



# SUBDIVISION REPORT - CONCEPT

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► **FILE #:** 9-SC-24-C **AGENDA ITEM #:** 41  
POSTPONEMENT(S): 9/12/2024 **AGENDA DATE:** 10/3/2024  
► **SUBDIVISION:** FOX & FOGERTY ON YOSEMITE DR  
► **APPLICANT/DEVELOPER:** DAVID CHEBAN  
OWNER(S): David Cheban

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TAX IDENTIFICATION: 107 B A 018 [View map on KGIS](#)  
JURISDICTION: City Council District 2  
STREET ADDRESS: 0 YOSEMITE TRL  
► **LOCATION:** Eastern terminus of Yosemite Trl and northern terminus of Farland Dr  
SECTOR PLAN: Northwest City  
GROWTH POLICY PLAN: N/A (Within City Limits)  
FIRE DISTRICT: Knoxville Fire Department  
WATERSHED: Third Creek, Fourth Creek  
► **APPROXIMATE ACREAGE:** 13.05 acres

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► **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
► **PROPOSED USE:** single family lots  
SURROUNDING LAND USE AND ZONING: North: Single family residential, office - OP (Office Park), I-G (General Industrial), HP (Hillside Protection Overlay)  
South: Multi family residential - RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
East: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
West: Single family residential, agriculture/forestry/vacant land, private recreation (swimming pool) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

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► **NUMBER OF LOTS:** 22  
SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell & Poe  
ACCESSIBILITY: Access is via Yosemite Trl and Farland Dr, local streets with a pavement width of 25 ft within a right-of-way of 50 ft.  
► **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**  
1. Increase the intersection grade from 1 to 2%, STA 0+13 to STA 1+15 Rd "A"

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## STAFF RECOMMENDATION:

► Approve the concept plan subject to 9 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Confirm that the road design complies with American Association of State Highway and Transportation Officials (AASHTO) standards during the design plan phase, with review and approval by the Knoxville Department of Engineering.
4. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and adding the disturbance limitation line on the final plat(s) for the subdivision. Planning staff can review and approve adjustments to the disturbance limitation line provided the overall development does not exceed the maximum allowed land disturbance.
5. Providing a pedestrian connection from Yosemite Trl to Farland Dr or Yosemite Trl to Road A during the design plan phase.
6. Meet all applicable requirements of the City of Knoxville Zoning Ordinance.
7. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
8. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, and/or stormwater drainage systems.
9. Meeting all applicable requirements of the Knoxville Utility Board regarding the placement of stormwater infrastructure or other site improvements, such as fences, within the existing natural gas line easement.

#### **COMMENTS:**

This proposal is for a 21-lot residential subdivision on this 13.05-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood) and is in the HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sq ft. The proposed lot sizes range from 10,491 sq ft to 35,309 sq ft and are generally equivalent to lots in the adjacent neighborhoods.

The public roads Yosemite Trail and Farland Drive will be extended to dead end with cul-de-sacs, and a new public road, Road A, will be created off Farland Drive, ending with a cul-de-sac turnaround. The front setback of the single family homes on Yosemite Trail must be within 10 ft of the average of the blockface. The north side of Yosemite will have a front setback range of 25.5-45.5 ft, and the south side will range from 81.5-101.5 ft. The first houses developed on Road A and the Farland Drive cul-de-sac will create the setback range for the other houses developed along that street. The plan shows the minimum 25 ft setback, allowing homes to be built within the 25-35 ft range.

Planning is conditioning a pedestrian connection between Yosemite Trail and Farland Drive or Yosemite Trail and Road A, to be worked out during the design plan phase. Since the neighborhoods do not have sidewalks, the connection could be like a greenway, such as paved asphalt or crushed stone pathways.

Our adopted plans and regulations include connectivity in residential developments. Per Subdivision Regulation 3.04.C, an interconnected street system is important for sound neighborhood development. A pedestrian connection will connect neighborhoods, promote walking and biking, reduce miles of travel that result in lower air emissions and wear on the roadway, reduce the volume of traffic and traffic delays on major streets (collectors and arterials), and ultimately improve livability in communities by providing parallel routes and alternative route choices.

