



# PLAN AMENDMENT REPORT

**▶ FILE #:** 7-G-24-SP **AGENDA ITEM #:** 30  
 POSTPONEMENT(S): 7/11/2024 **AGENDA DATE:** 10/3/2024  
**▶ APPLICANT:** ANDREW THOMAS  
 OWNER(S): Andrew Thomas, West Parkway 1, LLC

**TAX ID NUMBER:** 69 A D 01101 [View map on KGIS](#)  
**JURISDICTION:** Council District 5  
**STREET ADDRESS:** 1210 W PARKWAY AVE  
**▶ LOCATION:** Southwest side of the intersection of Inskip Rd and W Parkway Ave  
**▶ APPX. SIZE OF TRACT:** 11080 square feet  
**SECTOR PLAN:** North City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
**FIRE DISTRICT:** Knoxville Fire Department  
**WATERSHED:** First Creek

**▶ PRESENT PLAN AND ZONING DESIGNATION:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)  
**▶ PROPOSED PLAN DESIGNATION:** MDR (Medium Density Residential)  
**▶ EXISTING LAND USE:** Multifamily Residential  
  
**EXTENSION OF PLAN DESIGNATION:** No, this is not an extension.  
**HISTORY OF REQUESTS:** In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).  
**SURROUNDING LAND USE AND PLAN DESIGNATION:** North: Multifamily residential - LDR (Low Density Residential)  
 South: Single family residential - LDR (Low Density Residential)  
 East: Single family residential - LDR (Low Density Residential)  
 West: Single family residential - LDR (Low Density Residential)  
**NEIGHBORHOOD CONTEXT** The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments.

**STAFF RECOMMENDATION:**

- ▶ **Table this request per request of the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 7-P-24-RZ **AGENDA ITEM #:** 30  
 7-G-24-PA **AGENDA DATE:** 10/3/2024

POSTPONEMENT(S): 7/11/2024

▶ **APPLICANT:** ANDREW THOMAS

OWNER(S): Andrew Thomas, West Parkway 1, LLC

TAX ID NUMBER: 69 A D 01101 [View map on KGIS](#)

JURISDICTION: Council District 5

STREET ADDRESS: 1210 W PARKWAY AVE

▶ **LOCATION:** Southwest side of the intersection of Inskip Rd and W Parkway Ave

▶ **TRACT INFORMATION:** 11080 square feet.

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: The corner lot has access via Inskip Road, a major collector with a pavement width of 25 ft within a 45-ft right-of-way, and via W Parkway Avenue, a local road with a pavement width of 19 ft within a 52-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / RN-2 (Single-Family Residential Neighborhood)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR (Medium Density Residential) / RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Multifamily Residential

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning district.

**HISTORY OF ZONING REQUESTS:** In 2013, the property was part of a governmental rezoning for a larger area from R-2 (General Residential) to the R-1A (Low Density Residential) district (8-C-13-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

North: Multifamily residential - LDR (Low Density Residential) - RN-5 (General Residential Neighborhood)

South: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

East: Single family residential - LDR (Low Density Residential) - RN-1 (Single-Family Residential Neighborhood)

West: Single family residential - LDR (Low Density Residential) - RN-2 (Single-Family Residential Neighborhood)

NEIGHBORHOOD CONTEXT: The Inskip neighborhood is comprised of a wide range of housing forms, from single family detached houses to townhomes and multifamily developments.

---

**STAFF RECOMMENDATION:**

▶ **Table this request per request of the applicant.**

▶

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central 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.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



# Request to Postpone • Table • Withdraw

Andrew Thomas

9/25/2024

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

Date of Request

October 3, 2024

Scheduled Meeting Date

File Number(s)

7-P-24-RZ/7-G-24-SP/7-G-24-PA

## 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 \_\_\_\_\_ 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.

*Andrew Thomas*

dotloop verified  
09/25/24 11:58 PM  
EDT  
SMLTJSB2-OONP-IXVJ

Andrew Thomas

Applicant Signature

Please Print

704-412-1289

virtualptig@gmail.com

Phone Number

Email

## STAFF ONLY

*Samiul Haque*

Samiul Haque

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Andrew Thomas

07/10/2024

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

Date of Request

07/11/2024

Scheduled Meeting Date

7-G-24-SP  
7-P-24-RZ / 7-G-24-PA

File Number(s)

## 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

10/10/2024

Postpone the above application(s) until the \_\_\_\_\_ 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.

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## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Andrew Thomas

