



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SJ-25-C

AGENDA ITEM #: 14

AGENDA DATE: 3/13/2025

▶ **SUBDIVISION:** 1524 RIVERSIDE RD

▶ **APPLICANT/DEVELOPER:** LJA ENGINEERING

OWNER(S): Casey Chapman 1524 Riverside LLC

TAX IDENTIFICATION: 83 P A 009

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1524 RIVERSIDE RD

▶ **LOCATION:** East side of Riverside Road, north of Delrose Drive

SECTOR PLAN: East City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Holston-French Broad, Williams Creek

▶ **APPROXIMATE ACREAGE:** 2.31 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 10-lot single family residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Rural residential - RN-1 (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Brandon Simpson LJA Engineering

ACCESSIBILITY: Access is via Riverside Road, an unstriped local street with an approximate pavement width of 15 ft within a 28-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL
None.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1) Reduce the minimum pavement width of public Road A from 26 ft to

20 ft.

2) Increase the maximum intersection grade from 1% to 3% at the intersection of Road A and Riverside Road.

STAFF RECOMMENDATION:

- ▶ Postpone the application for 30 days to be heard at the April 10, 2025 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 121 (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: 3 (public school children, grades K-12)

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



Request to Postpone • Table • Withdraw

LJA Engineering

3/3/2025

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

Date of Request

March 13, 2025

Scheduled Meeting Date

3-SJ-25-C

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 April 10, 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.

Brandon Simpson

Digitally signed by Brandon Simpson
DN: CN=Brandon Simpson
Date: 2025.03.03 15:23:02-05'00'

Brandon Simpson

Applicant Signature

Please Print

865-328-3138

bsimpson@lja.com

Phone Number

Email

STAFF ONLY

Samiul Haque

Samiul Haque

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

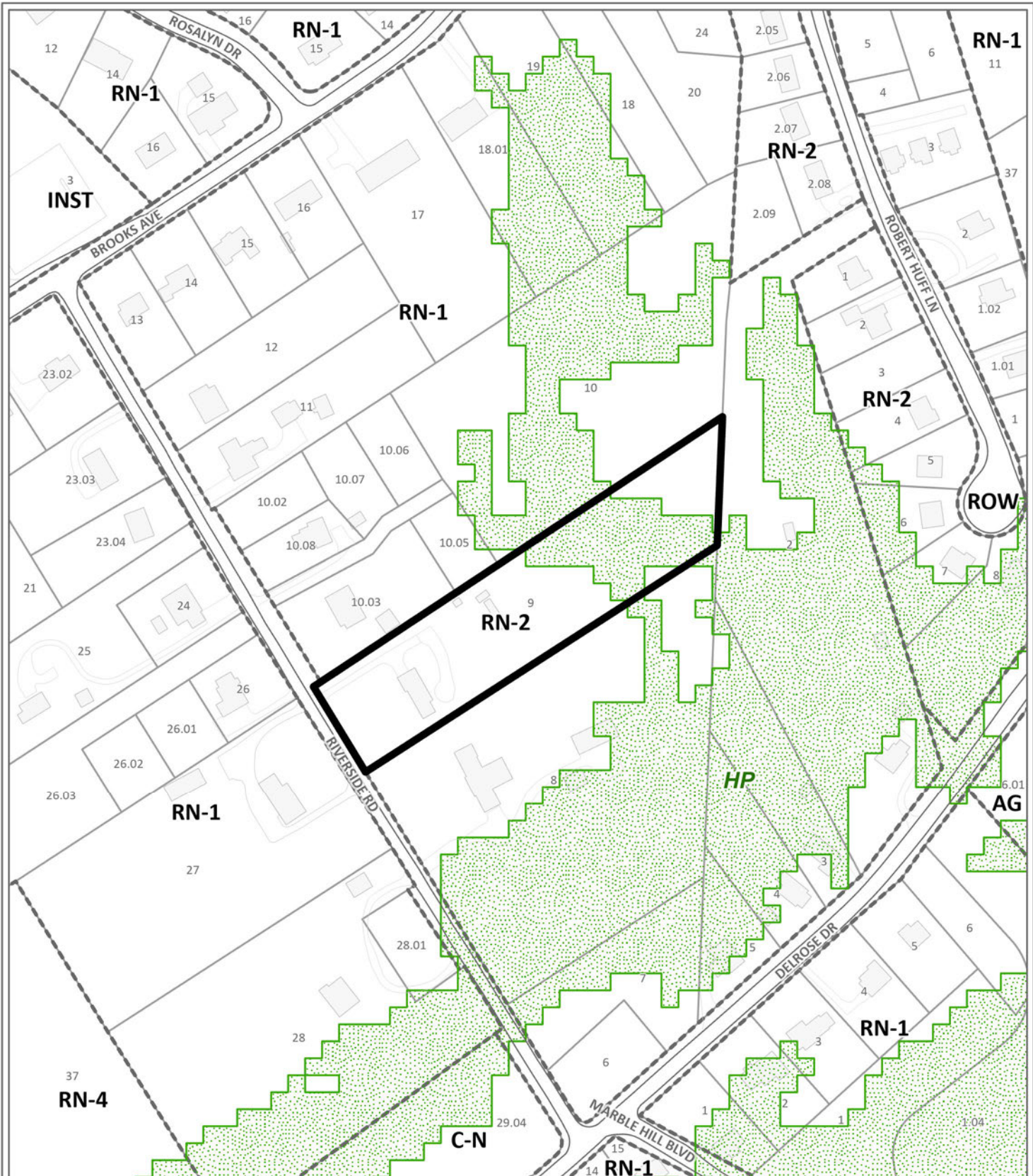
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN

3-SJ-25-C

Petitioner: LJA Engineering



12-lot single family residential subdivision in RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

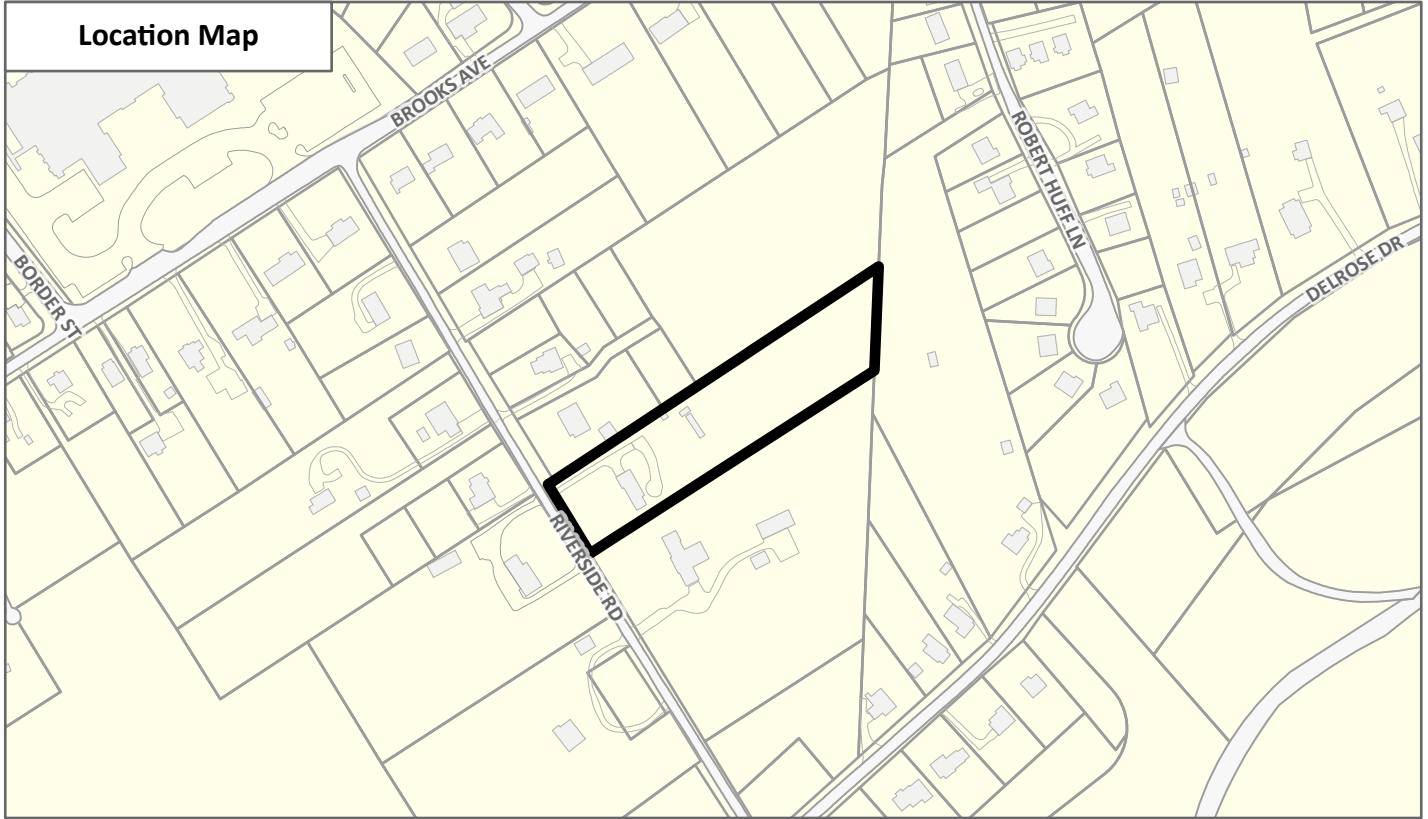
Map No: 83
Jurisdiction: City

Original Print Date: 2/4/2025
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

