



# PLAN AMENDMENT REPORT

▶ **FILE #:** 4-A-26-SP

**AGENDA ITEM #:** 9

**AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** **MATCO AFFORDABLE HOUSING**  
**OWNER(S):** Doyle Webb

**TAX ID NUMBER:** 59 P C 038 070AA004, 005 [View map on KGIS](#)

**JURISDICTION:** Council District 4

**STREET ADDRESS:** 4524 NORA RD (4528, 4534 NORA RD)

▶ **LOCATION:** **South side of Nora Rd, south of I-640**

▶ **APPX. SIZE OF TRACT:** **18.03 acres**

**SECTOR PLAN:** East City

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

**ACCESSIBILITY:** Access is via Nora Road, an unstriped local street with 10-18 ft of pavement width within the large I-640 right-of-way.

**UTILITIES:**  
**Water Source:** Knoxville Utilities Board  
**Sewer Source:** Knoxville Utilities Board

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Whites Creek, First Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** **OS (Other Open Space), HP (Hillside Ridgetop Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)**

▶ **REQUESTED PLAN DESIGNATION:** **MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant Land**

**EXTENSION OF PLAN AND ZONING DESIGNATION:** It would be an extension of the zoning but not the plan designation.

**HISTORY OF REQUESTS:** In 1994 the property was part of a larger rezoning from I-3 (General Industrial) and R-2 (General Residential) to RP-1 (Planned Residential District) (8-K-94-RZ).

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**

**North:** I-640 Right-of-way

**South:** Agriculture/forestry/vacant land, multifamily residential, rural residential - OS (Open Space), MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) - (C) Former Planned District, RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

**East:** Agriculture/forestry/vacant land - OS (Other Open Space), HP (Hillside Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential, rural residential, agriculture/forestry/vacant land - OS (Other Open Space), HP (Hillside Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT The subject property lies on a steep, forested hillside to the south of I-640 in an area that features limited single family houses on large lots. There is a self storage facility to the west.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the MDR (Medium Density Residential) land use classification because it does not meet the location criteria for this land use classification. The HP (Hillside Ridgetop Protection) overlay 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 include any of these):

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

1. There has not been an introduction of new roads or utilities to this area to make development more feasible.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The OS (Other Open Space) land use classification is intended for areas possessing either topographical or environmental features that would limit intensive development. The subject property is part of Sharps Ridge, a significant ridgeline with slopes primarily above the 40% range (Exhibit A: Hillside Slope Analysis). As such, the OS land use class is not the result of an error in the plan.

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

1. There are no known changes in government policy pertaining to this area.

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

1. The subject property is located on a section of Nora Road bisected by the railroad tracks and isolated from other residential and non-residential development to the north and south due to I-640 and the steep topography. Development in this area has not significantly changed since the original plan proposal and consists of three single-family dwellings to the west and forested, undeveloped slopes to the east.

OTHER CONSIDERATIONS:

1. The location criteria for the MDR (Medium Density Residential) land use classification recommend sites that are near community activity centers or commercial/office nodes with access on collector or arterial streets. The subject property does not meet the recommended location criteria for the MDR land use class, as it is located on a narrow, unstriped local street and is removed from nearby established neighborhoods, commercial development, and other community amenities.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/12/2026 and 5/26/2026. 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.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

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# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 4-E-26-RZ **AGENDA ITEM #:** 9  
 4-A-26-PA (REVISED) **AGENDA DATE:** 4/9/2026

▶ **APPLICANT:** MATCO AFFORDABLE HOUSING  
**OWNER(S):** Doyle Webb

**TAX ID NUMBER:** 59 P C 038 070AA004, 005 [View map on KGIS](#)  
**JURISDICTION:** Council District 4  
**STREET ADDRESS:** 4524 NORA RD (4528, 4534 NORA RD)  
 ▶ **LOCATION:** South side of Nora Rd, south of I-640  
 ▶ **TRACT INFORMATION:** 18.03 acres.  
**SECTOR PLAN:** East City  
**GROWTH POLICY PLAN:** N/A (Within City Limits)  
**ACCESSIBILITY:** Access is via Nora Road, an unstriped local street with 10-18 ft of pavement width within the large I-640 right-of-way.  
**UTILITIES:** Water Source: Knoxville Utilities Board  
 Sewer Source: Knoxville Utilities Board  
**FIRE DISTRICT:** Knoxville Fire Department  
**WATERSHED:** Whites Creek, First Creek

▶ **CURRENT PLAN AND ZONING DESIGNATION:** OS (Other Open Space), HP (Hillside Ridgetop Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
 ▶ **REQUESTED PLAN AND ZONING DESIGNATION:** MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) / RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)  
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land  
 ▶ **EXTENSION OF PLAN AND ZONING DESIGNATION:** It would be an extension of the zoning but not the plan designation.  
**HISTORY OF REQUESTS:** In 1994 the property was rezoned from I-3 (General Industrial) and R-2 (General Residential) to RP-1 (Planned Residential District) (8-K-94-RZ).  
**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
 North: I-640 Right-of-way  
 South: Agriculture/forestry/vacant land, multifamily residential, rural residential - OS (Open Space), MDR (Medium Density Residential), HP (Hillside Ridgetop Protection) - (C) Former Planned District, RN-1 (Single-Family Residential Neighborhood), RN-3 (General Residential Neighborhood), RN-5 (General Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - OS (Open Space), HP (Hillside Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

West: Single family residential, rural residential, agriculture/forestry/vacant land - OS (Open Space), HP (Hillside and Ridgetop Protection) - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: The subject property lies on a steep, forested hillside to the south of I-640 in an area that features single family houses on large lots. There is a self storage facility to the west.

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**STAFF RECOMMENDATION:**

- ▶ **Deny the MDR (Medium Density Residential) land use classification because the subject property does not meet the location criteria for the land use classification. The HP (Hillside Ridgetop Protection) overlay would be retained.**
  
- ▶ **Deny the RN-5 (General Residential Neighborhood) zoning district because it is inconsistent with the adopted 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):

**AN ERROR IN THE PLAN.**

1. The OS (Other Open Space) land use classification is intended for areas possessing either topographical or environmental features that would limit intensive development. The subject property is part of Sharps Ridge, a significant ridgeline with slopes primarily above the 40% range (Exhibit A: Hillside Slope Analysis). As such, the OS land use class is not the result of an error in the plan.

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

1. There has not been a significant change in the development pattern in this area, nor has there been an a completed improvement project.

**A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.**

1. There are no known changes in public policy pertaining to this area.

**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 have been no new plans or studies that reveal the need for a plan amendment to the MDR (Medium Density Residential) land use classification at this location.