A Tennessee Natural Gas easement runs through Lots 21 and 10-13 of the property. Tennessee Natural Gas may restrict improvements within the easement, such as stormwater infrastructure and fences.

The entirety of the property is within the HP (Hillside Protection Overlay) zone, and there are some steep slopes on the property. Grading is kept to concentrated area closer to the streets, preserving slopes around most of the perimeter of the property. The projected disturbance of the site is 7.43 acres, which is below the permitted disturbance of 9.18 acres according to the slope analysis conducted to enforce the Hillside Protection overlay. There is a condition for the final plat to include the maximum disturbance limitation line. Each lot must be allocated a certain amount of land disturbance to ensure the development complies with the HP overlay standards over time.

**ESTIMATED TRAFFIC IMPACT:** 240 (average daily vehicle trips)

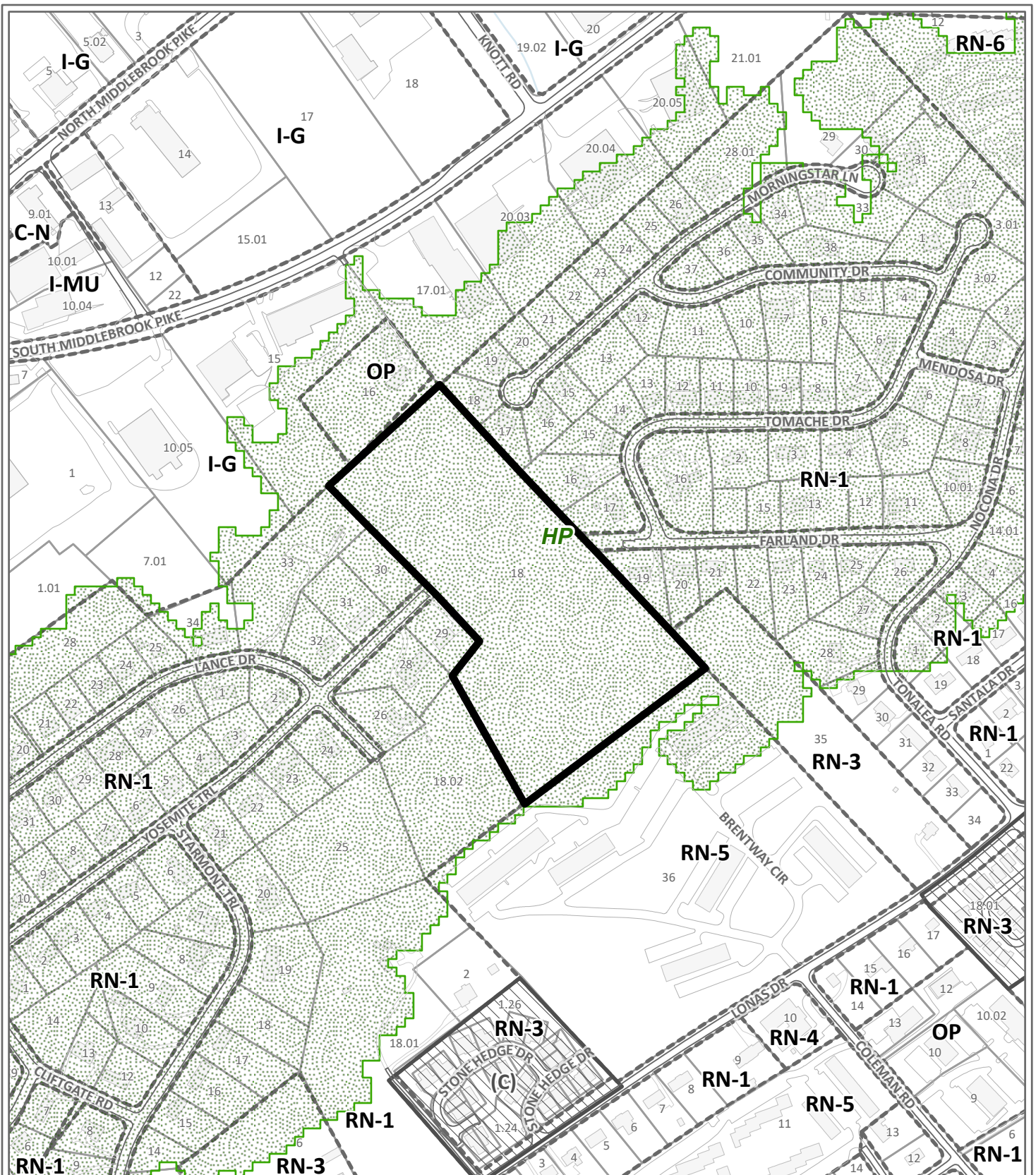
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West 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 request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



