



# USE ON REVIEW REPORT

▶ **FILE #:** 3-A-24-UR

**AGENDA ITEM #:** 16

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

▶ **APPLICANT:** DANIEL LEVY  
OWNER(S): Dorothy R. Crabtree

TAX ID NUMBER: 72 045 01 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 ROSCOE LN

▶ **LOCATION:** South side of Roscoe Ln, east of E. Governor John Sevier Hwy

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Roscoe Lane, a local street with 24 ft of pavement within varying right-of-way width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston-French Broad & Inman Branch

▶ **ZONING:** RB (General Residential)

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

▶ **PROPOSED USE:** Multi-dwelling development

DENSITY PROPOSED: 15.6 du/ac

HISTORY OF ZONING: There is a pending sector plan amendment from LDR to MDR (2-D-24-SP).

SURROUNDING LAND USE AND ZONING: North: I-40 & Roscoe Lane rights-of-way - RB (General Residential)

South: Warehouse - PC (Planned Commercial)

East: Single family residential - RB (General Residential)

West: Rural residential - RB (General Residential)

NEIGHBORHOOD CONTEXT: I-40 is directly to the north, which separates this property from the residential uses on the other side. South of I-40 is a mix of undeveloped land and large lots with detached single family houses. A large warehouse facility abuts the subject property to the south.

## STAFF RECOMMENDATION:

▶ **Approve the request for a multi-family development with up to 78 dwelling units, as shown on the development plan, subject to 9 conditions.**

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Implement the recommendations outlined in the Peaks of Knox Transportation Impact Letter prepared by AJAX Engineering (2/26/2024), as revised and approved by the Tennessee Department of Transportation (TDOT), Knox County Department of Engineering and Public Works, and Planning staff (Exhibit B).

- 3) Obtain any necessary approvals from the TDOT to clear vegetation in the E. Governor John Sevier Highway right-of-way to obtain the required sight distance in both directions at the Roscoe Lane intersection.
- 4) Install the landscaping as shown on the landscape plan (Sheet A011-A013) within six months of issuance of the first occupancy permit for the project or post a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 5) Install the site lighting consistent with the Site Lighting/Photometric Plan (SL-1) and consistent with the requirements of Article 4.10.10 (Outdoor lighting) of the Knox County Zoning Ordinance. All site light fixtures shall be full cutoff and installed with the light source parallel to the ground.
- 6) Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) The proposed signage must meet the requirements of Article 3.90 (Signs, billboards, and other advertising structures), including but not limited to the 10 ft setback from all property lines.
- 8) Meet all applicable requirements of the Knox County Zoning Ordinance.
- 9) Obtain approval from Knox County Commission to amend the East County Sector Plan to MDR (Medium Density Residential) (2-D-24-SP).

With the conditions noted above, this request meets all requirements for approval in the RB (General Residential) zoning district, as well as the criteria for approval of a use on review.

#### COMMENTS:

This proposal is for a 78-unit multi-dwelling development (apartment complex) on 5.0 acres and a density of 15.6 du/ac. The development will include three 3-story buildings and a 1-story clubhouse. The property is zoned RB (General Residential) and is designated LDR (Low Density Residential) on the East County Sector Plan. The applicant applied to amend the sector plan designation to MDR (Medium Density Residential), which was approved by the Planning Commission on February 8, 2024, and is pending consideration by the Knox County Commission on March 25, 2024 (2-D-24-SP).

Access to the site is from Roscoe Lane, a local street that runs parallel to Interstate 40. As noted in the Peaks of Knox Transportation Impact Letter (Exhibit B), the sight distance looking to the north is obscured by vegetation within the TDOT right-of-way. The applicant must obtain any required approvals from TDOT to clear this vegetation to obtain the minimum intersection sight distance. Roscoe Lane has centerline and edge striping near the Governor John Sevier Highway intersection. The applicant must extend this striping to their driveway.

#### DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

##### 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The East County Sector Plan designates this property as MDR (Medium Density Residential) pending (2-D-24-SP), which recommends densities over 12 du/ac along corridors that are served by or proposed to be served by transit and to be served by sidewalks in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

1) This proposal includes sidewalks for internal circulation, connection to Roscoe Lane, and along Roscoe Lane to the Governor John Sevier Hwy intersection. There are no other sidewalks within the vicinity of the subject property.

2) The subject property is located approximately 0.5 miles from the Asheville Highway commercial corridor, which is within the City of Knoxville. This intersection includes a grocery store.

3) The closest KAT bus stop is approximately 2 miles away, on Asheville Highway near Chilhowee Drive. In the current version of the KAT Reimagined routes, the bus route extends further east to the Interstate 40 / Asheville Highway interchange, which is approximately 1.5 miles away.

B. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

C. General Plan -- Development Policy Section

1) Policy 7.7 recommends providing trees and minimizing impervious surfaces when developing parking lots. – Trees are provided in the parking lot terminal islands. The parking proposed is 1 space more than the minimum required.

2) Policy 8.3 recommends focusing on design quality and neighborhood compatibility in reviewing development proposals. – The 3-story structures are clad with 1-2 stories of brick at the base of the building (varying height) and 1-2 stories of board and batten fiber cement siding at the top of the building. The structures have pitched roofs with multiple gables on each elevation.

3) Policy 9.3 encourages the scale of new development to be compatible with existing neighborhoods and communities. – A Type 'B' landscape screen (Exhibit C) is proposed along the east and west lot lines.

D. East Knox County Community Plan (Exhibit D)

1) Governor John Sevier Hwy is identified as a "Development Corridor". The subject property is located on the edge of the development corridor and the "Rural Areas" (Exhibit D, Figure 25). The depth of the Development Corridor designation is not provided.

2) Implementation Summary (Exhibit D, page 57) -- Direct Development to Rural Crossroads and Development Corridors

a. Vision plans for the development corridor –see Governor John Sevier Scenic Highway Corridor Study

b. Promote safety by limiting curb cuts/entry points and requiring connectivity between properties.

E. Governor John Sevier Scenic Highway Corridor Study

1) General recommendations of providing landscape screening for parking areas visible from Governor John Sevier Hwy and locating parking behind structures. – Landscape screening is provided on the northwest property line to screen the development from Governor John Sevier Hwy, and the parking is located in the middle of the site, between the buildings.

2) This section of Governor John Sevier Hwy, from Chapman Hwy to Asheville Hwy, is designated a Scenic Parkway by TCA 54-17-203. The Scenic Parkway designation regulates advertising signs, junkyards, and trash dumps within 2,000 feet of the centerline of Governor John Sevier Hwy. Unlike the Scenic Highway designation, the Scenic Parkway designation does not regulate building height.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The RB (General Residential) zone provides for medium population density. The principal uses range from houses to multi-dwelling structures or developments.

B. The RB zone allows consideration of densities up to 24 du/ac; however, developments over 12 du/ac must obtain Use on Review approval.

C. The RB zone only provides a maximum height for houses and duplexes, not for other uses such as apartment buildings. The height of multi-dwelling structures approved as a Use on Review shall be determined by the planning commission. The proposed 3-story structures with a height of 38 ft to the midpoint of the roof are appropriate for this location.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. Houses on large lots are located east and west of the subject property, and a large warehouse to the south.

B. A Type 'B' landscape screen is provided along the east and west property lines (Exhibit C).

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. With the inclusion of landscape screening, the apartment complex will not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Roscoe Lane is a local street that provides access to two residential properties and an entrance for employees and visitors for the business to the southeast.

B. There are no other uses between the subject property and Governor John Sevier Highway.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. Roscoe Lane runs parallel to Interstate 40, so sound could be a concern for residential uses.

B. Other than as noted above, there are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

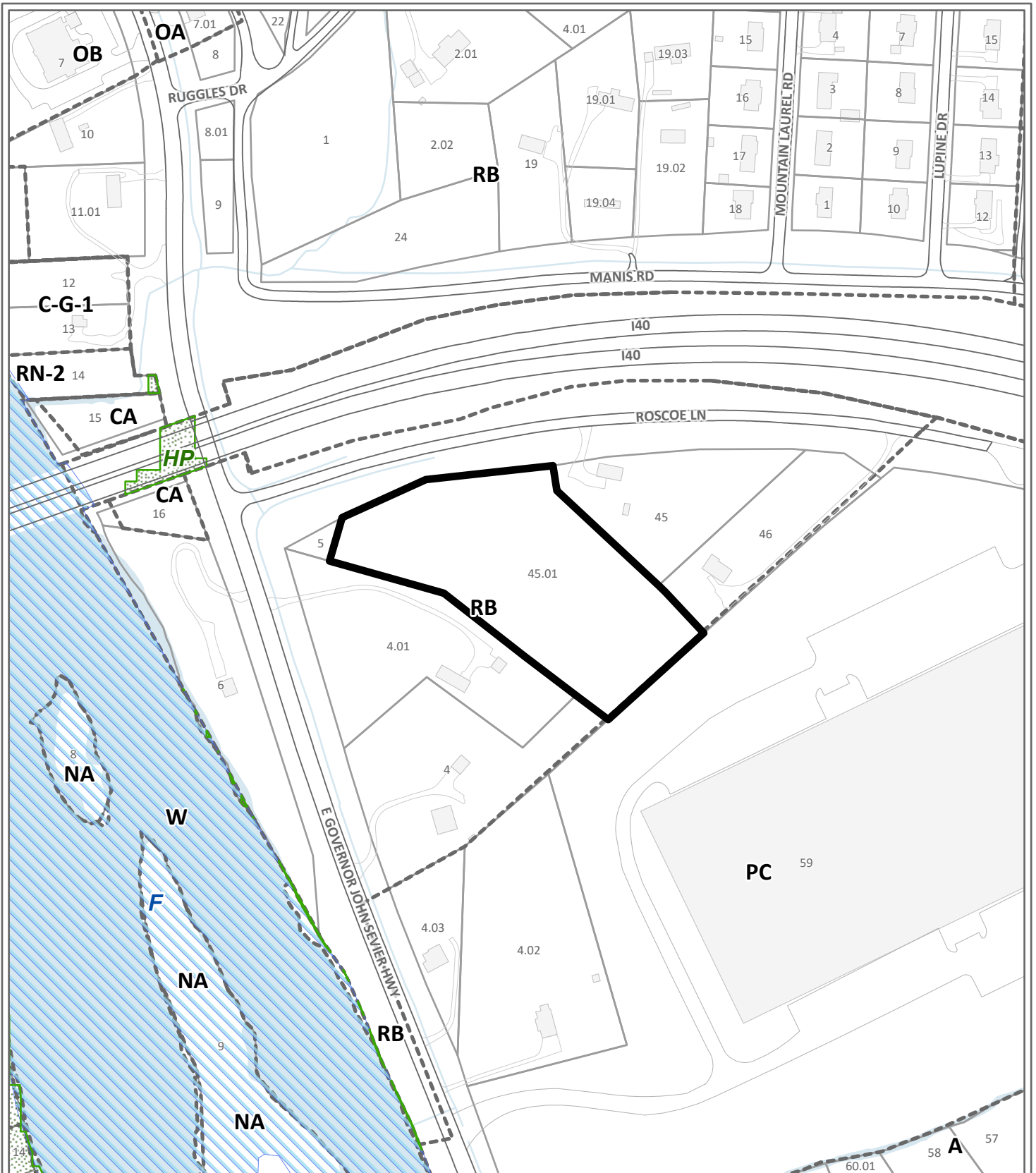
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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 request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**USE ON REVIEW**