Applicant Signature

dotloop verified  
07/10/24 4:02 PM EDT  
PJQH-GZNH-ODRD-U38N

Andrew Thomas

Please Print

704-412-1289

Phone Number

virtualptig@gmail.com

Email

## STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

7/10/2024

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

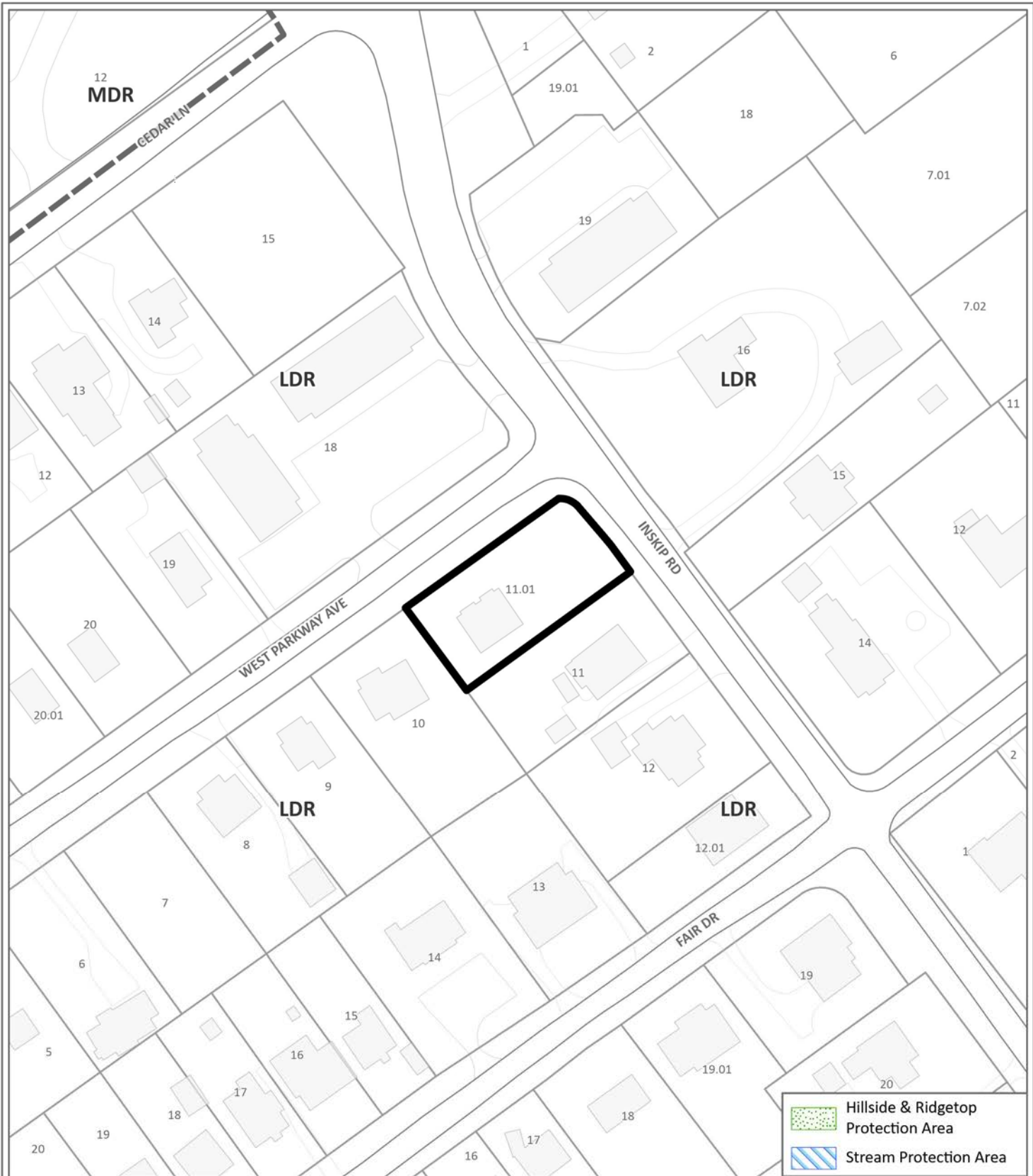
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**7-G-24-SP  
NORTH CITY SECTOR PLAN MAP**

**Petitioner:** Andrew Thomas



**From:** LDR (Low Density Residential)

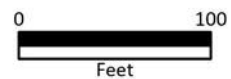
**To:** MDR (Medium Density Residential)

