

SPECIAL USE REPORT

► **FILE #:** 8-B-25-SU

AGENDA ITEM #: 21

AGENDA DATE: 8/14/2025

► **APPLICANT:** FORREST KIRKPATRICK

OWNER(S): FSI Investments LLC

TAX ID NUMBER: 94 M J 017

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 1547 CLINCH AVE

► **LOCATION:** North side of Clinch Ave, east side of Sixteenth St

► **APPX. SIZE OF TRACT:** 11512 square feet

SECTOR PLAN: Central City

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

ACCESSIBILITY: Access is via Sixteenth Street, a minor collector with a pavement width of 40 ft within a 70-ft right-of-way, and Clinch Avenue, a minor collector with a pavement width of 32 ft within a 52-ft right-of-way. There are sidewalks on both sides of each street.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Second Creek

► **ZONING:** C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)

► **EXISTING LAND USE:** Commercial

► **PROPOSED USE:** Eating and Drinking Establishment

HISTORY OF ZONING: This property was rezoned in August of 2023 from RN-5 (General Residential) to C-N (Neighborhood Commercial) (7-M-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Commercial (theater) - RN-5 (General Residential Neighborhood), NC (Neighborhood Conservation Overlay)

South: Public/quasi public (university housing, lodge) - O (Office), INST (Institutional)

East: Multifamily - RN-6 (Multifamily Residential Neighborhood), NC (Neighborhood Conservation Overlay)

West: Transportation/communications/utilities - INST (Institutional), NC (Neighborhood Conservation Overlay)

NEIGHBORHOOD CONTEXT: This area is made up of a mix of residential, commercial, and institutional uses. Residential uses are multifamily and comprised by a mix of high-rise structures and converted dwellings. Commercial uses include neighborhood-scale corner stores to the east and the Laurel Theatre to the north. Institutional uses are predominantly buildings owned and operated by the

STAFF RECOMMENDATION:

- **Approve the request for an eating and drinking establishment with approximately 1,755 sqft of floor area in the C-N (Neighborhood Commercial) district, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.

With the conditions noted, this plan meets the requirements for approval in the C-N District and the criteria for approval of a special use.

COMMENTS:

This proposal is for an eating and drinking establishment (restaurant) in the Fort Sanders Neighborhood, located on the ground floor of an existing structure in the northeast quadrant of the intersection of Clinch Avenue and Sixteenth Street. Access to the restaurant is from the Clinch Avenue sidewalk. In February 2024, the City of Knoxville Board of Zoning Appeals approved a parking variance that reduced the minimum required parking for a mixed-use, multi-tenant structure from 10 to 5 spaces and the minimum setback for a refuse dumpster from 5 feet to 0 feet. The parking spaces and dumpster are located at the rear of the structure, accessible from Sixteenth Street.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The One Year Plan and Central City Sector Plan designation for this site are MU-SD, MU-CC15 (Mixed Use Special District, Fort Sanders Neighborhood), which recommends a mix of residential, office, and commercial uses, with retail and restaurant uses located along Sixteenth and Fourteenth Street.

B. The subject property is located along Sixteenth Street.

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

A. The C-N (Neighborhood Commercial) Zoning District is intended to provide for an environment of integrated residential development and small-scale commercial and service uses, predominantly serving nearby residential neighborhoods. Low-intensity mixed-use is encouraged within the C-N District, with dwellings permitted above the ground floor, as well as multi-family and townhouse development located alongside select commercial uses.

B. The property is located in the NC (Neighborhood Conservation) Overlay Zoning District, which is intended to foster new construction that is compatible with the scale and physical character of the original buildings of the neighborhood through the use of design guidelines. – This proposal does not modify the exterior of the structure, so approval from the Historic Zoning Commission is not required.

C. An addition to the structure is not proposed, so the Commercial District Design Standards in Article 5.4, Table 5-2 do not apply.

D. The City of Knoxville Board of Zoning Appeals approved variances to reduce the minimum number of parking stalls from 10 to 5, and the minimum setback from a refuse dumpster from 5 feet to 0 feet (see Exhibit B).