**OTHER CONSIDERATIONS:**

1. The subject property does not meet the location criteria for the MDR land use class. This site is steeply sloped and isolated from surrounding residential and non-residential development. It is not along or near a corridor that is served or proposed to be served by transit and sidewalks, nor is it in a transitional area between more intensive non-residential uses and low density residential neighborhoods.

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 IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY.

1. Development in this area has remained stable since the early 1990s, consisting of limited single-family dwellings on large lots and a self-storage facility to the west, which is accessed from Walker Boulevard to the southwest. There has not been a significant change in conditions in the surrounding area to support a rezoning of this site.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The RN-5 (General Residential Neighborhood) zoning district is intended to accommodate medium-density residential neighborhoods comprising a heterogeneous mix of housing types and may also serve as a functional transition between traditionally single-family and two-family residential neighborhoods and more intensely developed residential or commercial areas.
2. The subject properties do not meet the intent of the RN-5 district, as it is in an isolated area devoid of medium-density development, nor is it in a transitional area. The other development along Nora Road is sparse, consisting of single-family dwellings on large 1+ acre lots to the west and undeveloped forested slopes to the east. This property is separated from the residential area to the north by railroad tracks and I-640, and to the south by a very steep ridge at the rear of the subject properties.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure compatibility with development brought forth in the future. The RN-5 district allows more intensive residential development that would be better suited in an area supported by adequate infrastructure.
4. The subject property abuts residential zoning districts such as RN-3 (General Residential Neighborhood), RN-6 (Multi-Family Residential Neighborhood), and RN-5 to the south. Though the requested RN-5 district is generally compatible with surrounding zoning, the properties zoned RN-5 and RN-6 are on the other side of the ridge and accessed off of Valley View Drive, a major collector, with multi-family and townhouse development concentrated at the base of the ridge.
5. This property is in the HP (Hillside Protection Overlay) district with slopes in the 15-25% and 25-40% ranges, and the majority of the property is constrained with slopes over 40% (Exhibit A: Slope Analysis). Of the approximate 18 acres of the site, only 5.78 acres can be disturbed according to the slope analysis. A portion of the site has been previously disturbed for a 150-ft KUB powerline easement that runs through the northern section of the subject properties. The RN-5 district permits more intensive development than would be appropriate in this environmentally sensitive area.

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. Looking at the map, the subject property appears to be near other medium-density residential areas concentrated along Greenway Drive to the north and Valley View Drive to the south, both of which are major collector streets. However, when traveled by vehicle, the subject property is isolated from these residential developments due to the presence of the railroad tracks and the I-640 overpass to the north and the steep mountain ridge to the south.
2. The requested RN-5 zoning district at this location would permit more intensive development that is permissible by-right that may be incompatible with topography, infrastructure, and adjacent development along Nora Road.

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-5 zoning district is not permitted in the OS (Other Open Space) land use classification, and a plan amendment is not recommended to accommodate this request.
2. The proposed rezoning is not consistent with the General Plan's Development Policy 9.2: Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat, and Development Policy 6.3: Encourage development in areas with the fewest environmental constraints. As mentioned previously, this site is severely constrained by slopes and is in the HP area. It is almost entirely forested, with the exception of an undeveloped powerline maintenance road that runs through the subject property in a 150-ft easement.
3. The proposed rezoning is also inconsistent with Development Policy 4.5: Avoid creating small, isolated pockets of residential development. As previously mentioned, this section of Nora Road is secluded from nearby residential and non-residential development in the area due to its steep topography and its location

near I-640 and the railroad tracks.

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

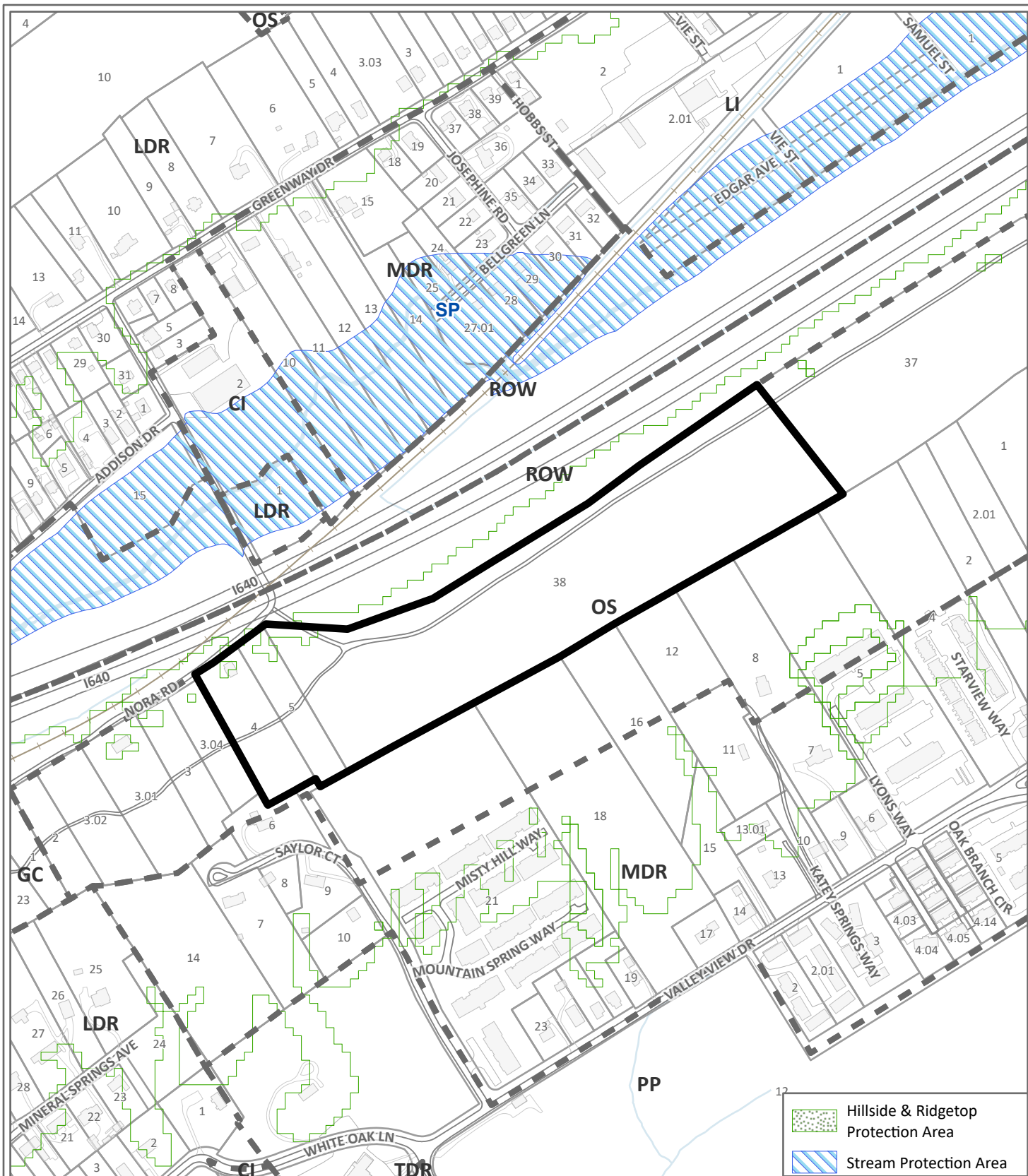
1. The subject property is within the KUB service area for water and sewer services.
2. Nora Road is an unstriped local street with pavement widths varying from 10 to 18 ft that ends roughly 650 ft west of the subject property. Due to its narrow and uneven pavement widths, improvements to Nora Road would likely be required. The need for roadway improvements would be determined during the permitting phase.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central High.

