



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 3-SA-24-C
3-B-24-DP

AGENDA ITEM #: 13
AGENDA DATE: 3/7/2024

▶ **SUBDIVISION:** BBK PROPERTIES

▶ **APPLICANT/DEVELOPER:** JUSTIN BREINER

OWNER(S): Justin Breiner

TAX IDENTIFICATION: 130 058 05, 058 10

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 BLACK RD (11912 BLACK RD)

▶ **LOCATION:** South side of Black Rd, east of Summit Station Ln

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Turkey Creek & Hickory Creek

▶ **APPROXIMATE ACREAGE:** 9.94 acres

▶ **ZONING:** PR (Planned Residential) up to 2.99 du/ac (pending)

▶ **EXISTING LAND USE:** Rural Residential, Agriculture/Forestry/Vacant

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 1 du/ac
South: Single family residential, multifamily residential, rural residential - PR (Planned Residential) up to 3 and 4 du/ac, A (Agricultural)
East: Agriculture/forestry/vacant, transportation/communications/utilities (First Utility District infrastructure) - A (Agricultural)
West: Agriculture/forestry/vacant, single family residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: David C. Campbell, P.E. Ideal Engineering Solutions, Inc.

ACCESSIBILITY: Access is via Black Rd, a minor collector street with a pavement width of 18 ft within a 60-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1) Increase the maximum road grade from 1% to 2% at the intersection of the private ROW and Black Road.

STAFF RECOMMENDATION:

► **Approve the concept plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Obtaining approval from the Knox County Engineering and Public Works department during the design plan phase to increase the maximum intersection grade from 1 percent to 2 percent on the unnamed private ROW at its intersection with Black Rd.
3. Certifying that the required sight distance is available along Black Rd in both directions for all new driveways, with documentation provided to the Knox County Engineering and Public Works department for review and approval during the design plan phase. The sight distance shall be certified using design grades at the driveway entrances before grading permits are issued for the site.
4. Providing turnarounds for all new driveways on lots 1 to 6.
5. Meeting all applicable requirements of the Knox County Engineering and Public Works department, including, but not limited to, ensuring that the stormwater retention pond(s) meets the standards.
6. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.

► **Approve the development plan for up to 7 detached houses (6 new and 1 existing) on individual lots and a peripheral setback reduction to 15' along the west side of lot 1 and the east side of lot 6, and to 25' along Black Road, subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density of up to 2.99 du/ac (2-D-24-RZ / 2-A-24-SP).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

BACKGROUND: This proposal is for a 7-lot subdivision for single-family houses and a common lot for stormwater retention. The existing structures will remain along the rear portion of the property (lot 7, not labeled on the site plan).

The property consists of two existing parcels - 130 05805 and 130 05810. Both parcels received approval from the Planning Commission for a rezoning (A to PR up to 2.99 du/ac) and sector plan amendment (AG, HP to LDR, HP) in February 2024 (2-D-24-RZ / 2-A-24-SP). The County Commission approval is still pending, and the final approval of this rezoning request is anticipated on 3/25/2024. Since the lots are designed with the dimensional standards of the PR zone (peripheral boundary, setbacks, minimum lot size of 3000 sf), the concept plan and development plan will be valid only if the rezoning is approved.

PERIPHERAL BOUNDARY: The applicant is requesting a reduction of the peripheral boundary from 35' to 15' along the west side of lot 1 and the east side of lot 6, and to 20' along the front of lots 1-6, as shown on the site plan. Knox County Engineering and Public Works has confirmed that no road widening is anticipated on Black Road. However, Planning staff recommends approving the reduction of the peripheral setback to 25' along Black Road. This will be consistent with the Black Forest subdivision across the street, for which the Planning Commission approved a 25' peripheral boundary along Black Road in 2015 (1-SD-15-C / 1-G-15-UR). Furthermore, the Black Forest subdivision has a greater right-of-way dedication (more than 30' from the center line of Black Road while the subject property is less than 20' away from the center line). Therefore, the recommended 25' peripheral setback will be more appropriate than the requested reduction to 20'.

