

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 10-SB-24-C **AGENDA ITEM #:** 55
10-C-24-DP **AGENDA DATE:** 11/14/2024

POSTPONEMENT(S): 10/3/2024

► **SUBDIVISION:** TIPTON STATION SUBDIVISION
► **APPLICANT/DEVELOPER:** D.R. HORTON
OWNER(S): Schubert Family Limited Partnership

TAX IDENTIFICATION: 148 049 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 2814 TIPTON STATION RD

► **LOCATION:** South side of Tipton Station Rd, east of Lowland Ln

GROWTH POLICY PLAN: Planned Growth Area, Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Stock Creek

► **APPROXIMATE ACREAGE:** 85.81 acres

► **ZONING:** PR(k) (Planned Residential) up to 4 du/ac, F (Floodway), A (Agricultural)

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural), RA (Low Density Residential)
South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
East: Agriculture/forestry/vacant land, rural residential - A (Agricultural), F (Floodway)
West: Agriculture/forestry/vacant land, rural residential - A (Agricultural), F (Floodway)

► **NUMBER OF LOTS:** 343

SURVEYOR/ENGINEER: Aaron Gray Ardurra

ACCESSIBILITY: Access is via Tipton Station Road, a major collector with a pavement width of 19 ft within a right-of-way that varies in width from 40 ft to 60 ft.

► **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

► Postpone the concept plan to the December 12, 2024 Planning Commission meeting as requested by the applicant.

- **Postpone the development plan to the December 12, 2024 Planning Commission meeting as requested by the applicant.**

COMMENTS:

This proposal is for 343 detached residential lots on 85.81 acres, at a density of approximately 3.99 du/ac. The property was zoned from A (Agricultural) to PR(k) (Planned Residential) up to 4 du/ac, subject to 2 conditions (see below). The total acreage of the site is 155.71 acres. The 85.81 acres north of Stock Creek is zoned PR and the remaining area is zoned A (Agricultural) and F (Floodway). Access to the site is from a single connection to Tipton Station Road.

ZONING CONDITIONS

- 1) A 35 ft peripheral setback with a 15 ft non-disturbance area. Any disturbed area shall have a Type 'B' landscape screen (see Exhibit B).
- 2) The 70 acres south of the creek shall be put in a conservation zone.

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: 75 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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.

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).



Request to Postpone • Table • Withdraw

Tipton Station Subdivision

11/8/2024

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

Date of Request

11/14/24

Scheduled Meeting Date

File Number(s)

10-SB-24-C

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 December 2024 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

Isaac Britt

Please Print

865-722-9204

Phone Number

RIBritt@drhorton.com

Email

STAFF ON...