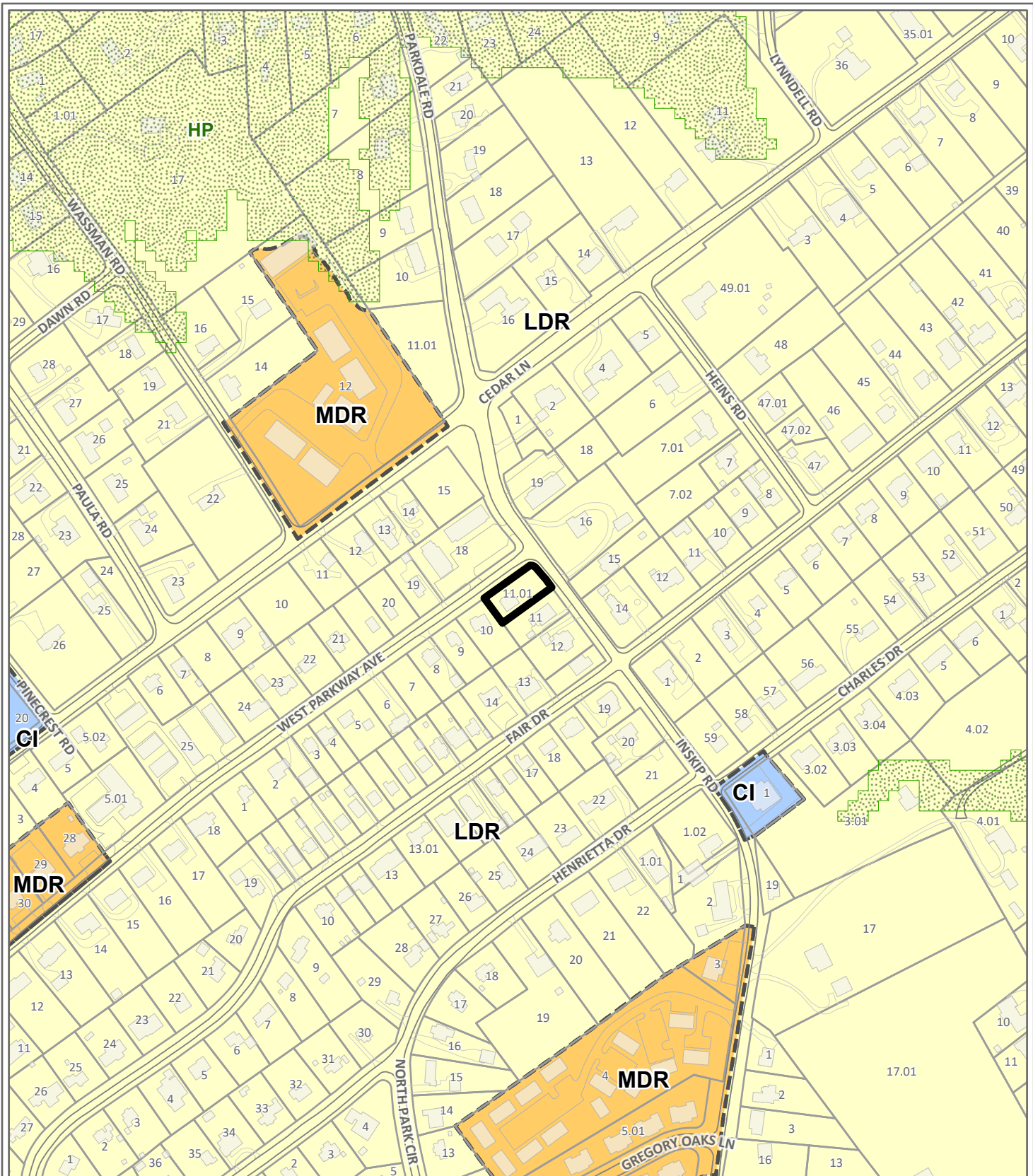
**Map No:** 69

**Jurisdiction:** City

**Original Print Date:** 6/21/2024

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





**ONE YEAR PLAN MAP**

**7-G-24-PA**

**Petitioner:** Andrew Thomas



**From:** LDR (Low Density Residential)

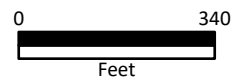
**To:** MDR (Medium Density Residential)

