



SPECIAL USE REPORT

▶ **FILE #:** 11-A-24-SU **AGENDA ITEM #:** 13
 POSTPONEMENT(S): 11/14/2024, 12/12/2024 **AGENDA DATE:** 1/9/2025
 ▶ **APPLICANT:** DAMON A FALCONNIER (ARCHITECT)
 OWNER(S): Sheila Proffitt

TAX ID NUMBER: 69 E B 03102 [View map on KGIS](#)
 JURISDICTION: City Council District 4
 STREET ADDRESS: 0 MINERAL SPRINGS AVE
 ▶ **LOCATION:** North side of Mineral Springs Ave, east of N Broadway
 ▶ **APPX. SIZE OF TRACT:** 1.37 acres
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: N/A (Within City Limits)
 ACCESSIBILITY: Access is via Mineral Springs Avenue, a local street with a 19-ft pavement width within a 40-ft right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 FIRE DISTRICT: Knoxville Fire Department
 WATERSHED: First Creek

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
 ▶ **PROPOSED USE:** Two-family dwelling

HISTORY OF ZONING: Rezoned from RP-1 (Planned Residential) to O-1 (Office, Medical, Related Services) in 2006 (1-F-06-RZ) before being subdivided in 2008 . A request to rezone to O (Office) was denied in 2019 (12-C-19-RZ).

SURROUNDING LAND USE AND ZONING:

- North: Agriculture/forestry/vacant Land - RN-1(C) (Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay)
- South: Single family residential, multifamily residential - RN-1 (C)(Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay), O (Office)
- East: Single family residential - RN-1(C) (Single-Family Residential Neighborhood) with conditions, HP (Hillside Protection Overlay)
- West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: Mineral Springs Avenue consists of a mix of single-family homes, duplexes, and multifamily developments. There is a node of apartments and medical and office uses at the intersection of Mineral Springs Avenue and Whittle Springs Road.

STAFF RECOMMENDATION:

- **Deny the request for a two-family dwelling in the RN-1 (Single-Family Residential Neighborhood) district because the development does not meet the location criteria of the One Year Plan.**

COMMENTS:

This request is for a two-story duplex on this 1.37-acre lot that has an access easement running through the property serving the northern parcel owned by the same owner. The duplex has one unit facing Mineral Springs Avenue while the other unit faces the proposed driveway to the east.

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 states that duplexes may be permitted in low density areas where their development will not significantly affect service demands or aesthetics of the area and these should meet one or more of the eight location criteria, as specific in p.29 of the plan. The proposed development does not meet any of the specified criteria. For example, the proposed access is not off of a collector street, Mineral Springs Avenue is a local road. It also is not in an transitional area between residential and nonresidential uses, is not in an area having a gross density over 5 du/ac, and is not part of a planned residential development.

B. A two-family dwelling, which is considered low-density residential use, is consistent with the East City Sector Plan's LDR (Low Density Residential) land use classification.

C. The proposed use is consistent with the General Plan's Development Policy 8.1 that encourages growth in the existing urban area through infill housing opportunities.

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

A. The RN-1 district is intended to accommodate low density single-family residential development on relatively small lots with smaller setbacks. Two-family dwellings may be allowed by special use approval.

B. The RN-1 district requires a minimum lot size of 15,000 sq ft for two-family dwellings and the subject property exceeds the requirement. The site plan as provided conforms to the dimensional standards (Article 4.3) of the RN-1 district.

C. The building elevations meet the Principal Use Standards (Article 9.3.J) for duplexes in the RN-1 district. While the front entry is not a dominant feature on the street-facing elevation, the zoning ordinance stipulates that this is required for lots that are less than one acre. The subject property is larger than one acre.

D. The property has an HP (Hillside Protection) overlay and the slope analysis conducted by staff recommends a maximum disturbance of 29.3% within the HP area (15,674 sq sf). Any development other than a single-family house shall adhere to the disturbance budget.

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 use will be consistent with the character of the area that includes two nearby duplexes on Mineral Springs Avenue and a multifamily development across the street.

B. The proposed two-story structure will be compatible in size and scale with other houses in the surrounding area.

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. Two-family dwellings are considered low-density residential uses and are compatible with other residential uses in the vicinity.