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

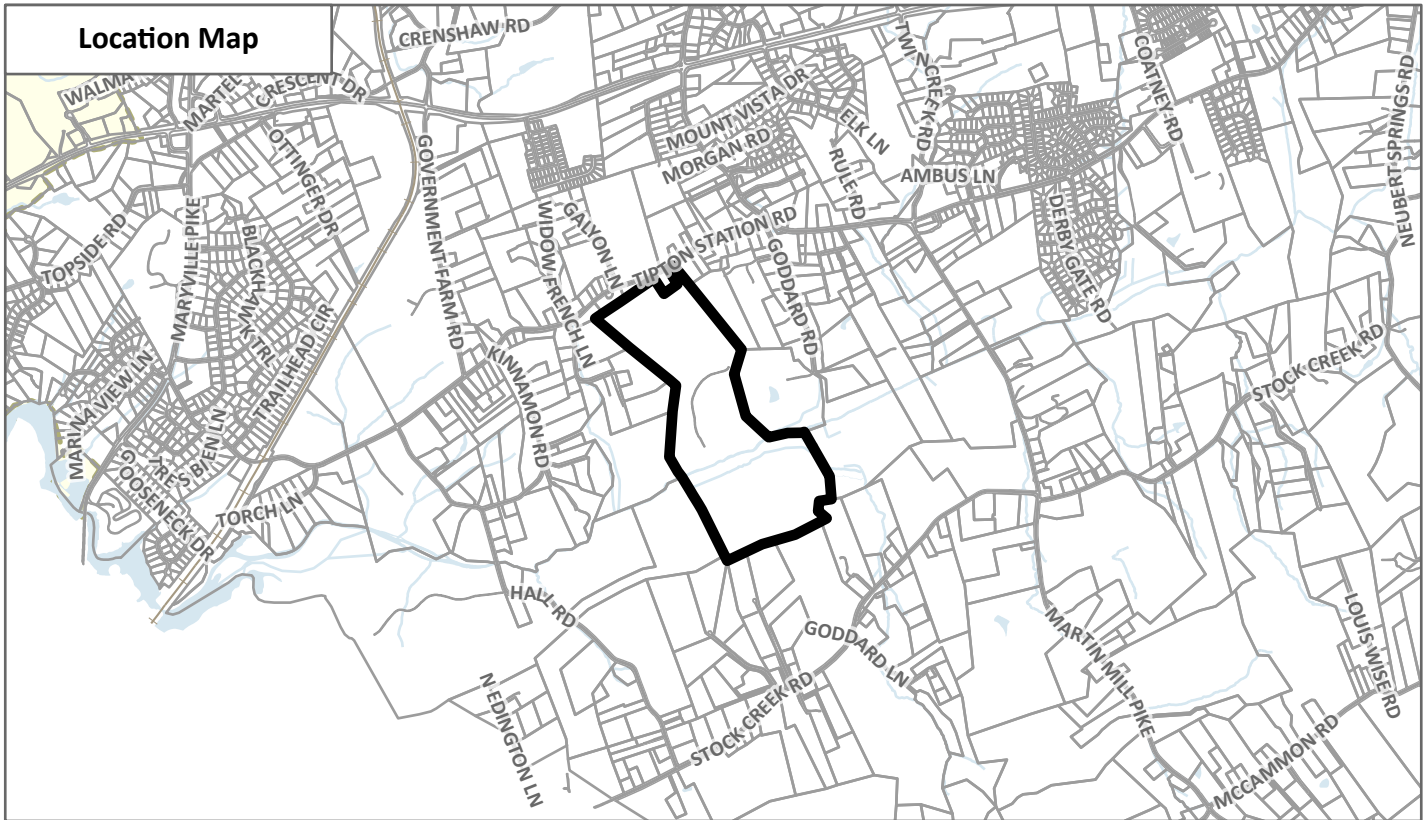
Payee Phone

Payee Address

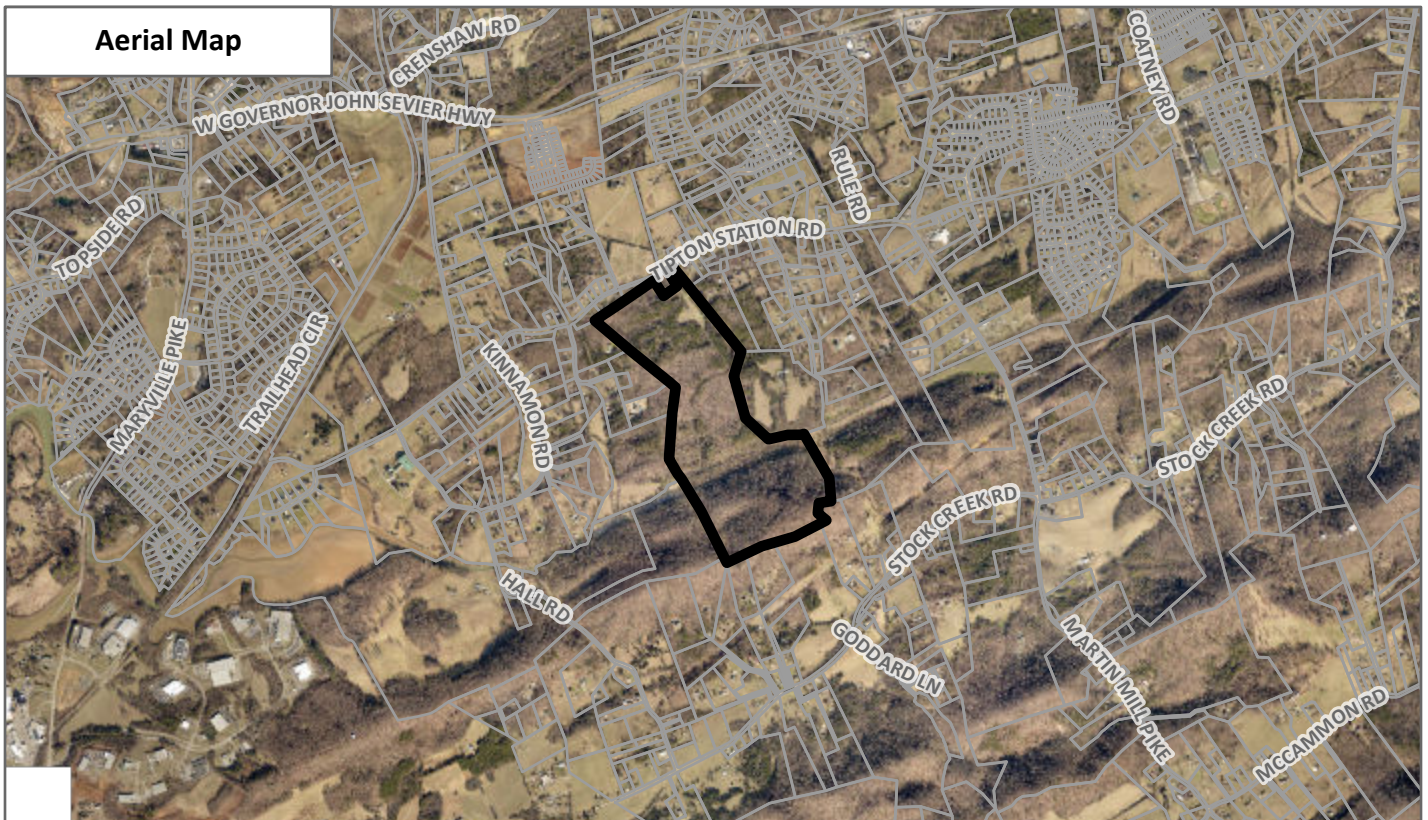
October 2022

Exhibit A. Contextual Images

Location Map



Aerial Map

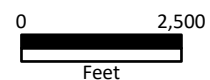


CONTEXTUAL MAPS 1

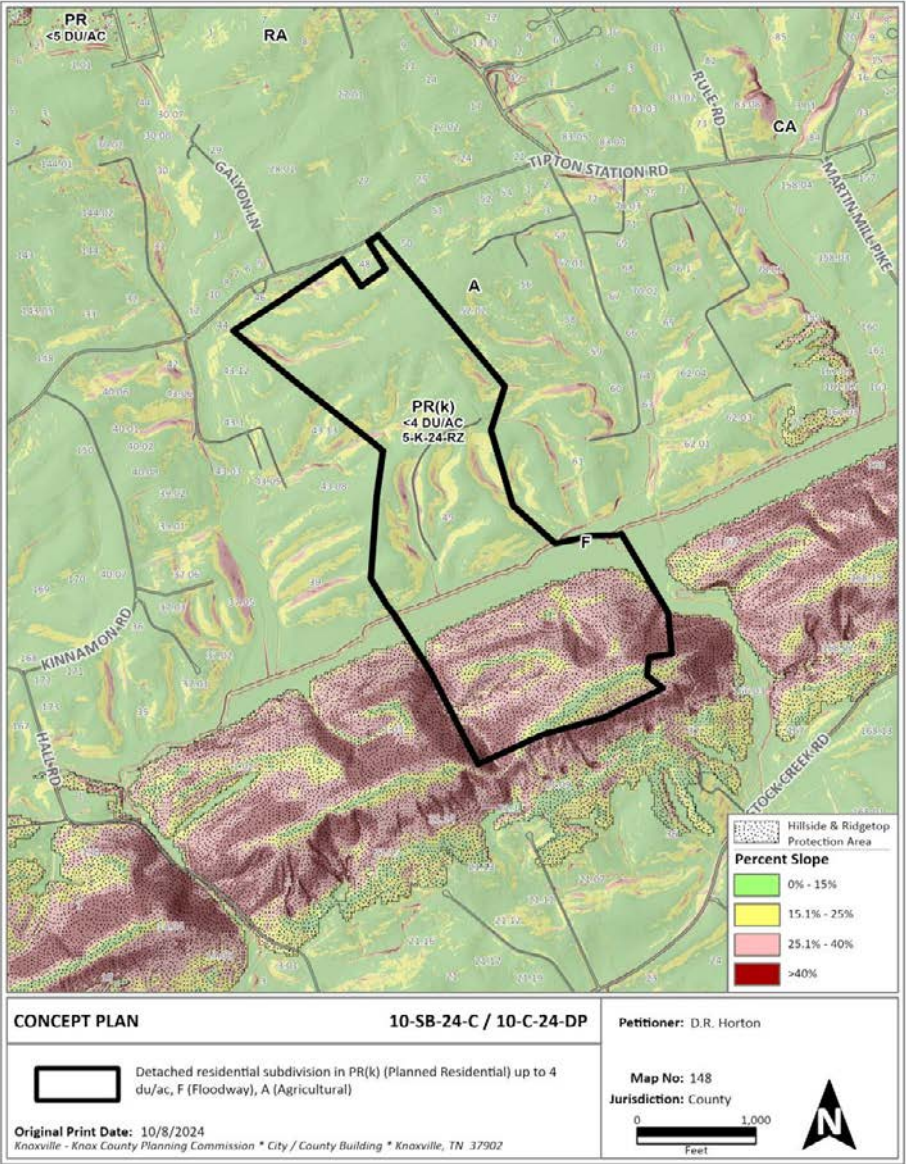
10-C-24-DP / 10-SB-24-C



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	153.2		
Non-Hillside	101.6	N/A	
0-15% Slope	3.5	100%	3.5
15-25% Slope	8.5	50%	4.2
25-40% Slope	25.1	20%	5.0
Greater than 40% Slope	14.5	10%	1.5
Ridgetops			
Hillside Protection (HP) Area	51.6	Recommended disturbance budget within HP Area (acres)	14.2