**Map No:** 69

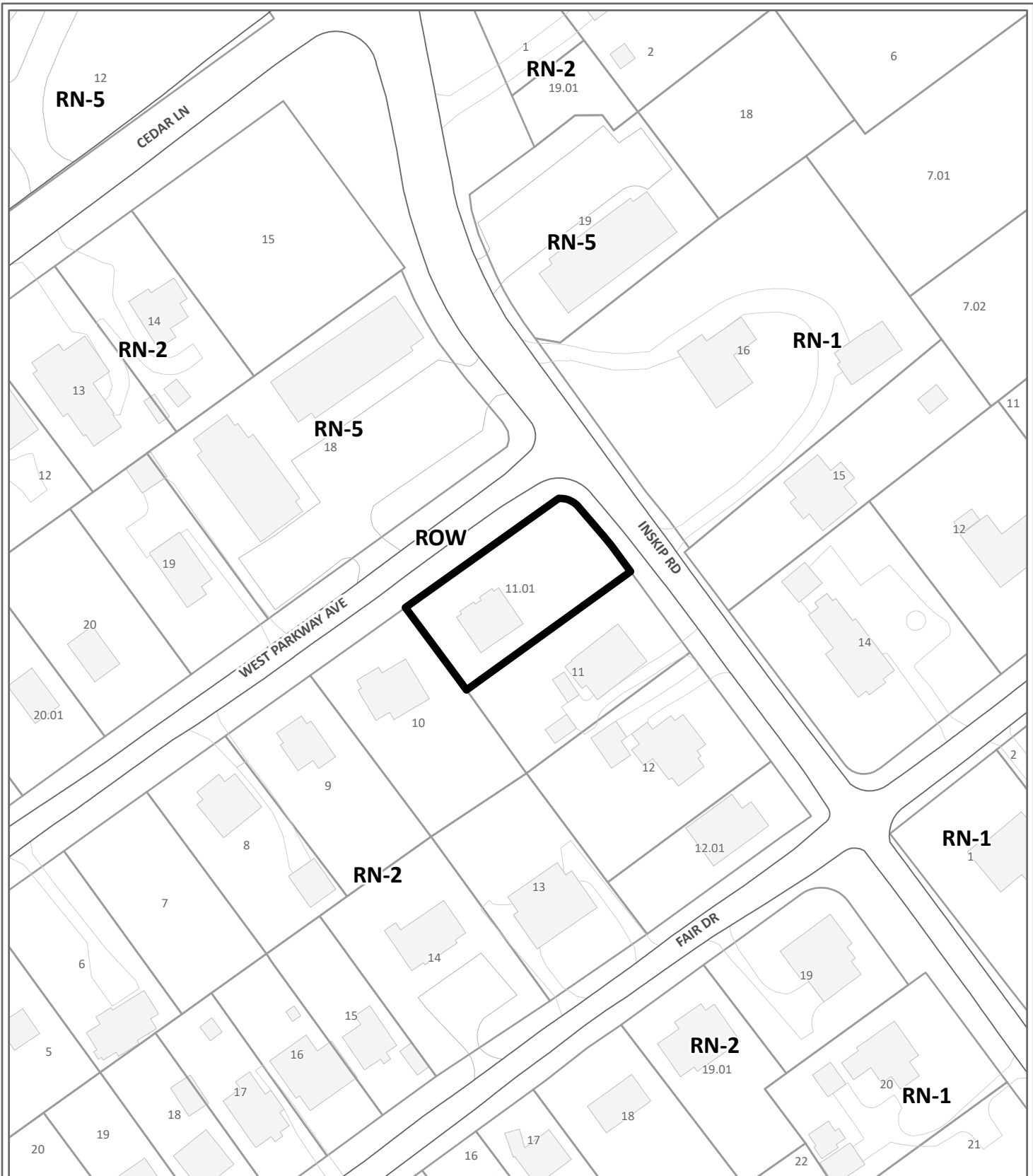
**Jurisdiction:** City

**Original Print Date:** 6/3/2024

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







**REZONING**

**7-P-24-RZ**

**Petitioner:** Andrew Thomas

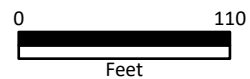