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

A. The proposed duplex is not expected to significantly impact traffic on surrounding streets. The City of Knoxville Engineering Department may require widening Mineral Springs Avenue up to 20 ft; however, that can be handled during the permitting phase.

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 immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 53 (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: 0 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton 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.

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.



Request to Postpone • Table • Withdraw

Damon A Falconnier

12/4/2024

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

Date of Request

12/12/2024

Scheduled Meeting Date

11-A-24-SU

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

Postpone the above application(s) until the 1/9/2025 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.

Damon Falconnier

Digitally signed by Damon Falconnier
Date: 2024.12.04 15:03:04 -05'00'

Damon A Falconnier

Applicant Signature

Please Print

865-584-7868

faldesco@gmail.com

Phone Number

Email

STAFF ONLY

Shelley Gray

Shelley Gray

12/05/2024

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

Damon A. Falconnier 11/06/24
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

Scheduled Meeting Date 11-A-24-SU
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

Postpone the above application(s) until the December 2025 12, 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.


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AUTHORIZATION

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


Applicant Signature Damon A. Falconnier, NCARB
Please Print

865-584-7868 faldesco@gmail.com
Phone Number Email

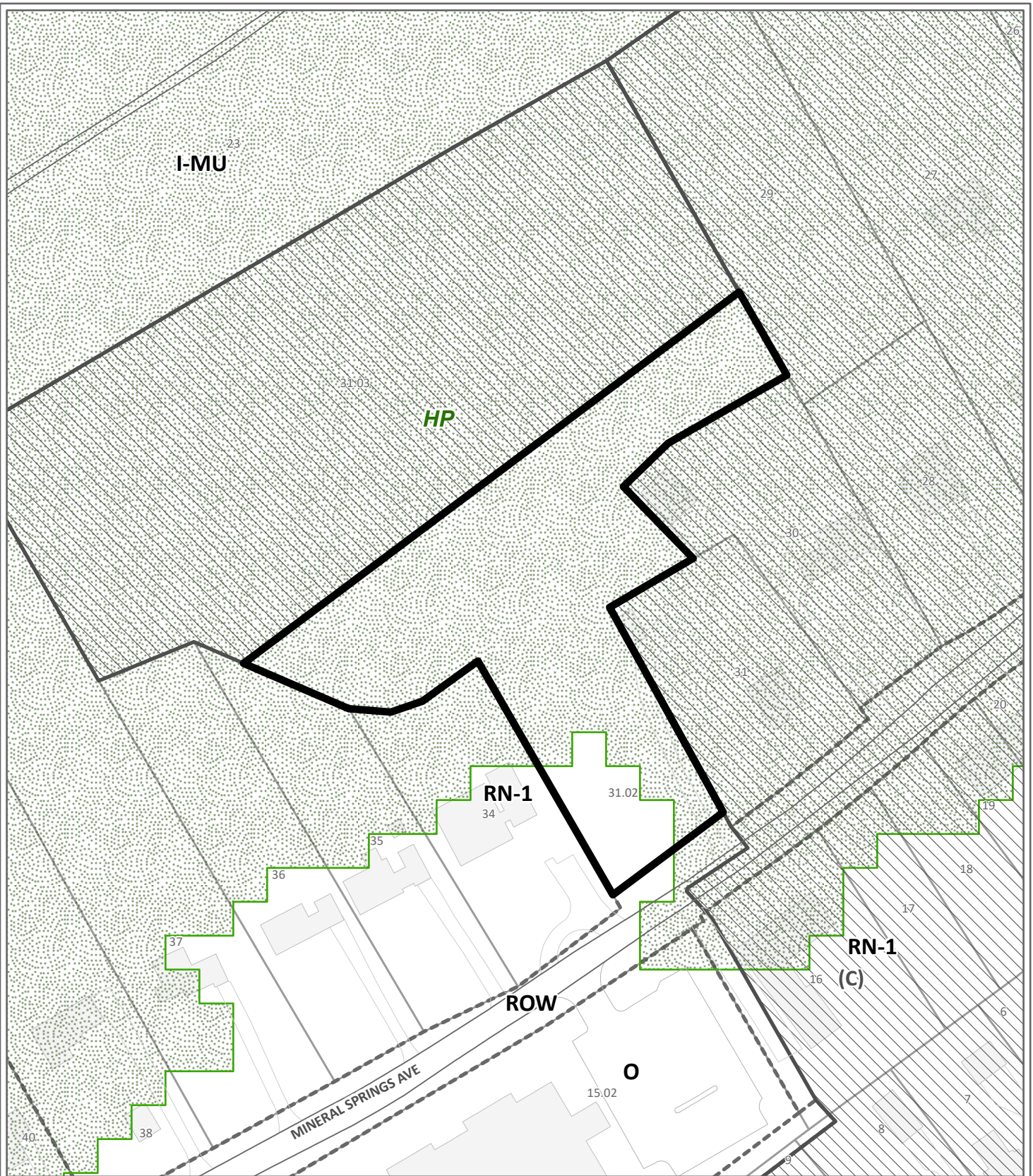
STAFF ONLY

Staff Signature Please Print Date Paid No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: Date:

Payee Name Payee Phone Payee Address



SPECIAL USE

11-A-24-SU

Petitioner: Damon A Falconnier



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

Map No: 69
Jurisdiction: City

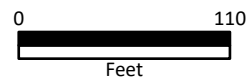
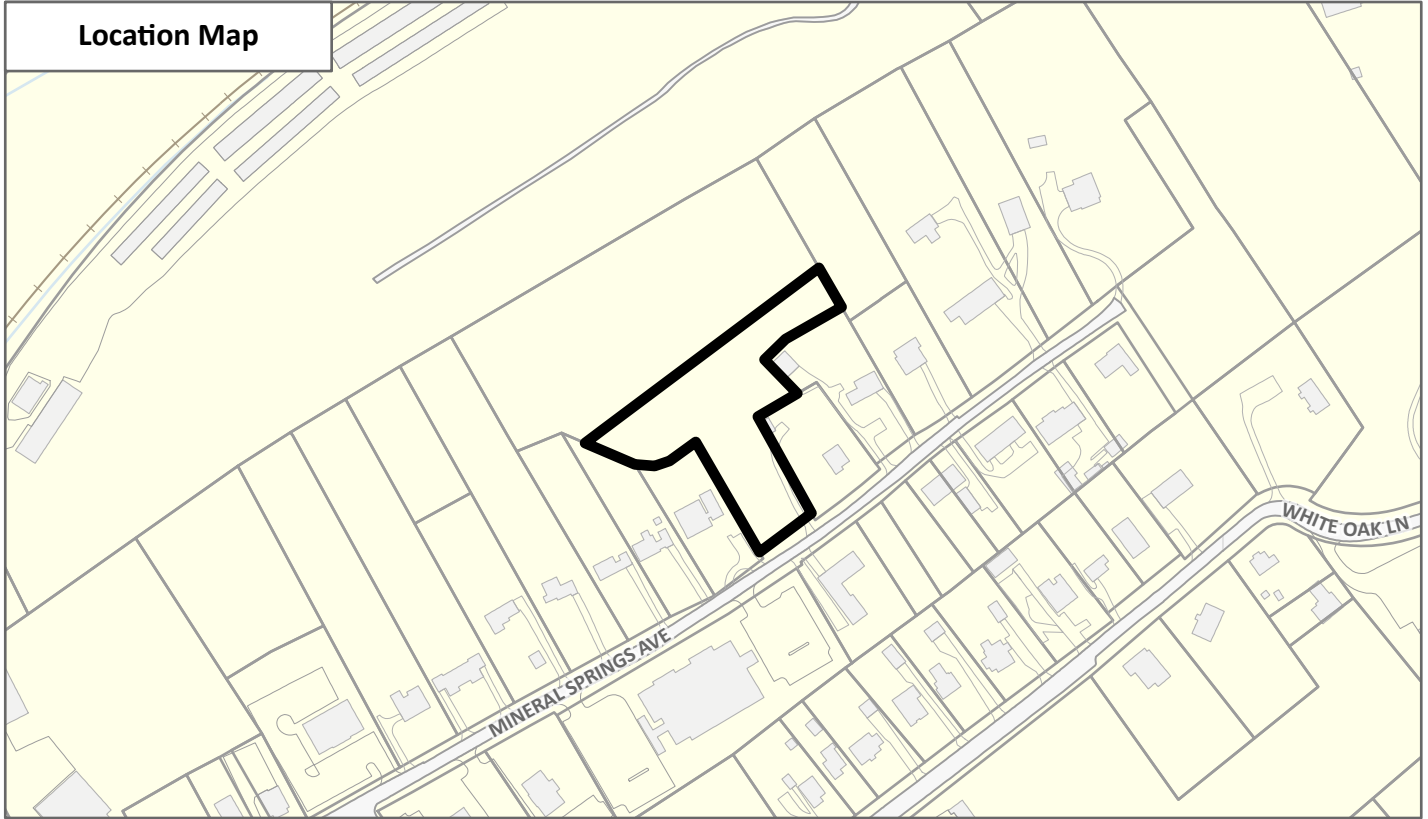