		Percent of HP Area	27.5%



GENERAL NOTES:

1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS TAKEN FROM KGIS.
2. PROPERTY CONCERNED REFLECTS PARCEL 148 049 AS SHOWN IN KNOX COUNTY CLT MAP 148. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 155.71± AC. APPROVED DENSITY: 4.00 UNITS/ACRE.
OWNER: SCHUBERT FAMILY LIMITED PARTNERSHIP
1601 THIRD CREEK RD
KNOXVILLE TN 37921
3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV

PROPOSED DENSITY:

TOTAL PR ZONE AREA:	85.81 AC.
TOTAL PROPOSED UNITS:	343 UNITS
TOTAL PR ZONE DENSITY:	4.0 UNITS/AC.
TOTAL PROPERTY AREA:	155.71 AC.

UTILITY OWNERS:

WATER & SEWER

KNOX-CHAPMAN UTILITY DISTRICT
1305 E. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TN 37920
OFFICE PHONE: 865 577.4497

GAS AND ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
BOX 59017
KNOXVILLE, TN 37950-9017
OFFICE PHONE: 865.558.2123

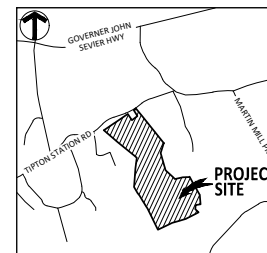
LEGEND:

- | | |
|--|-----------------------------|
| | PROPOSED ASPHALT PAVEMENT |
| | FLOOD ZONING |
| | PROPOSED LOT NUMBER |
| | PROPOSED PROPERTY BOUNDARY |
| | PROPOSED ROW LINE |
| | EXISTING ROW LINE |
| | ROAD CENTERLINE |
| | PROPOSED PERIPHERAL SETBACK |
| | PROPOSED STREAM BUFFER |
| | 500-YR/100-YR FLOOD LINE |
| | NO-FILL LINE |