If approved, this item will be forwarded to Knoxville City Council for action on 5/12/2026 and 5/26/2026. 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.



**4-A-26-SP  
EAST CITY SECTOR PLAN MAP**

**Petitioner:** MatCo Affordable Housing

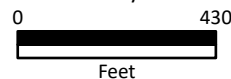


**From:** OS (Other Open Space), HP (Hillside Ridgetop Protection)

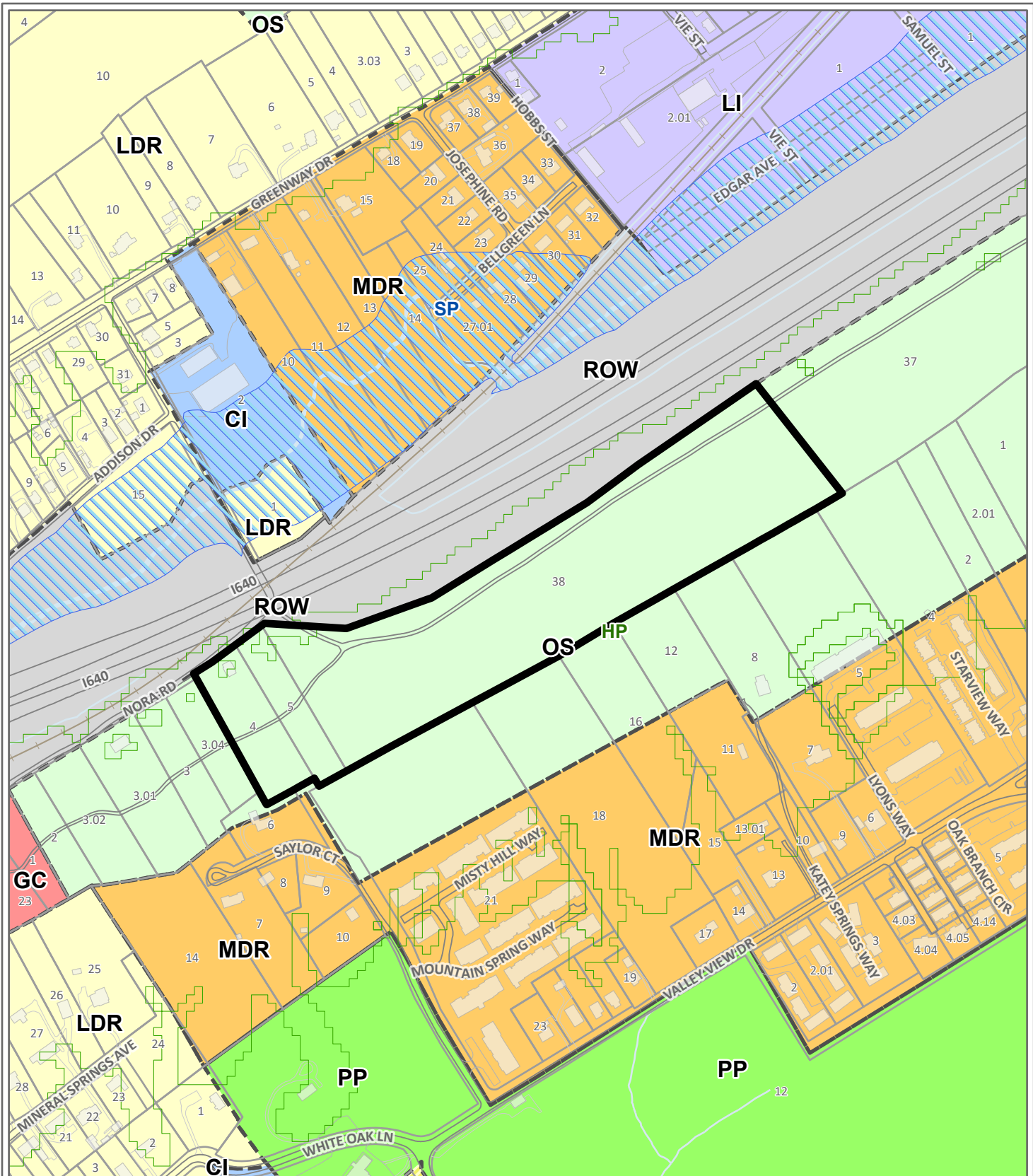
**To:** MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)

**Map No:** 59

**Jurisdiction:** City



**Original Print Date:** 3/9/2026  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**ONE YEAR PLAN MAP**

**4-A-26-PA**

**Petitioner:** MatCo Affordable Housing



**From:** OS (Other Open Space), HP (Hillside Ridgeline Protection)

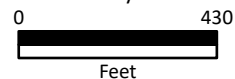
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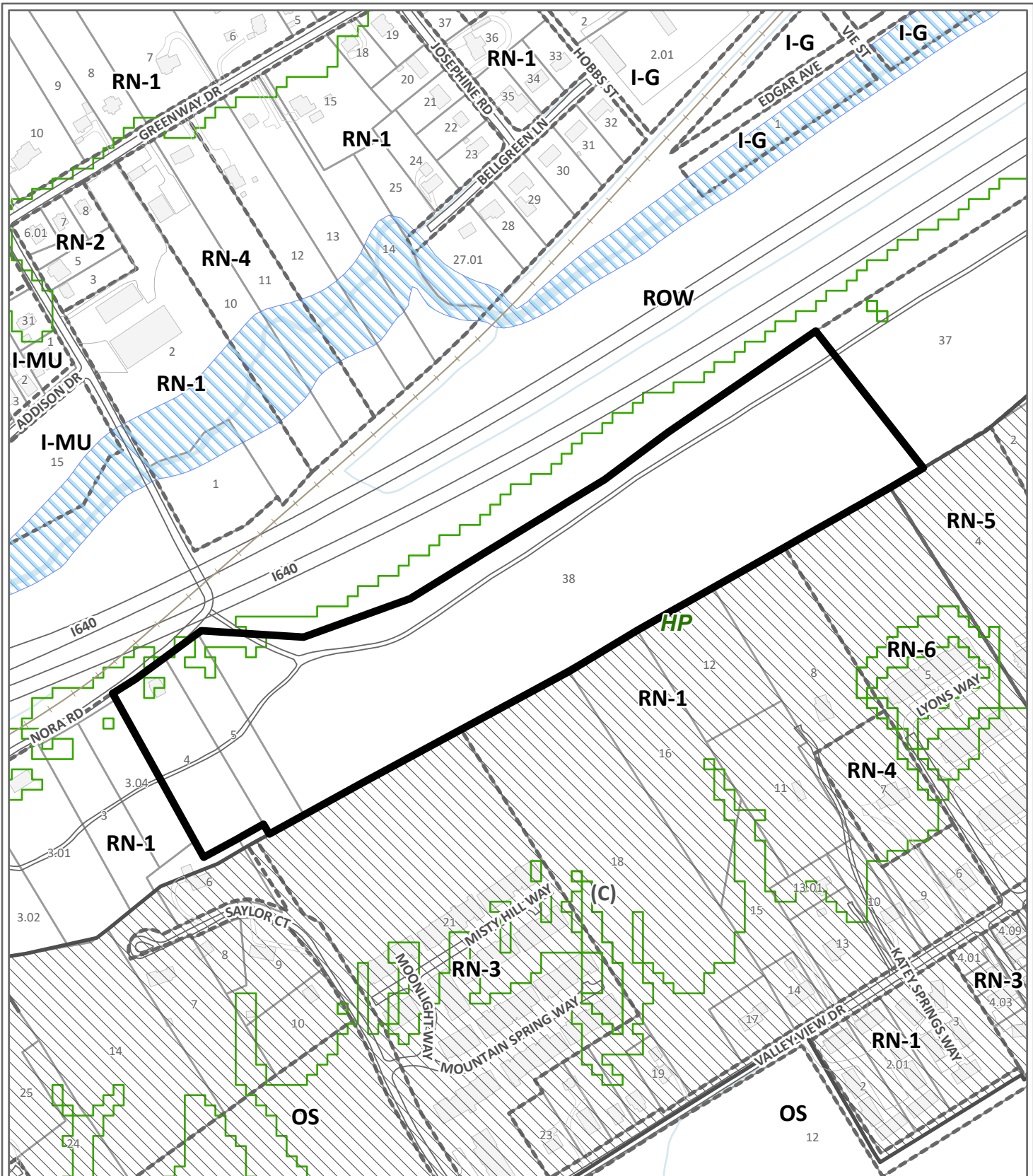
**Original Print Date:** 3/9/2026

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

**Map No:** 59

**Jurisdiction:** City





**REZONING**

**4-E-26-RZ**

**Petitioner: MatCo Affordable Housing**

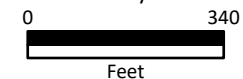


**From:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

**To:** RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

**Map No: 59**

**Jurisdiction: City**



**Original Print Date: 3/9/2026**

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

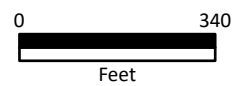
# Exhibit A. Contextual Images



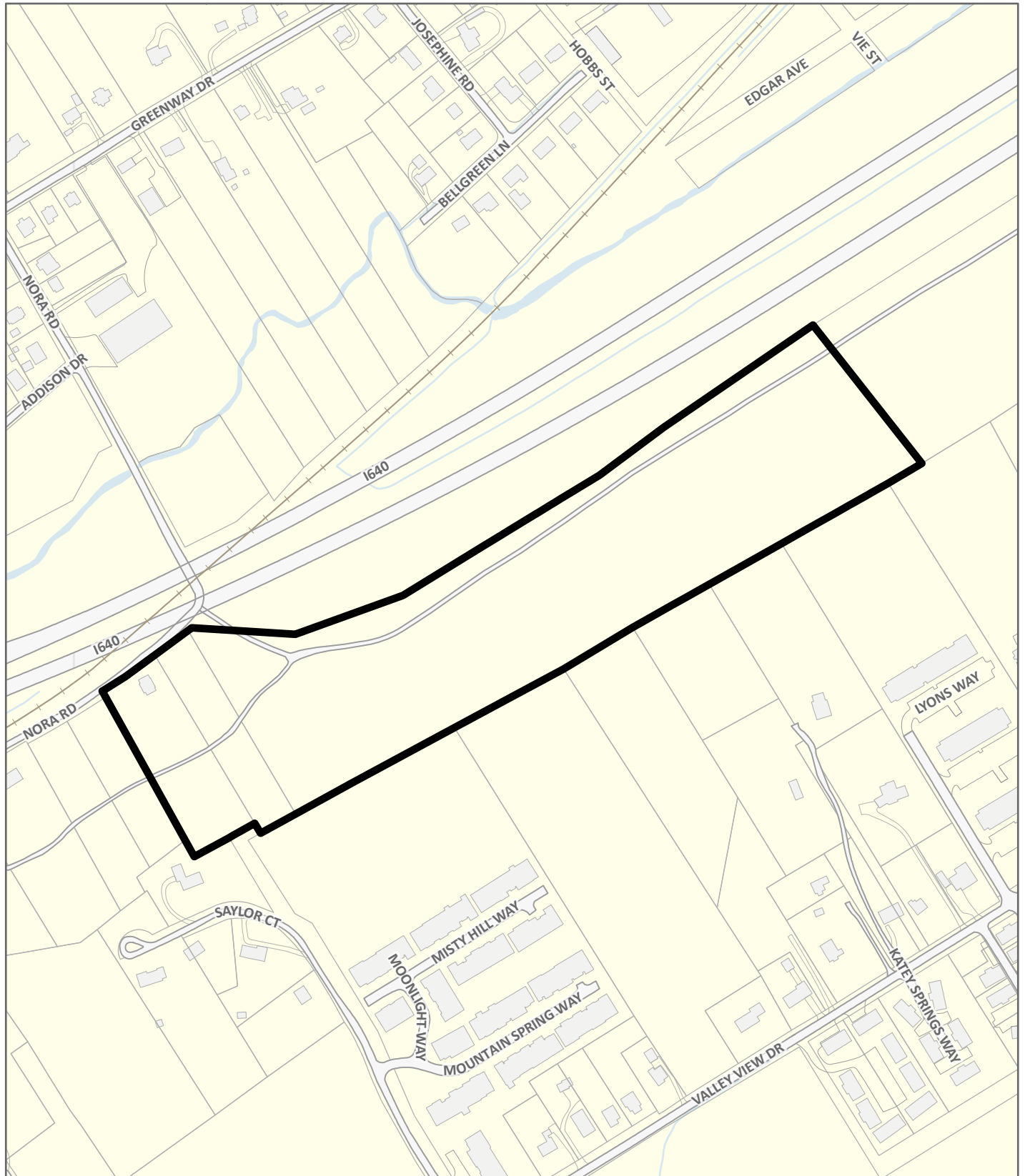
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



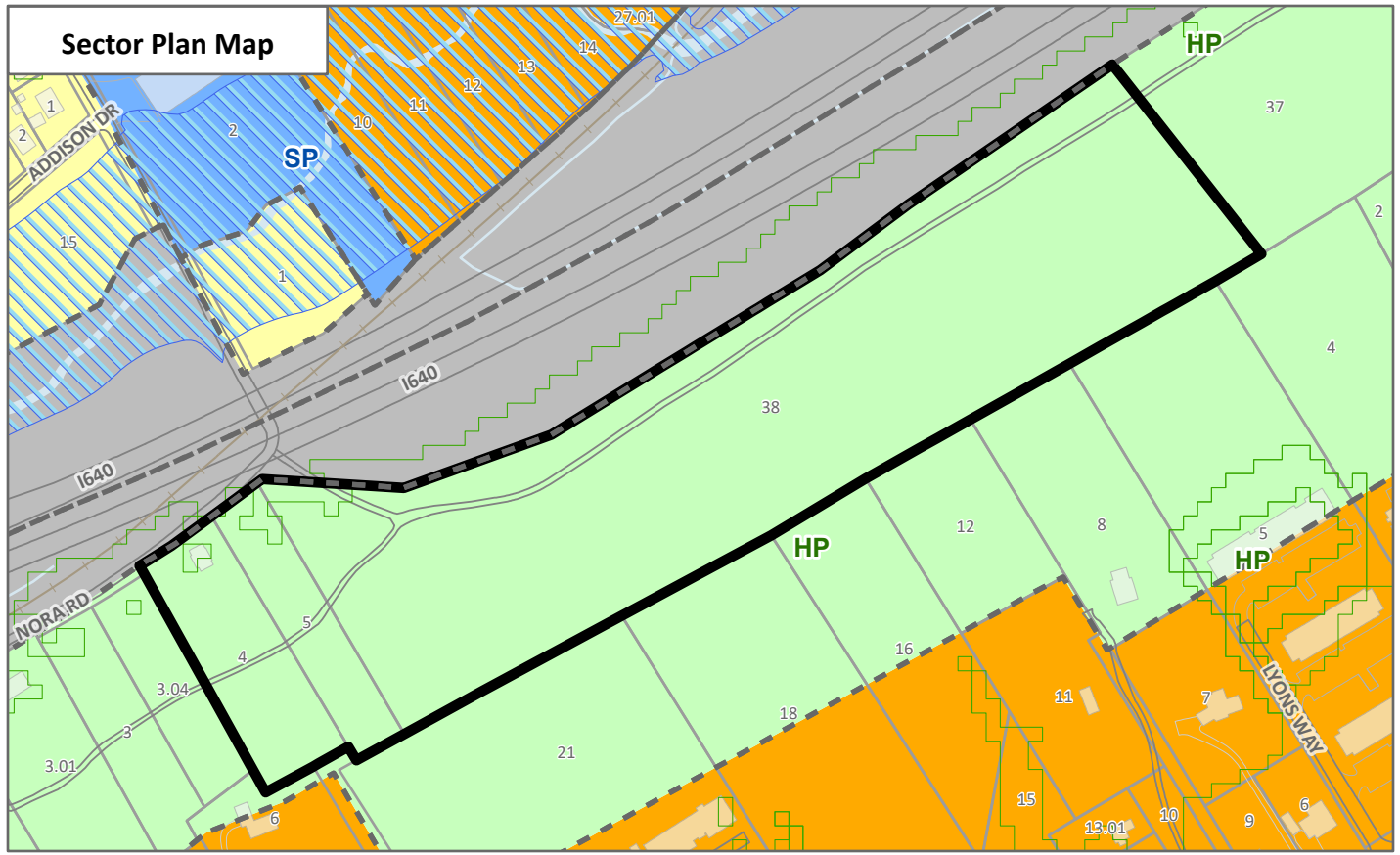
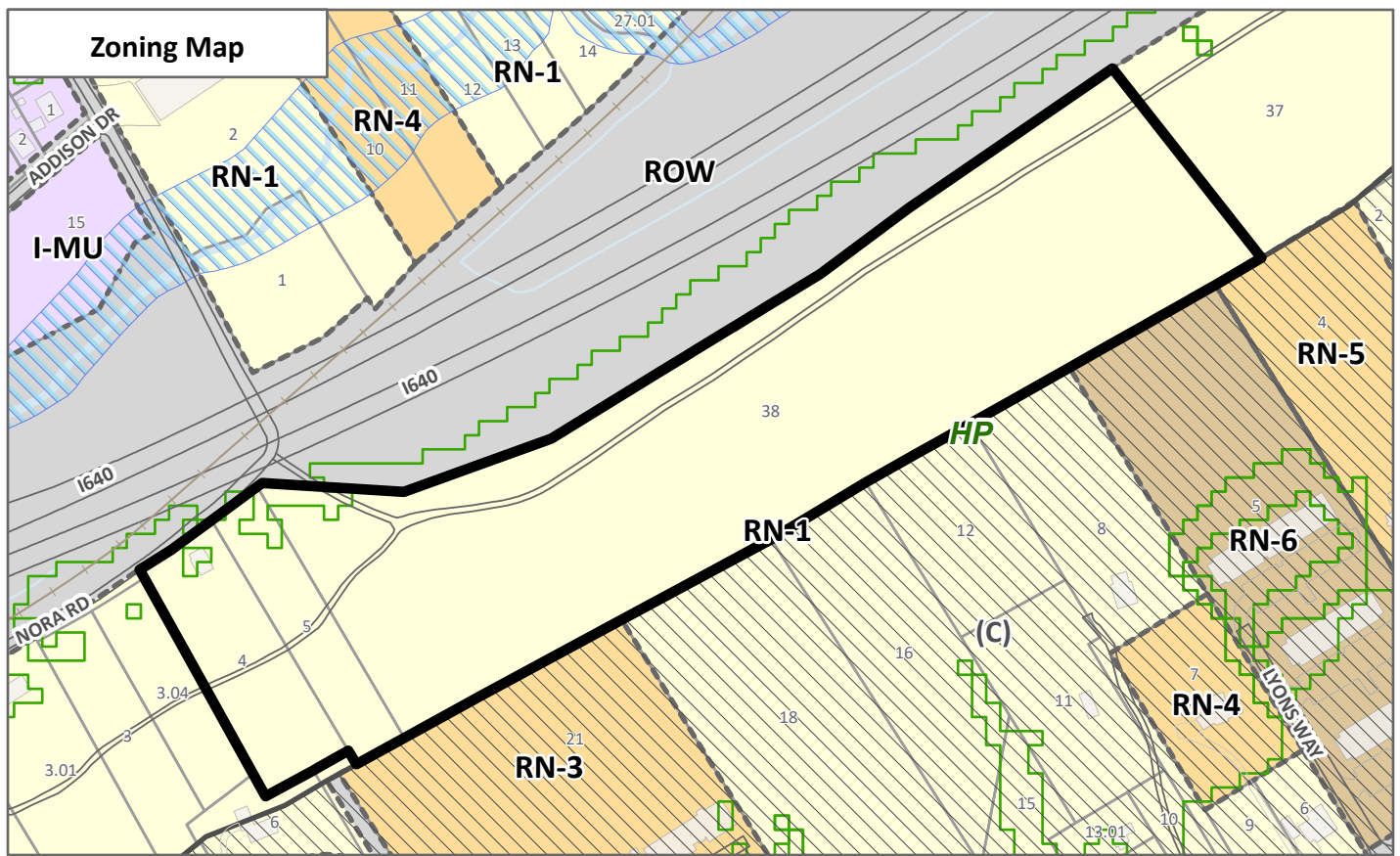
**LOCATION MAP**

**4-A-26-PA / 4-E-26-RZ**



Case boundary





**EXHIBIT A, CONTEXTUAL MAPS** **4-A-26-PA / 4-E-26-RZ**

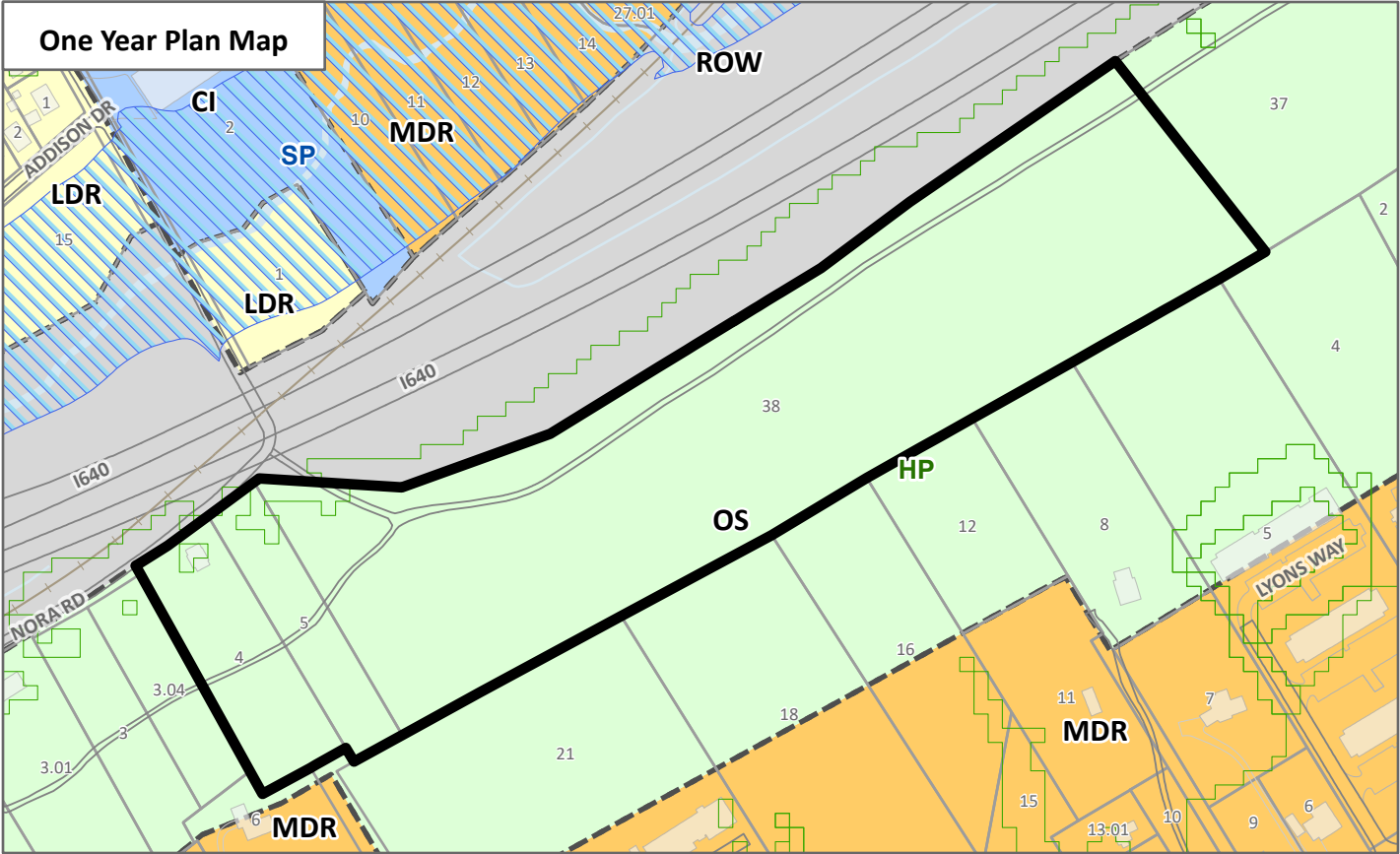
Case boundary

0 360

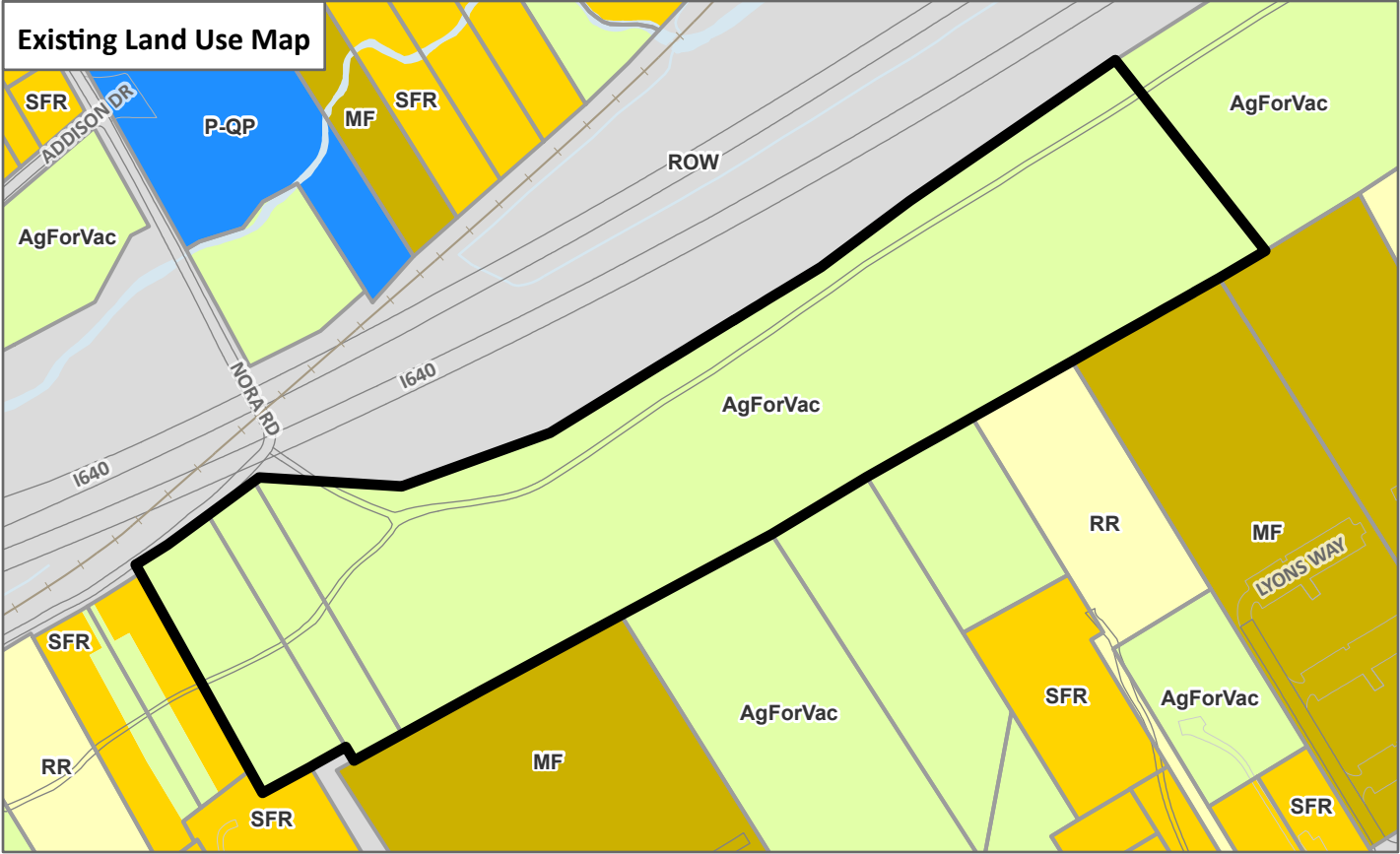
Feet

N

**One Year Plan Map**



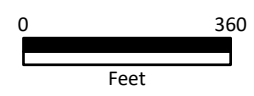
**Existing Land Use Map**



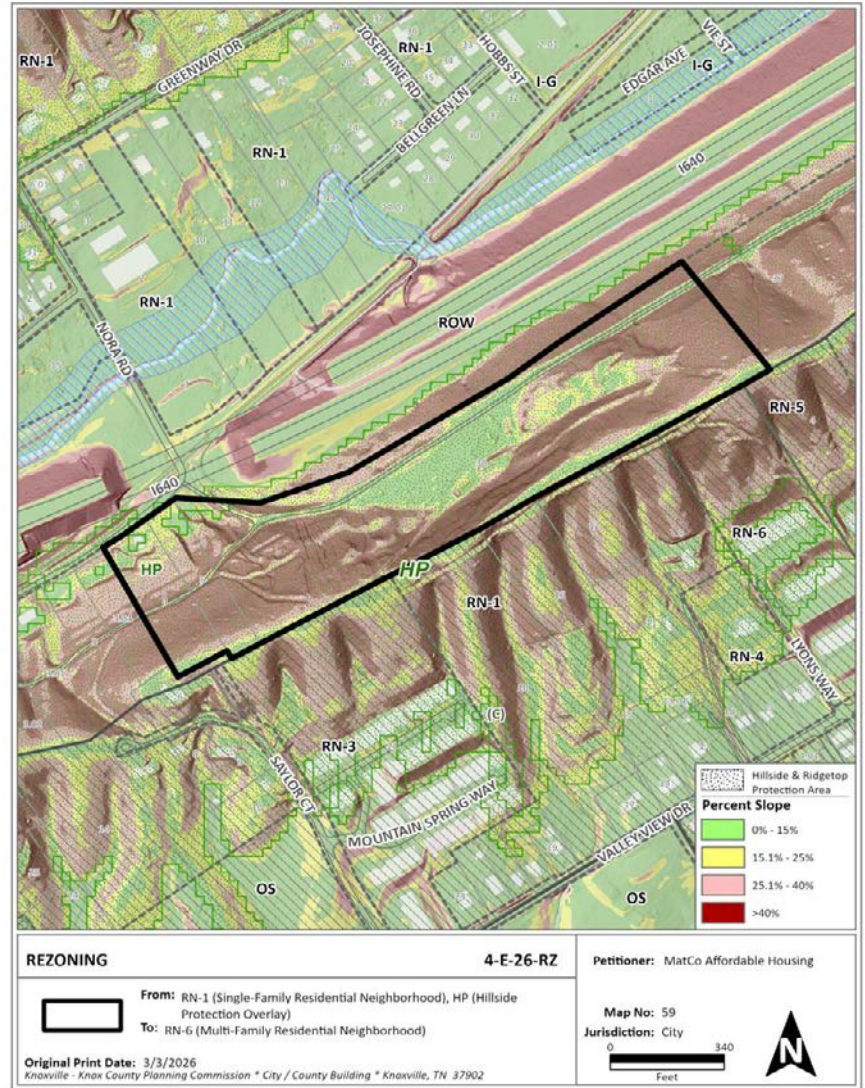
**EXHIBIT A, CONTEXTUAL MAPS**

4-A-26-PA / 4-E-26-RZ

 Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>785,267.3</b>	<b>18.03</b>			
Non-Hillside	11,660.2	0.27	N/A		
0-15% Slope	139,084.4	3.19	100%	139,084.4	3.19
15-25% Slope	87,591.8	2.01	50%	43,795.9	1.01
25-40% Slope	140,904.4	3.23	20%	28,180.9	0.65
Greater than 40% Slope	406,026.5	9.32	10%	40,602.7	0.93
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>773,607.1</b>	<b>17.76</b>	Recommended disturbance budget within HP Area	<b>251,663.8</b>	<b>5.78</b>
			Percent of HP Area	<b>32.5%</b>	