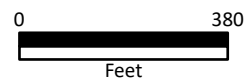


CONTEXTUAL MAPS 1

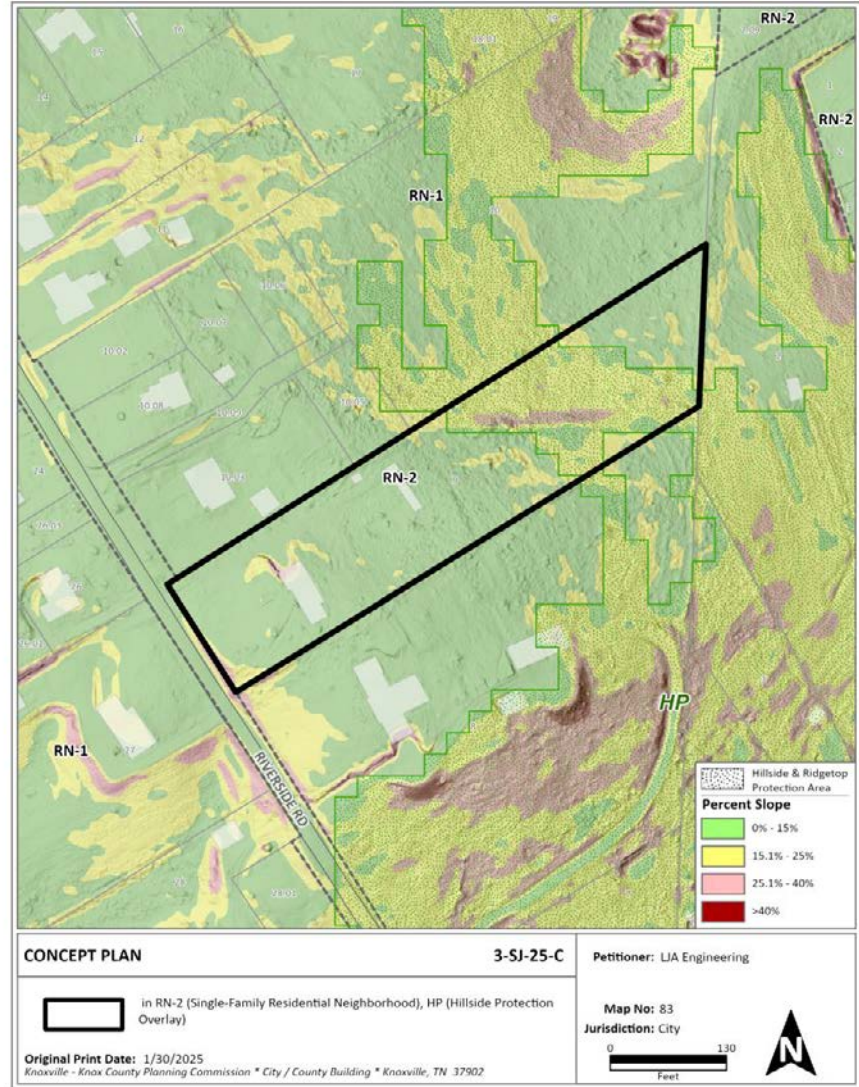
3-SJ-25-C



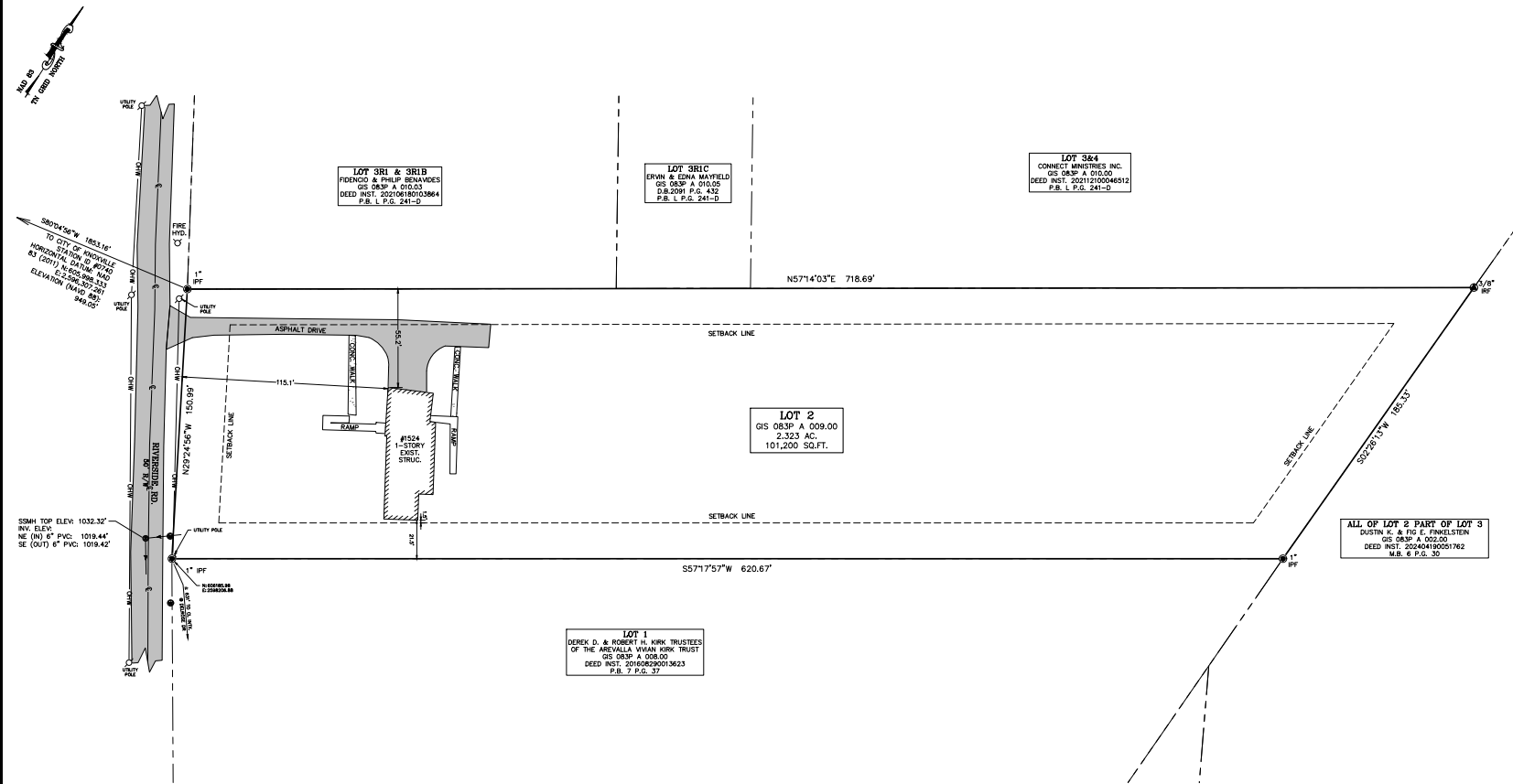
Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	100,807.8	2.31			
Non-Hillside	76,235.2	1.75	N/A		
0-15% Slope	4,247.8	0.10	100%	4,247.8	0.10
15-25% Slope	18,074.8	0.41	50%	9,037.4	0.21
25-40% Slope	2,200.0	0.05	20%	440.0	0.01
Greater than 40% Slope	50.0	0.00	10%	5.0	0.00
Ridgetops					
Hillside Protection (HP) Area	24,572.6	0.56	Recommended disturbance budget within HP Area	13,730.2	0.32
			Percent of HP Area	55.9%	



GRID NORTH IS BASED ON A BEARING OF 349°52'07" W 424.91' FROM CITY CONTROL POINT #0746 TO #0744. DISTANCES HAVE BEEN REDUCED TO GRID