**From:** RN-2 (Single-Family Residential Neighborhood)

**To:** RN-4 (General Residential Neighborhood)

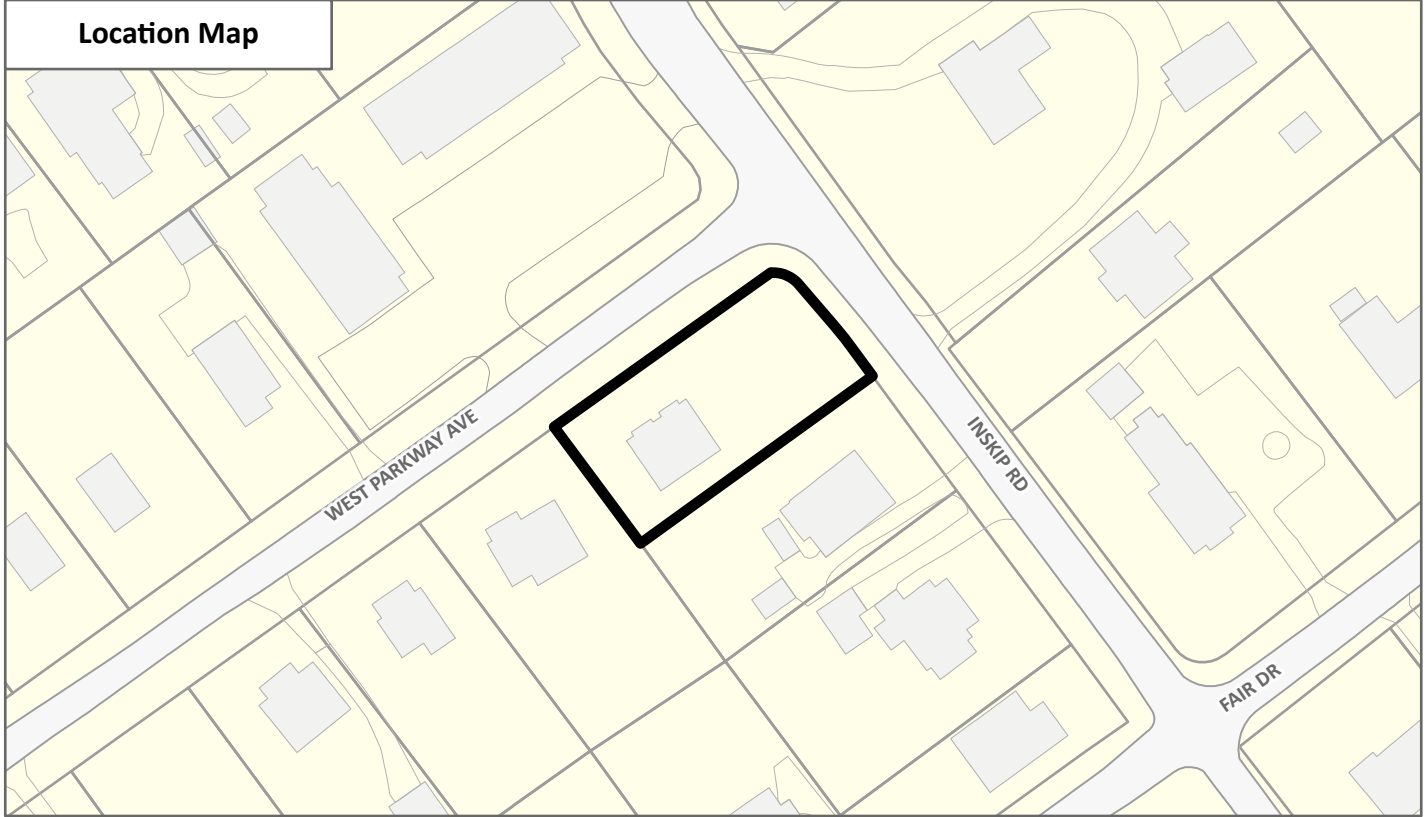
**Map No:** 69  
**Jurisdiction:** City

**Original Print Date:** 6/3/2024  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

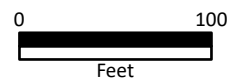