## CONCEPT PLAN

9-SC-24-C



in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

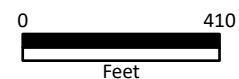
Original Print Date: 8/8/2024

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

Petitioner: David Cheban

Map No: 107

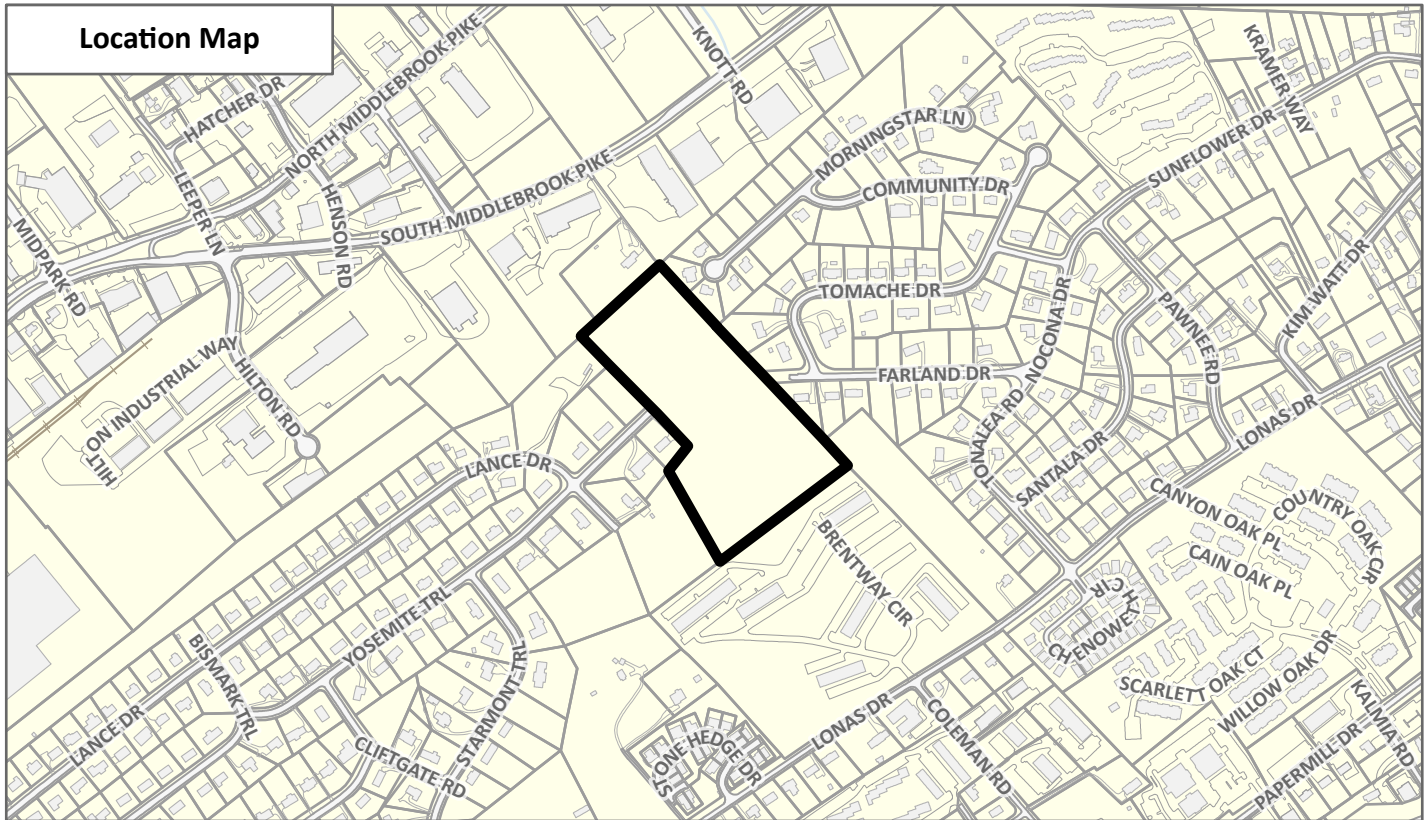
Jurisdiction: City



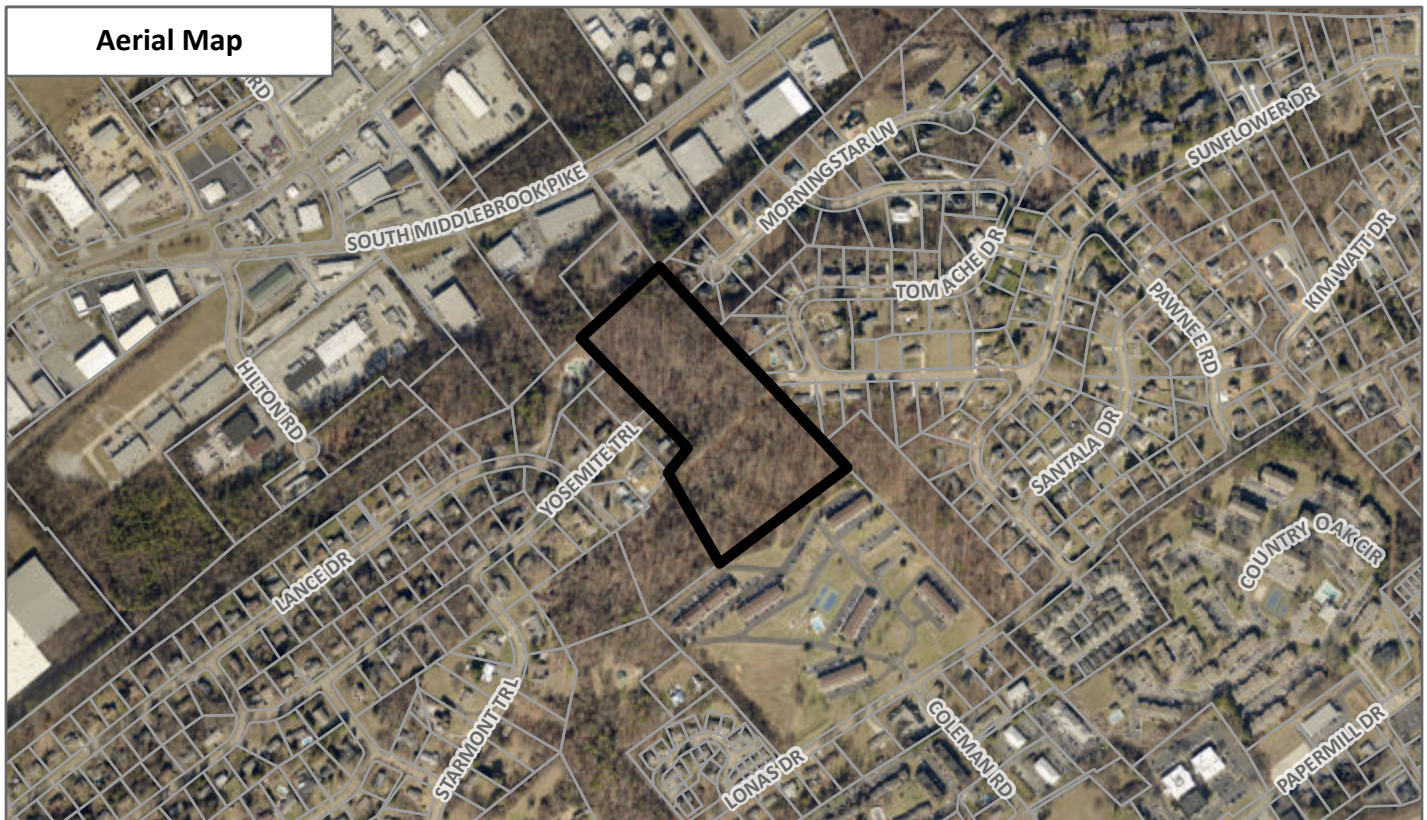


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

9-SC-24-C

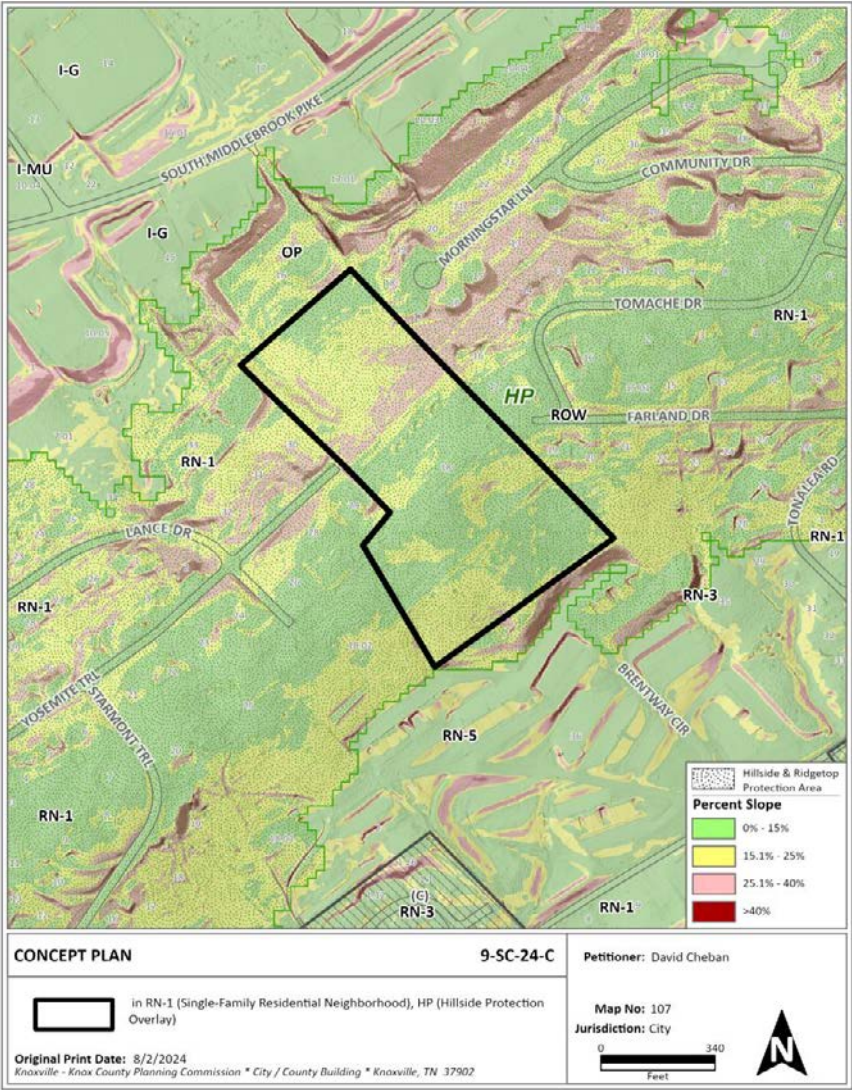


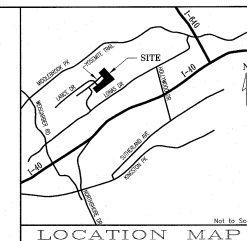
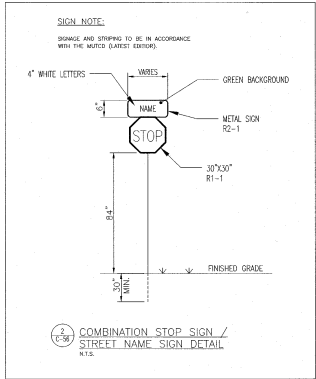
Case boundary





CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	568,364.8	13.05			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	262,811.7	6.03	100%	262,811.7	6.03