**3-A-24-UR**

**Petitioner:** Daniel Levy



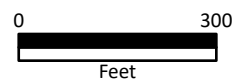
Multi-dwelling development in RB (General Residential)

**Map No:** 72

**Jurisdiction:** County

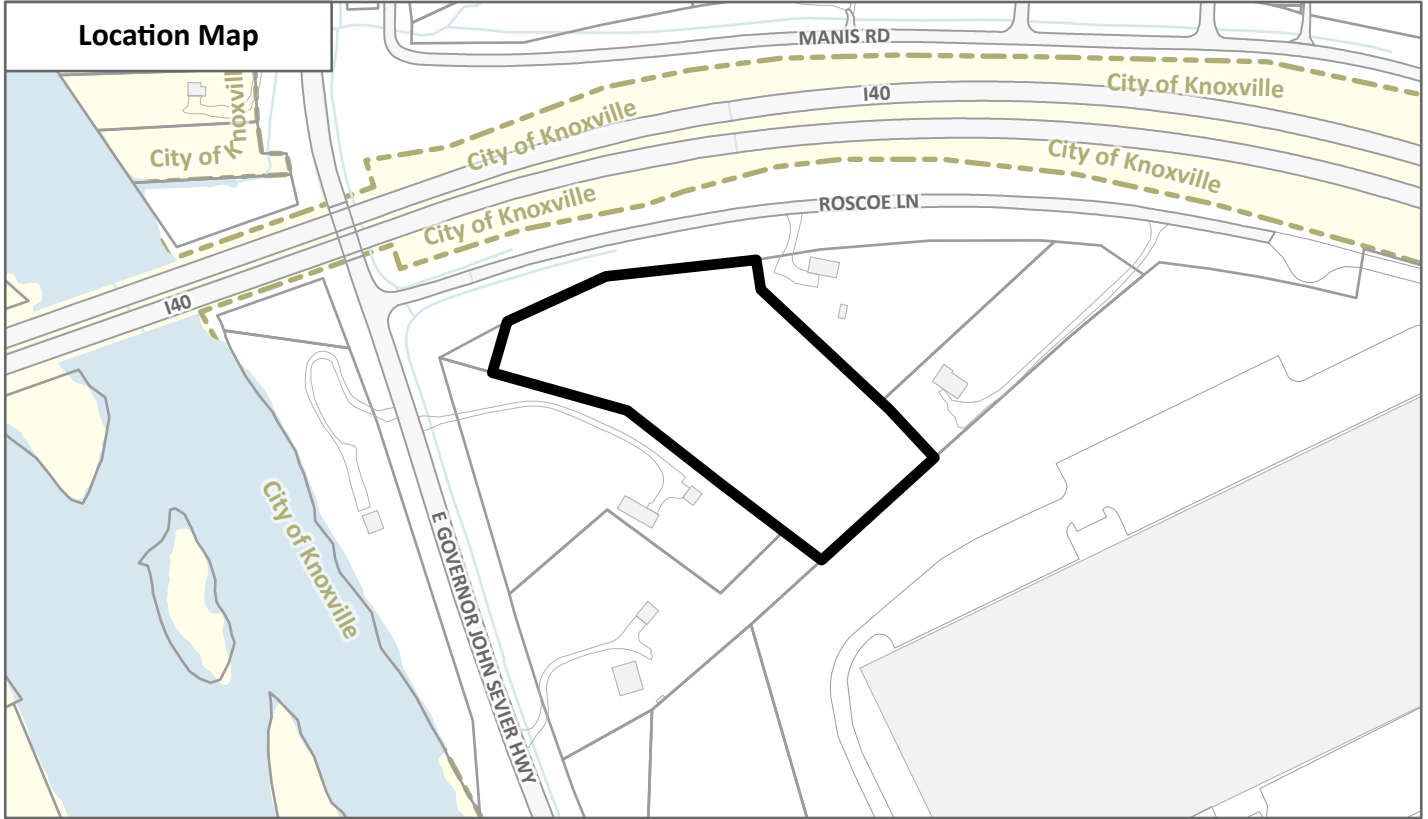
**Original Print Date:** 2/2/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

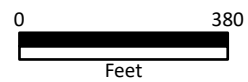


CONTEXTUAL MAPS 1

3-A-24-UR



Case boundary





**LANDSCAPING NOTES**

1. ALL LANDSCAPING SHALL CONFORM TO CURRENT CITY OF KNOXVILLE STANDARDS AND ORDINANCES
2. ALL LANDSCAPING PLANT SIZE SHALL BE PER SECTION 12.6(A) OF THE CURRENT CITY OF KNOXVILLE LANDSCAPING STANDARDS AND ORDINANCES
3. ALL NURSERY STOCK SHALL CONFORM TO THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK AND TREES
4. NO SUBSTITUTIONS INCLUDING COLORADO SHALL BE INSTALLED WITHOUT THE WRITTEN APPROVAL FROM THE LANDSCAPE DESIGNER
5. AFTER PLANTING, COVER THE AREA OF THE TREE PIT WITH 2" THICK SHADDED HARDWOOD MULCH. PULL THE MULCH BACK AROUND THE PLANT BASE SO NO MULCH TOUCHES THE BARK
6. FOR A MINIMUM OF 3 MONTHS AFTER PLANTING, ALL TREES AND SHRUBS SHALL BE WATERED WITH A NEW 4" MINIMUM OF 18 GALLONS BY A SLAM RELEASE WATERING SYSTEM DAILY TO PREVENT OR PREVENT ROOT ROT. IF 17 DAYS OF DRY FALLS OR 20 DAYS WITH 7 DAYS OF PRECIPITATION EXCEEDING 0.1" SHALL BE SUFFICIENT FOR 7 DAYS AFTER THE RAIN EVENT
7. MINIMUM PLANTING DEPTH PER CODE SECTION 12.6(A)
8. SHADE TREES MUST HAVE A MINIMUM HEIGHT OF 120" FEET
9. EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF 120" FEET
10. SINGLE TRUNK DECIDUOUS TREES MUST HAVE A MINIMUM DBH OF 2.0" INCHES IN 4" CALIBER AND SINGLE TRUNK EVERGREEN TREES MUST HAVE A MINIMUM HEIGHT OF 120" FEET
11. EVERGREEN OR DECIDUOUS SHRUBS MUST HAVE A MINIMUM HEIGHT OF 36" INCHES

**12.6 - PARKING AREA LANDSCAPING**

- REQUIRED INTERIOR PARKING LANDSCAPE**
- 1. 1 PLANT PER 10 SQUARE FEET
  - 2. 1 TREE PER SINGLE ISLAND
  - 3. 2 TREES PER DOUBLE ISLAND
- TOTAL REQUIRED TREES = 14 TREES**
- PROPOSED INTERIOR PARKING LANDSCAPE**
- 1. 1 PLANT PER 10 SQUARE FEET (TOTAL)
  - 2. 1 TREE PER SINGLE ISLAND (2 ISLANDS)
  - 3. 2 TREES PER DOUBLE ISLAND (1 ISLAND)
- TOTAL REQUIRED TREES = 13 TREES**