CONTEXTUAL MAPS 1

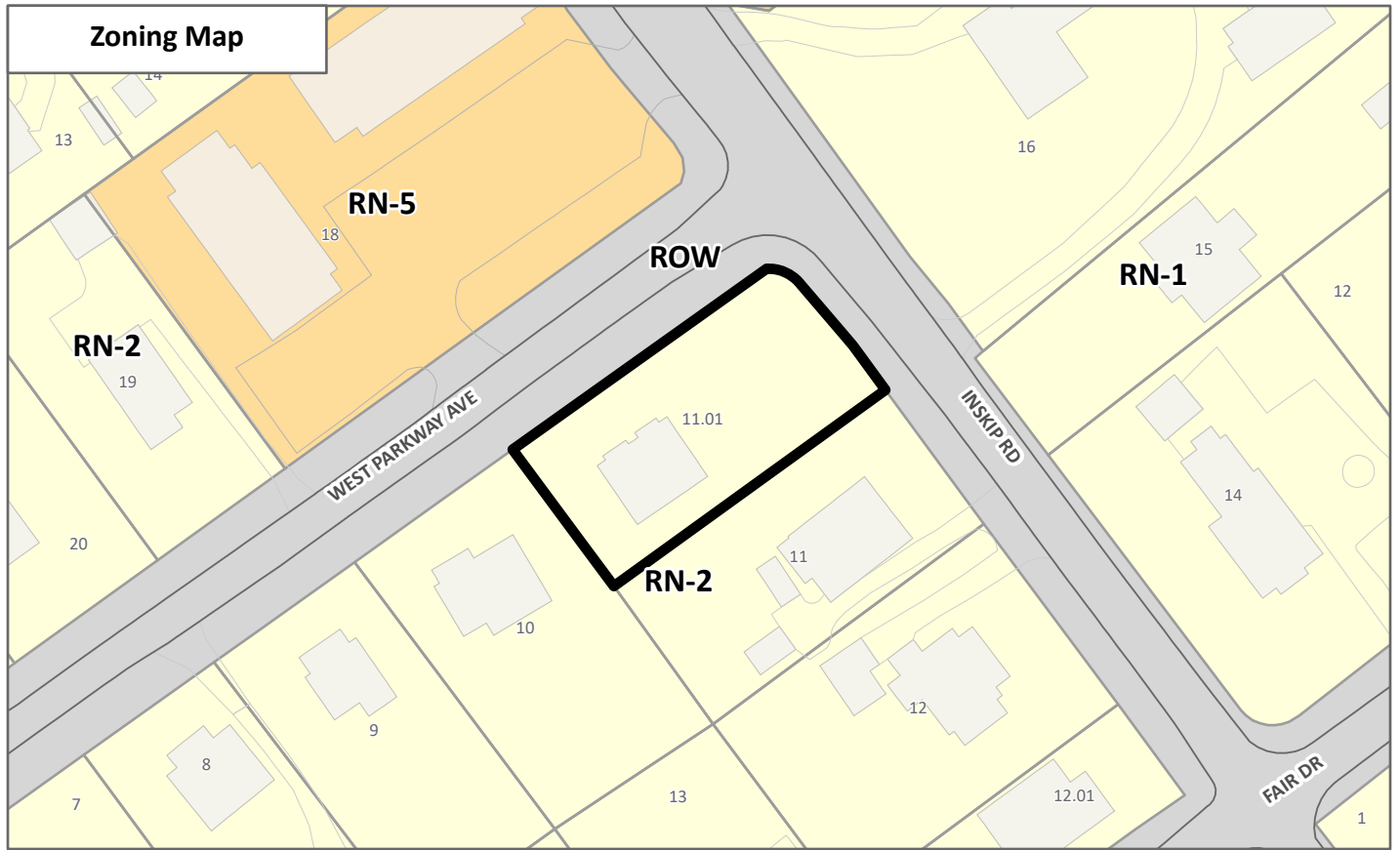
7-G-24-PA / 7-P-24-RZ



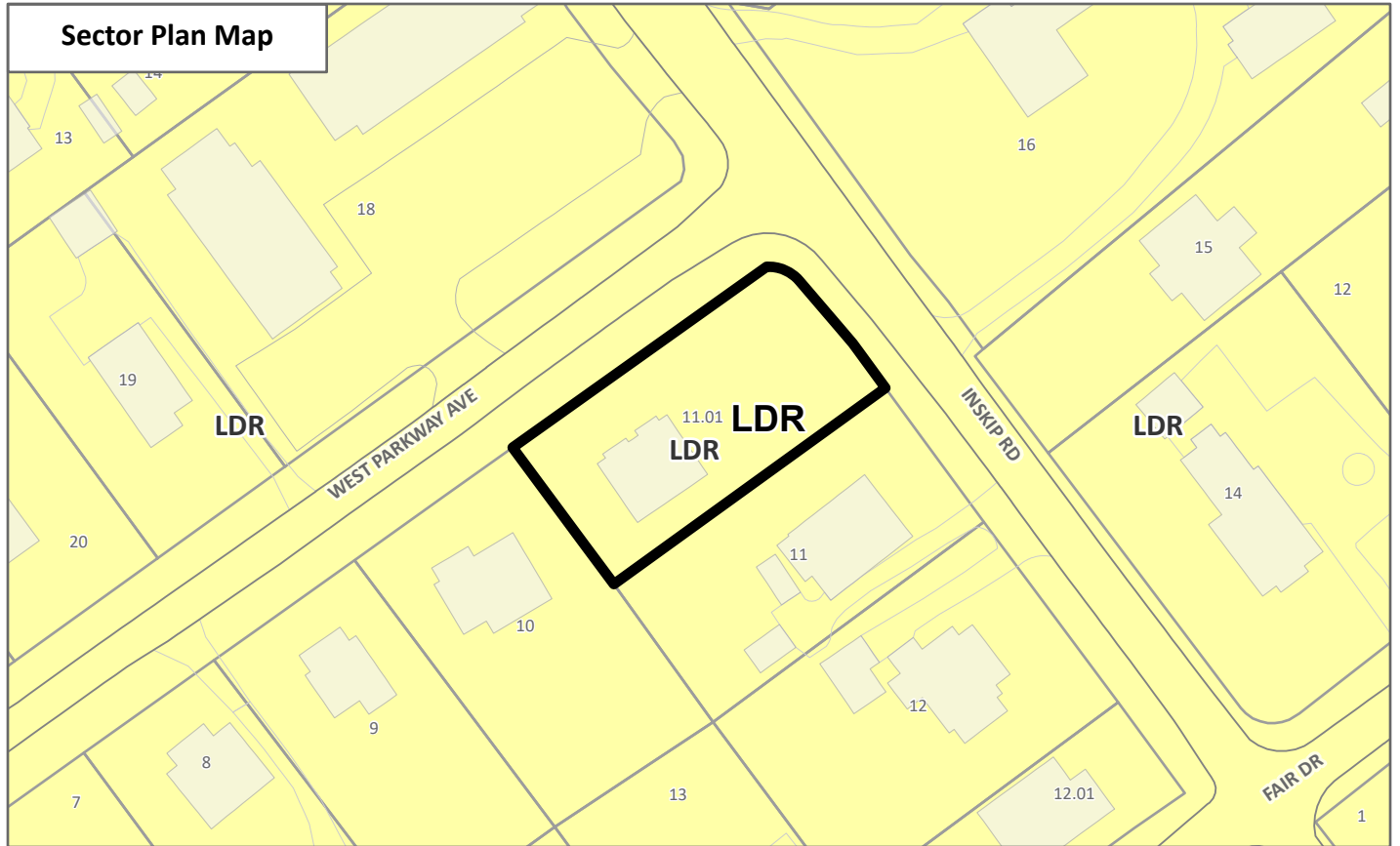
Case boundary



**Zoning Map**



**Sector Plan Map**



**CONTEXTUAL MAPS 2**

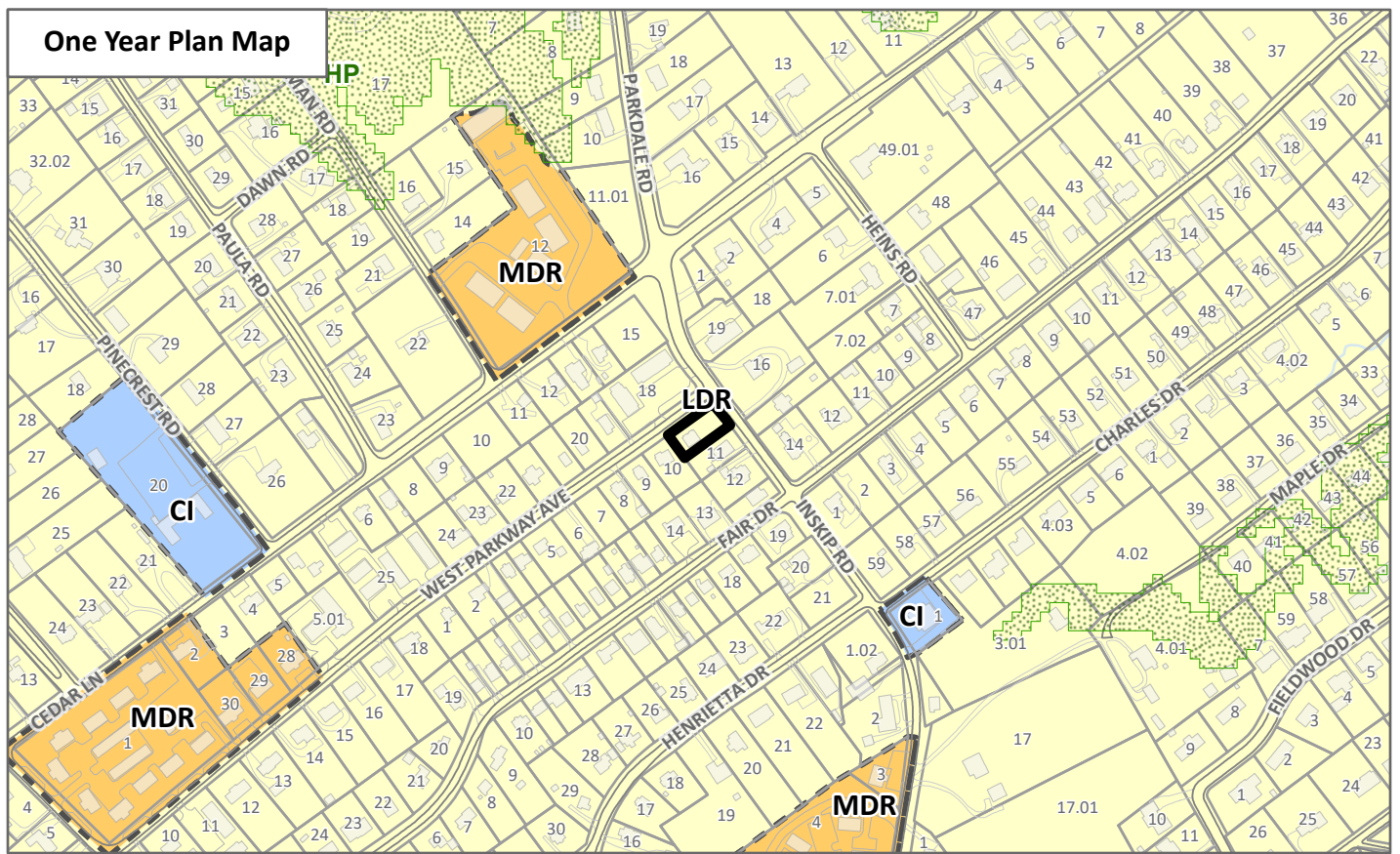
**7-G-24-PA / 7-P-24-RZ**



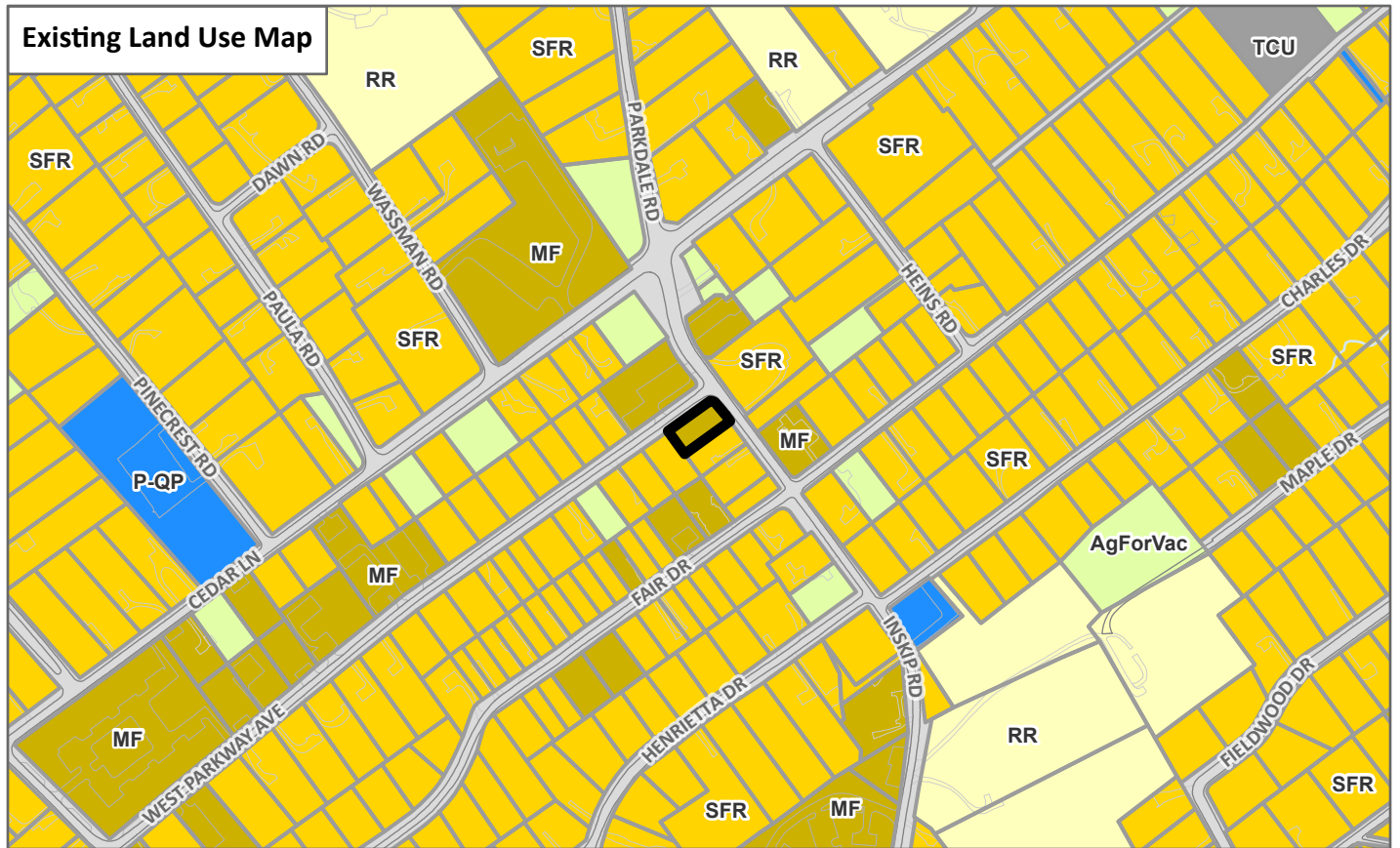
Case boundary



### One Year Plan Map



### Existing Land Use Map



### CONTEXTUAL MAPS 3

7-G-24-PA / 7-P-24-RZ



Case boundary





# 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

**Andrew Thomas**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-G-24-SP**

File Number(s)