DRIVEWAYS: The proposed concept plan does not show any driveways for lots 1 to 6. All new driveways need to ensure required sight distance and suitable turnarounds are provided, and this is a condition of the concept plan approval.

STORMWATER RETENTION: A preliminary stormwater retention pond is shown on the site plan without a grading/drainage plan. This can be handled during the final plan phase.

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 2.99 du/ac (Pending):

A. The PR zone allows detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The proposed density is 0.68 du/ac, which is significantly less than the density of the rezoning request pending approval.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. Staff recommends approval of the reduction to the peripheral boundary as described above.

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Detached houses will be consistent with the surrounding properties properties.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is pending a sector plan amendment to LDR (Low Density Residential), which allows consideration of up to 5 du/ac in the Planned Growth Area. However, the property is within the Rural Area designation of the growth policy plan which limits the density to up to 3 du/ac. The proposed development has a density of 0.68 du/ac.

B. Approximately 9.4 acres of the property is within the Hillside Protection (HP) area. The slope analysis recommends a disturbance budget of 6.3 acres. The proposed new development is less than 2 acres.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area. Rural areas are to include land to be preserved for farming, recreation, and other non-urban uses. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

B. The Rural Area recommends a maximum density of 2-3 du/ac. Three (3) du/ac can be considered as an extension of low density residential development if the property is PR (Planned Residential), sanitary sewer and public water is provided, connecting collector and arterial roads from the development to the Planned Growth area meet the standards of Knox County Engineering and Public Works, and a transportation impact analysis demonstrates to the satisfaction of the Planning Commission that the effect of the proposed and similar developments in the traffic analysis zone will not reasonably impair traffic flow.

C. A Transportation Impact Analysis (TIA) Scope Determination Form was submitted with the rezoning application for the property (2-D-24-RZ). Planning staff and the Knox County Engineering and Public Works determined that transportation impact letter is not required based on the condition of Black Road and proximity to the Planned Growth Area.

ESTIMATED TRAFFIC IMPACT: 87 (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.

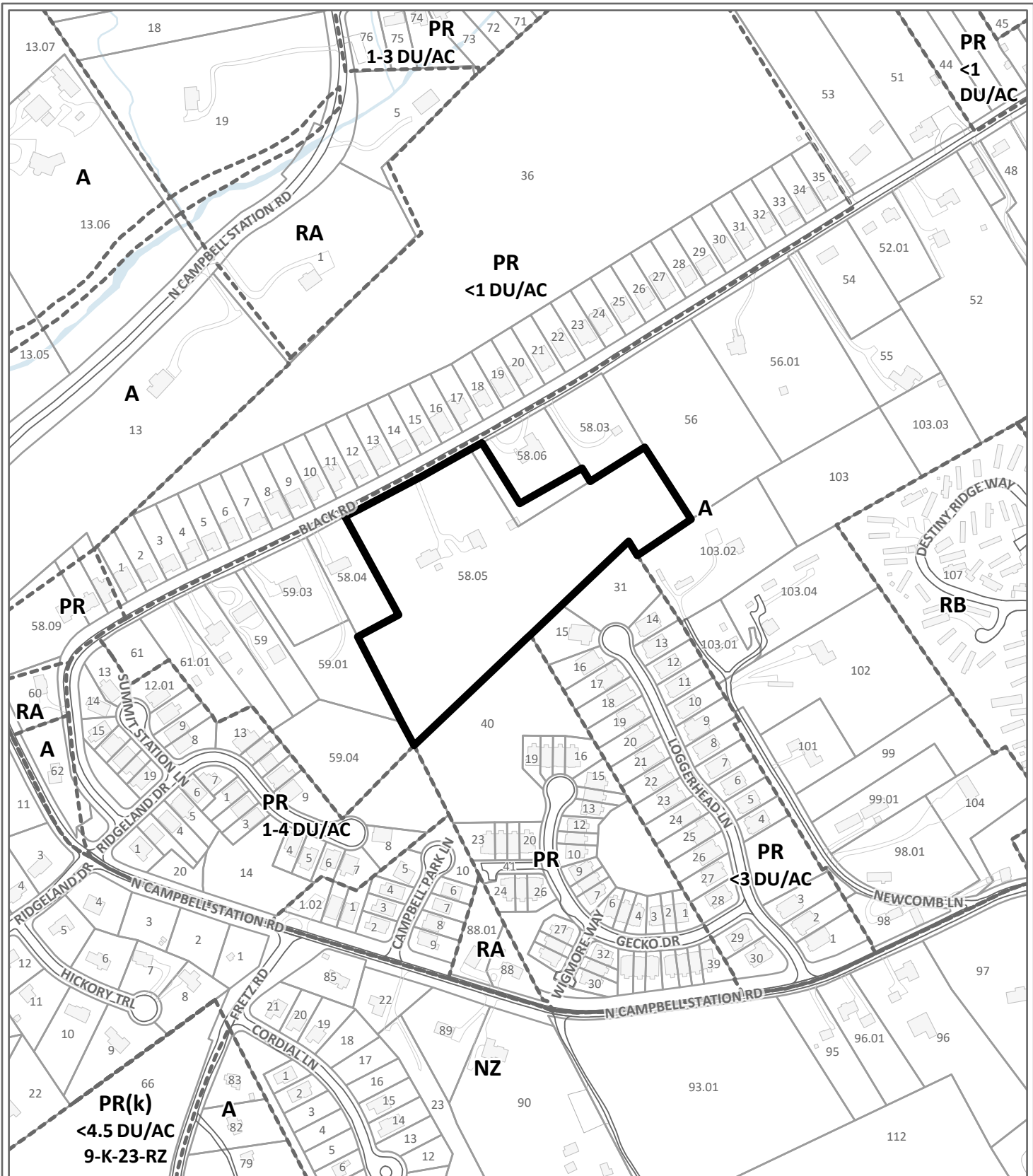
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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).