E. The proposed restaurant within the existing non-residential building is consistent with the C-N District.

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

A. The small-scale restaurant is compatible with the character of the neighborhood where it is proposed.

B. This proposal does not modify or expand the existing structure.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. No adverse impacts are expected on adjacent properties resulting from this approval.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- A. The proposed restaurant is within the mixed-use and walkable Fort Sanders Neighborhood. The site only has 5 parking spaces for the restaurant and retail market located on the upper floor. It is anticipated that most patrons will walk or use alternative forms of transportation.
- B. Sixteenth Street and Clinch Avenue are both classified as minor collector streets.
- C. The use will not draw substantial additional traffic through residential streets.

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

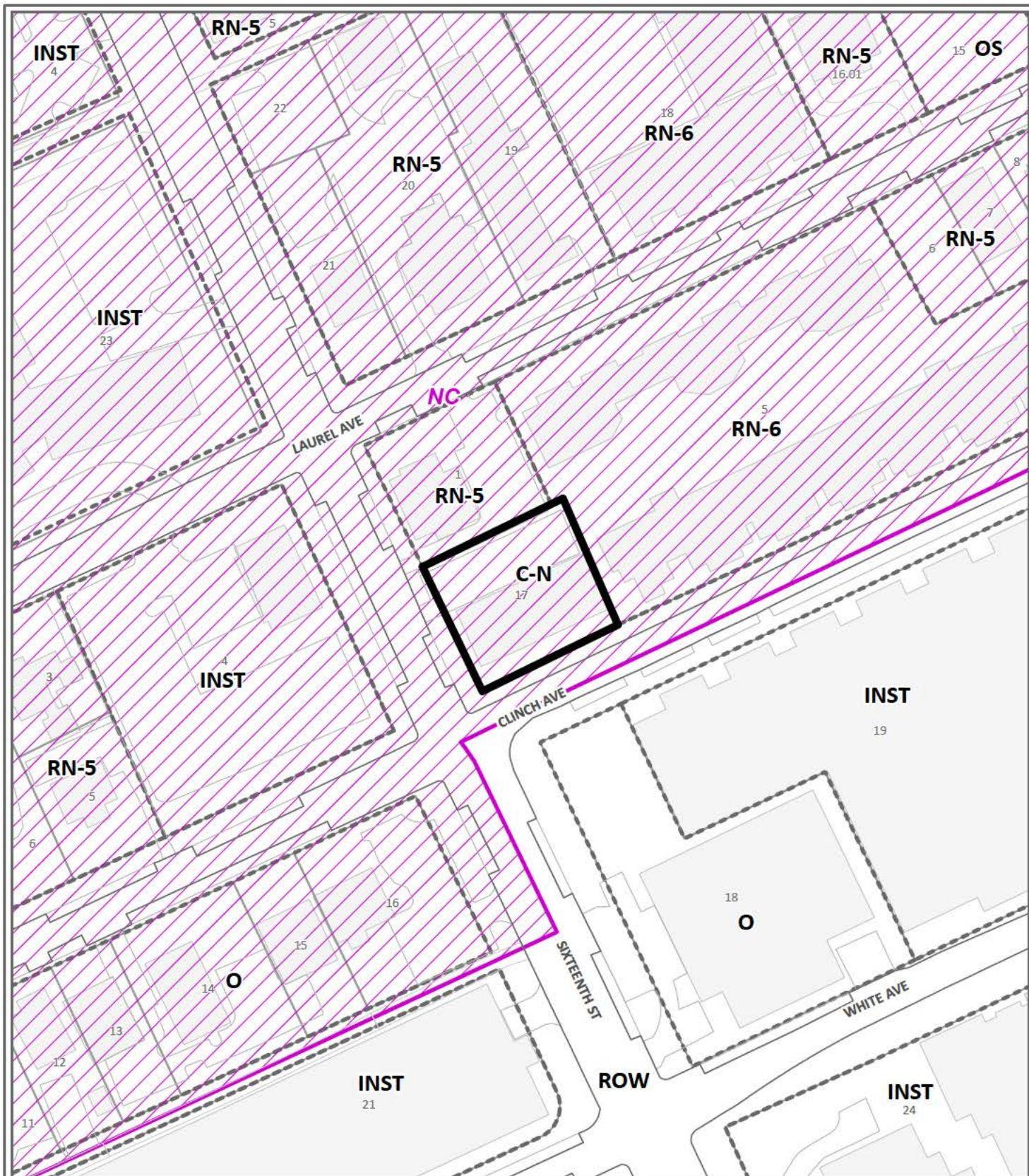
- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: 188 (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: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