OWNER INFORMATION:
 GIS 083P A 009.00
 1524 RIVERSIDE LLC
 1238 VIA CANDELAS
 OCEANSIDE CA 92056

LOCATION MAP - NOT TO SCALE

LEGAL DESCRIPTION

LOT 2:
 A certain tract or parcel of land situated in the Sixth (6th) Civil District of the County of Knox, State of Tennessee, and designated as all of Lot 2 of E.R. Keller's Addition, as described in Deed Inst. 202408290012139, and shown on Plat Inst. 192204150000000 and recorded in the Register of Deeds of Knox County, and more particularly described as follows:
 Beginning at an existing 1" iron pipe, being the southerly corner of the parcel and a point in the northeast right-of-way line of Riverside Road a common corner to Derek & Robert Kirk Property, Lot 1 of E.R. Keller's Addition (GIS 083P A 008.00, Deed Inst. 201608290013623), and having State Plane Coordinates of N:06185.98, E:2508206.88 in the Tennessee State Plane Coordinate System, derived from North American Datum 1983 (NAD83) Epoch 2015; thence, leaving the line of Kirk and with said right-of-way, North 29°24'56" West a distance of 150.89' to an existing 1" iron pipe, a common corner to Filencio & Philip Benavides (GIS 083P A 010.03, Deed Inst. 202108180103864); thence, leaving said right-of-way and with the line of Benavides, North 57°4'03" East a distance of 716.69' to an existing 3/8" iron pin, a common corner to Dustin & Fig Finkelstein (GIS 083P A 002.00, Deed Inst. 202404190051762); thence with the line of Finkelstein, South 02°26'11" West a distance of 193.33' to an existing 1" iron pipe, a common corner to Finkelstein and Kirk; thence, leaving the line of Finkelstein and with the line of Kirk, South 57°17'57" West a distance of 620.67' to the point of beginning, and having an area of 2.323 acres, more or less, as surveyed by Michael P. Messina, RLS #3328 on September 30, 2024 and shown on a plat bearing job #202416912.

LOT 1
 DEREK D. & ROBERT H. KIRK TRUSTEES
 OF THE AREVALLA WYAN KIRK TRUST
 GIS 083P A 008.00
 DEED INST. 201608290013623
 P.B. 7 P.G. 37

LOT 2
 GIS 083P A 009.00
 2.323 AC.
 101,200 SQ.FT.

LOT 364
 CONNECT INDUSTRIES INC.
 GIS 083P A 010.00
 DEED INST. 20211200946312
 P.B. 1 P.G. 241-D

LOT 3R1 & 3R1B
 FEDENCO & PHILIP BENAVIDES
 GIS 083P A 010.03
 DEED INST. 202108180103864
 P.B. 1 P.G. 241-D

LOT 3R1C
 ERVIN & EDNA MAYFIELD
 GIS 083P A 010.00
 D.B.2091 P.G. 432
 P.B. 1 P.G. 241-D

ALL OF LOT 3 PART OF LOT 3
 DUSTIN & FIG FINKELSTEIN
 GIS 083P A 002.00
 DEED INST. 202404190051762
 M.B. 6 P.G. 30

- SURVEYOR'S NOTES**
- THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON SEPTEMBER 30, 2024, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
 - FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
 T207 DISTRICT 15 CORS ARP, PDC: D49540, LAT: N36°00'08.26027", LON: W83°46'13.97247"
 - BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18.
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000063114.
 - ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM THOSE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
 - THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
 - SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
 - THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER RESTRICTIONS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
 - THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 470903030F, EFFECTIVE DATE MAY 2, 2009.
 - SUBJECT PROPERTY CURRENTLY ZONED RN-1. CURRENT BUILDING SETBACK ARE FRONT 25', SIDE 20' AND REAR 25', PER CITY OF KNOXVILLE ZONING OFFICE.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6B, 8, 11A, 13 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 25, 2021.

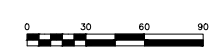
I FURTHER CERTIFY THAT THIS IS A CATEGORY B RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

DATE OF SIGNATURE MICHAEL P. MESSINA JR. TN #3328

LEGEND

- = "RP" IRON ROD FOUND
- = CORNER POINT
- = "RP" IRON PIPE FOUND
- ⊕ = FIRE HYDRANT
- ⊖ = UTILITY POLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊗ = WATER METER
- = BOUNDARY/PROPERTY LINE
- - - = ADJOINING PROPERTY LINE
- - - = LINE NOT SURVEYED, LINE MAPPED FROM DEEDS OR PLATS
- - - = RIGHT OF WAY LINE
- - - = LINE SURVEYED, LINE MAPPED FROM DEEDS OR PLATS (UNLESS NOTED)
- - - = SETBACK LINE
- - - = OVERHEAD WIRE
- ▨ = EASEMENT AREA



TRUeline LAND SURVEYING
 (865) 627-2138
 www.truelinesurvey.com
 www.truelines.com

REFERENCES: DEED INSTR. NO. 202408290012139
 PLAT INSTR. NO. 192204150000000

PARCEL ID: 083P A 009.00

JOB NO: 202416912

DRAWN BY: M. D. DEMBO

DATE: 10/16/2024

SCALE: 1" = 30'

ALTA/NSPS LAND TITLE SURVEY OF:

