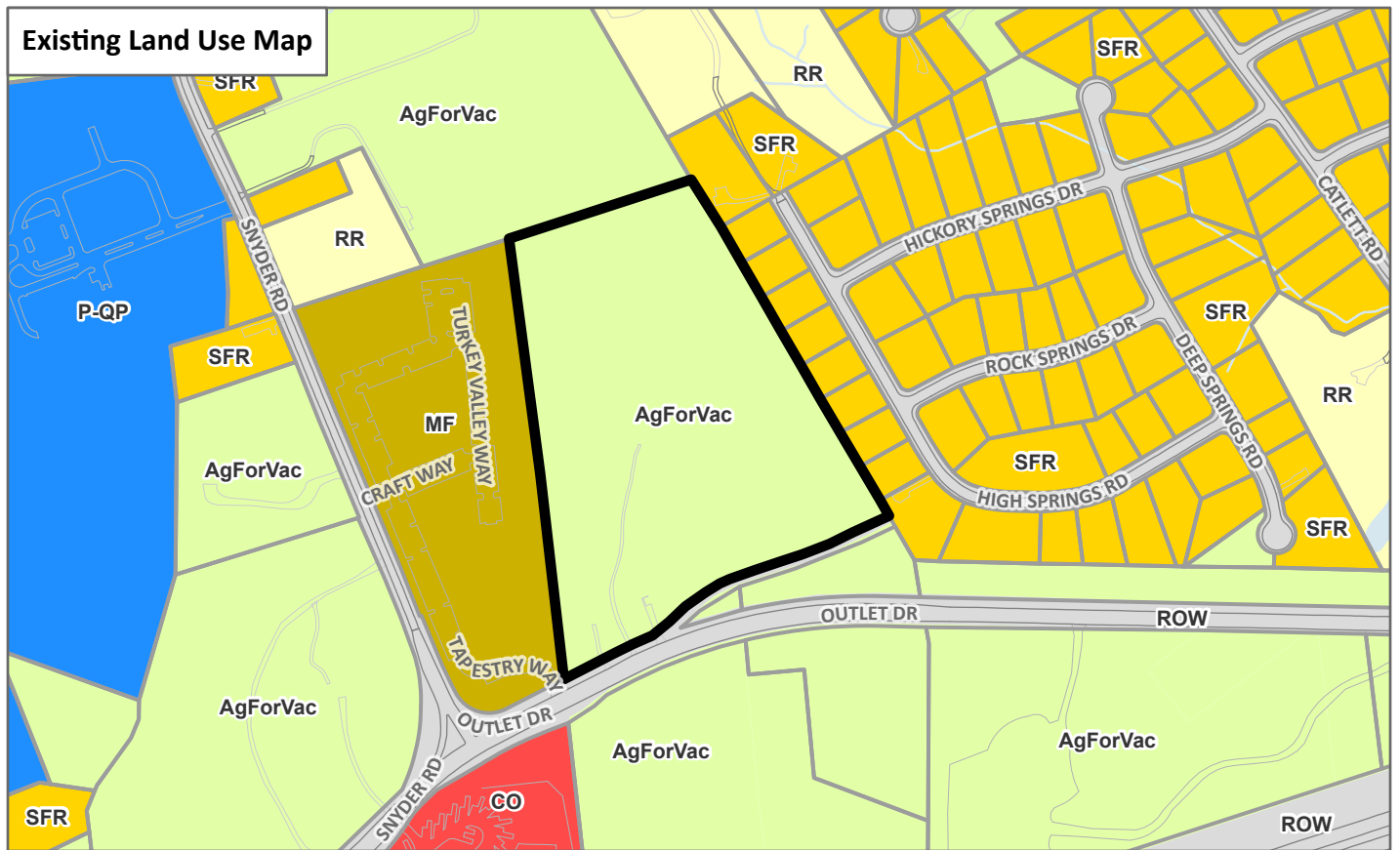


Case boundary





Existing Land Use Map



CONTEXTUAL MAPS 3

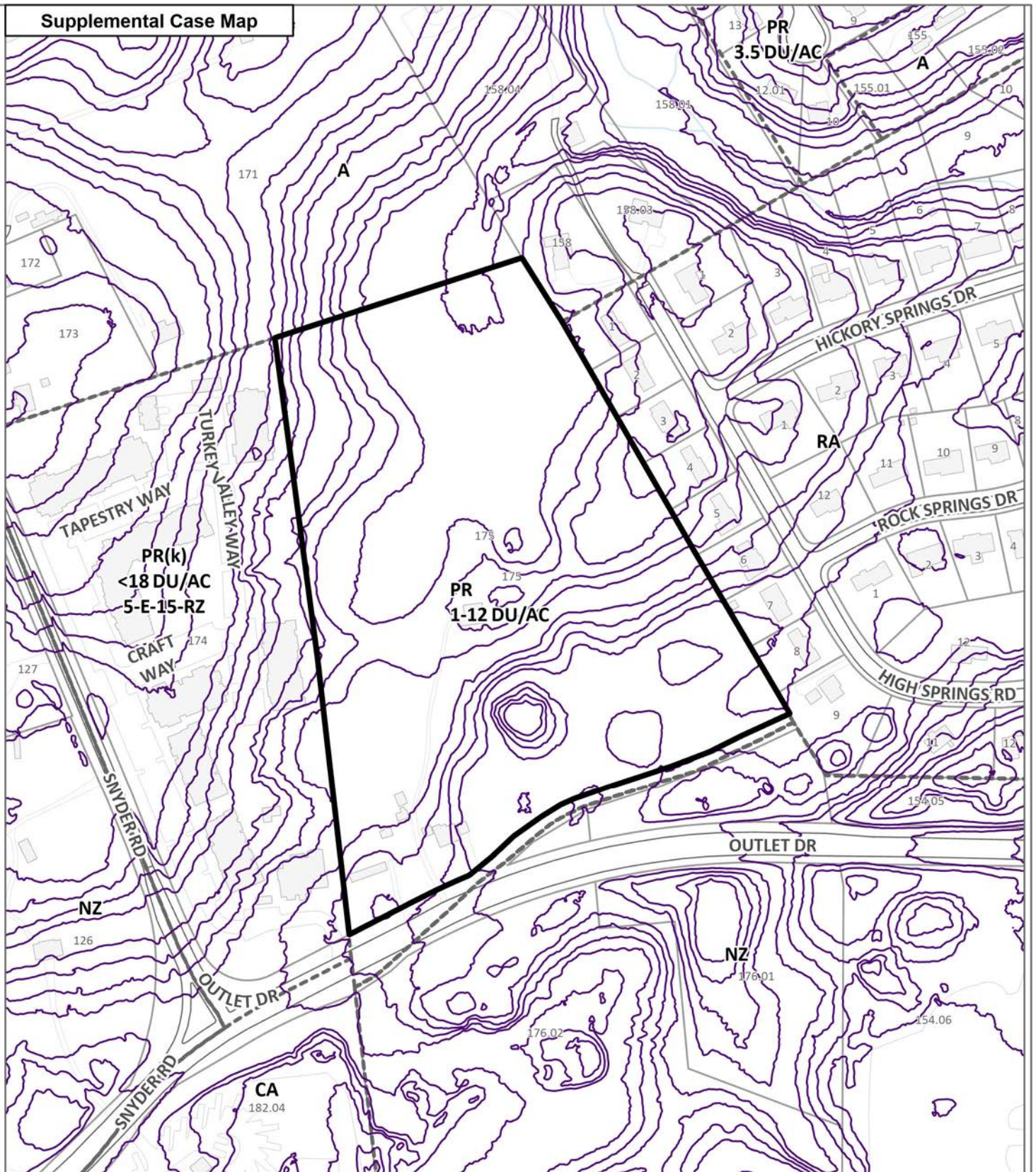
2-C-24-SP / 2-F-24-RZ



Case boundary



# Supplemental Case Map



## REZONING

**2-F-24-RZ/2-C-24-SP**

**Petitioner:** Milestone Ventures LLC



Case boundary

**Original Print Date:** 1/29/2024

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

**Map No:** 130

**Jurisdiction:** County







## Exhibit B. Farragut's Comments

Whitney Warner <whitney.warner@knoxplanning.org>

### Farragut Position on File No. 2-F-24-RZ and 2-C-24-SP

1 message

Mark Shipley <mshipley@townoffarragut.org>

Tue, Mar 5, 2024 at 2:04 PM

To: Whitney Warner <whitney.warner@knoxplanning.org>

Cc: Bart Hose <bhose@townoffarragut.org>, Holley Marlowe <hmarlowe@townoffarragut.org>

Whitney,

Hope you're doing well. I am sending you this email to convey the Town of Farragut's firm opposition to a rezoning request that we initially referred to in the following email that was sent on January 25:

*We looked over these rezoning requests. For the case number (2-F-24-RZ) it is a proposal to rezone the property immediately to the east of the Tapestry Apartments from Planned Residential to (OB) Office, Medical & Related Services. This would not seem to be consistent with the residential nature of the Tapestry apartments and, of more concern, with the single-family residential neighborhood to the east of the site. Adequate buffering could mitigate the impacts but I still question sandwiching an office use between two larger residential uses/areas. The access to the site also seems to present a potential issue given the location of the lots existing frontage relative to