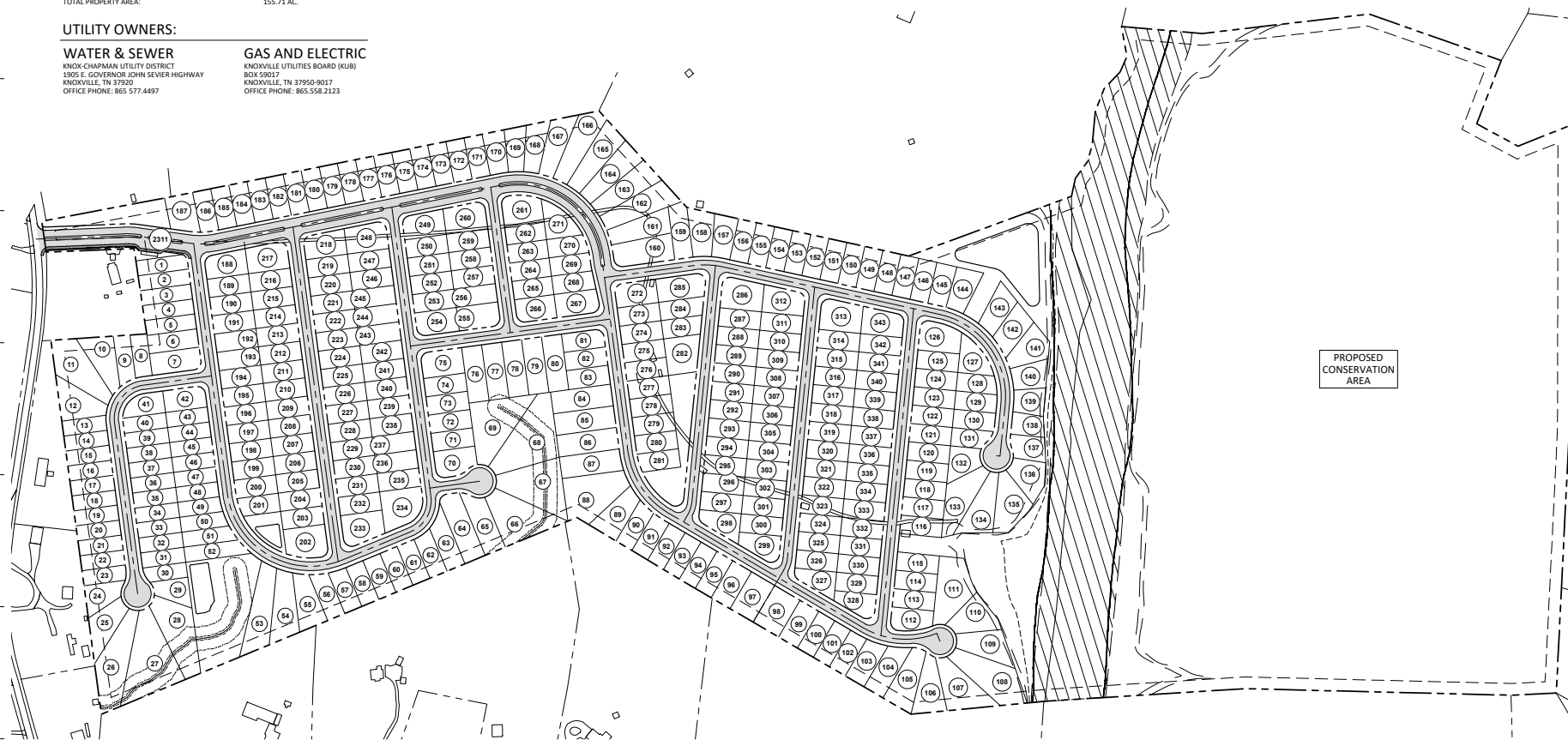
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED IN THE STATE OF TENNESSEE, AND I HAVE PREPARED THIS ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-BOYD COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND SPECIFICALLY REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARON M. GRAY
TENNESSEE CERTIFICATE NO.: 0108410



LOCATION MAP
(NOT TO SCALE)



10-SB-24-C / 10-C-24-DP
Revised: 10/21/2024



D.R. HORTON
1431 CENTERPOINT
BLVD, STE 110,
KNOXVILLE, TN 37932

ISAAC BRITT
IBRITT@DRHORTON.COM
865.722.8004

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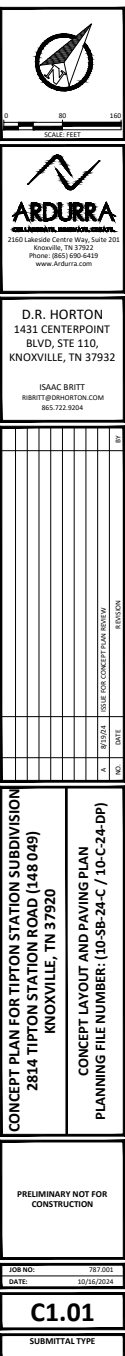
CONCEPT PLAN FOR TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920
OVERALL SITE PLAN
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO: 787.001
DATE: 10/04/2024