Exhibit A. Contextual Images

Location Map



Aerial Map

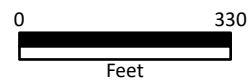


CONTEXTUAL MAPS 1

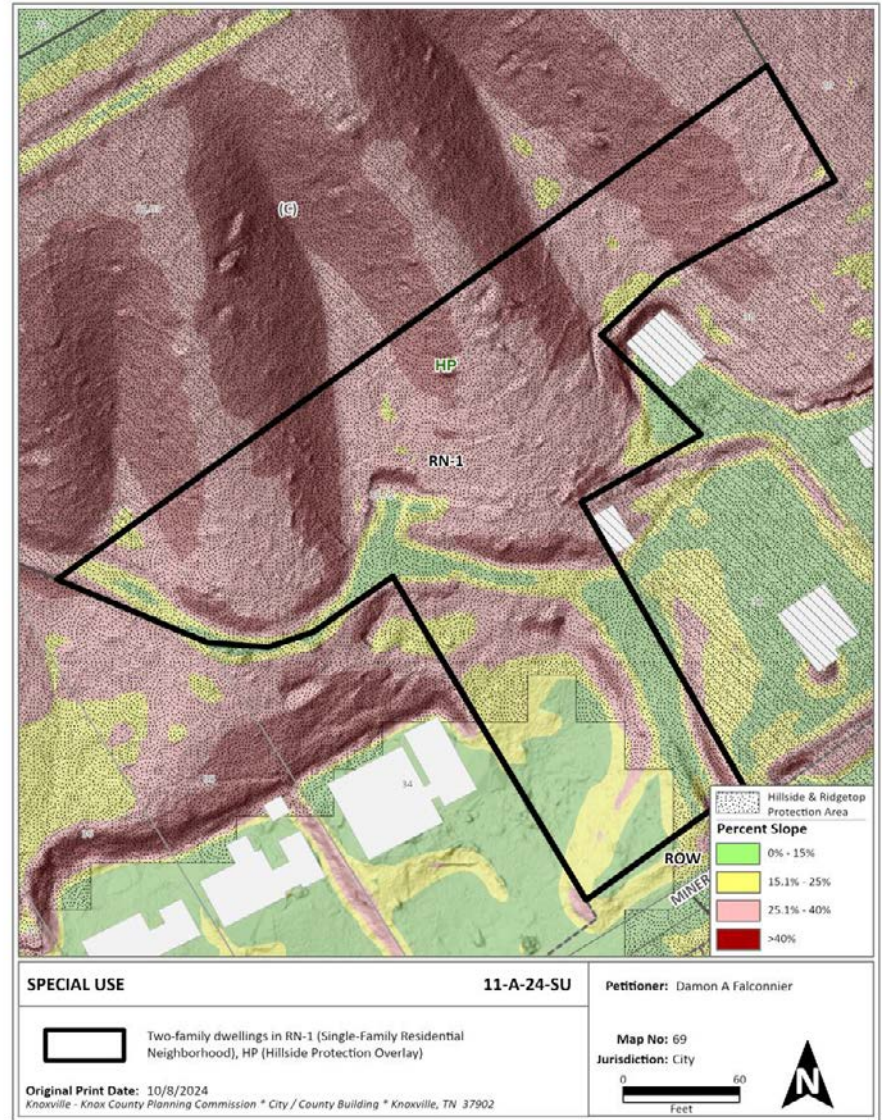
11-A-24-SU



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	59,666.6	1.4			
Non-Hillside	6,107.7	0.1	N/A		
0-15% Slope	5,310.4	0.1	100%	5,310.4	0.1
15-25% Slope	6,755.0	0.2	50%	3,377.5	0.1
25-40% Slope	28,365.0	0.7	20%	5,673.0	0.1
Greater than 40% Slope	13,128.6	0.3	10%	1,312.9	0.0
Ridgetops					
Hillside Protection (HP) Area	53,558.9	1.2	Recommended disturbance budget within HP Area	15,673.7	0.4
			Percent of HP Area	29.3%	



LINE LEGEND:

- EXISTING ROAD LINE
