

PLAN AMENDMENT REPORT

| ► FILE #: 4-F-25-SP | | | | | Α | GENDA ITEM | #: | 7 |
|--|--|--|---|---|--|--|-------------------------|-------------------------------|
| POSTPONEMENT(S): | 4/10/20 |)25 | | | А | GENDA DATE | : | 6/12/2025 |
| APPLICANT: | REGIN | IALD BELL | | | | | | |
| OWNER(S): | Regina Service | | irate Cor | ntracting Se | ervices In | corporated and | l Gua | ranteed |
| TAX ID NUMBER: | 82 L G | 001 | | | | Viev | v ma | p on KGIS |
| JURISDICTION: | Counci | il District 6 | | | | | | |
| STREET ADDRESS: | 3309 B | | DGE PIK | ΚE | | | | |
| LOCATION: | North | side of Boy | ds Brid | ge Pike, ea | nst side o | of Andes Road | | |
| • APPX. SIZE OF TRACT: | 13.09 a | acres | | | | | | |
| SECTOR PLAN: | East Ci | ity | | | | | | |
| GROWTH POLICY PLAN: | N/A (W | /ithin City Lir | mits) | | | | | |
| ACCESSIBILITY: | pavemo Access width th 30 ft to | ent width wit s is also via / hat varies fro | thin a rig Andes R om 16 ft ss is also | ght-of-way-w Road, an uns to 19 ft with o via Andove | vidth that striped loo nin a right ver Drive, | tor street with a varies from 39 cal street with a -of-way width t an unstriped lo ht-of-way. | ft to a pav hat v | 45 ft. ement aries from |
| UTILITIES: | Water | Source: I | Knoxville | e Utilities Bo | oard | | | |
| | Sewer | Source: I | Knoxville | e Utilities Bo | oard | | | |
| FIRE DISTRICT: | Knoxvil | lle Fire Depa | artment | | | | | |
| WATERSHED: | Holstor | n-French Bro | oad | | | | | |
| PRESENT PLAN AND ZONING DESIGNATION: | | | | | | Protection) / I ide Protectior | | |
| PROPOSED PLAN DESIGNATION: | MDR (I | Medium De | nsity Re | esidential), | , HP (Hills | side Protectio | n) | |
| EXISTING LAND USE: | Agricu | lture/Fores | try/Vaca | ant Land | | | | |
| EXTENSION OF PLAN DESIGNATION: | No, it is | s not an exte | ension. | | | | | |
| HISTORY OF REQUESTS: | None n | noted. | | | | | | |
| SURROUNDING LAND USE AND PLAN DESIGNATION: | North: | | | | | ial - LDR (Low p Protection) | Dens | sity |
| | South: | • | | dential - LDF etop Protect | | ensity Residen | tial), l | HP |
| | East: | public/qua | asi public | | ch) - LDF | restry/vacant la የ (Low Density | | dential), |

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| | | | | | |

| | West: Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside and Ridgetop Protection) |
|----------------------|---|
| NEIGHBORHOOD CONTEXT | The subject property is in a hilly, single family residential neighborhood interspersed with duplexes generally developed in a grid pattern. A large landfill lies 0.66 miles to the east. This property is near a lot of amenities, with Sarah Moore Greene Magnet Elementary and Austin East Magnet High schools nearby, as well as the E V Davidson Recreation Center, Claude Walker Park and Ballfields, Knoxville Botanical Gardens, and Skyline Park. |

STAFF RECOMMENDATION:

Deny the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment. The HP (Hillside Protection) would be retained.

COMMENTS:

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. None of the streets that access the subject property are new, and no recent capital improvements to roadway infrastructure have been implemented. It is worth noting that sidewalks are planned to be added to the section of Boyds Bridge Pike that crosses the property, but it has not been designed yet.

2. There is a five-way stop sign intersection where Boyds Bridge Pike meets Brooks Avenue nearby to the southeast. Riverside Drive terminates at McDonald Road just 60 feet from this intersection as well, making it nearly a six-way intersection. This configuration is vulnerable to traffic conflicts and is not conducive to medium density residential development and related traffic volumes.

3. Utility infrastructure in this urbanized area could be expanded to serve new residential development on the subject property, but there have not been any significant infrastructure improvements that support the requested East City Sector Plan amendment from the LDR (Low Density Residential) to the MDR (Medium Density Residential) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR designation is consistent with the established residential development that surrounds this lot. It is also part of a cohesive and broad region of the LDR classification. This is not an error in the sector plan.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS.