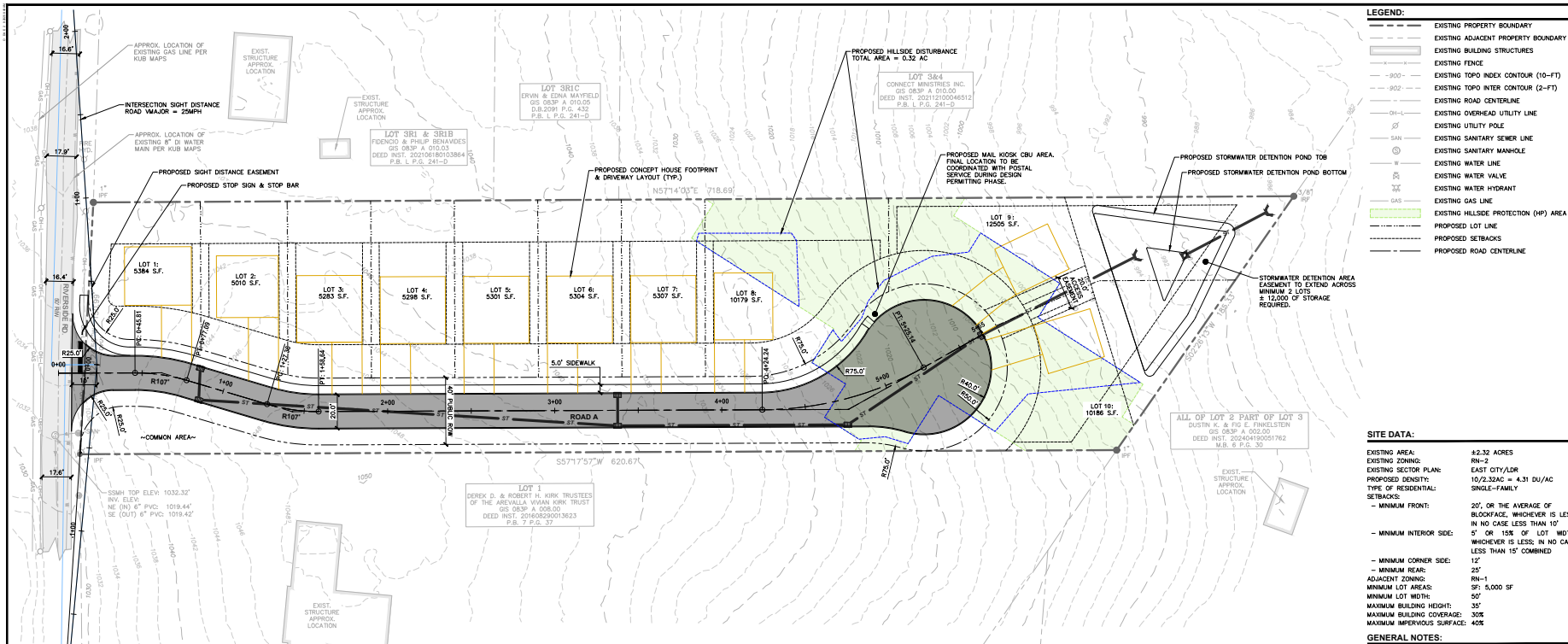
E R KELLER ADDITION - LOT 2

SHOWING A SURVEY REQUESTED BY CRK JUNIOR, LLC
 CIVIL DISTRICT 6, COUNTY OF KNOX, STATE OF TENNESSEE

KNOX PLANNING #
 3-SJ-25-C

REVISIONS:

#	DATE	BY



REVISION

NO.	DATE	DESCRIPTION
A	2/19/2025	REVISED PER KNOX PLANNING COMMENTS DATED 2/12/2025

FOR REVIEW PURPOSES ONLY



CLIENT/DEVELOPER:

ELOHIUM DEVELOPMENT

CONTACT: Alejandro Dominguez
 aldomingo@elohiumgroup.com
 4900 Centennial Blvd, Ste. 300 PMA#15
 Nashville, TN 37209
 949.333.9921

PROJECT:

PROJECT NAME
1524 RIVERSIDE RD

PROJECT ADDRESS
 1524 RIVERSIDE ROAD
 KNOXVILLE, TN 37914
 KNOX COUNTY
 CITY OF KNOXVILLE

PROJECT PARCEL ID
 083PA009

KNOX PLANNING #
 3-SJ-25-C

NORTH

HORIZONTAL DATUM: TN STATE PLANE (NAD83) 2011 PER SURVEY
 VERTICAL DATUM: NAVD83

SCALE
 SCALE BAR 1" = 30'