8-B-25-SU

Petitioner: Forrest Kirkpatrick



Eating and Drinking Establishment in C-N (Neighborhood Commercial), NC (Neighborhood Conservation Overlay)

Original Print Date: 6/27/2025

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

Map No: 94

Jurisdiction: City

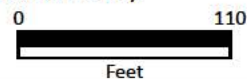
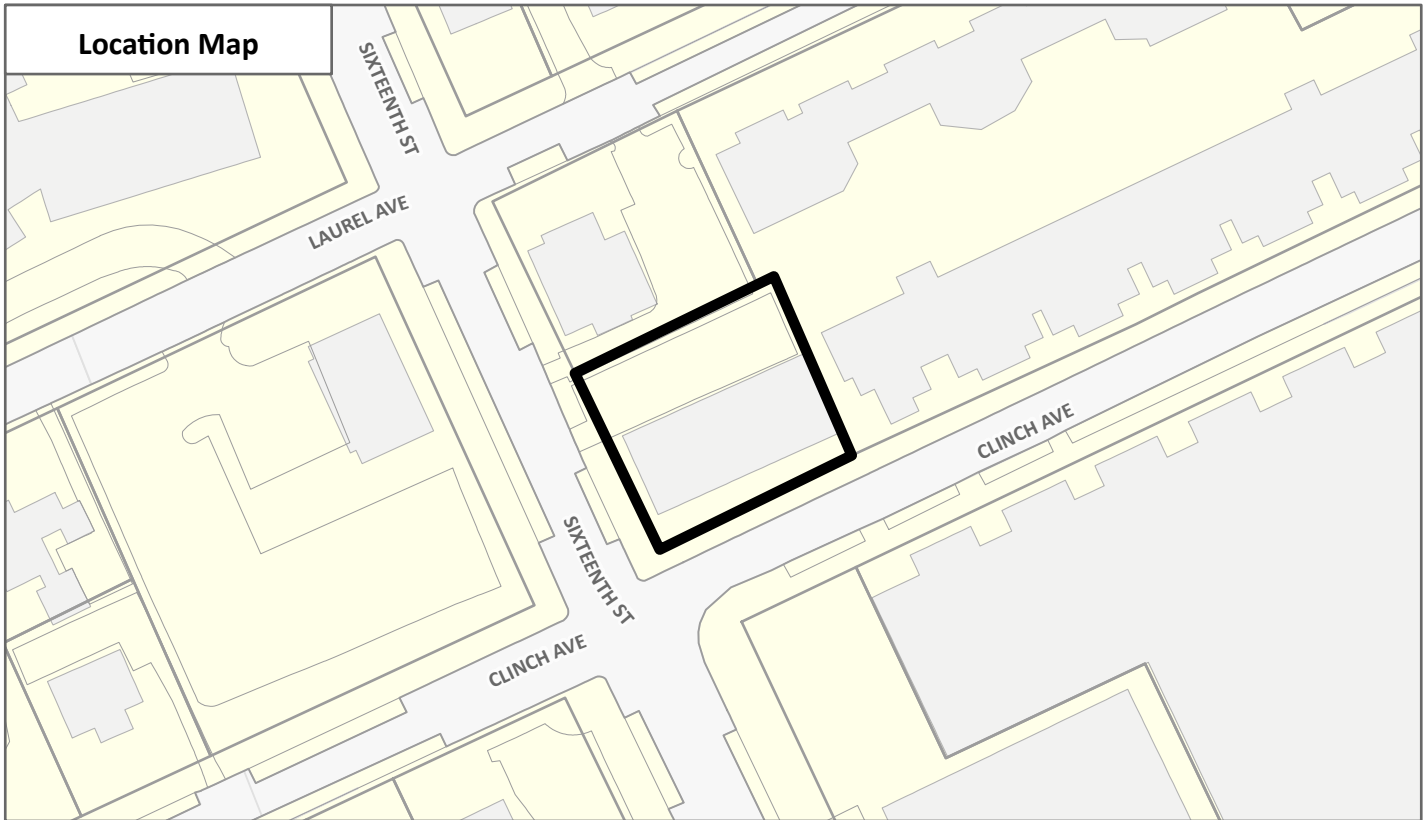