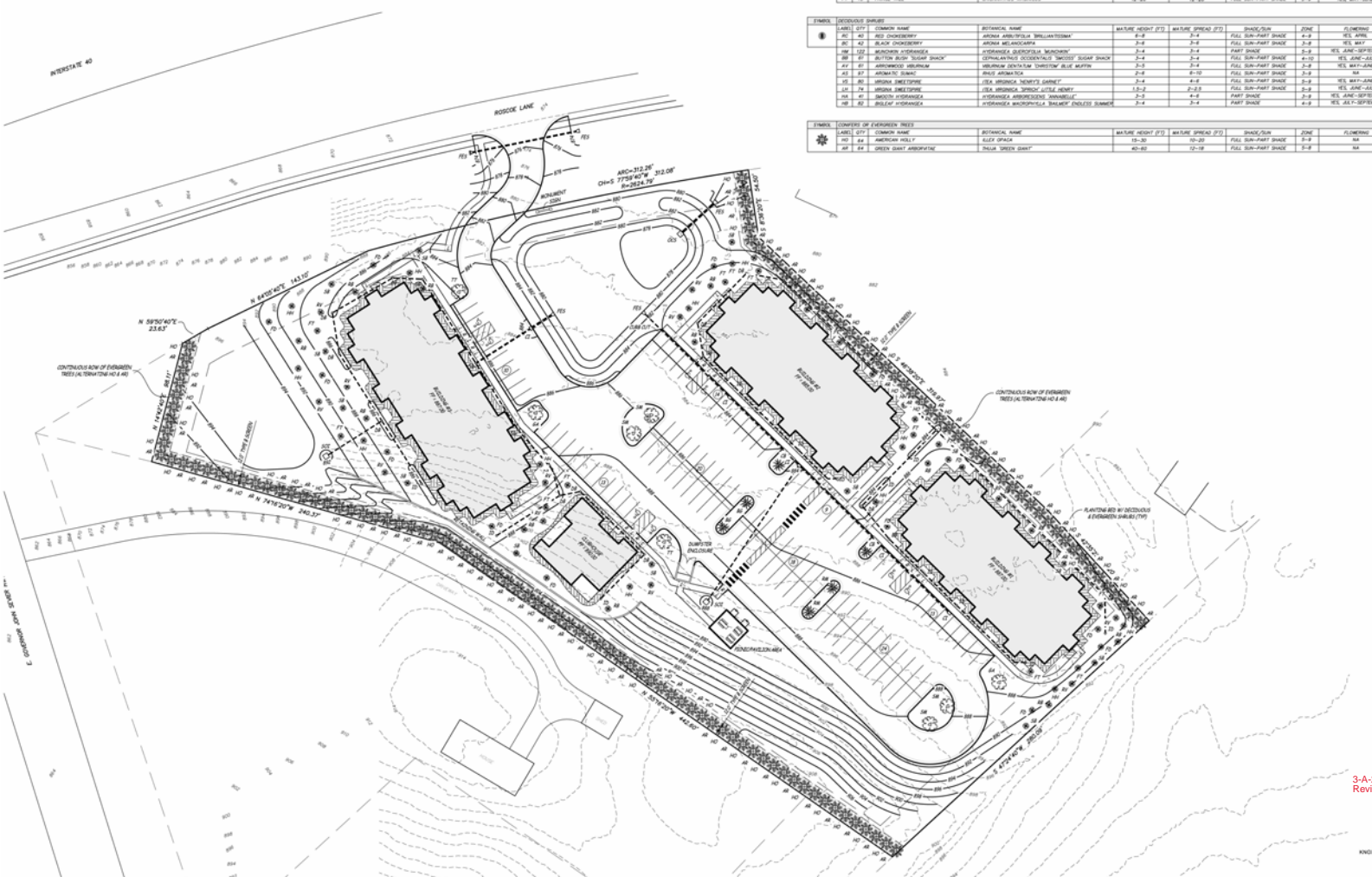
**12.7 - SITE LANDSCAPING**

CACHEL REQUIREMENT	LANDSCAPING	LANDSCAPING
BUILDING 1 (200 FEET)	100 SHRUBS	100 SHRUBS
BUILDING 2 (200 FEET)	100 SHRUBS	100 SHRUBS
BUILDING 3 (200 FEET)	100 SHRUBS	100 SHRUBS
COMMUNITY BUILDING (200 FEET)	100 SHRUBS	100 SHRUBS
<b>TOTAL SHRUBS</b>	<b>400 SHRUBS</b>	<b>400 SHRUBS</b>

ZONE & BUFFER REQUIREMENT	LANDSCAPING	LANDSCAPING
1 TREE 10' LINEAR FEET OF PROPERTY LINE	70 TREES	70 TREES
WEST PROPERTY LINE (200' x 17')	50 TREES	50 TREES
EAST PROPERTY LINE (200' x 17')	50 TREES	50 TREES
<b>TOTAL TREES</b>	<b>170 TREES</b>	<b>170 TREES</b>

PLANT SCHEDULE									
SYMBOL	LANDSCAPING SYMBOL	COMMON NAME	BOTANICAL NAME	MINIMUM HEIGHT (FT)	MINIMUM SPREAD (FT)	SHADE/SUN	ZONE	FLOWERING	NAIVE REGION
[Symbol]	101	BLACK CHERRY	PRUNUS SEROTINA	20-30	20-30	FULL SUN	3-8	VEL. APRIL-MAY	CENTRAL & EASTERN U.S.
	102	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	103	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	104	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
[Symbol]	105	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	106	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	107	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	108	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
[Symbol]	109	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	110	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	111	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.
	112	DOGWOOD	SPRINGER VERNICEA	20-30	20-30	FULL SUN	3-8	VEL. MAY-JUNE	EASTERN U.S.



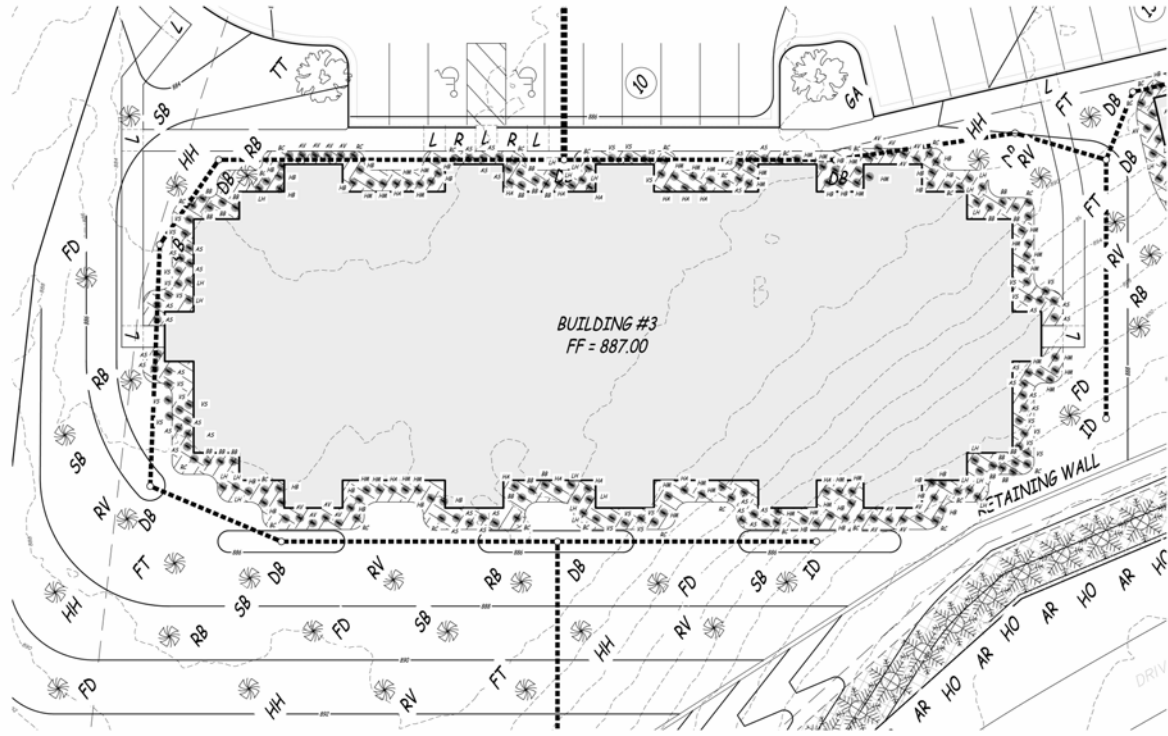
3-A-24-UR  
Revised: 2/22/2024

LANDSCAPE PLAN  
KNOXVILLE SITE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
FEBRUARY 23, 2024





SCALE 1" = 10'



3-A-24-UR  
Revised: 2/22/2024

LANDSCAPE PLAN  
KNOXVILLE SITE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
FEBRUARY 22, 2024

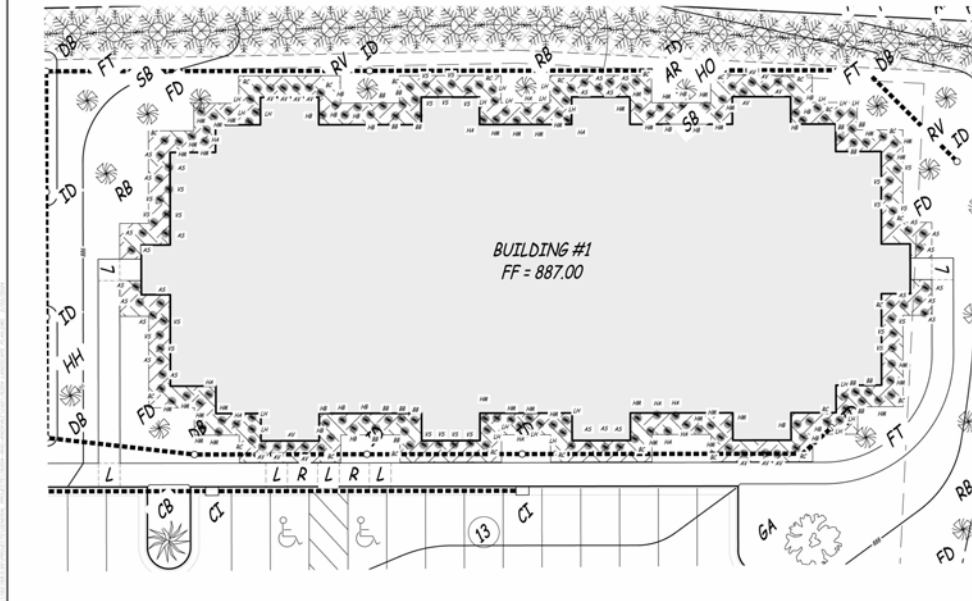
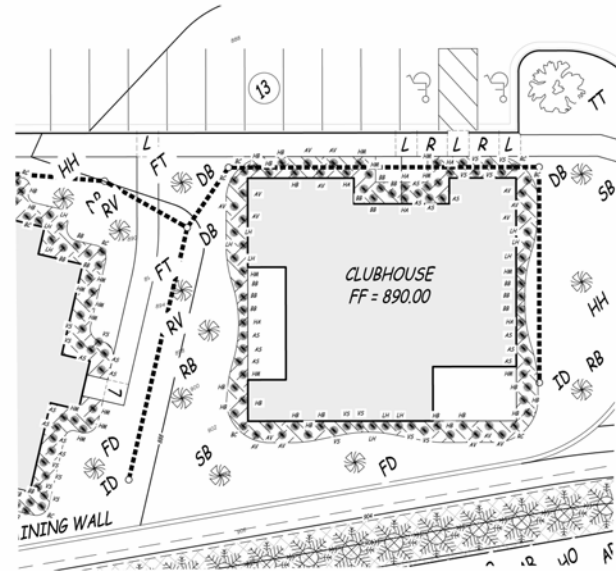
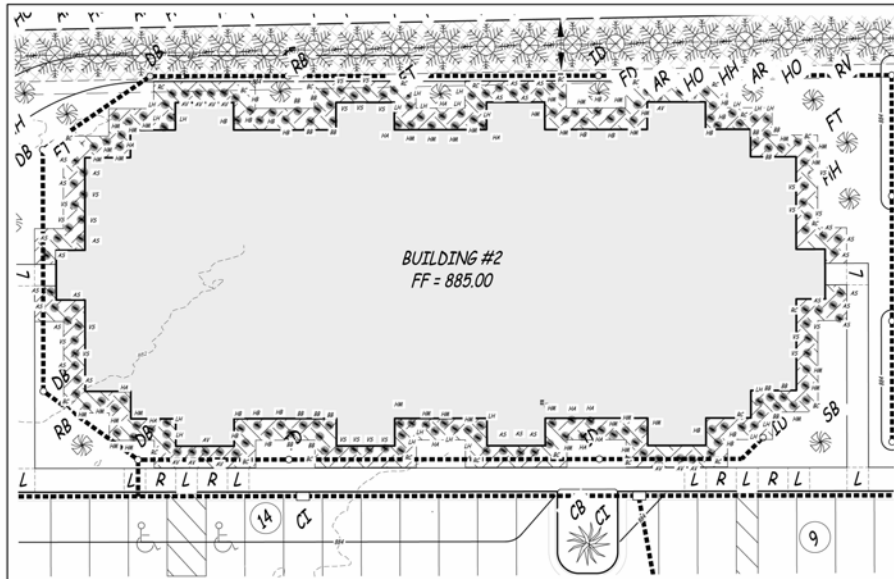
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architecture + design  
3523 Maloney Rd., Knoxville, TN 37920  
p. 865.474.9264 www.dklevy.com