- EXISTING ADJACENT PROPERTY LINES
- EXISTING EASEMENT LINES
- SETBACK LINES
- PROPOSED NEW PROPERTY LINE FOR SUBDIVISION
- EXISTING PROPERTY LINE
- HILLSIDE PROTECTION BOUNDARY (TRACED FROM KGIS)
- APPROX. DISTURBANCE BOUNDARY
- PROPOSED NEW DUPLEX BUILDINGS
- PROPOSED NEW DRIVEWAYS

SITE INFORMATION:

MUNICIPAL JURISDICTION: CITY OF KNOXVILLE, TN
 SITE ZONE: RN-1/HP
 PARCEL ID: 069EB03102
 BLOCK: 16/16990
 WARD: 33

AREA WITHIN EASEMENT: 15,040 S.F.; 0.33 ACRE
 30% BUILDING AREA: 4,512 MAX > 2,436 S.F.

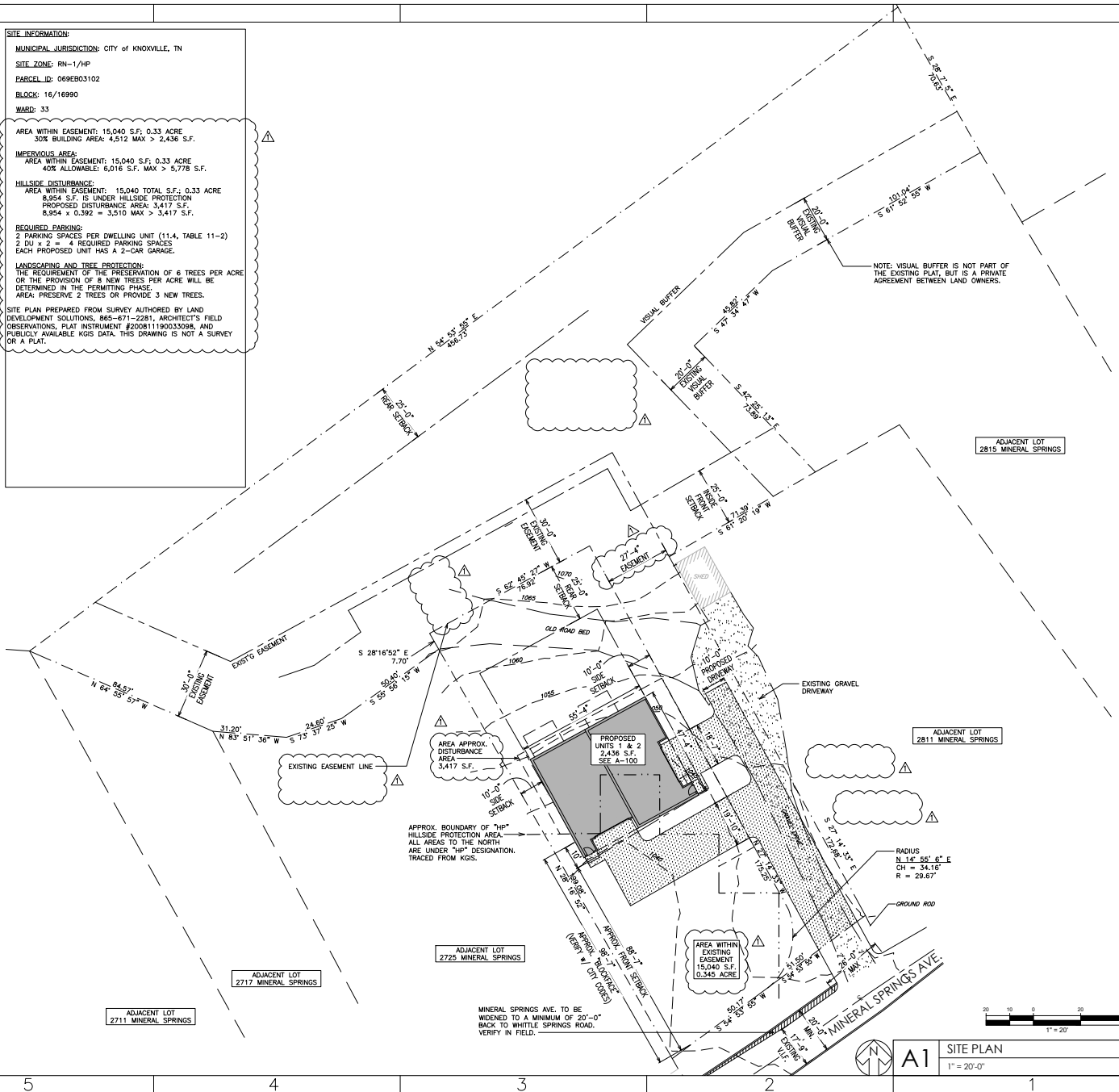
IMPERVIOUS AREA:
 AREA WITHIN EASEMENT: 15,040 S.F.; 0.33 ACRE
 40% ALLOWABLE: 6,016 S.F. MAX > 5,778 S.F.