the driveway for the Tapestry, the intersection of Snyder Rd. with Outlet Drive, and the entrance to the new Tommy's Water Sports. An office use may be a lower traffic generator than a fairly dense residential development, which could be developed now, but there still appears to a lot of potential for turning conflicts in the area. Engineering should weigh in on this issue. Finally, there appears to be a lot of closed contour depressions on the property. We think the property is over zoned now given these constraints and issues.*

The Town's understanding at that time, given the name of the zoning district, was that this rezoning would provide for an office use. We pointed out some considerations concerning this request since it is on land that is within the Town's Growth Boundary Area. This morning, I discovered that this rezoning is actually intended to provide for a mixed-housing development with a density of up to 24 units per acre. As you know, the current zoning of Planned Residential provides for a density of up to 12 units per acre, which is generally consistent with the Tapestry Multi-Family development to the immediate west though still too high from the Town's perspective. The Town of Farragut is in agreement with the Knox County Planning staff and is against the requested rezoning to OB for the following reasons:

1. Lack of adequate infrastructure to serve the density requested. Snyder Road and Outlet Drive are two lane roads with a center turn lane in Outlet Drive. The infrastructure that would serve this high density development is within the Town and there are no plans to improve the infrastructure to support a development with this level of density.
2. The access for this development is a Town of Farragut street and would not meet the Town's Driveways and Other Access Ways Ordinance.
3. The adjacent single family subdivision in the County has a developed density of roughly 1.75 units per acre. A rezoning that would provide for a density of up to 24 units per acre is very incompatible and would provide no transition. Appropriate transitions are important concepts that citizens have encouraged throughout the County's recent efforts to update its Land Use Plan.
4. The property has what are shown as a number of closed contours (likely sinkholes). Within the Town these cannot be disturbed for a number of reasons, including adverse effects on the overall stormwater system. Surface runoff naturally enters these closed contours and helps balance the



stormwater runoff in the surrounding area. If you look at the Tommy's Slalom Shop on the south side of Outlet Drive across from this property, you will notice the closed contour areas undisturbed. Protecting the areas which naturally receive stormwater runoff is critical to not creating flooding and potentially contamination issues on properties in this general area.

As always, we greatly appreciate the opportunity to provide comment on matters that greatly affect the Town of Farragut. Could you please provide the members of the MPC with this response? Should you have any questions or need any additional information please let me know. Thank you again.

Mark Shipley, AICP, CPM  
Community Development Director



# 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

Millstone Ventures LLC

Applicant Name

Affiliation

12/21/2023

2/8/2024

2-F-24-RZ / 2-C-24-SP

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.