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

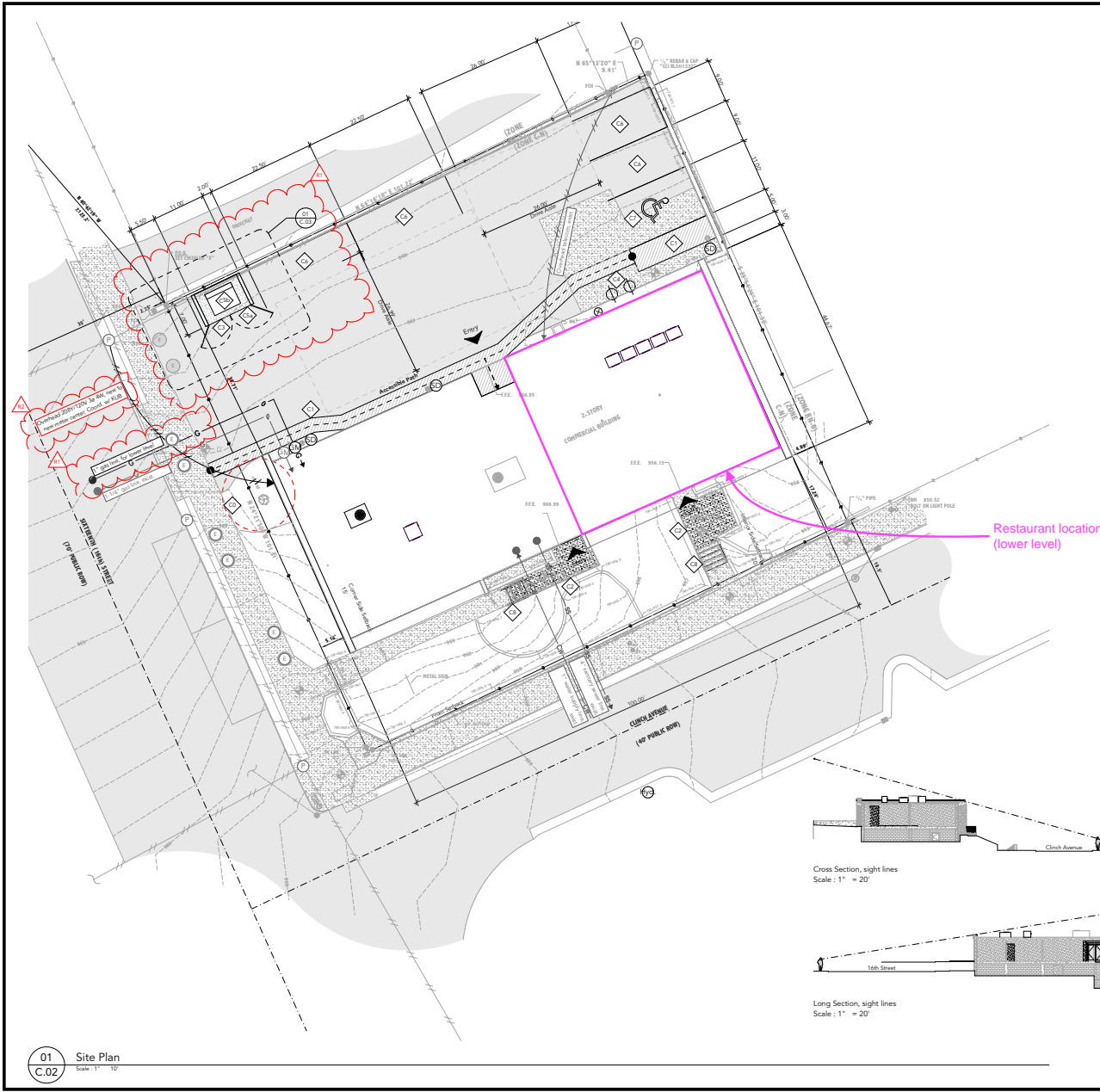
8-B-25-SU



Case boundary

0 110
Feet





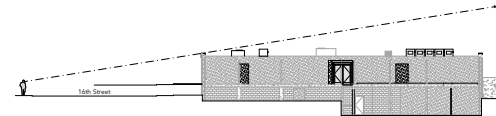
- Site Legend**
- To be removed
 - Bicycle parking
 - Property line
 - Setback Line
 - Easement Line
 - Spot grade
 - 1' contours
 - Grade line
 - Accessible path
 - Entry Arrow
 - Fire separation line
 - Water meter
 - Power pole
 - Manhole
 - Storm Drain
 - Fire hydrant
 - Electric service meter
 - Gas meter
 - Fire/Sprinkler Riser
 - Clean out
 - Inspection port
 - Downspout
 - Control Joint
 - Exterior lock out spigot
 - Water line
 - Gas line
 - Sewer line
 - Overhead power
 - Dumpster
- Keyed Site Notes**
- C0. Evergreen tree to be removed
 - C1. Accessible path min. 3' wide, 8' wide min. 5' wide. Paint white striping and "NO PARKING" on east asphalt in white traffic paint, min. 3" width.
 - C2. Concrete entry steps & patio, pour on top of exist.
 - C3. 6" concrete pad.
 - C4. Bicycle parking, (2) posts, (6) spaces.
 - C5a. Waste enclosure.
 - C5b. Front end loading 4 yard roll-out dumpster on casters by Waste Connections: 35' x 7' 1/2" x 37.5" D.
 - C6. Parking space (6).
 - C7. ADA van accessible parking space & aisle (1).
 - C8. Concrete stairs and metal railing.
- General Site Notes**
1. Unless noted otherwise, dispose of all demolished material and equipment at contractor's expense. Construction waste shall be separated and recycled.
 2. Where fixtures and devices are being removed but services are to remain for future use, protect such services in operable condition.
 3. Inform owner of any environmental hazards, not otherwise noted, encountered during demolition and cease activities in that area.
 4. Patch or repair site elements damaged during demolition unless such elements will be concealed by future construction.
 5. Do not disturb building structural load bearing elements, except where noted and where properly supported & braced. The adequacy & safety of shoring and bracing for structural elements is the sole responsibility of the contractor.
 6. Verify extent of demolition of items with building construction documents.
 7. Contour lines are approximate; for information only.