HILLSIDE DISTURBANCE:
 AREA WITHIN EASEMENT: 15,040 TOTAL S.F.; 0.33 ACRE
 8,954 S.F. IS UNDER HILLSIDE PROTECTION
 PROPOSED DISTURBANCE AREA 3,417 S.F.
 8,954 x 0.392 = 3,510 MAX > 3,417 S.F.

REQUIRED PARKING:
 2 PARKING SPACES PER DWELLING UNIT (11.4, TABLE 11-2)
 2 DU x 2 = 4 REQUIRED PARKING SPACES
 EACH PROPOSED UNIT HAS A 2-CAR GARAGE.

LANDSCAPING AND TREE PROTECTION:
 THE REQUIREMENT OF THE PRESERVATION OF 6 TREES PER ACRE OR THE PROVISION OF 8 NEW TREES PER ACRE WILL BE DETERMINED IN THE PERMITTING PHASE.
 AREA: PRESERVE 2 TREES OR PROVIDE 3 NEW TREES.

SITE PLAN PREPARED FROM SURVEY AUTHORED BY LAND DEVELOPMENT SOLUTIONS, 865-671-2281, ARCHITECT'S FIELD OBSERVATIONS, PLAT INSTRUMENT #200811190032096, AND PUBLICLY AVAILABLE KGIS DATA. THIS DRAWING IS NOT A SURVEY OR A PLAT.



DUPLEXES
 PLANNING FILE #
 11-A-24-2U
 Rev 1.3.2025

SHEILA PROFFIT CRUM
 MINERAL SPRINGS AVE.
 KNOXVILLE, TN 37917

SITE LAYOUT PLAN

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF SHAWN A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM SHAWN A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY:	GHF
CHECKED BY:	DAF
ISSUED:	12/05/24
REVISION(S):	
	01/03/25
FILE:	2024-009

AC100

A1 SITE PLAN
 1" = 20'-0"