NOT FOR  
CONSTRUCTION  
01/09/2024

**Peaks of Knox**  
USE ON REVIEW (3-A-24-UR)

REVISIONS			22205 Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	01/09/2024
			CLIENT	Resource Housing Group, Inc.
			ADDRESS	ROSCOE LANE
			SCALE	

**A012**  
LANDSCAPE PLAN

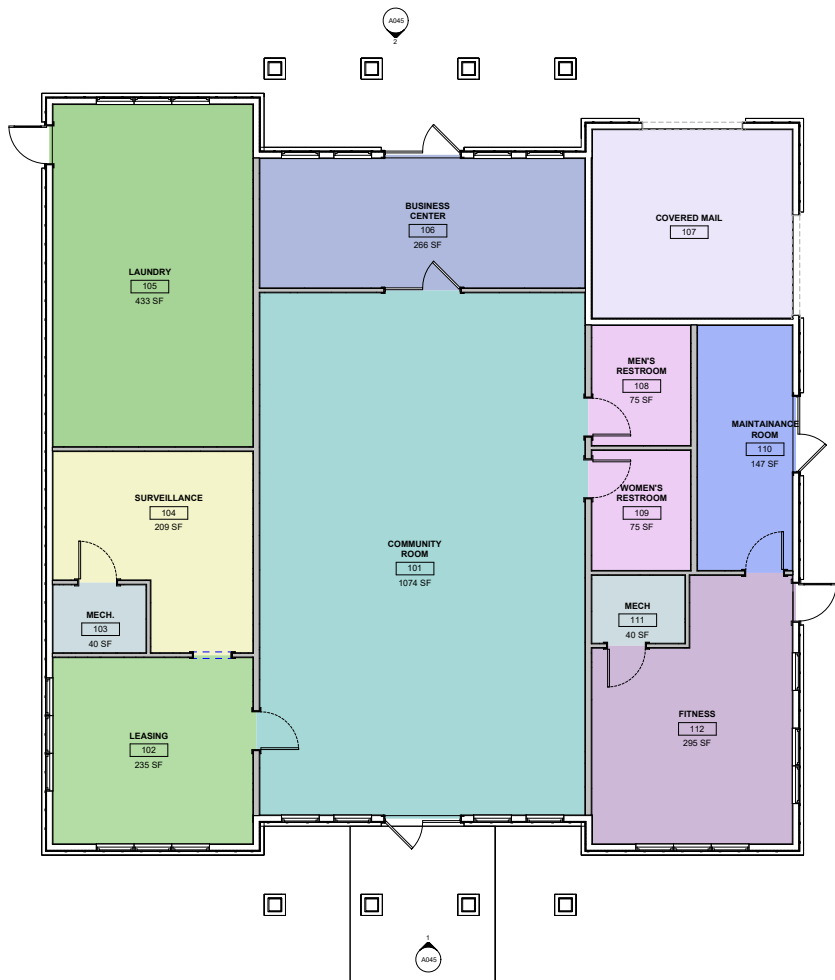


3-A-24-UR  
Revised: 2/22/2024

LANDSCAPE PLAN  
KNOXVILLE SITE  
KNOXVILLE, KNOX COUNTY, TENNESSEE  
FEBRUARY 22, 2024

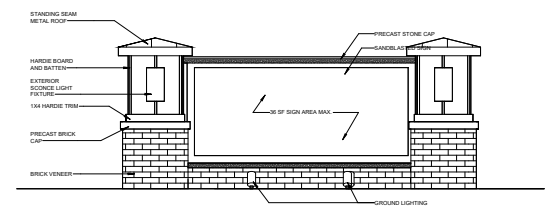
REVISIONS		
NO	DESCRIPTION	DATE

22205	01/09/2024	Peaks of Knox
ISSUE DATE		
CLIENT		Resource Housing Group, Inc.
ADDRESS		ROSCOE LANE
SCALE		

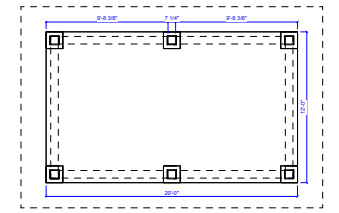


- ROOM TYPE LEGEND
- LEASING OFFICE
  - MECHANICAL ROOM
  - SURVEILLANCE ROOM
  - LAUNDRY ROOM
  - COMMUNITY ROOM
  - COMPUTER ROOM
  - FITNESS ROOM
  - RESTROOMS
  - MAINTAINANCE ROOM
  - COVERED MAIL

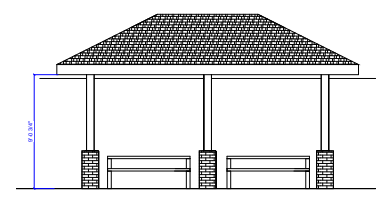
1 COMMUNITY BUILDING - FLOOR PLAN  
1/4" = 1'-0"



4 MONUMENT SIGN ELEVATION  
1/2" = 1'-0"



2 PAVILION FLOOR PLAN  
1/4" = 1'-0"



3 PAVILION ELEVATION  
1/4" = 1'-0"

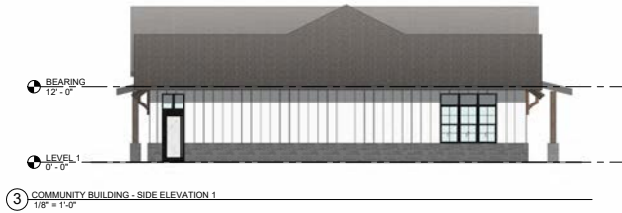
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01/09/2024



**Peaks of Knox**  
USE ON REVIEW (3-A-24-UR) Revised: 2/20/2024

REVISIONS			22205		Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	CLIENT	ADDRESS	SCALE
			01/09/2024	Resource Housing Group, Inc.	ROSCOE LANE	As Indicated

**A041**  
COMMUNITY BUILDING - PLAN + PAVILION + MONUMENT SIGN



**MATERIAL LEGEND**

-  BOARD AND BATTEN  
FIBER CEMENT SIDING (WHITE)
-  BRICK VENEER

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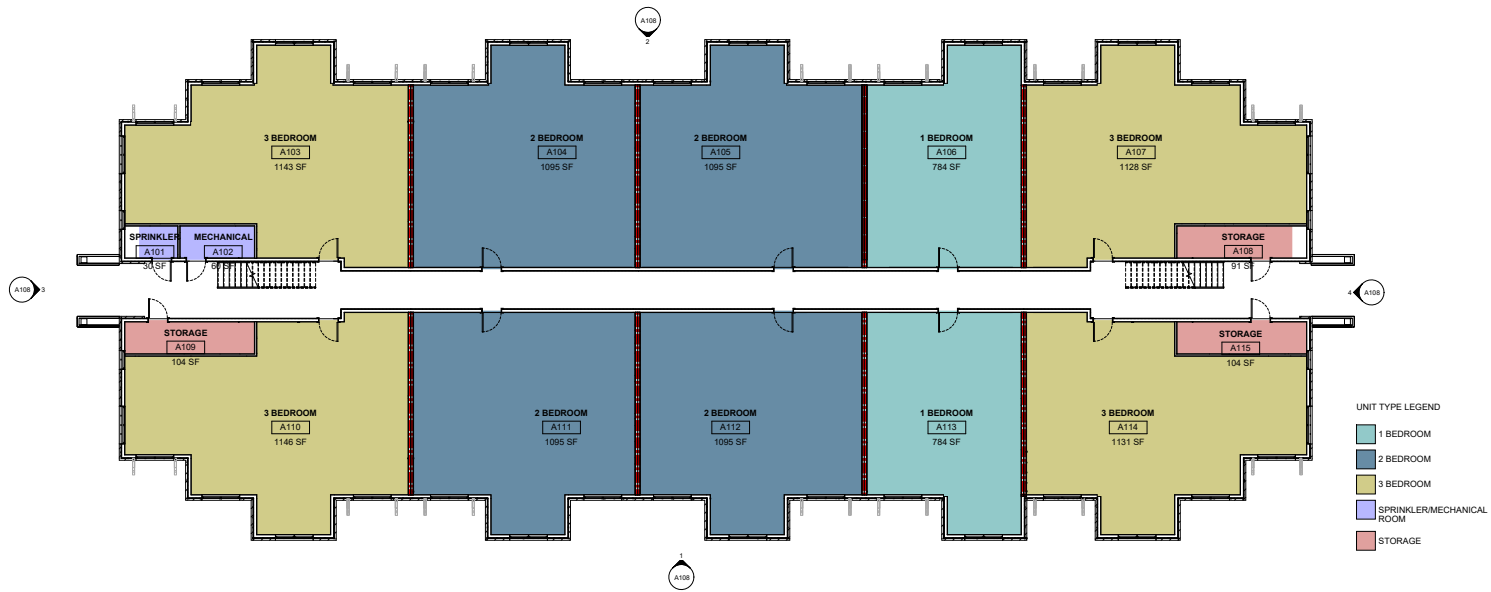
NOT FOR  
CONSTRUCTION  
01/09/2024