C0.00

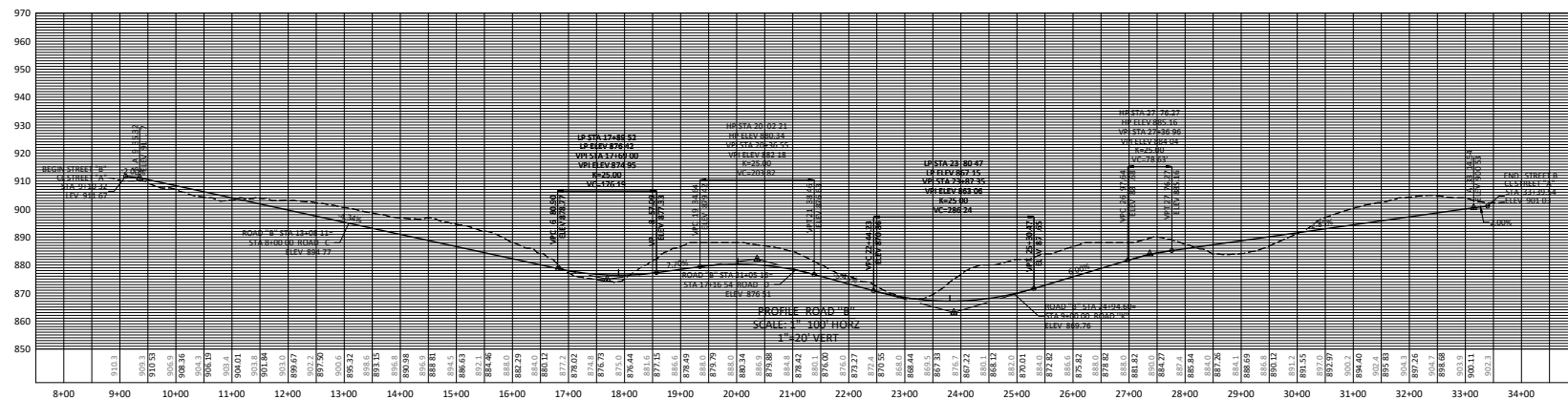
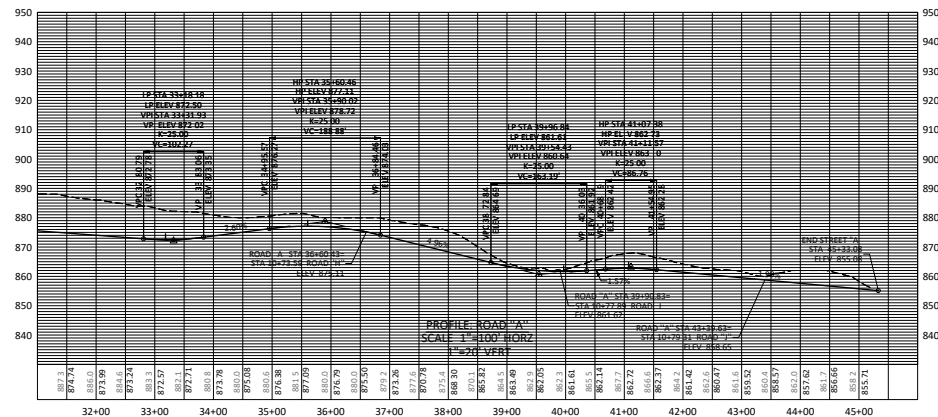
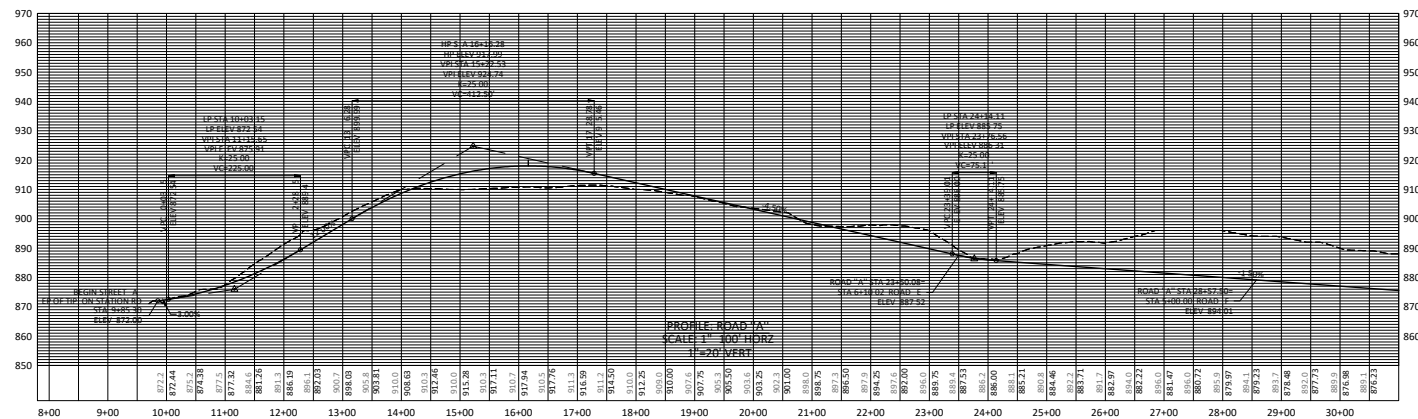
SUBMITTAL TYPE



Consider all data points shown on this drawing. No part of this drawing should be used without the approval of the engineer.