6

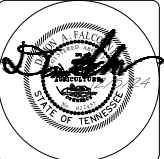
5

4

3

2

1



DUPLEXES
PLANNING FILE #
11-A-24-2U

SHEILA PROFFIT CRUM
MINERAL SPRINGS AVE.
KNOXVILLE, TN 37917

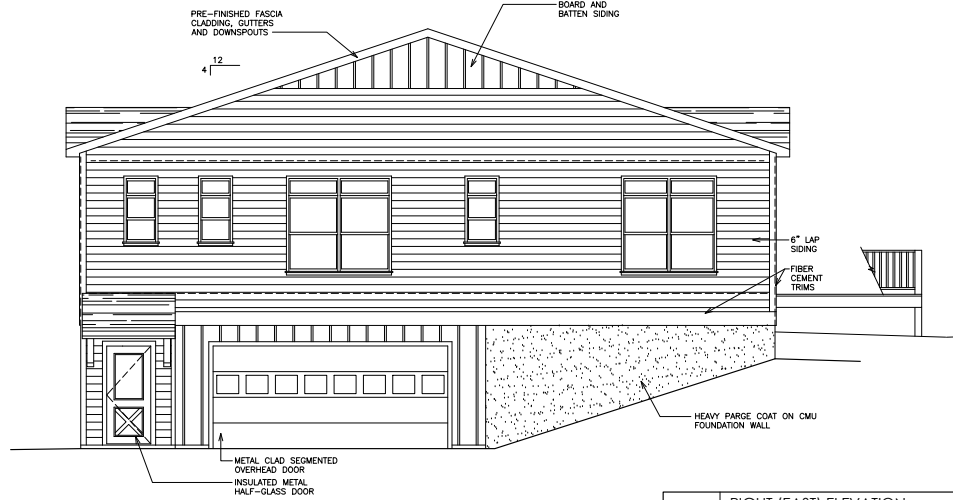
UNITS 1 & 2
ELEVATIONS
SCHEMATIC

AS INSTRUMENTS OF SERVICE, THESE DRAWINGS AND THE DESIGN REPRESENTED BY THEM ARE THE PROPERTY OF SHAWN A. FALCONNIER AND AS SUCH ARE PROTECTED BY STATE AND FEDERAL COPYRIGHT LAWS. REPRODUCTION OR USE OF THESE DRAWINGS OTHER THAN FOR THE PROJECT INTENDED WITHOUT WRITTEN CONSENT FROM SHAWN A. FALCONNIER IS PROHIBITED. UNAUTHORIZED USE WILL BE SUBJECT TO LEGAL ACTION.

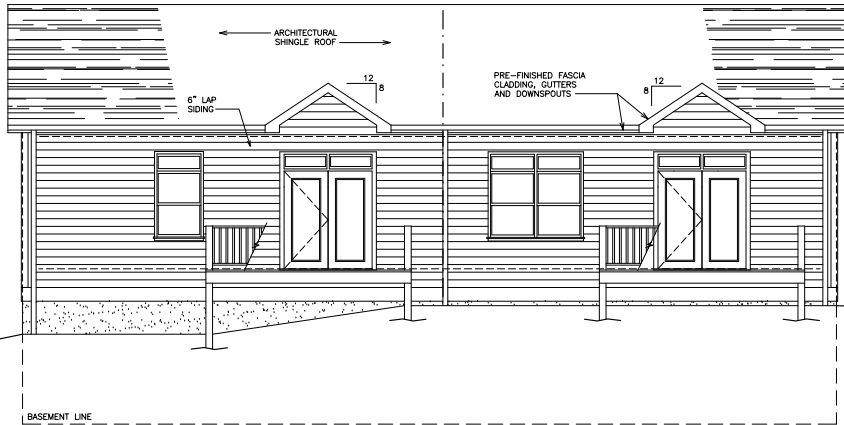
DRAWN BY: GHF
CHECKED BY: DAF
ISSUED: 12/05/24
REVISION(S):