1. There has been no change in government policy that warrants a land use change to the MDR class for this 13-acre property.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. This large property is surrounded by single-family detached residential development that has remained stable for several decades. While the City at large continues to experience an influx of new residents, there has been no change in this location that warrants a plan amendment to the MDR designation.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 7/8/2025 and 7/22/2025. 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.

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PLAN AMENDMENT/ REZONING REPORT

| ▶ FILE #: 4-U-25-RZ | AGENDA ITEM #: 18 |
|--|---|
| 4-F-25-PA | AGENDA DATE: 6/12/2025 |
| POSTPONEMENT(S): | 4/10/2025 |
| APPLICANT: | REGINALD BELL |
| OWNER(S): | Reginald Bell Accurate Contracting Services Incorporated and Guaranteed Services, LLC |
| TAX ID NUMBER: | 82 L G 001 View map on KGIS |
| JURISDICTION: | Council District 6 |
| STREET ADDRESS: | 3309 BOYDS BRIDGE PIKE |
| LOCATION: | North side of Boyds Bridge Pike, east side of Andes Road |
| TRACT INFORMATION: | 13.09 acres |
| SECTOR PLAN: | East City |
| GROWTH POLICY PLAN: | N/A (Within City Limits) |
| ACCESSIBILITY: UTILITIES: | Access is via Boyds Bridge Pike, a minor collector street with 20 ft of pavement width within a right-of-way-width that varies from 39 ft to 45 ft. Access is also via Andes Road, an unstriped local street with a pavement width that varies from 16 ft to 19 ft within a right-of-way width that varies from 30 ft to 35 ft. Access is also via Andover Drive, an unstriped local street with a pavement width of 27 ft within a 50-ft right-of-way. Water Source: Knoxville Utilities Board |
| | Sewer Source: Knoxville Utilities Board |
| FIRE DISTRICT: | Knoxville Fire Department |
| WATERSHED: | Holston-French Broad |
| PRESENT PLAN DESIGNATION/ZONING: | LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single- Family Residential Neighborhood), HP (Hillside Protection Overlay) |
| PROPOSED PLAN DESIGNATION/ZONING: | MDR (Medium Density Residential), HP (Hillside Protection) / RN-3 (General Residential Neighborhood), HP (Hillside Protection Overlay) |
| EXISTING LAND USE: | Agriculture/Forestry/Vacant Land |
| EXTENSION OF PLAN DESIGNATION/ZONING: | No, it is not an extension of either. |
| HISTORY OF ZONING REQUESTS: | None noted. |
| SURROUNDING LAND USE, PLAN DESIGNATION, | North: Single family residential, rural residential - LDR (Low Density Residential), HP (Hillside and Ridgetop Protection) - RN-1 (Single- Family Residential Neighborhood), HP (Hillside Protection Overlay) |

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| ZONING | South: | Single family residential - LDR (Low Density Residential), HP (Hillside and Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) | | |
|-----------------------|--------|--|--|--|
| | East: | Single family residential, agriculture/forestry/vacant land, public/quasi public land (church) - LDR (Low Density Residential), HP (Hillside and Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) | | |
| | West: | Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential), HP (Hillside and Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay) | | |
| NEIGHBORHOOD CONTEXT: | | | | |

STAFF RECOMMENDATION:

- Deny the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment. The HP (Hillside Protection) would be retained.
- Deny the RN-3 (General Residential Neighborhood) district because it is incompatible with surrounding development and inconsistent with adopted land use plans. The HP (Hillside Protection Overlay) would be retained.

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. None of the streets that access the subject property are new, and no recent capital improvements to roadway infrastructure have been implemented. It is worth noting that sidewalks are planned to be added to the section of Boyds Bridge Pike that crosses the property, but this has not been designed yet.

2. There is a five-way stop sign intersection where Boyds Bridge Pike meets Brooks Avenue nearby to the southeast. Riverside Drive terminates at McDonald Road just 60 feet from this intersection as well, making it almost a six-way intersection. This configuration is vulnerable to traffic conflicts and is not conducive to medium density residential development and related traffic volumes.

3. Utility infrastructure in this urbanized area could be expanded to serve new residential development on the subject property, but there have not been any significant infrastructure improvements that support the requested One Year Plan amendment from the LDR (Low Density Residential) to the MDR (Medium Density Residential) land use classification.