15-25% Slope	252,981.7	5.81	50%	126,490.9	2.90
25-40% Slope	52,569.9	1.21	20%	10,514.0	0.24
Greater than 40% Slope	1.5	0.00	10%	0.2	0.00
Ridgetops					
Hillside Protection (HP) Area	568,364.8	13.05	Recommended disturbance budget within HP Area	399,816.7	9.18
			Percent of HP Area	70.3%	





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENTS EXIST INSIDE ALL EXISTING LOT LINES (SEE SCHEDULE) 5' EACH SIDE OF EXISTING ROAD RIGHT-OF-WAY.
  3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THE PROPERTY CONTAINS APPROXIMATELY 13.05 ACRES DERIVED INTO 21 SINGLE FAMILY LOTS AND ONE COMMON AREA.
  5. THIS PROPERTY IS ZONED R-1.
  6. ALL ROAD PROFILES ARE BASED ON LEAN CONDITIONS.
  7. UTILITY EASEMENTS:
    - WATER: 10' B
    - ELECTRIC: 10' B
    - ELECTRIC: 10' B
    - TELEPHONE: 10' B
  8. GEOTECHNICAL ENGINEER SHALL IDENTIFY THE SOIL STABILITY ON ALL FILL SLOPES.
  9. BUILDING STRUCTURES ARE AS FOLLOWS:
    - ROOM 24' X 14'0"0"0"
    - FRONT - 25'
    - REAR - 25'
    - SIDE - (20' BOTH SIDES COMBINED)
  10. YOGSOME TRAIL:
    - FRONT- (LANDSCAPE BLOCK FACE)
    - NORTH SIDE - 25'0"0"0"0"0"0"
    - 20'0"0"0"0"0"0"0"0"0"
    - SOUTH SIDE - 25'0"0"0"0"0"0"0"
    - SIDE - (20' BOTH SIDES COMBINED)
  11. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION, ALL UTILITIES, BOTH HORIZONTALITY AND VERTICALLY PRIOR TO CONSTRUCTION.
  12. PERMIT FROM TOWN OF YOGSOME NATURAL GAS (ENBROOK) WILL BE REQUIRED PRIOR TO GAS SERVICE BEING INSTALLED.