## CORRESPONDENCE

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

**Andrew Thomas WEST PARKWAY 1 LLC**

Name / Company

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918**

Address

**704-412-1289 / virtualptig@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Andrew Thomas WEST PARKWAY 1 LLC**

Owner Name (if different)

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791**

Owner Address

**704-412-1289 / virtualptig@gm**

Owner Phone / Email

**1210 W PARKWAY AVE**

Property Address

**69 A D 01101**

Parcel ID

Part of Parcel (Y/N)?

**11080 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest side of the intersection of Inskip Rd and W Parkway Ave**

General Location

City

**Council District 5**

**RN-2 (Single-Family Residential Neighborhood)**

**Multifamily Residential**

County District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,700.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: **Andrew Thomas**    Date: **5/28/2024**  
Please Print

Phone / Email

Property Owner Signature: **Andrew Thomas WEST PARKWAY 1 LLC**    Date: **5/28/2024**  
Please Print



# 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

**Andrew Thomas**

Applicant Name

Affiliation

**5/28/2024**

Date Filed

**7/11/2024**

Meeting Date (if applicable)

**7-G-24-PA / 7-P-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Andrew Thomas WEST PARKWAY 1 LLC**

Name / Company

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 37918**

Address

**704-412-1289 / virtualptig@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Andrew Thomas WEST PARKWAY 1 LLC**

Owner Name (if different)

**131 Lynnwood Dr, PO Box 18293 Knoxville TN 3791**

Owner Address

**704-412-1289 / virtualptig@gm**

Owner Phone / Email

**1210 W PARKWAY AVE**

Property Address

**69 A D 011.01**

Parcel ID

**11080 square feet**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southwest side of the intersection of Inskip Rd and W Parkway Ave**

General Location

City

**Council District 5**

**RN-2 (Single-Family Residential Neighborhood)**

**Multifamily Residential**

County District

Zoning District

Existing Land Use

**North City**

**LDR (Low Density Residential)**

**N/A (Within City Limits)**

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	<b>RN-4 (General Residential Neighborhood)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>MDR (Medium Density Residential)</b> Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,700.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: **Andrew Thomas**    Date: **5/28/2024**  
Please Print

Phone / Email

Property Owner Signature: **Andrew Thomas WEST PARKWAY 1 LLC**    Date: **5/28/2024**  
Please Print





# 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

Andrew Thomas

Applicant Name

Affiliation

5/27/2024

July 11, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

Andrew Thomas

West Parkway 1 LLC

Name

Company

131 Lynnwood Dr. #18293

Knoxville

TN

37918

Address

City

State

ZIP

704-412-1289

virtualptig@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1210 W Parkway Ave, Knoxville, TN 37912

069AD01101

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

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

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

### 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

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   **RN-4**   Proposed Zoning

Plan Amendment Change   **MDR**   Proposed Plan Designation(s)

Proposed Density (units/acre) \_\_\_\_\_   Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

### 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*)

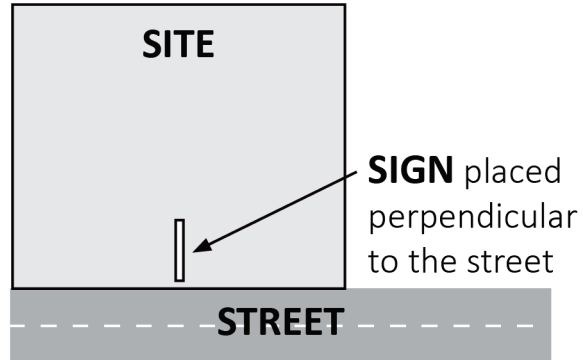
Fee 1		Total
Fee 2		
Fee 3		

### 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**

<div style="border: 1px solid black; padding: 2px;">  </div> <p>Applicant Signature</p>	<div style="border: 1px solid black; padding: 2px; font-size: 8px;">             dotloop verified              05/27/24 9:38 PM EDT              UBCU-ZG7Z-YIYY-FYEC           </div> <p>Andrew Thomas</p> <p>Please Print</p>	<p>5/27/2024</p> <p>Date</p>
<p>704-412-1289</p> <p>Phone Number</p>	<p>virtualptig@gmail.com</p> <p>Email</p>	
<div style="border: 1px solid black; padding: 2px;">  </div> <p>Property Owner Signature</p>	<div style="border: 1px solid black; padding: 2px; font-size: 8px;">             dotloop verified              05/27/24 9:38 PM EDT              BSM1-LDSQ-ZKAP-QQB7           </div> <p>Andrew Thomas</p> <p>Please Print</p>	<p>Date Paid</p>

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:*

\_\_\_\_\_ June 28, 2024 \_\_\_\_\_ and \_\_\_\_\_ July 12, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Andrew Thomas

Date: 5/28/2024

File Number: 7-P-24-RZ\_7-G-24-PA\_7-G-24-SP

- Sign posted by Staff
- Sign posted by Applicant