4. This large property is surrounded by single-family detached residential development that has remained stable for several decades. While the City at large continues to experience an influx of new residents, there has been no change in this location that warrants a plan amendment.

AN ERROR IN THE PLAN:

1. The current LDR designation is consistent with the established residential development that surrounds this lot. It is also part of a cohesive and broad region of the LDR classification. This is not an error in the One Year Plan.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in government policy that warrants a land use classification change to MDR for this 13-acre property.

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NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT: 1. There are no new studies or local plans indicating a need for medium density residential development at this location in East Knoxville.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The subject property is located in a region of East Knoxville comprised of single family detached dwelling neighborhoods, which have remained unchanged for several decades.

2. There is a planned capital improvement project to add sidewalk infrastructure to the section of Boyds Bridge Pike the subject property accesses. Currently the project is in the phase of being bid out for design. If implemented, this improvement would connect this lot to existing sidewalk infrastructure on Brooks Avenue, which leads all the way to downtown. It would also provide walkable access to a bus stop at the corner of Boyds Bridge Pike and Brooks Avenue.

3. While a new sidewalk connection could be a significant change of conditions, the capital project is not yet scheduled for implementation. Given the surrounding context of longstanding single-family detached lots among wooded hillside, conditions in this area have not changed to a degree that supports the intensity of development that could be permitted under the requested RN-3 (General Residential Neighborhood) zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The RN-3 district is intended to accommodate medium density residential neighborhoods characterized by single family and duplex homes. Townhouses may be allowed by special use approval to facilitate a more urban development form.

2. Most of the subject property is mature forest and more than half of the lot is within the HP (Hillside Protection Overlay) with steep slopes. Surrounding zoning is almost entirely comprised of the RN-1 (Single-Family Residential Neighborhood) district. This location is inconsistent with the intent of the RN-3 district. It is not a medium density residential neighborhood, and topography is not conducive to medium density residential development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT. 1. A key distinction between the existing RN-1 district and the requested RN-3 district is that under RN-1, duplexes are only permitted through Special Use approval by the Planning Commission, and in RN-3 they are permitted by right on minimum lot sizes of 7,500 square feet, which is half of the lot area required in RN-1. The subject property is approximately 13.09 acres, so a maximum of 152 duplex units could be permitted. Up to 189 townhouses may also be considered in RN-3 through Special Use review.

2. In addition to this intensity of development being out of character with surrounding neighborhoods, residential development under RN-3 zoning could have a negative impact on the existing street infrastructure and traffic conditions. The property accesses Boyds Bridge Pike at a curve where sight distance appears to be limited. It is also near a five-lane stop-sign intersection that is not designed for a large influx of vehicular traffic.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The requested RN-3 district is not permitted under the current LDR (Low Density Residential) land use classification for this property in the East City Sector Plan and One Year Plan, and staff do not recommend plan amendments to accommodate the rezoning. The MDR (Medium Density Residential) land use location criteria are not all being met by this property. The lot is not in a transitional area between more intensive non-residential uses and low density residential neighborhoods, and it is also not a site with less than 15 percent slopes.

2. Rezoning this lot to RN-3 would be inconsistent with the General Plan's Development Policy 9.3, to ensure

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that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The scale of new development could be out of character with surrounding neighborhoods, and the associated vehicular increase could negatively affect traffic flow and safety in the area.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

 The subject property is in an urbanized area that has ample utility and community facility infrastructure to support a modest increase in residential development. The property has close proximity to Sarah Moore Greene Magnet Elementary School, the Knoxville Botanical Gardens, sidewalk infrastructure, and transit.
 The existing street infrastructure is ill-suited for the level of residential intensity that could be permitted under the RN-3 district.

ESTIMATED TRAFFIC IMPACT: Not applicable.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 7/8/2025 and 7/22/2025. 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.













| CATEGORY | SQFT | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Sqft) | DISTURBANCE AREA (Acres) |
|-------------------------------|-----------|-------|---|----------------------------|--------------------------------|
| Total Area of Site | 570,210.6 | 13.09 | | | |
| Non-Hillside | 270,590.2 | 6.21 | N/A | | |
| 0-15% Slope | 115,573.1 | 2.65 | 100% | 115,573.1 | 2.65 |
| 15-25% Slope | 100,188.7 | 2.30 | 50% | 50,094.4 | 1.15 |
| 25-40% Slope | 74,459.5 | 1.71 | 20% | 14,891.9 | 0.34 |
| Greater than 40% Slope | 9,399.1 | 0.22 | 10% | 939.9 | 0.02 |
| Ridgetops | | | | | |
| Hillside Protection (HP) Area | 299,620.4 | 6.88 | Recommended disturbance budget within HP Area | 181,499.3 | 4.17 |
| | | | Percent of HP Area | 60.6 | 5% |



| Planning KNOXVILLE KNOX COUNTY |
|-------------------------------------|

Development Request

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

SUBDIVISION

ZONING Plan Amendment SP PA Rezoning

| Reginald Bell | Owner | | | | | |
|----------------------------|----------------------------------|--------------------------------|---------------------|---|--|--|
| Applicant Name | | Affiliation | | | | |
| 2/24/2025 | 04/10/2025 | | 4-U-2 | File Number(s) | | |
| Date Filed | Meeting Date (if ap | Meeting Date (if applicable) | | 5-PA 5-SP | | |
| CORRESPONDENCE | All correspondence related to th | nis application should be dire | ected to the approv | ed contact listed below. | | |
| 📕 Applicant 📕 Property Owr | ner 🔲 Option Holder 🔲 F | Project Surveyor 🔲 Engin | eer 🛛 Architect/ | Landscape Architect | | |
| Reginald Bell/Reginald Baz | ell | Guaranteed Ser | vices/ Accurate | Contracting | | |
| Name | | Company | | | | |
| 2920 Byington Solway Rd | | Knoxville | Tn | 37931 | | |
| Address | | City | State | ZIP | | |
| 865-386-3418 | | (k) | | | | |
| Phone | Email | | | energia de la construcción de | | |
| | | | | | | |

CURRENT PROPERTY INFO

| Guaranteed Services/ Accurate Contrac | 8653863418 | |
|---------------------------------------|------------------------|----------------------|
| Property Owner Name (if different) | Property Owner Address | Property Owner Phone |
| 3309 Boyds Bridge Pk, Knoxville, Tn | 082LG001 | |
| Property Address | Parcel ID | |
| KUB | KUB | N |
| Sewer Provider | Water Provider | Septic (Y/N |

COMMUNITY ENGAGEMENT

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

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

DEVELOPMENT REQUEST

| Development Plan | Use on Review / Special Use | Hillside Protection COA | Related City Permit Number(s) |
|----------------------|-----------------------------|-------------------------|-------------------------------|
| Residential | Non-Residential | | |
| Home Occupation (spe | cify) | | |
| Other (specify) | | | |

....

1.0

SUBDIVISION REQUEST

| | | Ke | elated Rezoning File Numbe |
|--|---------------------|-----------|----------------------------|
| Proposed Subdivision Name | | | |
| Unit / Phase Number | otal Number of Lots | Created | |
| Other (specify) | | | |
| Attachments / Additional Requirements | | | |
| ZONING REQUEST | | | |
| Zoning Change RNS RNB PCM Proposed Zoning | | | Pending Plat File Number |
| Image MDR Proposed Plan Designation(s) | | | |
| Proposed Density (units/acre) Previous Rezoning Requ Other (specify) Change from RN1 to PKS PAB | lests | | |
| STAFF USE ONLY | | | |
| | Fee 1 | | Total |
| Staff Review Planning Commission | 0802 | \$1,304.5 | 0 |
| Property Owners / Option Holders 🛛 Variance Request | Fee 2 | | ¢2 654 50 |
| Amendment Request (Comprehensive Plan) | 0605 | \$1,350.0 | \$2,654.50 0 |
| ADDITIONAL REQUIREMENTS Use on Review / Special Use (Concept Plan) Traffic Impact Study | Fee 3 | | |
| COA Checklist (Hillside Protection) | 1 | | |

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

| Reginald Bell Applicant Signature | | 02/24/2025 |
|---|--------------------------|----------------|
| Applicant Signature | Print Name / Affiliation | Date |
| 8653863418 | | |
| Phone Number | Email | |
| Reginald Bell Property Owner Signature | Reginald Bell | 02/25/2025, 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.

> Have you engaged the surrounding property owners

to discuss your request?

No, but I plan to prior to the

Planning Commission meeting

Yes No

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.

3/28/2025

Date to be Posted

04/11/2025 1/20/2025

Date to be Removed

Reginald Bell

Applicant Signature

Reginald Bell

2/25/2025

Applicant Name

Date 4-U-25-RZ_4-F-25-PA_4-F-25-SP_

FILE NUMBER