 8. Erosion and sediment control best management practices shall follow the approved plan details. If details are not shown, reference the Tennessee erosion and sediment control handbook, latest edition.
 9. Adequate drainage, erosion, and sediment control measures, best management practices, and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
 10. Contractor shall store chemicals and volatile materials in an enclosed, unattended location or provided with secondary containment capable of storing the contents of the total amount of chemicals stored. Spill cleanup materials must be located within the immediate proximity of the materials as well.
 11. No vehicle maintenance of construction vehicles shall occur onsite.
 12. Construction materials will be staged in the existing parking area. For trash on the project, provide a trash receptacle with a lid. Maintain the material staging area in a neat and orderly manner.
 13. Contractor shall install 4" thick layer of quality topsoil on all previously sodded disturbed areas and establish a thick stand of grass acceptable to the City of Knoxville site inspector.
 14. Sediment should be removed from sediment traps, all filters, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
 15. Limit construction debris and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharge.
 16. Landscaping will comply with all aspects of the Knoxville Tree Protection Ordinance.

Restaurant location
(lower level)

8-B-25-SU
submitted 6/23/2025



Cross Section, sight lines
Scale: 1" = 20'



Long Section, sight lines
Scale: 1" = 20'



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1-800-351-1111
615-386-1987
NASHVILLE AREA
TENNESSEE ONE CALL SYSTEM, INC.
IT'S THE LAW



0' 5' 10' 20'

01
C.02

Site Plan

Scale: 1" = 10'

forK design
214 W Magnolia Avenue
Knoxville TN 37917
+1 865 603 4297
create@forkdesign.us

Holston Construction
Change of Occupancy: B to M
1547 Clinch Avenue
Knoxville TN 37916
Project Number: 2313
For Construction

Architect:
Mary French-Ewers
Fork Design LLC
forrest@forkdesign.us
(865) 603-4297

Structural Engineer:
Thomas Wasmund
Fe Design & Engineering, P.C.
mary@fedesignandengineering.com
865/637-3224

Mechanical Engineer:
Thomas Wasmund
Proficient Engineering, Inc.
twasmund@proficientengineering.com
865/245-1198