Benjamin C. Mullins Frantz, McConnell and Seymour, LLP

Name / Company

550 W. Main St. St. Suite 500 Knoxville TN 37902

Address

865-546-9321 / bmullins@fmsllp.com

Phone / Email

### CURRENT PROPERTY INFO

Candy Laster

11471 Outlet Dr Knoxville TN 37932

865-919-4792

Owner Name (if different)

Owner Address

Owner Phone / Email

11471 OUTLET DR

Property Address

130 175

18.07 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

First Knox Utility District

First Knox Utility District

First Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

North side of Outlet Dr, east of Snyder Rd

General Location

☐ City

Commission District 6

PR (Planned Residential) 1-12 du/ac

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Northwest County

MDR (Medium Density Residential), HP (Hillside Protecti

Farragut Urban Growth Boundary

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	<b>OB (Office, Medical, and Related Services)</b>	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR/O (Medium Density Residential/Office), HP (Hillside Protection)</b>	
	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$3,657.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

<input type="checkbox"/> 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	Millstone Ventures LLC	12/21/2023
	Please Print	Date
Phone / Email		
Property Owner Signature	Candy Laster	12/21/2023
	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

Millstone Ventures LLC

Applicant Name

12/19/2023

Date Filed

February 8, 2024

Meeting Date (if applicable)

Applicant/Option Holder

Affiliation

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

Benjamin C. Mullins

Name

Frantz, McConnell & Seymour, LLP

Company

550 West Main Street, Suite 500

Address

Knoxville

City

TN

State

37902

ZIP

865-546-9321

Phone

[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Email

## CURRENT PROPERTY INFO

Candy Laster

Property Owner Name (if different)

11471 Outlet Dr.

Property Owner Address

(865) 919-4792

Property Owner Phone

11471 Outlet Dr.

Property Address

130 175

Parcel ID

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

N

Septic (Y/N)

## STAFF USE ONLY

North of Outlet Drive; east of intersection with Snyder Rd.

General Location

~18.24 Acres

Tract Size

☐ City ☒ County  
District

Northwest County

Planning Sector

PR (1-12 dua)

Zoning District

MDR

Sector Plan Land Use Classification

AgForVac

Existing Land Use

Farragut Urban Growth

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

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 OB  
Proposed Zoning☒ Plan Amendment Change MDR/O  
Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify)**STAFF USE ONLY****PLAT TYPE**

Fee 1

Total

☐ Staff Review ☐ Planning Commission**ATTACHMENTS**

Fee 2

☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

Fee 3

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

Millstone Ventures LLC

Please Print

12/15/2023

Date

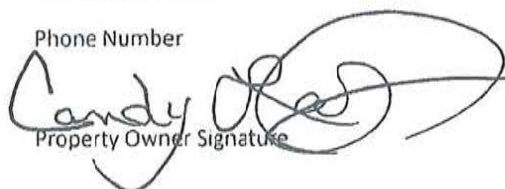
317-525-9464

adrien@millstonemgmt.com

Phone Number

Email

Date Paid

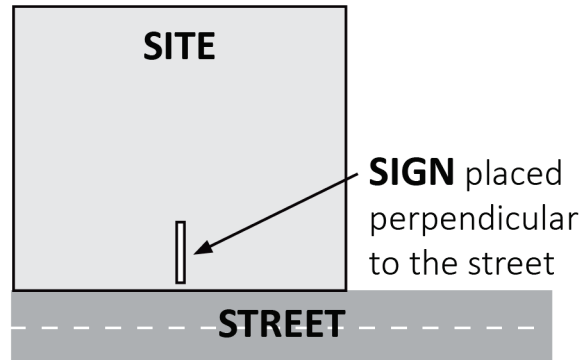


Property Owner Signature

Candy Laster

Please Print

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:*

\_\_\_\_\_  
January 26, 2024 and February 9, 2024  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Millstone Ventures LLC

Date: 12/21/2023

File Number: 2-F-24-RZ & 2-C-24-SP



Sign posted by Staff



Sign posted by Applicant