**Peaks of Knox**  
USE ON REVIEW (3-A-24-UR) Revised: 2/20/2024

REVISIONS			22205 Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	01/09/2024
			CLIENT	Resource Housing Group, Inc.
			ADDRESS	ROSCOE LANE
			SCALE	As Indicated

**A045**

COMMUNITY BUILDING - ELEVATIONS



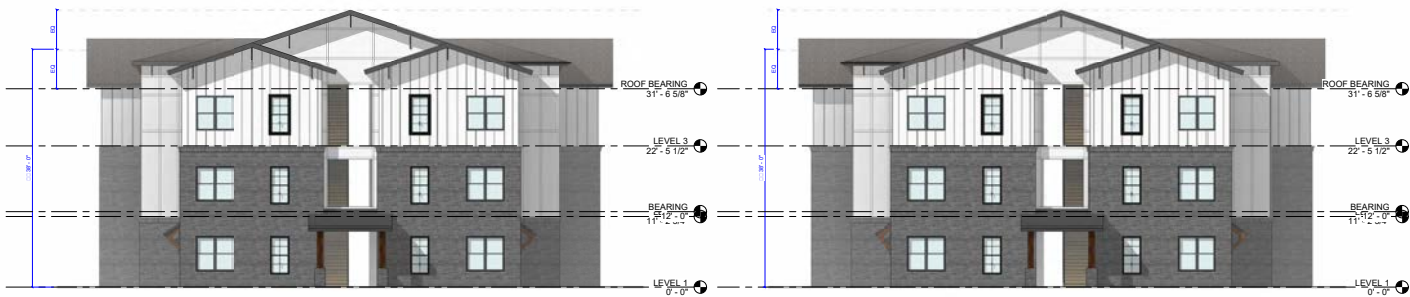
UNIT TYPE LEGEND

Light Blue	1 BEDROOM
Dark Blue	2 BEDROOM
Yellow-Green	3 BEDROOM
Light Purple	SPRINKLER/MECHANICAL ROOM
Red	STORAGE

1 BUILDING TYPE 'A' LEVEL ONE  
1/8" = 1'-0"

**BUILDING SQUARE FOOTAGE**  
**BUILDING A - 38,955 SF**

- LEVEL 1 = 12,985 SF
  - (1) BREEZEWAYS = 1,435 SF
  - ROOMS = 11,550 SF
- LEVEL 2 = 12,985 SF
  - (1) BREEZEWAYS = 1,435 SF
  - ROOMS = 11,550 SF
- LEVEL 3 = 12,985 SF
  - (1) BREEZEWAYS = 1,435 SF
  - ROOMS = 11,550 SF



3 BUILDING A SIDE ELEVATION A  
1/8" = 1'-0"

4 BUILDING A SIDE ELEVATION B  
1/8" = 1'-0"






2 BUILDING A BACK ELEVATION  
1/8" = 1'-0"



1 BUILDING A FRONT ELEVATION  
1/8" = 1'-0"

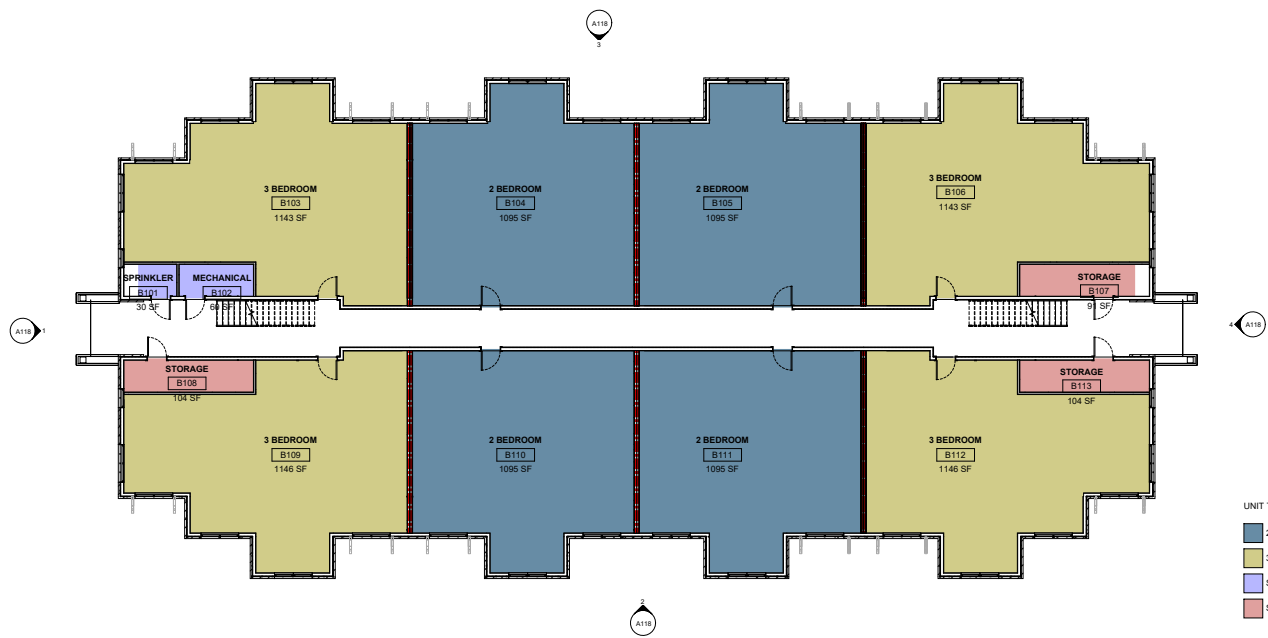
**MATERIAL LEGEND**

-  BOARD AND BATTEN  
FIBER CEMENT SIDING (WHITE)
-  BRICK VENEER
-  BATTEN BASE  
WITH PANELLING

REVISIONS			22205		Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	CLIENT	ADDRESS	SCALE
			01/09/2024	Resource Housing Group, Inc.	ROSCOE LANE	As Indicated



REVISIONS			22205 Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	
			01/09/2024	
			CLIENT	Resource Housing Group, Inc.
			ADDRESS	ROSCOE LANE
			SCALE	



1 BUILDING TYPE 'B' LEVEL ONE  
1/8" = 1'-0"

- BUILDING SQUARE FOOTAGE**  
**BUILDING B - 33,360 SF**
- LEVEL 1 = 11,120 SF
    - (1) BREEZEWAYS = 1200 SF
    - ROOMS = 9,920 SF
  - LEVEL 2 = 11,120 SF
    - (1) BREEZEWAYS = 1200 SF
    - ROOMS = 9,920 SF
  - LEVEL 3 = 11,120 SF
    - (1) BREEZEWAYS = 1200 SF
    - ROOMS = 9,920 SF





1 BUILDING B SIDE ELEVATION B  
1/8" = 1'-0"



4 BUILDING B SIDE ELEVATION A  
1/8" = 1'-0"






3 BUILDING B REAR ELEVATION  
1/8" = 1'-0"



2 BUILDING B FRONT ELEVATION  
1/8" = 1'-0"

**MATERIAL LEGEND**

-  BOARD AND BATTEN  
FIBER CEMENT SIDING (WHITE)
-  BRICK VENEER
-  BATTEN BASE  
WITH PANELLING



**DKLEVY**  
*architecture + design*  
 3523 Maloney Rd., Knoxville, TN 37920  
 p. 865.474.9264 www.dklevy.com

NOT FOR  
 CONSTRUCTION  
 01/09/2024

**Peaks of Knox**  
 USE ON REVIEW (3-A-24-UR) Revised: 2/20/2024

REVISIONS			22205 Peaks of Knox	
NO	DESCRIPTION	DATE	ISSUE DATE	
			01/09/2024	
			CLIENT	Resource Housing Group, Inc.
			ADDRESS	ROSCOE LANE
			SCALE	

**A119**

BUILDING "B" - RENDERINGS

Project #	20240101	Type	FLTR ID
Prepared by	ADW	Date	02/20/2024

**McGraw-Edison**  
**GALN Galleon II**  
 Area / Site Luminaire

**Product Features**

- High-contrast
- High-contrast
- High-contrast
- High-contrast

**Product Certifications**

- UL
- ETL
- CEC
- NSF
- UL
- ETL
- CEC
- NSF

**Quick Facts**

- Lumen packages range from 3,300 - 79,500 (33W - 552W)
- 16 optical distributions
- Efficiency up to 120 lumens per watt

**Dimensional Details**

Standard Arm

Arm Length	Height	Depth	Weight (kg)	Weight (lb)
0.5	10	27	0.16	0.35
0.5	20	27	0.16	0.35
0.5	30	27	0.16	0.35

**COOPER**  
 Lighting Systems

20240101 sheet 1  
 02/20/2024

**Lumark**

Category #	100
Project	WPI
Contract	DM
Package	

**DESCRIPTION**

The patented Lumark Crosstour LED Wall Pack Series of luminaire provides an architectural area with superior, energy efficient LED. The low-profile, rugged die-cast aluminum construction, universal back box design and weathering coating with a recessed mounting bracket ensure that the luminaire remains in compliance. The Crosstour wall pack is ideal for multi-use, elevated areas for roadway illumination, landscape lighting, and low level roadway illumination including stairs. Typical applications include building entrance, multi-use facilities, sports stadiums, walkways, athletic arenas and loading docks.