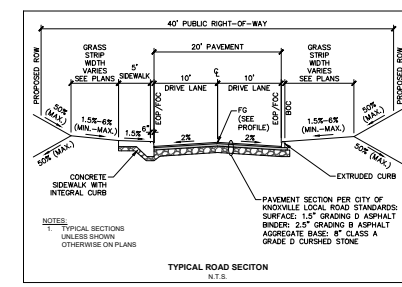
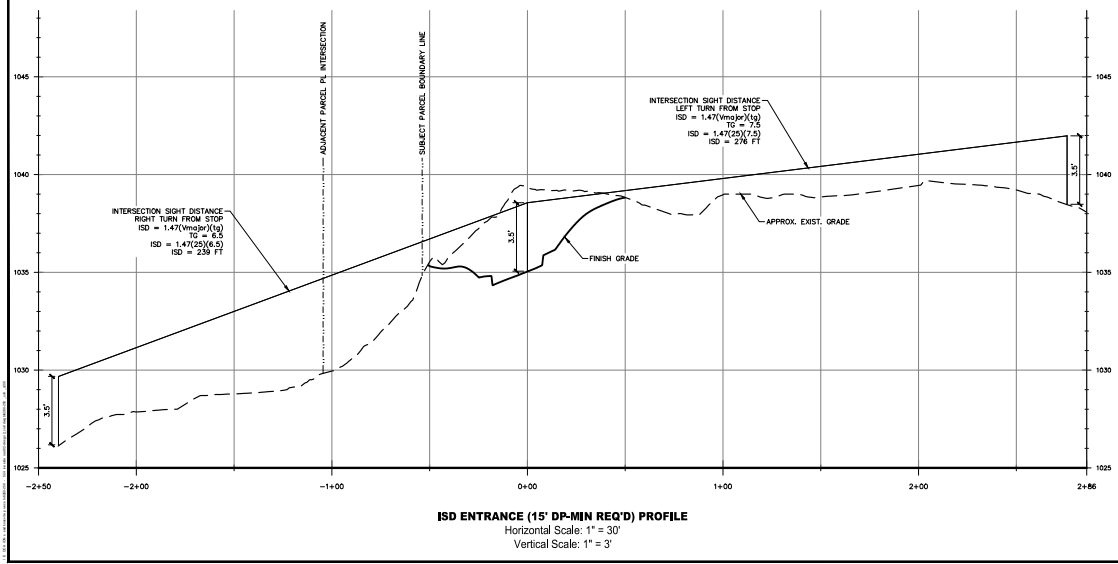
DATE
 JANUARY 27, 2025