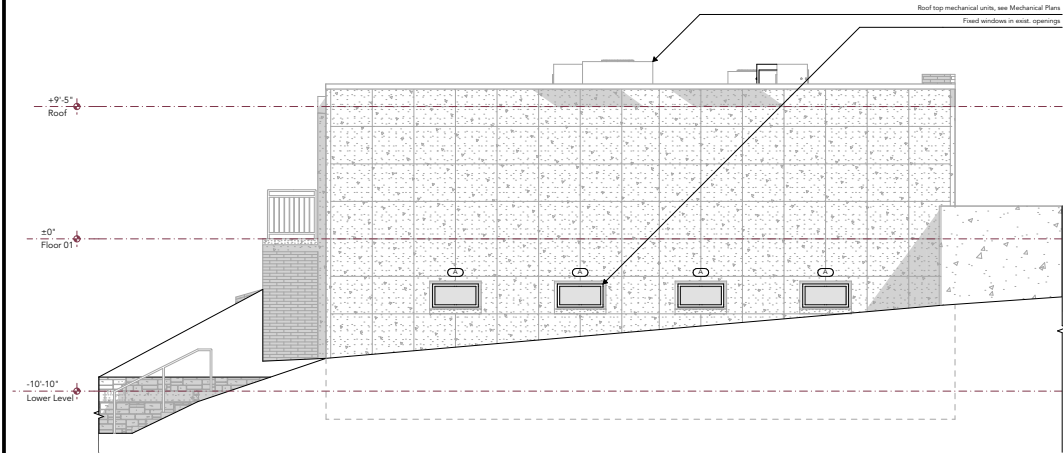
Electrical Engineer:
Brian Armenta
Proficient Engineering, Inc.
barmenta@proficientengineering.com
865/245-1198



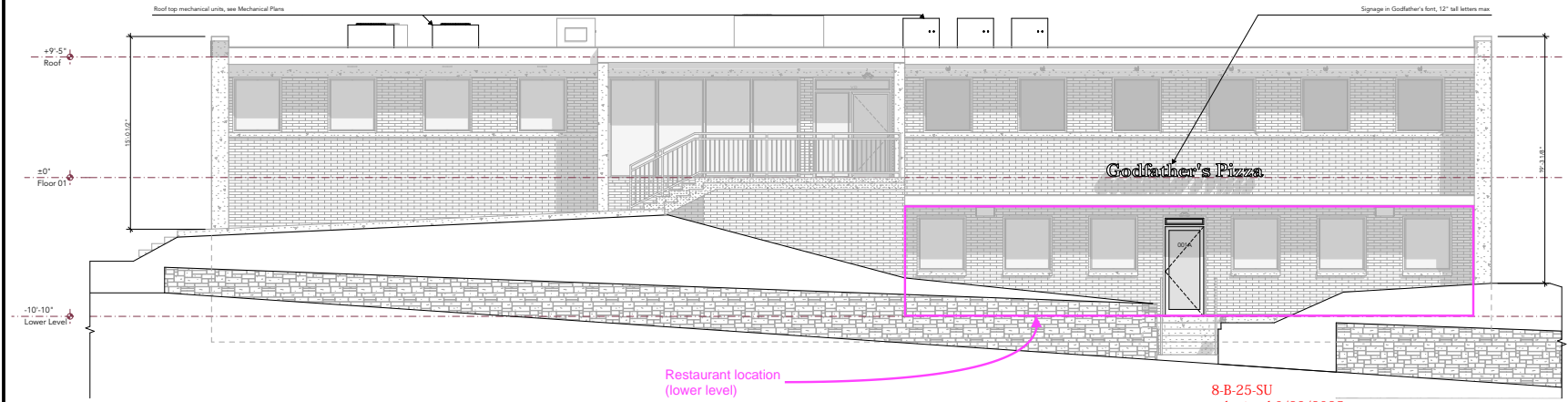
Revision #2	2022.05.03
R01 Permit Comments	2022.04.09
For Construction	2022.03.13
Issue	Date

C.02
APPROVED
Site Plan

IBC-ALT-23-07-34



02 Elevation East
A2.01 Scale: 1/4" = 1'-0"



01 Elevation South
A2.01 Scale: 1/8" = 1'-0"

Project Notes

1. All construction shall conform to the 2018 International Building Code. Reference to other standard specifications or codes shall mean the latest standard or code adopted.
2. All wood in contact with concrete, masonry or soil is to be pressure treated.
3. Dimensions are from face of structure, face of studs and face of masonry, etc.
4. The contractor shall verify dimensions and site conditions before starting work. The architect shall be notified of any discrepancy.
5. Contractors and subcontractors shall be responsible for coordination with other trades. Failure to familiarize themselves with other trades in the contract documents shall result in correcting and/or providing these services to the owner at no additional cost.
6. Contractor shall not scale this or any other drawings in contract documents. Dimensions shall always be used for reference. Contact architect for additional dimensional information or for clarification concerning any discrepancies.
7. Contractor shall verify all conditions and dimensions concerning future and equipment locations on site. In the event dimensions are in question or if any discrepancies are encountered during construction, the contractor shall notify the architect in writing for clarification prior to proceeding with the work.
8. Handle and dispose of debris, materials and trash in accordance with all applicable codes, standards and regulations. Construction waste shall be separated and recycled.
9. The adequacy & safety of shoring and bracing for structural elements is the sole responsibility of the contractor.
10. Contractor shall provide solid wood blocking for all casework, fixtures, accessories, railings and grab bars.

EXTERIOR SIGNAGE

Omaha Neon
Kyle Conry
402-341-6077
kyleconry@omahaneon.com
Or source locally
Surveys are typically at no charge
and are required before placing
an order

- Godfather's Pizza channel letters with hand and pie
- Hand and Pie circular sign where applicable
- Drive Thru and other directional signs
- Pole signs



Price Varies per Dimensions

forK
design
214 W Magnolia Avenue
Knoxville TN 37917
+1 865 603 4297
create@forkdesign.us

Godfather's Pizza
Tenant Improvements
1547 Clinch Avenue
Knoxville TN 37916
Project Number: 2502
Construction Documents

Architect:
Forrest Hunt Kirkpatrick
Fork Design LLC
forrest@forkdesign.us
(865) 603-4297

Mechanical Engineer:
Thomas Wasmund
Proficient Engineering, Inc.
twasmund@proficientengineering.com
(615) 245-9198

Electrical Engineer:
Brian Armenta
Proficient Engineering, Inc.
barmenta@proficientengineering.com
(615) 245-9198

For Construction	
CD 100%	
CD 50%	05/13/25
DD 100%	03/06/25
DD 75%	03/06/25
DD 50%	02/17/25
Issue	Date

A2.01
Elevations

8-B-25-SU
submitted 6/23/2025

CITY OF KNOXVILLE, TENNESSEE
BOARD OF ZONING APPEALS
DECISION

EXHIBIT B

Application filed for variance of requirements of the City of Knoxville Zoning Ordinance was considered by the Board of Zoning Appeals at the public hearing on 02/20/2024 at 4:00 PM , in the Small Assembly Room of the City/County Building, 400 Main Street, Knoxville.

BZ1F24VA FORREST KIRKPATRICK (1547 CLINCH AVE KNOX)

- 1 1. Reduce the required off-street parking spaces for a Mixed-Use Multi-Tenant from 10 spaces to 5 spaces. Per Article 11.4, Table 11-2.
DESCRIPTION: BOARD VOTED 4-0 TO APPROVE.
02/20/2024: BZA Approved
- 2 2. Reduce the minimum required setback for a refuse dumpster from 5ft to 0ft. Per Article 10.3.A.5.
DESCRIPTION: BOARD VOTED 4-0 TO APPROVE
02/20/2024: BZA Approved

Appeal to City Council:

Date of Council Hearing:

Council Action:

Resolution Number, if approved:

Appeal to Chancery Court:

Docket Number:

Court Action:

***CONDITIONS OF APPROVAL**

1. Approved variances are limited to the variance request(s) as shown on the site plan submitted to the Board of Zoning Appeals.
2. A building permit may be issued on 03/07/2024, if no appeal is filed with MPC within fifteen (15) days after the BZA meeting.

FORT SANDERS NEIGHBORHOOD

Fort Sanders is one of the most densely populated neighborhoods in the City of Knoxville. With the neighborhood's proximity to downtown, two regional hospitals and the flagship campus of the University of Tennessee, it is an ideal location for many residents and it acts as a gateway for many of Knoxville's visitors. With these assets comes the challenge of coordinating quality growth while maintaining the rich character and history that give Fort Sanders its unique identity.

Plans to reference for additional information:

- *Fort Sanders Neighborhood Plan* (MPC, 2000)
- *Cumberland Avenue Corridor Plan* (MPC, 2007)

MU-CC15:

This district consists of areas along Clinch Avenue between 16th Street and 11th Street; including the neighborhood commercial area at the intersection of James Agree, two large apartment complexes (one of which is under construction), one hotel, and several offices and houses. Most of the district is on the south side of Clinch Street, which has seen the most transition from residential to other uses. The surface parking lot that encompasses the half block along Clinch Avenue, between James Agree Street and 14th Street, is an opportunity for a mixed-use development that includes neighborhood commercial uses and is scaled compatibly with the surrounding houses. If appropriate zoning is not available to allow a mixed-use development, extending the Neighborhood Conservation (NC-1) Overlay zone should be for this property to allow compatible development within a Basic or Planned Development zone.

Recommended Uses

A mix of uses should be allowed including residential, office, retail and restaurants. The retail and restaurant uses should be located along 16th Street and 11th Street, and near the James Agee Street intersections of White Avenue and Clinch Avenue. The Neighborhood Conservation (NC-1) Overlay district should be extended into areas not already covered to ensure that infill development is compatible with the surrounding neighborhood.



Mixed-use buildings, like this one in Atlanta, could be appropriate along Clinch Avenue.

- Neighborhood Mixed Use Center (MU-NC)
- Office (O)
- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Automobile-oriented uses, such as gas stations, are not appropriate.

Recommended Zoning:

Form Code or Corridor Overlay District zoning should be developed for the area. Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening.

MU-CC16:

This district wraps around the eastern and northern edges of Fort Sanders and is meant to allow higher residential densities outside of the historic core of the neighborhood. Along Grand Avenue, there is a broad mix of uses that have been compatible with the residential uses (including office, wholesale and retail) and should be allowed to continue. High density residential uses have slowly been replacing these non-residential uses; this trend will likely continue.

Recommended Uses

Residential uses are appropriate for the entire district. The existing office, wholesale, warehouse/distribution, and retail along Grand Avenue should be allowed to continue on those sites as a stand-alone use, or as a mix with other uses. The design and scale of the buildings should be complimentary to the surrounding neighborhood.

- High Density Residential (HDR)
- Medium Density Residential (MDR)
- Along Grand Avenue:
 - Office (O)
 - Business Park Type 2 (BP-2)
 - Neighborhood Mixed Use Commercial (MU-NC)

Recommended Zoning

Basic and Planned Development district zones that allow a “recommended use”, or mix of these uses, for this district can be considered and should be conditioned to require “development plan” review to ensure infill development is compatible with the surrounding neighborhood; including, but not limited to, building setbacks, height and parking location and screening. The C-2 (central business district) zone is not appropriate in this district.

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

Subdivision

☐ Concept Plan*

☐ Final Plat

Zoning

☐ Rezoning

☐ Plan Amendment*

Development

☐ Development Plan*

☐ Planned Development*

☒ Use on Review / Special Use*

☐ Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Forrest Kirkpatrick

Applicant Name

06/20/2025

Date Filed

Affiliation

August 14, 2025

Meeting Date (if applicable)

File Number(s)

8-B-25-SU

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant

☐ Property Owner

☐ Option Holder

☐ Project Surveyor

☐ Engineer

☒ Architect/Landscape Architect

Forrest Kirkpatrick

Fork Design, LLC

Name

214 W Magnolia Avenue

Address

865-603-4297

Phone

Company

Knoxville

City

Email

TN

State

37917

ZIP

Current Property Info

FSI INVESTMENTS LLC

2201 GREENWICH LANE KNOXVILLE, TN 37932

865-456-4536

Property Owner Name (if different)

1547 Clinch Avenue

Property Owner Address

094MJ017

Property Owner Phone

Property Address

KUB

Parcel ID

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential

☒ Non-Residential

Eating & Drinking Establishment

Proposed Use

Specify if a traffic impact study is required:

☐ Yes (required to be submitted with application)

☒ No

RELATED CITY PERMIT NUMBER

Subdivision Request



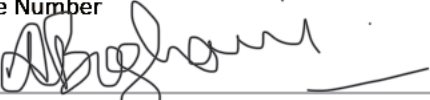
		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change Proposed Zoning Proposed Density (units/acre, for PR zone only)		
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s)		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests
<input type="checkbox"/> Other (specify) _____		

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

	Forrest Kirkpatrick, Fork Design	06/20/25
Applicant Signature	Print Name / Affiliation	Date
865-603-4297		
Phone Number	Email	
	Amir Boghani, FSI INVESTMENTS LLC	06/23/2025, SG
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1,600.00		\$1,600.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

08/01/2025

08/15/2025

Date to be Posted

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



Forrest Kirkpatrick

06/20/25

Applicant Signature

Applicant Name

Date