CONCEPT PLAN / DEVELOPMENT PLAN

3-SA-24-C / 3-B-24-DP

Petitioner: Justin Breiner



Detached residential subdivision in PR (Planned Residential) pending, up to 2.99 du/ac

Map No: 130

Jurisdiction: County

Original Print Date: 2/2/2024

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

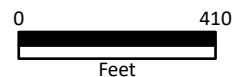
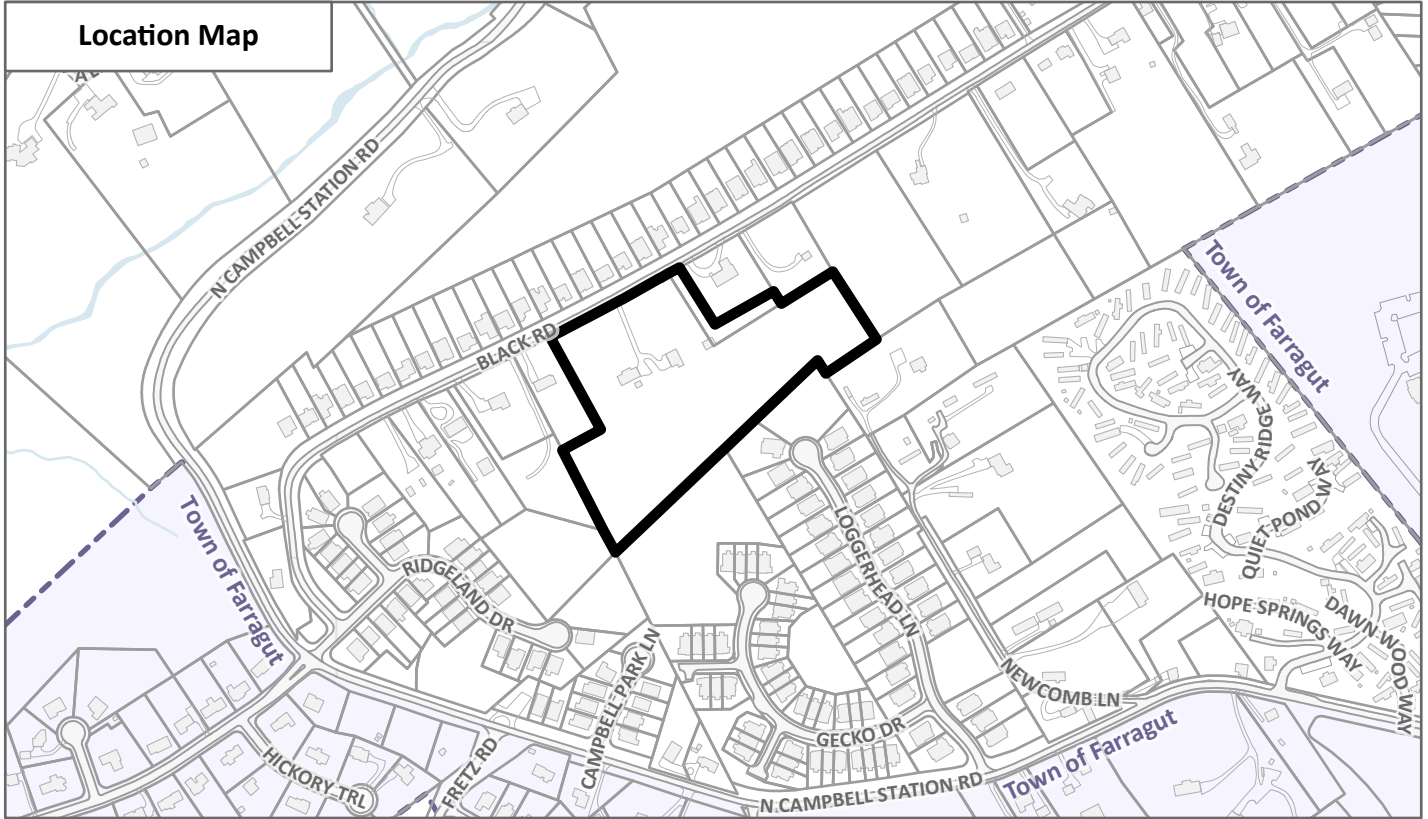
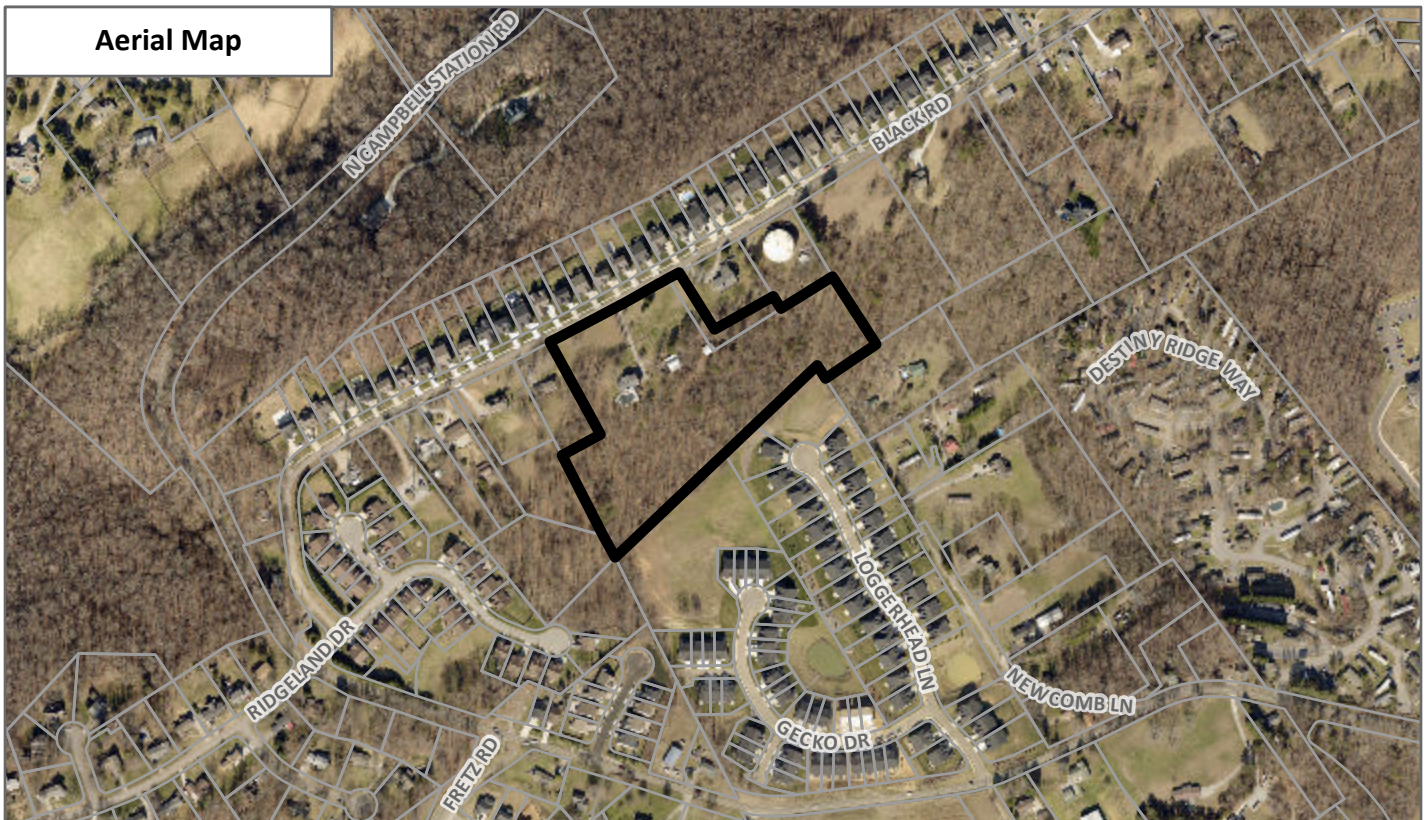


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

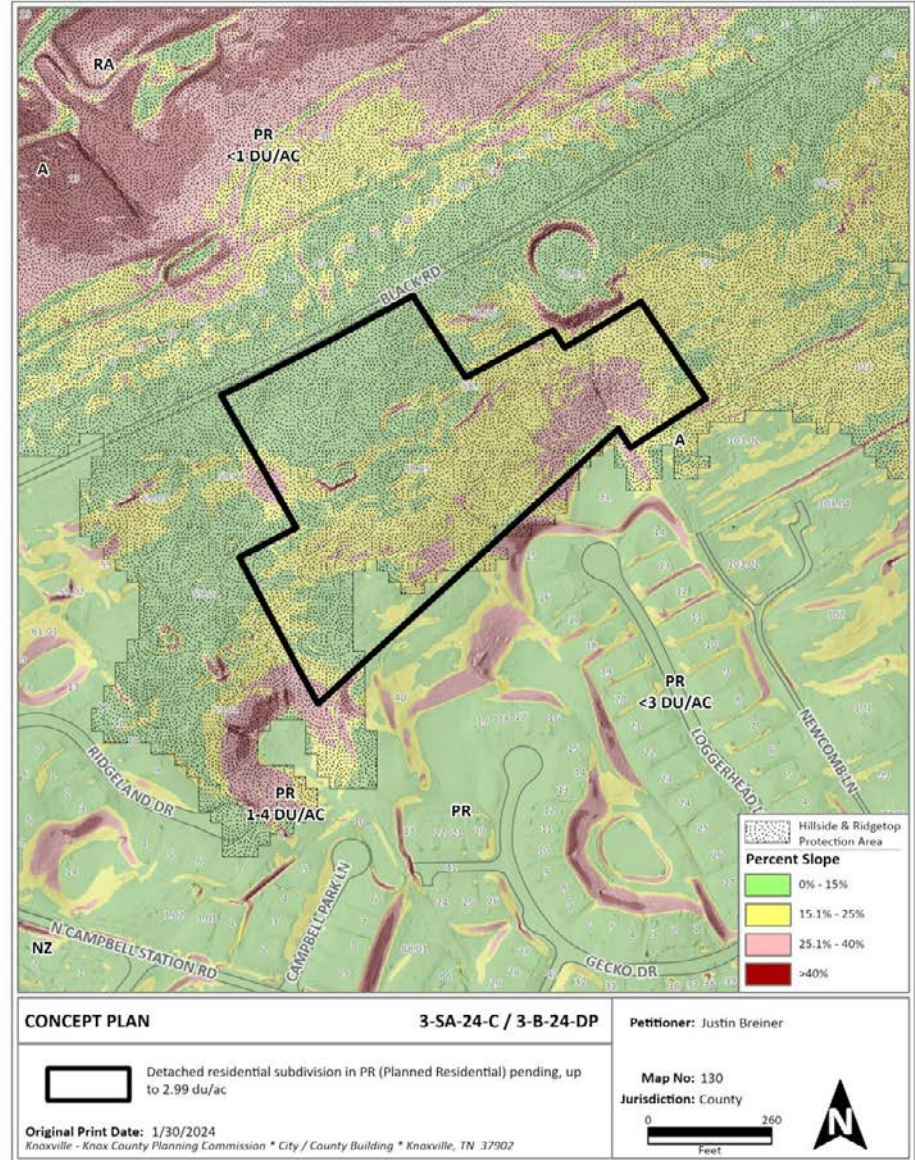
3-B-24-DP / 3-SA-24-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.9		
Non-Hillside	0.5	N/A	
0-15% Slope	3.9	100%	3.9
15-25% Slope	4.3	50%	2.2
25-40% Slope	1.2	20%	0.2
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	9.4	Recommended disturbance budget within HP Area (acres)	6.3
		Percent of HP Area	66.8%



CONCEPT PLAN

3-SA-24-C / 3-B-24-DP

Petitioner: Justin Breiner



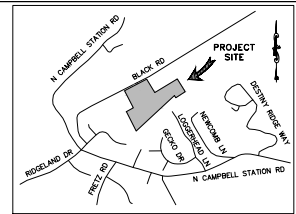
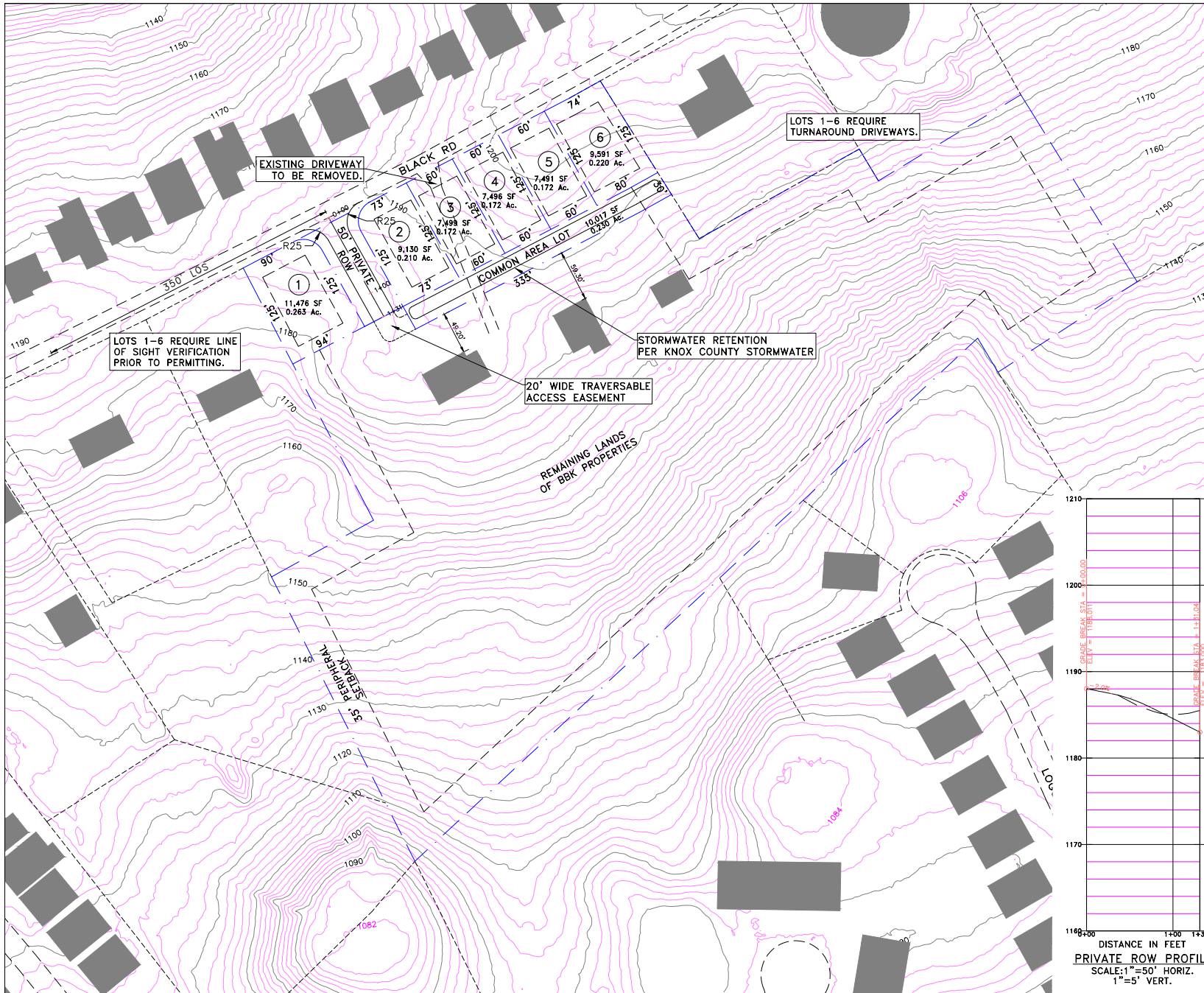
Detached residential subdivision in PR (Planned Residential) pending, up to 2.99 du/ac