**DESCRIPTION FEATURES**

**Construction**  
 Die-cast aluminum LED design with rugged die-cast aluminum housing. The luminaire incorporates both a small and medium design. The rugged die-cast aluminum housing is available in 100, 200 and 300W. The medium housing is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W.

**Optical**  
 Die-cast aluminum LED design with rugged die-cast aluminum housing. The luminaire incorporates both a small and medium design. The rugged die-cast aluminum housing is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W.

**Electrical**  
 Die-cast aluminum LED design with rugged die-cast aluminum housing. The luminaire incorporates both a small and medium design. The rugged die-cast aluminum housing is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W.

**Warranty**  
 Five-year warranty.

**XTOR CROSSTOUR LED**

**DESCRIPTION**

The XTOR Crosstour LED Wall Pack Series of luminaire provides an architectural area with superior, energy efficient LED. The low-profile, rugged die-cast aluminum construction, universal back box design and weathering coating with a recessed mounting bracket ensure that the luminaire remains in compliance. The XTOR wall pack is ideal for multi-use, elevated areas for roadway illumination, landscape lighting, and low level roadway illumination including stairs. Typical applications include building entrance, multi-use facilities, sports stadiums, walkways, athletic arenas and loading docks.

**DESCRIPTION FEATURES**

**Construction**  
 Die-cast aluminum LED design with rugged die-cast aluminum housing. The luminaire incorporates both a small and medium design. The rugged die-cast aluminum housing is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W. The luminaire is available in 100, 200 and 300W.

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**Electrical**  
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**Warranty**  
 Five-year warranty.

**COOPER**  
 Lighting Systems

20240101 sheet 1  
 02/20/2024



TYPICAL LIGHT POLE DETAIL

SITE LIGHTING / PHOTOMETRIC PLAN  
 SCALE: 1" = 30'

**DKLEVY**  
 architecture + design

3523 Maloney Rd., Knoxville, TN 37920  
 p. 865.474.9254 www.dklevy.com

**NOT FOR CONSTRUCTION**

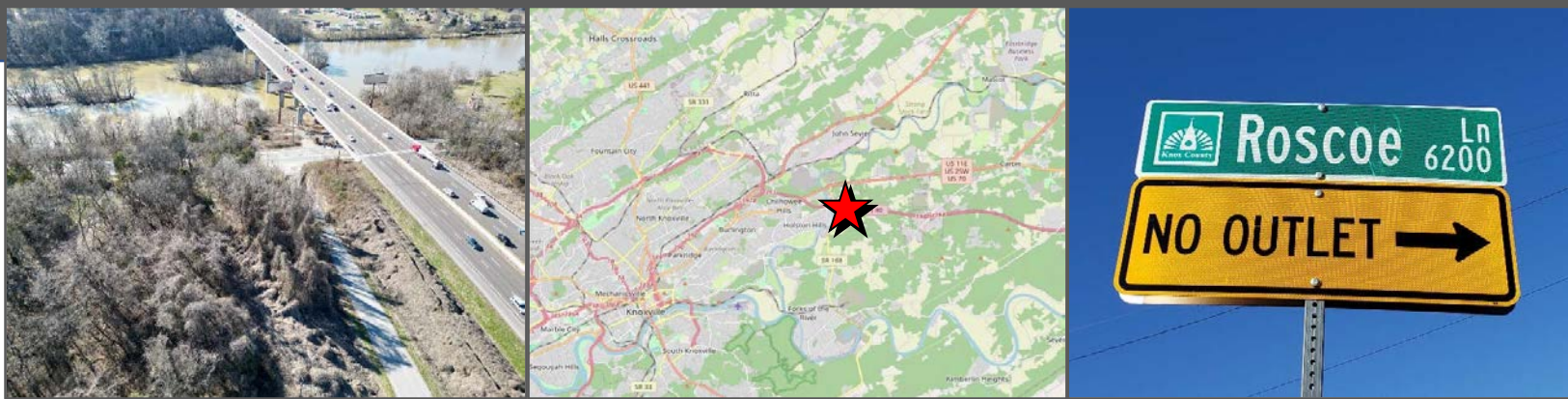
**Peaks of Knox**  
 USE ON REVIEW (3-A-24-UR) Revised: 2/20/2024

REVISIONS			22205	Peaks of Knox
NO	DESCRIPTION	DATE	ISSUE DATE	02/16/2024
			CLIENT	Resource Housing Group, Inc.
			ADDRESS	ROSCOE LANE
			SCALE	

**SL-1**  
 SITE LIGHTING / PHOTOMETRIC PLAN

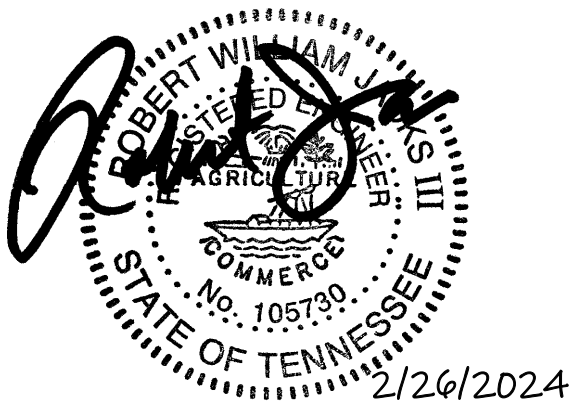


# Transportation Impact Letter (Abbreviated) Peaks of Knox Knox County, Tennessee



Revised February 26, 2024

Prepared for:  
Sam Coats  
Resource Housing Group, Inc.  
scoats@rhgroup.org



3-A-24-UR  
Version 2  
2/26/2024

▪ **EVALUATION OF TURN LANE THRESHOLDS**

The need for a separate right-turn lane was evaluated in the projected 2027 conditions at the intersection of E Governor John Sevier Highway at Roscoe Lane. The evaluation did not include southbound left turns on E Governor John Sevier Highway since a center TWLTL has already been provided.

The criteria used for the turn lane evaluation on E Governor John Sevier Highway was based on TDOT's "Highway System Access Manual" since it is a State Route. The evaluation was based on the posted speed limit of 45-mph on E Governor John Sevier Highway. This design policy relates vehicle volume thresholds based on prevailing speeds for two- and four-lane roadways.

According to TDOT's guidelines and based on the projected 2027 AM and PM peak hour traffic volumes, a separate northbound right-turn lane on E Governor John Sevier Highway at Roscoe Lane will not meet the warrant thresholds. The worksheets for these evaluations are provided in the Appendix.

▪ **OVERVIEW OF FINDINGS**

The following is an overview of the findings for the proposed Peaks of Knox Development on Roscoe Lane based on the initial assessment of the existing and projected conditions:

- Sight distance measurements on Roscoe Lane at E Governor John Sevier Highway and at the Proposed Entrance must be verified by a licensed land surveyor to document potential deficiencies. The deficiencies to be documented include obstacles and vegetation that would need to be cleared and maintained in future conditions to ensure safe operations at the intersections.
- A 30-mph Speed Limit Sign (R2-1) is recommended to be posted on Roscoe Lane and facing toward vehicles turning off E Governor John Sevier Highway headed east towards the apartments. It is recommended that this sign be posted on Roscoe Lane, approximately 100 feet off E Governor John Sevier Highway.
- It is recommended that the existing center double yellow centerline on Roscoe Lane be extended up to the turn-around bulb and past the location of the Proposed Entrance for the development. The double yellow centerline on Roscoe Lane currently terminates 125 feet off E Governor John Sevier Highway. The developer should only be responsible for this item up to the location of the Proposed

Entrance.

- It is recommended that outside white edge lines be applied to the pavement edge of Roscoe Lane from the edge of E Governor John Sevier Highway up to the turn-around bulb and past the location of the Proposed Entrance for the development. The developer should only be responsible for this item up to the location of the Proposed Entrance.
- It is recommended that Roscoe Lane be cleared of all vegetation and organic matter on the pavement's edges that obscures the roadway's full width up to the Proposed Entrance.
- A Stop Sign (R1-1) with a 24" white stop bar is recommended to be installed for the Proposed Entrance approach at Roscoe Lane. The stop bar should be applied a minimum of 4 feet away from the edge of Roscoe Lane, placed at the desired stopping point that maximizes the sight distance.
- The developer should consider installing a single overhead roadway light to delineate the Proposed Entrance at Roscoe Lane for travel at night or in low-light conditions. This lighting would be ideally placed adjacent to the Proposed Entrance driveway and off Roscoe Lane and would fully illuminate the intersection.
- The proposed sidewalk on the south side of Roscoe Lane should be 5 feet minimum in width to meet Knox County standards. The new sidewalk along Roscoe Lane at the Proposed Entrance should have appropriate ADA-compliant ramps with detectable warning surfaces.