  13. DESIGN SPEED FOR YOGSOME DRIVE IS 25 MPH AND 20 MPH FOR ROAD "A".
  14. DISTURBANCE IN THE HAZARDOUS PROTECTION IS 7.63 ACRES. THE DISTURBANCE BUDGET IS 15.5 ACRES.
  15. MAXIMUM SLOPE FOR DRAINAGE SHALL BE 1:5.
  16. PUBLIC SANITARY SEWER SYSTEM SHALL BE MAINTAINED BY K.U.B.
  17. ALTERNATE DESIGN SCENARIO APPROVED BY CITY OF INNOVATIVE ENGINEERING AS A CONSTRUCTION FROM 15 TO 20 SECOND 14:15 ROAD RATIO.
  18. PLAN WILL CONFORM WITH THE KNOWLEDGE LANDSCAPE ORIGINATOR. EXISTING SITE IS A PLANT MANAGED FOREST WITH KNOWNLY RADIATING HEIGHTS OF 40'.
  19. SITE DISTANCE DOCUMENTS ARE REQUIRED.
  20. DURING THE DESIGN PLAN SCENARIO, FORMATTER QUALITY AND WEIGHT FOR ALL DEVELOPMENT ON ALL LOTS SHOWN ON FINAL PLAN OF THE QUODS AT LEVANS DRIVE WILL BE MAINTAINED.



CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-SEVEN COUNTY SUPERSTORM REGULATIONS EXCEPT AS HAS BEEN OMITTED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*David B. Hill*

PROFESSIONAL ENGINEER

TENNESSEE LICENSE NO. 3595 DATE 9/26/24

[illegible]

SHEET 2 OF 3 SHEET(S)  
Q:\25245\25245-C2.DWG





# Alternative Design Standards

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.*

  
Signature

David Harbin  
Printed Name

9/5/21  
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:**

Grade at an intersection from 1% + 2%, Sta 0+13 to Sta 1+15 Rd. "A"

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

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

David Cheban

Applicant Name

Affiliation

7/29/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-SC-24-C

File Number(s)

## CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

## CURRENT PROPERTY INFO

David Cheban

Owner Name (if different)

5331 Cain Rd. Rd. Knoxville TN 37921

Owner Address

865-816-4099

Owner Phone / Email

0 YOSEMITE TRL

Property Address

107 B A 018

Parcel ID

Part of Parcel (Y/N)?

13.05 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

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

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

Home Occupation (specify) \_\_\_\_\_

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Fox & Fogerty on Yosemite Dr**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels

**21**

Total Number of Lots Created

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

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning  
Change

Proposed Zoning

Pending Plat File Number

☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

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

## 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

**\$1,075.00**

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.

**David Cheban**

**7/29/2024**

Applicant Signature

Please Print

Date

Phone / Email

**David Cheban**

**7/29/2024**

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

DAVID CHEBAN

Applicant Name

Affiliation

07/29/2024

Date Filed

September 12, 2024

Meeting Date (if applicable)

File Number(s)

9-SC-24-C

## 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

DAVID HARBIN

Name

BATSON Himes NORVELL + Poe

Company

4334 Papermill RD

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6412

Phone

harbin@bhn-p.com

Email

## CURRENT PROPERTY INFO

DAVID CHEBAN

Property Owner Name (if different)

5331 Cain RD

KNOXVILLE, TN 37921

Property Owner Address

865-816-4099

Property Owner Phone

0 Yosemite TRL

Property Address

TAX MAP 107BA

PARCEL 1B

Parcel ID

KUB

Sewer Provider

KUB

Water Provider

no

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 Parcel21 LOTS

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**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☐ 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

**\$1,075.00**

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

Applicant Signature

DAVID HARBIN  
Please Print7-29-24  
Date

Phone Number

865-588-6472

Email

harbin@bhn-p.com

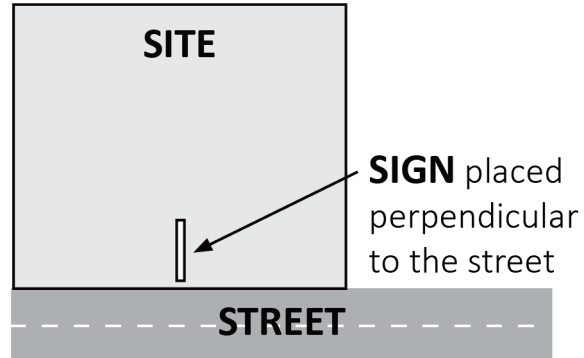
Property Owner Signature

DAVID CHEBAN  
Please Print

07-29-24 ,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:***

\_\_\_\_\_ **08/30/2024** \_\_\_\_\_ and \_\_\_\_\_ **09/13/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** David Cheban

**Date:** 07/29/2024

**File Number:** 9-SC-24-C



Sign posted by Staff



Sign posted by Applicant