Map No: 130
Jurisdiction: County

Original Print Date: 1/30/2024

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



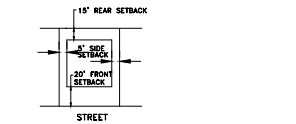


VICINITY MAP
NOT TO SCALE

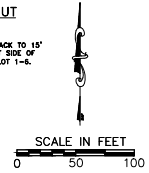
- PROPERTY NOTES:**
- TOTAL AREA = 10.5 ACRES
 - CLT AND PARCEL: 130, PARCEL 58.05 AND PARCEL 58.1
 - EXISTING ZONING: PD
 - PROPOSED NUMBER OF LOTS: 7 TOTAL
 - 12" DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - ALL DRIVEWAY GRADES MUST BE LESS THAN 10%.

- SETBACKS:**
- FRONT: 30 FT.
 - SIDE: 5 FT.
 - REAR: 15 FT. (5' PERIPHERAL)

- UTILITIES:**
- WATER: FIRST UTILITY DISTRICT
 - SEWER: FIRST UTILITY DISTRICT
 - ELECTRIC: LEVOR CITY UTILITIES BOARD
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: AT&T



NOTE: REQUEST TO REDUCE THE PERIPHERAL SETBACK TO 15' ALONG THE WEST SIDE OF LOT 1 AND EAST SIDE OF LOT 6 AND TO 20' ALONG THE FRONT OF LOT 1-6.



SHEET ONE

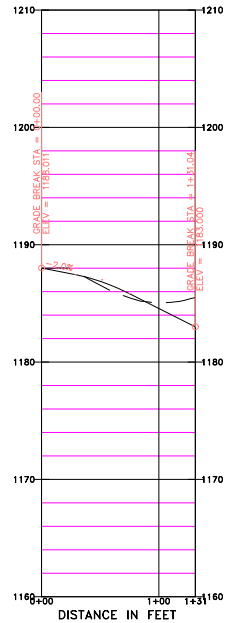
CONCEPT PLAN
FILE: 3-SA-24-C / 3-B-24-DP
BBK PROPERTIES, UNIT ONE
 KNOX COUNTY, TENNESSEE

Prepared For:
 BBK Properties, LLC
 11922 Black Road
 Knoxville, Tennessee 37922
 (865) 399-4662