NO. DATE REVISION

1 2 3 4 5 6 7 8 9 10 11 12 13



10-SB-24-C / 10-C-24-DP
Revised: 10/21/2024



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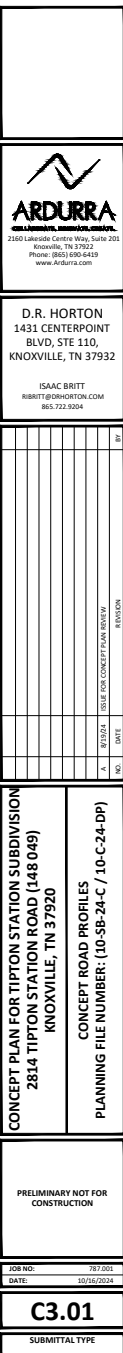
CONCEPT PLAN FOR TIPTON STATION SUBDIVISION
2814 CENTERPOINT ROAD (148 049)
KNOXVILLE, TN 37920
CONCEPT ROAD PROFILES
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR
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JOB NO: 197001
DATE: 10/04/2024

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SUBMITTAL TYPE

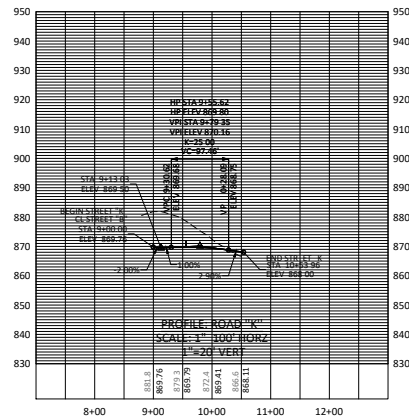
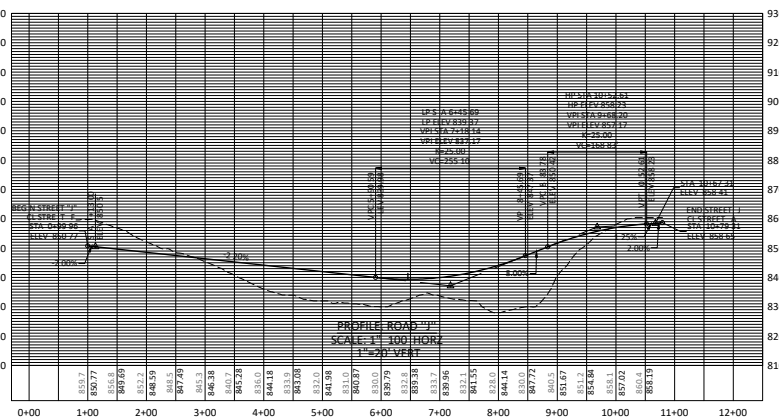
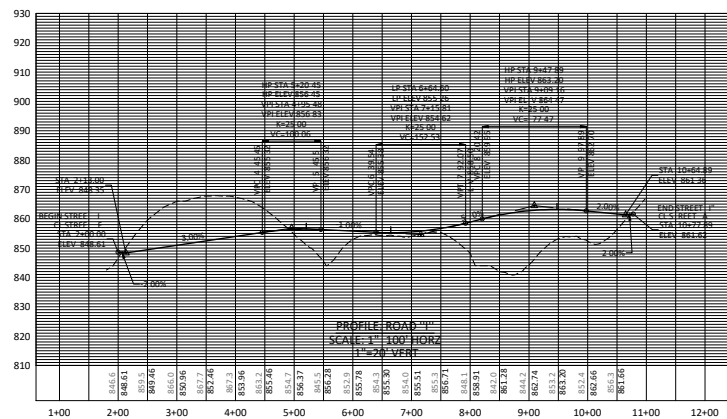