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

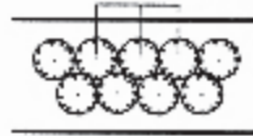
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

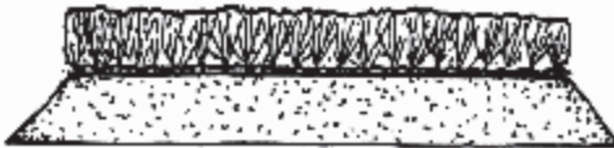


Maximum 4' Centers

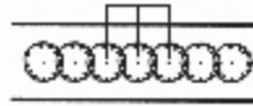


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

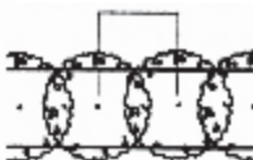


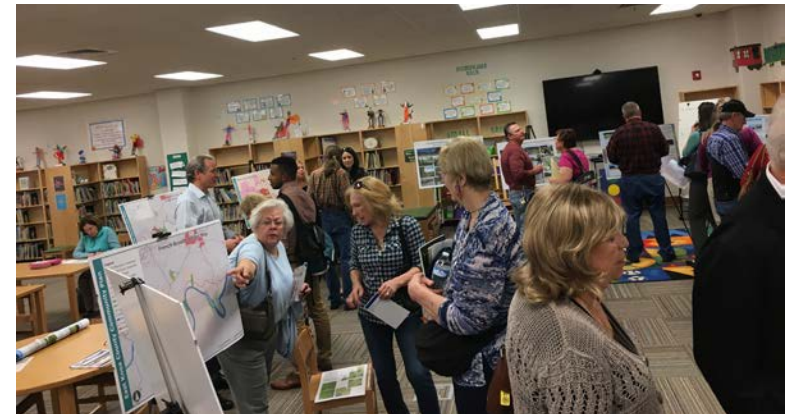
TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





The community told us what is important during the community involvement process, and they confirmed the recommended overall direction and strategies at the confirmation meeting. Chapter 5 details the top strategies to achieve the East Knox County Strategic Vision, as confirmed by the stakeholder committee, the MPC, and the Knox County Board of Commissioners:

Action One: Embrace the Development Pattern

Action Two: Design and Deploy a Community Forum

Action Three: Draft Standards, Test in Key Areas Before Final Adoption

Action Four: Promote and Enjoy the Area

Action Five: Implementation Plan



**ACTION ONE: EMBRACE AND APPLY THE LAND USE DEVELOPMENT CONCEPT**

The land use recommendations in the East Knox Community Plan follow a *transect* land development pattern. The character—from urban to rural—of each zone in the transect continuum is made up not only of the land uses and activities that take place in that zone, but the density of development and the type of that development. Desired high-density, commercial, and light-industrial development can be targeted for specific corridors and crossroads, while encouraging preservation of nearby natural open spaces and rural areas. Essentially, the development pattern identifies areas that are most appropriate for development and most dense on one end of the spectrum to areas that are least appropriate for development and least dense on the other end.

The transect recommended for the East Knox Community Plan follows the urban to rural concept and each step along the continuum has five identified development patterns: interchange development, rural crossroads, development corridors, rural/scenic corridors, and the rural areas. The French Broad River Corridor is a type of rural area that requires tailored strategies applicable only to the Corridor itself.

**ACTION:**

The MPC and County Commission will formally adopt the development transition concept as presented in the East Knox Community Plan and use the development pattern as a guide for future land use decisions.

**IMPLICATION:**

In adopting this preferred development pattern, stakeholders (community members, MPC, County Commission) understand that the pattern will not happen naturally or with the limited development and regulation tools currently available. Adopting the policy also requires additional development tools and regulations for implementation. COST: No costs above normal operations.

**Figure 23:** Preferred Development Pattern - The Continuum



**Interchange Development**

**Midway Interchange:** The strategies recommend a less intense zoning district for the current C-4 City of Knoxville zoned areas. The Plan also recommends that infrastructure development be contained to the interchange area (or where identified elsewhere in this plan). Development at the interchange should communicate that the interchange is the gateway to East Knox County (uses, signage, design standards, etc.)



**Rural Crossroads**

**Rural Crossroads:** Development areas designed to create centers of community activity with housing, shopping opportunities, service businesses, and other activities. Crossroads have a main street look and feel and are the gateways to the rural areas. Infrastructure expansion is appropriate.



**Development Corridors**

**Development Corridors:** Roadways appropriate for a more intense development pattern. Planned infrastructure expansion is appropriate. Development regulations should encourage connectivity, mixed use development, complete streets, and integrate the rural context of East Knox.



**Rural/Scenic Corridors**

**Rural Corridors:** Roadways that offer scenic views through agriculture and open lands and pass by the area's historic and scenic resources; to the French Broad River Corridor. Development patterns should preserve the rural look and feel. Infrastructure expansion should be minimal.



**French Broad River Corridor & Rural Areas**

**Rural areas:** Areas appropriate for low density residential development, and open space and agriculture land uses. The recommended pattern preserves the rural look and feel. Some small-scale non-residential activity is encouraged; infrastructure expansion should be minimal.

**The French Broad River Corridor:** Development patterns should preserve the River's scenic, cultural, economic, and environmental assets. Context sensitive residential development patterns, open space and agriculture preservation measures, minimal infrastructure expansion, and implementation of strategies identified in other plans are necessary to preserve the corridor.

Figure 24: Preferred Development Pattern

# DEVELOPMENT TRANSITIONS, THE PREFERRED DEVELOPMENT PATTERN FOR EAST KNOX COUNTY

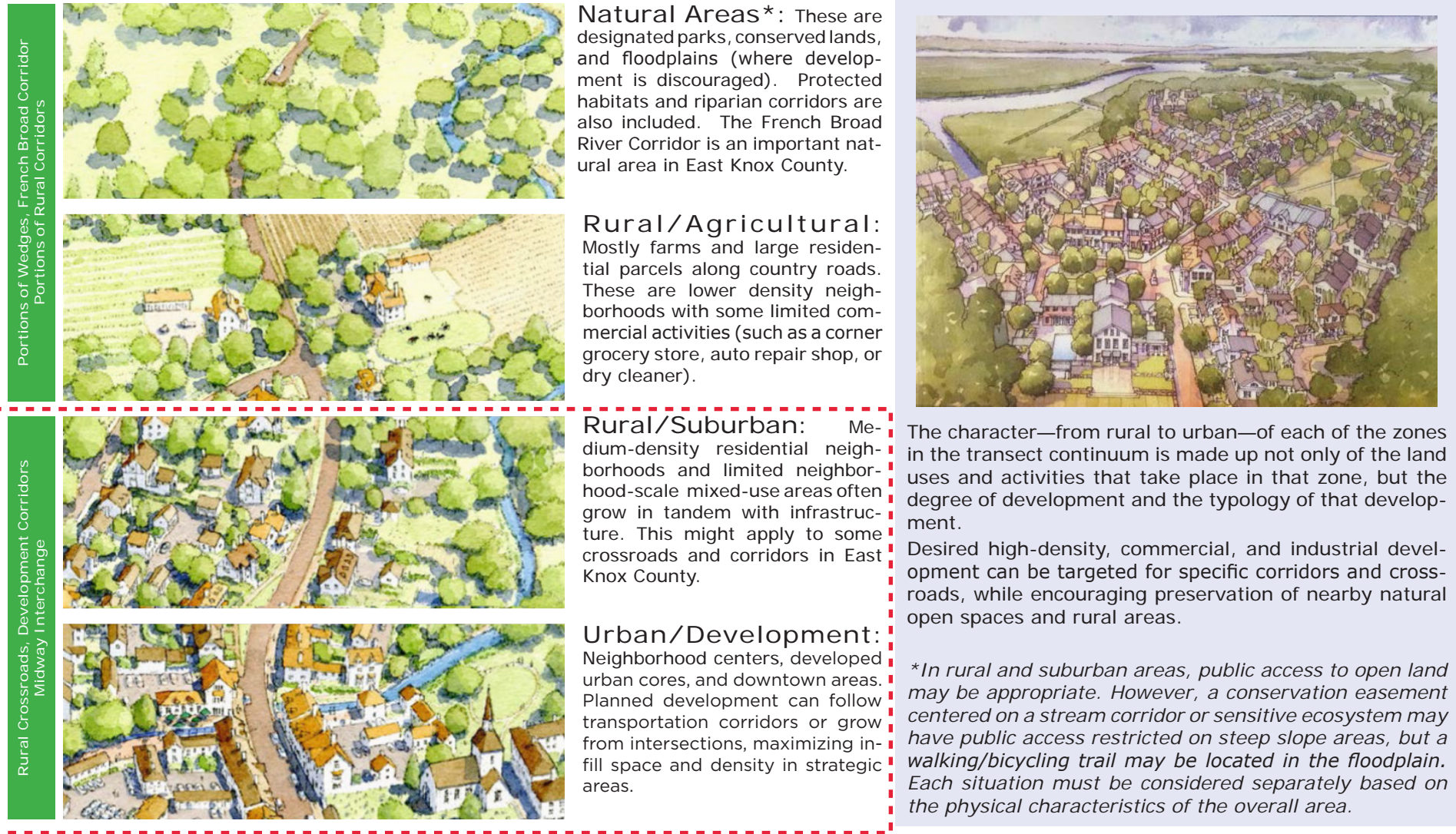
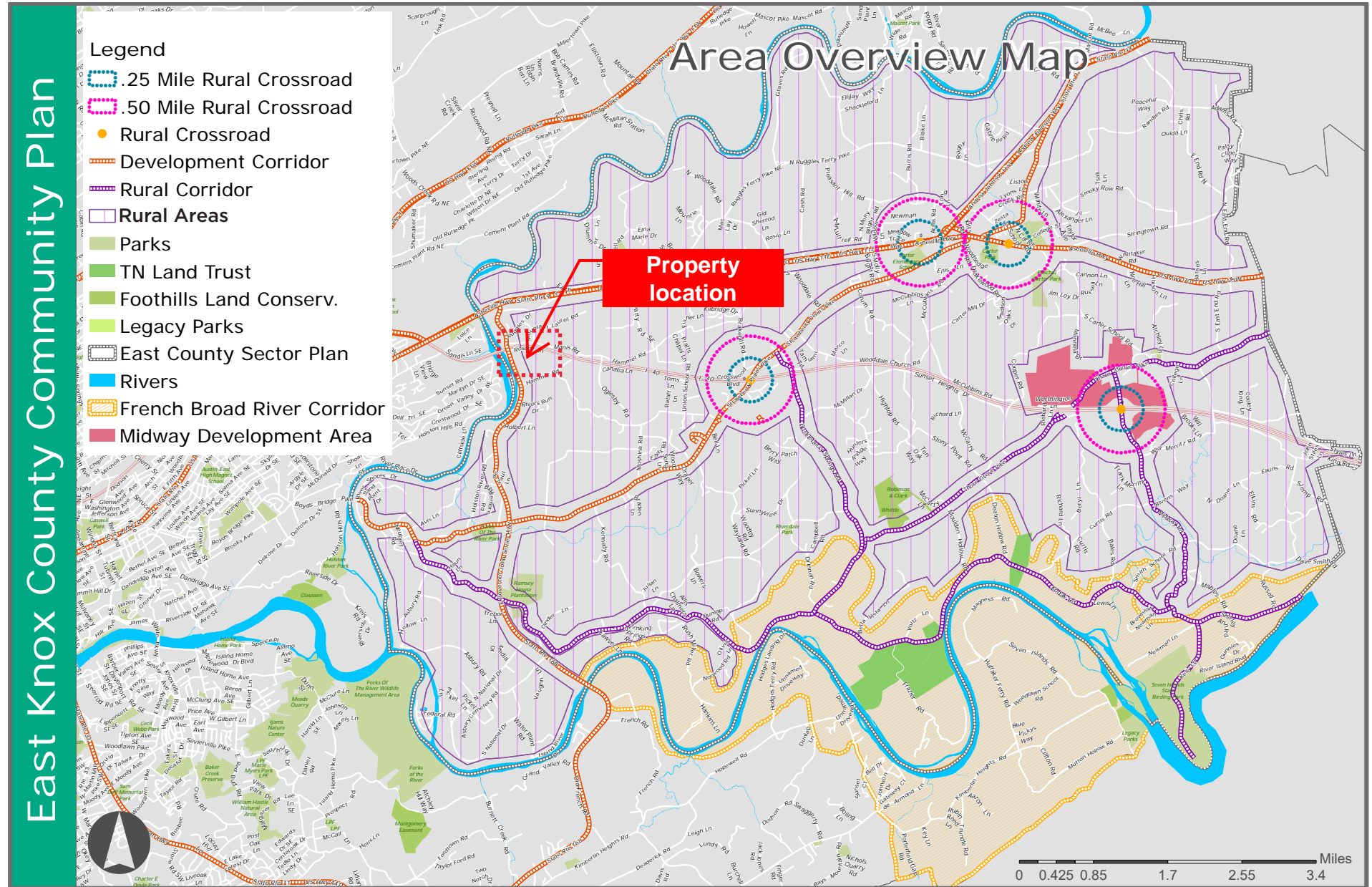