## Exhibit A. Contextual Images

*View of Nora Road looking south*

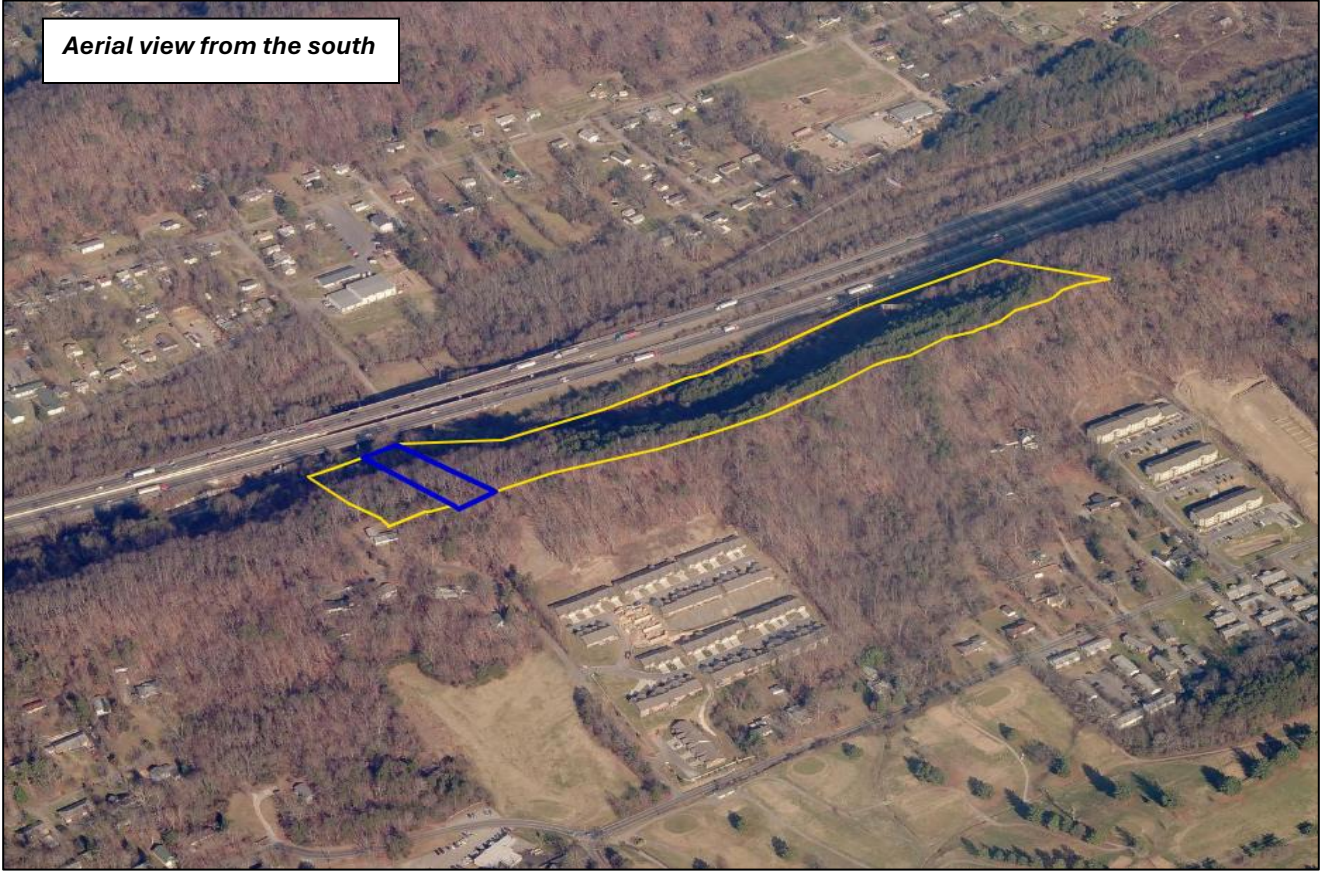


*View of Nora Road looking north*



## Exhibit A. Contextual Images

*Aerial view from the south*



*Aerial view from the north*





# Development Request

**Subdivision**  Concept Plan\*  Final Plat

**Zoning**  Rezoning  Plan Amendment\*  Governmental Rezoning

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

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

## MatCo Affordable Housing

## Option Holder

Applicant Name

Affiliation

April 9, 2026

File Number(s)

Date Filed

Meeting Date (if applicable)

### Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

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

Benjamin C. Mullins for MatCo Affordable Housing

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-804-4704

bnullins@fmsllp.com

Phone

Email

### Current Property Info

Doyle Webb

6853 Reddege Rd Knoxville TN 37918

865-388-0166

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4534, 4528, and 4524 Nora Rd.

059PC038, 070AA005, & 070AA004

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

### Development Request

Residential  Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required:  Yes (required to be submitted with application)  No

### Subdivision Request


	<b>RELATED REZONING FILE NUMBER</b>
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 checked="" type="checkbox"/> No	

### Zoning Request

<b>RN-6</b>	<b>PENDING PLAT FILE NUMBER</b>
<input checked="" type="checkbox"/> Zoning Change _____	
Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____	
<input checked="" type="checkbox"/> Sector Plan <input checked="" type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input checked="" type="checkbox"/> Plan Amendment Change <b>Medium Density Residential (MDR)</b>	
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

	Abhishek Mathur / MatCo Affordable	2/4/26
Applicant Signature	Print Name / Affiliation	Date
516-361-2602	abhishek@matcoaffordable.com	
Phone Number	Email	
	01/12/26	Doyle Webb
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

# 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). The contact information you provide in your application may be used for that purpose. 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.*

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

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

Date to be Posted

Date to be Removed



Abhishek Mathur

2/4/26

Applicant Signature

Applicant Name

Date



# Property Owners Option Holders

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**

Please print or type in black ink:

## Acknowledgement

**By signing below, you acknowledge 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

  
 Signature \_\_\_\_\_ Name **Abhishek Mathur** Affiliation **MatCo Affordable Housing** Date **2/4/26**  Owner  Option Holder

Address **102 Woodmont Blvd, Suite 100 Nashville TN** Zip **37205**  
 \_\_\_\_\_ City State Zip

  
  
 Signature \_\_\_\_\_ Name **Doyle Webb** Affiliation **Property Owner** Date \_\_\_\_\_  Owner  Option Holder

01/12/26  
 Address **6853 Reddege Rd** City **Knoxville TN** Zip **37918**  
 \_\_\_\_\_ City State Zip

Signature \_\_\_\_\_ Name \_\_\_\_\_ Affiliation \_\_\_\_\_ Date \_\_\_\_\_  Owner  Option Holder

Address \_\_\_\_\_ City State Zip

Signature \_\_\_\_\_ Name \_\_\_\_\_ Affiliation \_\_\_\_\_ Date \_\_\_\_\_  Owner  Option Holder

Address \_\_\_\_\_ City State Zip

Signature \_\_\_\_\_ Name \_\_\_\_\_ Affiliation \_\_\_\_\_ Date \_\_\_\_\_  Owner  Option Holder

Address \_\_\_\_\_ City State Zip

Signature \_\_\_\_\_ Name \_\_\_\_\_ Affiliation \_\_\_\_\_ Date \_\_\_\_\_  Owner  Option Holder

Address \_\_\_\_\_ City State Zip