Order: 10-SB-24-C / 10-C-24-DP

10-SB-24-C / 10-C-24-DP

10-SB-24-C / 10-C-24-DP

10-SB-24-C / 10-C-24-DP



10-SB-24-C / 10-C-24-DP
Revised: 10/21/2024



D.R. HORTON
1431 CENTERPOINT
BLVD, STE 110,
KNOXVILLE, TN 37932
ISAAC BRITT
IBRITT@DRHORTON.COM
865.722.8084

NO.	DATE	REVISION
1	10/21/24	10-SB-24-C / 10-C-24-DP

CONCEPT PLAN FOR TIPTON STATION SUBDIVISION
2814 TIPTON STATION ROAD (148 049)
KNOXVILLE, TN 37920
CONCEPT ROAD PROFILES
PLANNING FILE NUMBER: (10-SB-24-C / 10-C-24-DP)

PRELIMINARY NOT FOR
CONSTRUCTION

JOB NO: 787201
DATE: 10/04/2024

C3.02
SUBMITTAL TYPE

Design Guidelines

Landscape Screening

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.

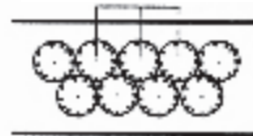
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

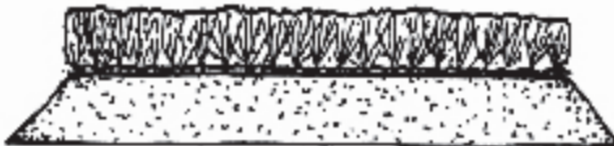


Maximum 4' Centers

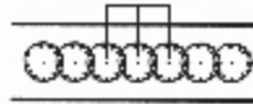


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- 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

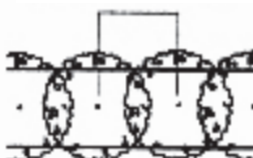


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

D.R. Horton

Applicant Name

Affiliation

8/19/2024

Date Filed

10/3/2024

Meeting Date (if applicable)

10-SB-24-C / 10-C-24-DP

File Number(s)

CORRESPONDENCE

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

Isaac Britt DR Horton

Name / Company

1431 Centerpoint Blvd Ste 110 Knoxville TN 37931

Address

859-268-1191 / ribritt@drhorton.com

Phone / Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership

Owner Name (if different)

1601 Third Creek Rd Knoxville TN 37921

Owner Address

865-690-9558

Owner Phone / Email

2814 TIPTON STATION RD

Property Address

148 049

Parcel ID

Part of Parcel (Y/N)?

153.15 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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

Tipton Station Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	343
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)	

2.5

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$1,600.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

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.		
D.R. Horton	8/19/2024	
Applicant Signature	Please Print	Date
Phone / Email		
Schubert Family Limited Partnership	8/19/2024	
Property Owner Signature	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 ☐ PA
☐ Rezoning

D.R. Horton

Applicant Name

Affiliation

August 19, 2024

October 3, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SB-24-C
10-C-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

Isaac Britt

D.R. Horton

Name

Company

1431 Centerpoint Boulevard

Knoxville

TN

37932

Address

City

State

ZIP

(865) 338-5650

ribritt@drhorton.com

Phone

Email

CURRENT PROPERTY INFO

Schubert Family Limited Partnership

2814 Tipton Station Road

(865) 389-0795

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2814 Tipton Station Road

148 049

Property Address

Parcel ID

Knox-Chapman Utility District

Knox-Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Tipton Station Subdivision

Proposed Subdivision Name

343

Related Rezoning File Number

5-K-24-RZ

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0102 \$1,600.00	
Fee 2	\$1,600.00
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

Robert I Britt

Digitally signed by Robert I Britt
DN: c=US, email=robert@drhorton.com, ou=Robert I Britt, ou=Users,
ou=Knoxville, ou=Tennessee, ou=East, ou=HomeBuster,
dc=drhorton, dc=com,
Date: 2024.08.19 11:55:12-0400

D.R. Horton

8/19/24

Applicant Signature

Please Print

Date

(865) 722.9204

ribritt@drhorton.com

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

M.A. SCHUBERT JR

8/19/2024, SG

MEMBER
Schubert Family Limited Partnership



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

09/20/2024

Date to be Posted

10/03/2024

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☐ No

☐ No, but I plan to prior to the
Planning Commission meeting

Robert I Britt

Applicant Signature

Digitally signed by Robert I Britt
DN: E=RobertI.Britt@dhorton.com, CN=Robert I Britt, OU=Users,
OU=Knoxville, OU=Tennessee, OU=East,
OU=HomeBuilder, DC=dhorton, DC=com
Date: 2024.08.20 11:14:27-0400

Isaac Britt

Applicant Name

8/20/24

Date

10-SB-24-C; 10-C-24-DP

FILE NUMBER