Planning Agency:
 Knoxville-Knox County Planning
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 201 Center Park Drive,
 Suite 1120
 Knoxville, Tennessee 37922
 (865) 755-3575

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Alternative Design Standards

Re: 3-SA-24-C / 3-B-24-DP

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 – Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Justin Brewer / Justin Brewer 2-23-2024
Signature Printed Name Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Request for 2% slope for the first 30' of proposed road and Private ROW

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:



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

Justin Breiner

Applicant Name

Affiliation

1/22/2024

Date Filed

3/7/2024

Meeting Date (if applicable)

3-SA-24-C / 3-B-24-DP

File Number(s)

CORRESPONDENCE

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

Justin Breiner

Name / Company

11912 Black Road Knoxville TN 37932

Address

865-399-4462 / jbreiner@benchmarkenterprises.com

Phone / Email

CURRENT PROPERTY INFO

Justin Breiner

Owner Name (if different)

11912 Black Road Knoxville TN 37932

Owner Address

865-399-4462 / jbreiner@bench

Owner Phone / Email

0 BLACK RD / 11912 BLACK RD

Property Address

130 058 05, 058 10

Parcel ID

9.94 acres

Tract Size

Part of Parcel (Y/N)?

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Black Rd, northeast of N. Campbell Station Rd

General Location

City **Commission District 6** **PR (Planned Residential) pending, up to 2.99 du/ac** **Rural Residential, Single Family Residential**

County District Zoning District Existing Land Use

Northwest County **RR (Rural Residential) pending, HP (Hillside Protection)** **Rural Area**

Planning Sector Sector Plan Land Use Classification 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) Detached residential subdivision	

SUBDIVISION REQUEST

BBK Properties	Related Rezoning File Number
Proposed Subdivision Name	
<u>1</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>7</u> 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 Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	\$725.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> COA Checklist (Hillside Protection) <input type="checkbox"/> Design Plan Certification (Final Plat) <input checked="" type="checkbox"/> Site Plan (Development Request) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> Use on Review / Special Use (Concept Plan)	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	Justin Breiner Please Print	1/22/2024 Date
---------------------	---------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Justin Breiner Please Print	1/22/2024 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

Justin Breiner

Applicant Name

Affiliation

01/19/2024

03/07/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

3-SA-24-C
3-B-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

Justin Breiner

Name

Company

11912 Black Road

Knoxville

TN

37932

Address

City

State

ZIP

865-399-4462

jbreiner@benchmarkenterprises.com

Phone

Email

CURRENT PROPERTY INFO

Justin Breiner

11912 Black Road, Knoxville, TN 37932

865-399-4462

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 & 11912 Black Road, Knoxville, TN 37932

130.05805 & 130.05810

Property Address

Parcel ID

First Utility District

First Utility District

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) _____

Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

BBK Properties

Proposed Subdivision Name

1

- Combine Parcels Divide Parcel

Unit / Phase Number

7

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) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct:
1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

(865) 399-4462

Phone Number

Property Owner Signature

Justin Breiner

Please Print

jbreiner@benchmarkenterprises.com

Email

Justin Breiner

Please Print

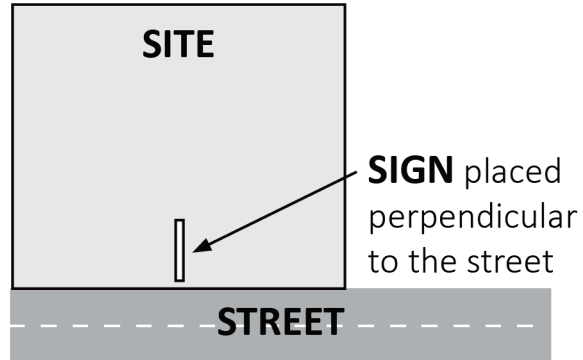
01/19/2024

Date

01/22/24, SG

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:

_____ 02/23/2024 _____ and _____ 03/08/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Justin Breiner

Date: 01/22/2024

File Number: 3-SA-24-C & 3-B-24-DP

- Sign posted by Staff
- Sign posted by Applicant