Figure 25: Area Map with Development Pattern Applied



East Knox County Community Plan

Figure 45: Implementation Summary

# EAST KNOX COUNTY COMMUNITY PLAN

## IMPLEMENTATION SUMMARY



### ACTION ONE: EMBRACE AND APPLY THE LAND USE DEVELOPMENT CONCEPT

- The MPC and County Commission will **adopt the development transition concept** as presented in the East Knox Community Plan and use the development pattern as a guide for future land use decisions.



### ACTION TWO: DESIGN AND DEPLOY A COMMUNITY DISCUSSION FORUM

- Community groups should continue to work together to ensure the overall vision for the future is achievable; one that accomplishes the following goals:

- Provides an education component.
- Contains a resource, or peer-to-peer connection opportunity.
- Contains a deliberative dialog to help the community plan for the future.



### ACTION THREE: DEVELOP NEW ZONING TOOLS

#### AGRICULTURE ZONING

- **Revise Agricultural Zoning** to reflect the intent that agriculture zoning should preserve the availability of agricultural lands for farming and provide stability to the farming economy in the areas where agriculture is intended to be the principal use.

- Determine the best **tool that allows for residential development as a secondary use** to agriculture.

- **Determine the ordinance standards** that achieve the intent of the Agricultural Zone District.

- **Develop clear graphics** to illustrate the concepts of the Agricultural Zoning District.

#### RURAL RESIDENTIAL ZONING

- Create at least one new residential district, the **Rural Residential District (RRD)**, to reclassify current Agricultural Zoned land that does not meet the criteria set for the revised Agricultural Zone district.

- **Determine the ordinance standards** that achieve the intent of the RRD.

- **Develop clear graphics** to illustrate the concepts of the RRD.

#### ZONING IN THE FRENCH BROAD RIVER CORRIDOR

- Offer a **package of river buffer options** to landowners.

- Start with a **minimum river buffer** to maintain natural open space between development activities and the river that applies to areas out of TVA's regulation area.

- With technical support from MPC, area non-profit partners should develop a voluntary French Broad River Buffer Program to **formalize education and landowner outreach efforts** to communicate the benefits of and options for riparian buffers.

- With technical support from MPC, work with land conservation organizations to **protect riparian buffers through a variety of conservation tools**.

- For all parties working to protect the river corridor, identify opportunities to **coordinate efforts with mutual gains**.

- Develop a **riparian buffer overlay district** that builds on success from the voluntary efforts.



#### DIRECT DEVELOPMENT TO RURAL CROSSROADS AND DEVELOPMENT CORRIDORS

- **Develop vision plans**, which define the distinct character and form, for each crossroads district and development corridor.

- **Incorporate market studies** with the area vision plans to determine the economic potential for retail and housing development.

- **Adopt zoning tools that promote connectivity and walkability**.

- Adopt zoning regulations applicable to the development corridors that **promote safety** by limiting curb cuts/entry points and requiring connectivity between properties.

#### MAINTAIN THE RURAL EXPERIENCE THROUGH RURAL CORRIDORS

- Develop a **driving/bicycling route map** (print and online) to identify experiences along the roadways.

- Evaluate where Tennessee state scenic corridor designation may be applicable.

- Formalize bicycling routes with "Bicyclists May use Full Lane" signage.

#### MIDWAY INTERCHANGE REZONING

- Work with the **City of Knoxville** to **zone the current C-4 zoned properties to a less intense zoning district** that matches the Community Plan's Strategic Direction.

- The community should remain aware of Midway Business Park **site designs and development standards**.

- Engage in conversations with TVA, TDOT, and the Knoxville Utilities Board (KUB) to **agree on a boundary to limit future intense development**.

- The Development Corporation of Knox County and Visit Knoxville! should explore the potential for a **visitors center or an outdoor outfitteroutpost** that serves as a gate-way to activities in East Knox County.



### ACTION FOUR: PROMOTE AND ENJOY THE AREA

- Use **recreation as a tool to promote rural preservation**.

- Establish a multi-agency group (made up of different user groups) to develop an East Knox County Outdoor Recreation & Cultural Tourism Strategy.

- As preservation and conservation efforts progress, MPC and its partners should **identify opportunities to meet greenway and parks goals**.

- Develop a **driving/bicycling route map** to identify experiences along the roadways.

- Identify a location(s) (website or visitor's center) to serve as an **information clearing-house**.

- Work with region's outdoor recreation and economic development community to **recruit recreation-based businesses** to East Knox. Also recruit outdoor outfitter businesses to provide **equipment rentals and shuttles**.



# 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

**Daniel Levy**

Applicant Name

Affiliation

**1/22/2024**

Date Filed

**3/7/2024**

Meeting Date (if applicable)

**3-A-24-UR**

File Number(s)

## CORRESPONDENCE

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

**Daniel Levy DKLevy PLLC**

Name / Company

**3523 Maloney Rd. Rd. Knoxville TN 37920**

Address

**865-474-9264 / daniel@dklevy.com**

Phone / Email

## CURRENT PROPERTY INFO

**Dorothy R. Crabtree**

Owner Name (if different)

**3723 Sutherland Ave Knoxville TN 37919**

Owner Address

**865-584-7630**

Owner Phone / Email

**0 ROSCOE LN**

Property Address

**72 045 01**

Parcel ID

**4.88 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Roscoe Ln, east of E. Governor John Sevier Hwy**

General Location

City

**Commission District 9**

**RB (General Residential)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**East County**

Planning Sector

**MDR (Medium Density Residential) pending**

Sector Plan Land Use Classification

**Urban Growth Area (Outside City Limit)**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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>Multi-dwelling development</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 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
<b>\$1,000.00</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.

Applicant Signature	<b>Daniel Levy</b>	<b>1/22/2024</b>
	Please Print	Date

Property Owner Signature	<b>Dorothy R. Crabtree</b>	<b>1/22/2024</b>
	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

Daniel Levy

Architect

Applicant Name

Affiliation

01/22/2024

03/07/2024

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

Daniel M. Levy

DKLEVY Architecture & Design

Name

Company

3523 Maloney Road

Knoxville

TN

37920

Address

City

State

ZIP

(865) 474-9264

daniel@dklevy.com

Phone

Email

## CURRENT PROPERTY INFO

Dorothy R. Crabtree

3723 Sutherland Ave, Knoxville, TN 37919 (865) 584-7630

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Roscoe Lane, Knoxville, TN

072 04501

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

**DEVELOPMENT REQUEST**

Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_  
**Multi-dwelling development**  
 Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_   
  Combine Parcels   
  Divide Parcel   
 Total Number of Lots Created \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change    Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change    Proposed Plan Designation(s) \_\_\_\_\_  
 Proposed Density (units/acre) \_\_\_\_\_    Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Pending Plat File Number

**STAFF USE ONLY**

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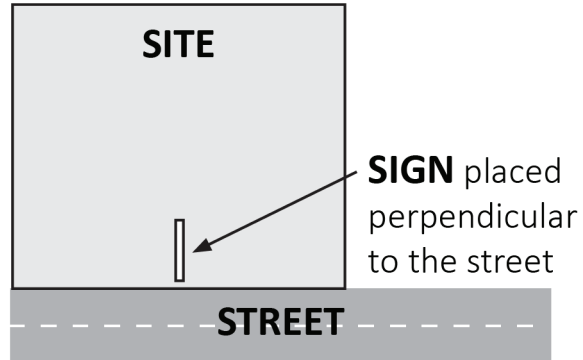
**AUTHORIZATION**

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	Digitally signed by Daniel Levy Date: 2024.01.22 15:36:37 -05'00' Daniel Levy Please Print	01/22/2024 Date
(865) 474-9264 Phone Number	daniel@dklevy.com Email	
Property Owner Signature	Dorothy R. Crabtree Please Print	12-27-23 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:*

\_\_\_\_\_ February 22, 2024 \_\_\_\_\_ and \_\_\_\_\_ March 8, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Daniel Levy

Date: 01/23/2024

File Number: 3-A-24-UR

- Sign posted by Staff
- Sign posted by Applicant