FILE: 2024-009

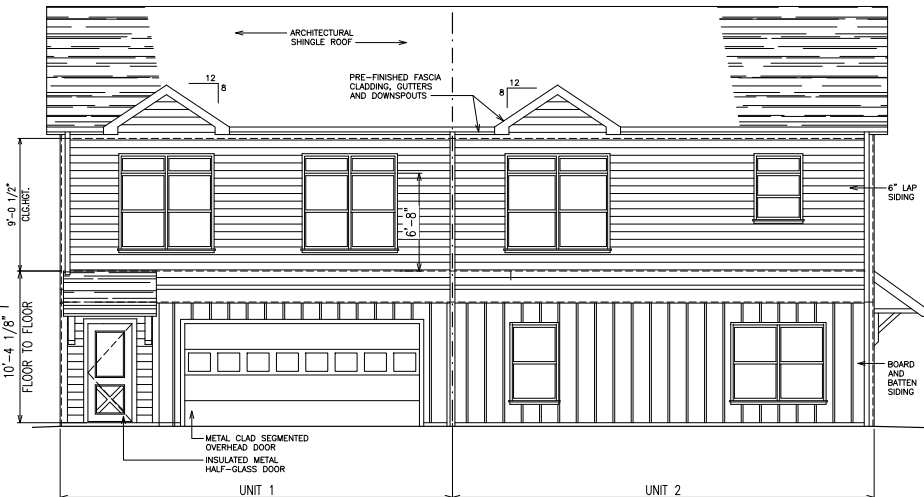
A-200



C1 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



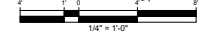
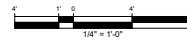
A4 REAR (NORTH) ELEVATION
1/4" = 1'-0"



A1 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

FENESTRATION UNIT 1:
FACADE AREA: 532.7 S.F. x 0.15 = 79.91 REQ'D
4 x 16.06 S.F. (3052+3012) = 64.24 S.F.
8 x 1.875 S.F. (GARAGE DOOR) = 15 S.F.
1 x 6 S.F. (HALF GLASS DOOR) = 6 S.F.
TOTAL: 85.24 S.F. > 79.91 REQ'D

FENESTRATION UNIT 2:
FACADE AREA: 572 S.F. x 0.15 = 85.8 REQ'D
2 x 17.84 S.F. (3452+3012) = 35.68 S.F.
3 x 13.7 S.F. (3052) = 41.1 S.F.
1 x 10.36 S.F. (3022+3012) = 10.36 S.F.
TOTAL: 87.34 S.F. > 85.8 REQ'D



6

5

4

3

2

1



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

Damon A Falconnier

Applicant Name

Architect

Affiliation

9/20/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-A-24-SU

File Number(s)

CORRESPONDENCE

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

Damon Falconnier Falconnier Design Co.

Name / Company

4622 Chambliss Ave Knoxville TN 37919

Address

865-584-7868 / faldesco@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Sheila Proffitt

Owner Name (if different)

PO Box 12922 Knoxville TN 37912

Owner Address

865-599-4350

Owner Phone / Email

0 MINERAL SPRINGS AVE

Property Address

69 E B 03102

Parcel ID

Part of Parcel (Y/N)?

1.37 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

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

SUBDIVISION REQUEST

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

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous 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	Total
\$500.00	
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	Damon A Falconnier Please Print	9/20/2024 Date
---------------------	---	--------------------------

Phone / Email

Property Owner Signature	Sheila Proffitt Please Print	9/20/2024 Date
--------------------------	--	--------------------------



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - PA
- Rezoning

Damon A Falconnier

Architect

Applicant Name

Affiliation

9/12/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-A-24-SU

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

Damon A Falconnier

Falconnier Design Co

Name

Company

4622 Chambliss Ave

Knoxville

TN

37919

Address

City

State

ZIP

865-584-7868

faldesco@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Sheila Proffitt

PO Box 12922 Knoxville, TN 37912

865-599-4350

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Mineral Springs Ave

069EB03102

Property Address

Parcel ID

KUB

KUB

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) _____

Proposed (2) New lots with with (1) duplex on each lot

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Two

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

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

0402

Fee 2

Fee 3

Total

\$500.00

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

Damon Falconnier Digitally signed by Damon Falconnier
Date: 2024.09.12 10:25:41 -04'00'

Damon A Falconnier

9/12/2024

Applicant Signature

Please Print

Date

865-584-7868

faldesco@gmail.com

Phone Number

Email

Sheila Proffitt Crum Digitally signed by Sheila Proffitt Crum
Date: 2024.09.12 10:18:15 -04'00'

Sheila Proffitt Crum

09/20/2024, SG

Property Owner Signature

Please Print

Date Paid

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.

11/01/2024

Date to be Posted

11/15/2024

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

Damon Falconnier

Applicant Signature

Digitally signed by Damon Falconnier
Date: 2024.09.20 15:17:16 -04'00'

Damon A Falconnier

Applicant Name

9/20/2024

Date

11-A-24-SU
FILE NUMBER