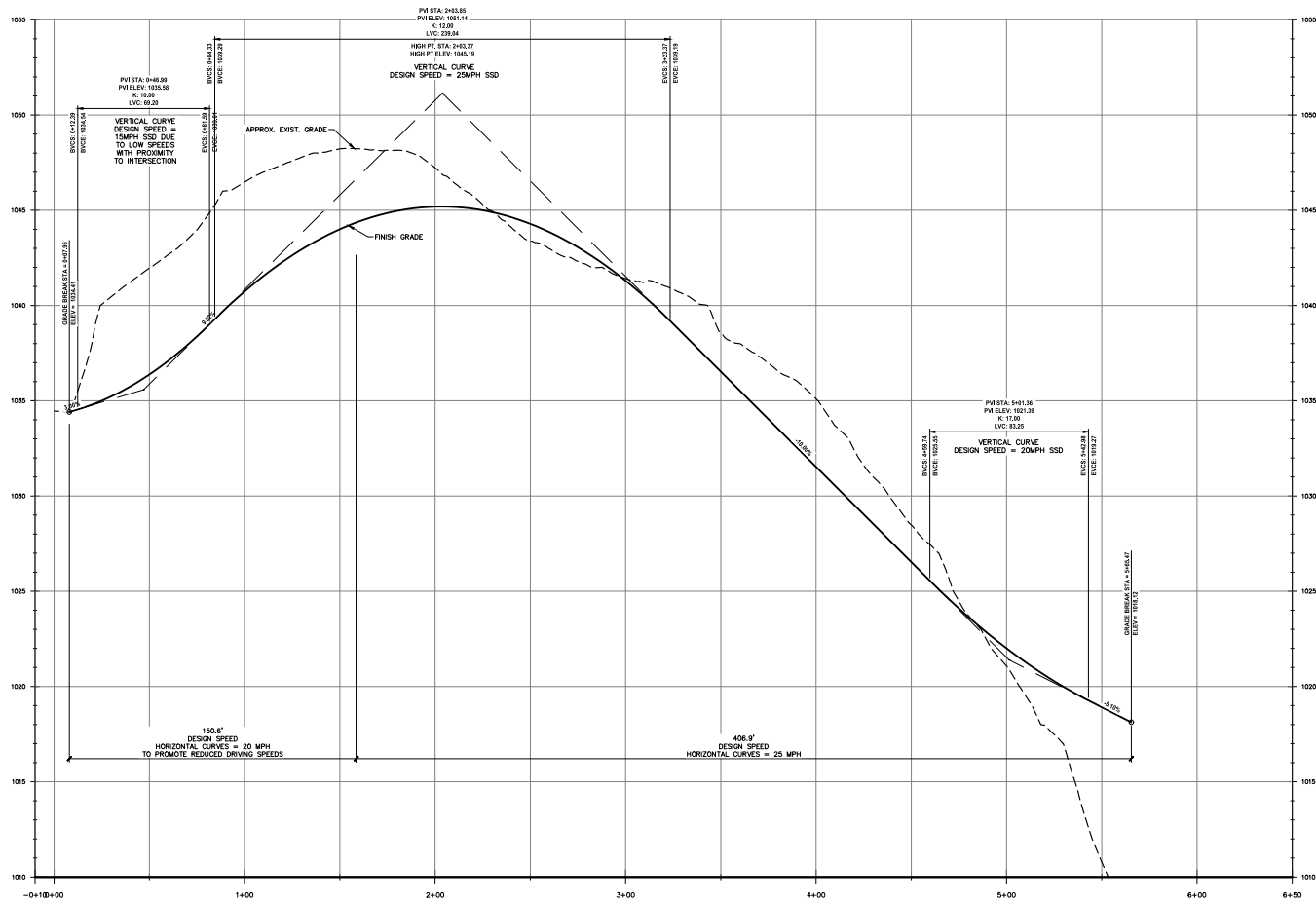
PROJECT NO
 TN6280-2501

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C-200

KNOX PLANNING #
 3-SJ-25-C





DRIVE A PROFILE
 Horizontal Scale: 1" = 30'
 Vertical Scale: 1" = 3'

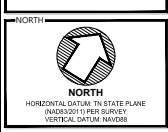
NO.	DATE	DESCRIPTION
A	2/19/2025	REVISED FOR KNOX PLANNING COMMENTS DATED 2/12/2025

FOR REVIEW PURPOSES ONLY

LJA
 285 Brookview Centre Way, Ste 201
 Knoxville, Tennessee 37919
 phone: 865.328.3138
 www.LJA.com

ELOHIM DEVELOPMENT
 CONTACT: Alejandro Dominguez
 aljandiro@elohimcapitalgroup.co
 4900 Centennial Blvd., Ste. 300 PMB#15
 Nashville, TN 37209
 949.333.9521

PROJECT NAME
1524 RIVERSIDE RD
PROJECT ADDRESS
 1524 RIVERSIDE ROAD
 KNOXVILLE, TN 37914
 KNOX COUNTY
 CITY OF KNOXVILLE
PROJECT PARCEL ID
 083PA009
KNOX PLANNING #
 3-SJ-25-C



DATE
 JANUARY 27, 2025

PROJECT NO
 TN6280-2501

SHEET TITLE
 CONCEPT PLAN ROAD PROFILES

SHEET NUMBER
C-201

KNOX PLANNING #
 3-SJ-25-C



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

LJA Engineering

Civil Engineer

Applicant Name

Affiliation

1/27/2025

March 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

CORRESPONDENCE

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

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Brandon Simpson

LJA Engineering

Name

Company

265 Brookview Centre Way, Suite 201

Knoxville

TN

37919

Address

City

State

ZIP

865.328.3138

[Redacted]

Phone

Email

CURRENT PROPERTY INFO

1524 Riverside LLC

1238 Via Candelas Oceanside, CA 92058

442.245.0683

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1524 Riverside Rd

083PA009

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

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

SUBDIVISION REQUEST

1524 Riverside Rd Proposed Subdivision Name Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>12</u> Total Number of Lots Created <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
---	--

ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____ Proposed Density (units/acre) Previous Rezoning Requests <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
--	--------------------------------------

STAFF USE ONLY

<p>PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission</p> <p>ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>)</p> <p>ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Fee 1</td> <td style="width: 30%;">Total</td> </tr> <tr> <td style="border-top: 1px dashed black;"> </td> <td> </td> </tr> <tr> <td style="border-top: 1px dashed black;">Fee 2</td> <td> </td> </tr> <tr> <td style="border-top: 1px dashed black;">Fee 3</td> <td> </td> </tr> </table>	Fee 1	Total			Fee 2		Fee 3	
Fee 1	Total								
Fee 2									
Fee 3									

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.

	Brandon Simpson / LJA Engineering	1/27/2025
Applicant Signature	Print Name / Affiliation	Date
865.328.3138	<div style="background-color: black; width: 150px; height: 20px;"></div>	
Phone Number	Email	
Signed by: 	Casey Chapman, Managing Member	
Property Owner Signature	Please Print	Date Paid

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.

2/28/2025

3/15/2025

Date to be Posted

Date to be Removed

Applicant Signature



Brandon Simpson (LJA Engineering)

Applicant Name

1/30/2025

Date

3-SJ-25-C

FILE NUMBER

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting