



# DEVELOPMENT PLAN REPORT

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▶ **FILE #:** 5-B-26-DP **AGENDA ITEM #:** 47  
POSTPONEMENT(S): 5/14/2026, 6/11/26 **AGENDA DATE:** 7/9/2026  
▶ **APPLICANT:** ALEX HAMILTON  
OWNER(S): Robert & Michelle Devereaux

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TAX ID NUMBER: 104 10702 (PARTIAL) [View map on KGIS](#)  
JURISDICTION: County Commission District 3  
STREET ADDRESS: 1908 SCHAEFFER RD  
▶ **LOCATION:** Northeast side of Schaeffer Rd, south of Harrison Springs Ln  
▶ **APPX. SIZE OF TRACT:** 7.38 acres  
GROWTH POLICY PLAN: Planned Growth Area  
ACCESSIBILITY: Access is via a 15-ft wide access easement from Schaeffer Road, an unstriped major collector with 22 ft of pavement width within a 53-ft right-of-way.  
UTILITIES: Water Source: West Knox Utility District  
Sewer Source: West Knox Utility District  
FIRE DISTRICT: Karns Fire Department  
WATERSHED: Beaver Creek

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▶ **ZONING:** PR (Planned Residential) up to 3 du/ac, RA (Low Density Residential), A (Agricultural), TO (Technology Overlay)  
PLACE TYPE: RC (Rural Conservation), HP (Hillside Ridgetop Protection), BP (Business Park)  
▶ **EXISTING LAND USE:** Rural Residential  
▶ **PROPOSED USE:** 2 dwelling units (1 single family lot and 1 accessory dwelling unit)  
DENSITY PROPOSED: 0.31 du/ac  
HISTORY OF ZONING: In 2003 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (12-J-03-RZ). In 2022 part of the property was rezoned from A to RA (Low Density Residential) (4-G-22-RZ).  
SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)  
South: Single family residential, public/quasi public land (fire station), agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential), OB (Office, Medical, and Related Services), TO (Technology Overlay)  
East: Single family residential - PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)  
West: Agriculture/forestry/vacant land - A (Agricultural), TO (Technology Overlay)

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NEIGHBORHOOD CONTEXT: This section of Schaeffer Road features single family houses on large lots and in subdivisions, with forested slopes to the east and Pellissippi Parkway to the west. There are some office, commercial, and civic uses to the southeast near the Lovell Road and Pellissippi Parkway interchange and to the north near the Hardin Valley Road and Pellissippi Parkway interchange.

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**STAFF RECOMMENDATION:**

► **Approve the development plan for 2 dwelling units, subject to 3 conditions.**

- 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

**COMMENTS:**

This request is to resubdivide the subject property into 2 lots and add an accessory dwelling to the front lot (Lot 2R2). The property has dual zoning, with RA (Low Density Residential) and TO (Technology Overlay) zoning along Harrison Springs Road, PR (Planned Residential) up to 3 du/ac on the largest portion of the lot to the rear, and A (Agricultural) and TO zoning between in a narrow strip that connects to Schaeffer Road. The proposed lot layout would give Lot 2R2 approximately 4.65 acres zoned A, RA, and PR up to 3 du/ac. The existing house is located in the portion of the lot zoned PR, and would incorporate an accessory dwelling. The rear lot would be zoned PR up to 3 du/ac and would incorporate a new single family house. Both lots would have access to Schaeffer Road, a major collector street.

A new easement is proposed approximately 12 ft from the property line adjacent to lots 64-68 of the Harrison Springs subdivision. The applicant has stated that they intend to landscape the area between the access easement and the existing subdivision, but have not offered any details.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 3 du/ac:

A. The proposed lots are within a 64.69-acre PR (Planned Residential) zone with up to 3 du/ac. This includes the Harrison Springs Subdivision, where approximately 166 single family lots have been platted. The 2 additional dwelling units, new lot (2R1) and accessory dwelling unit on lot 2R2, would bring the total number of dwelling units to 168 units at a density of 2.6 du/ac.

B. The PR zone permits single family homes. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

C. The Planning Commission has the authority to reduce the peripheral setback when adjacent to residential or agricultural zones. The applicant requests a reduced peripheral setback on the south side adjacent to agricultural areas because the property is narrow.

D. The Technology Overlay Design Guidelines do not apply to single family lots.

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The two large single family lots and accessory dwelling unit are compatible with the other residences in the area.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as the RC (Rural Conservation) and BP (Business Park) place types and is in the HP (Hillside Protection) area. Single-family residential is the primary use in the RC (Rural Conservation) place type, while a range of housing may be considered in BP. The plan shows 2 new dwellings on 7.38 acres. The 2 dwellings will cause minimal disturbance within the HP (Hillside Protection) area. The applicant has stated they will replant the 12-ft area between the adjacent subdivision and the access easement.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The request reduction does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

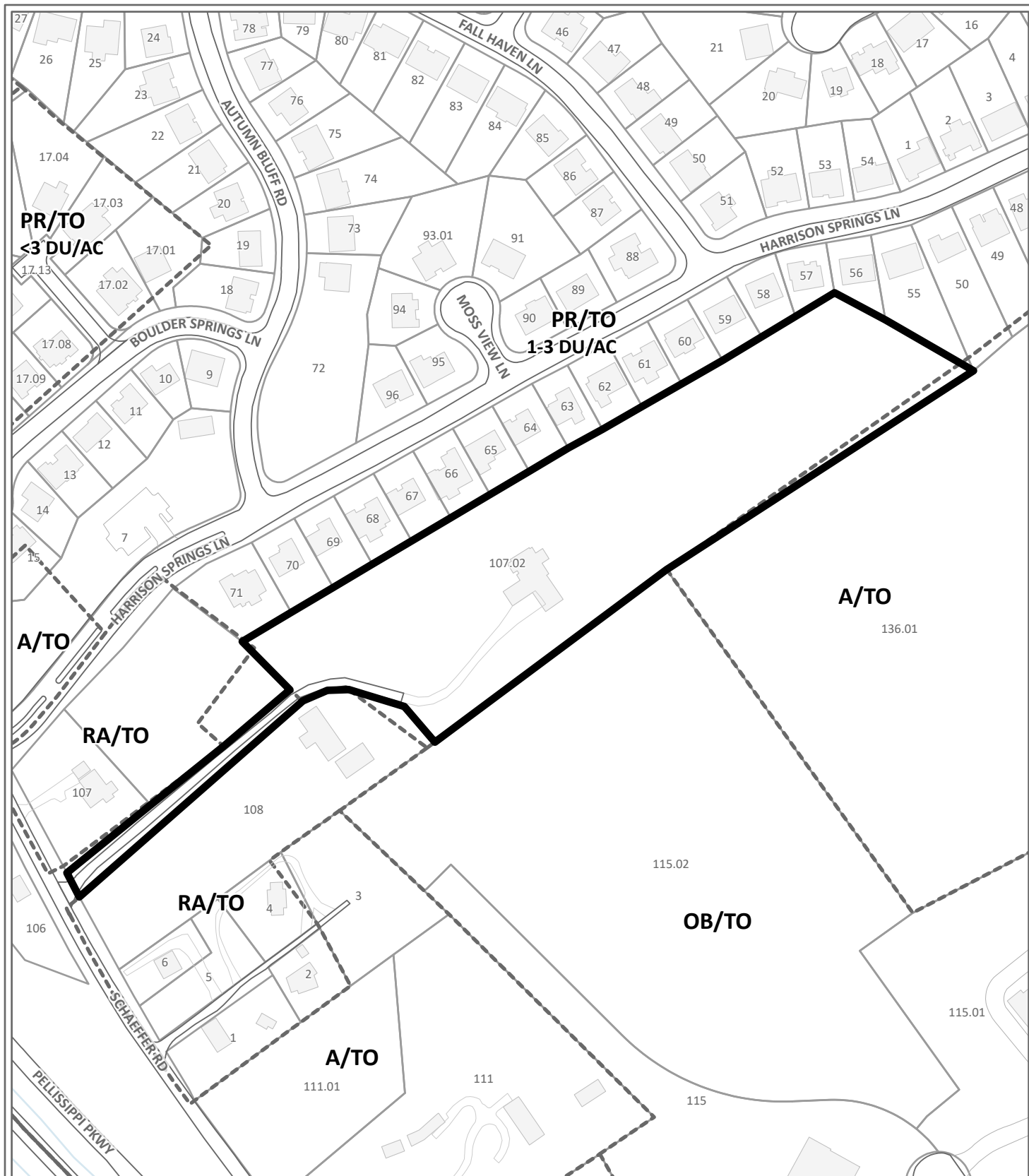
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



**DEVELOPMENT PLAN**

**5-B-26-DP**

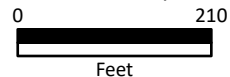
**Petitioner:** Alex Hamilton



2 dwelling units (1 Single family lot and 1 accessory dwelling unit) in PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

**Map No:** 104

**Jurisdiction:** County



**Original Print Date:** 4/8/2026

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

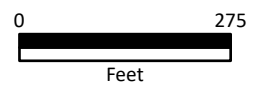
# Exhibit A. Contextual Images



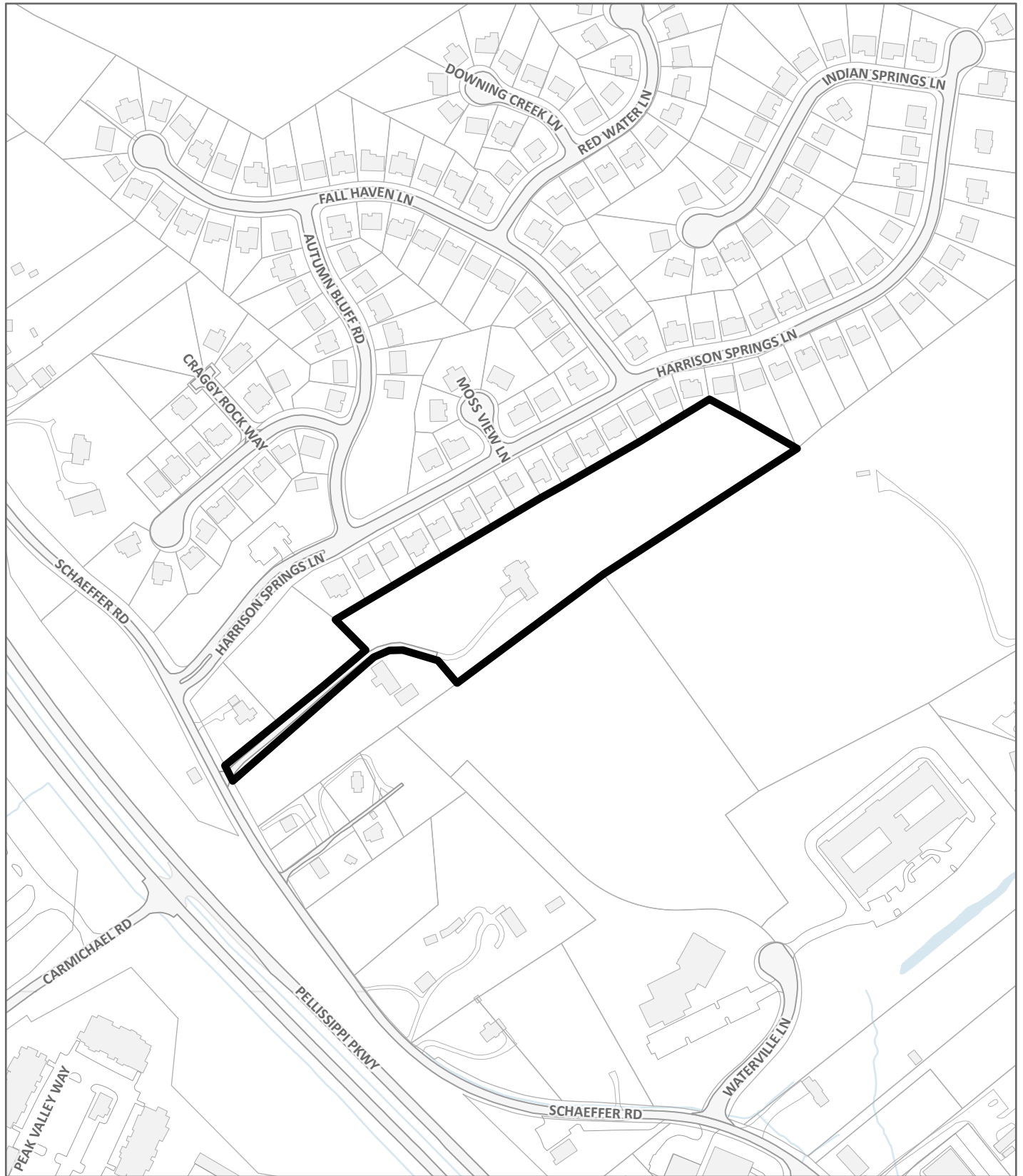
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

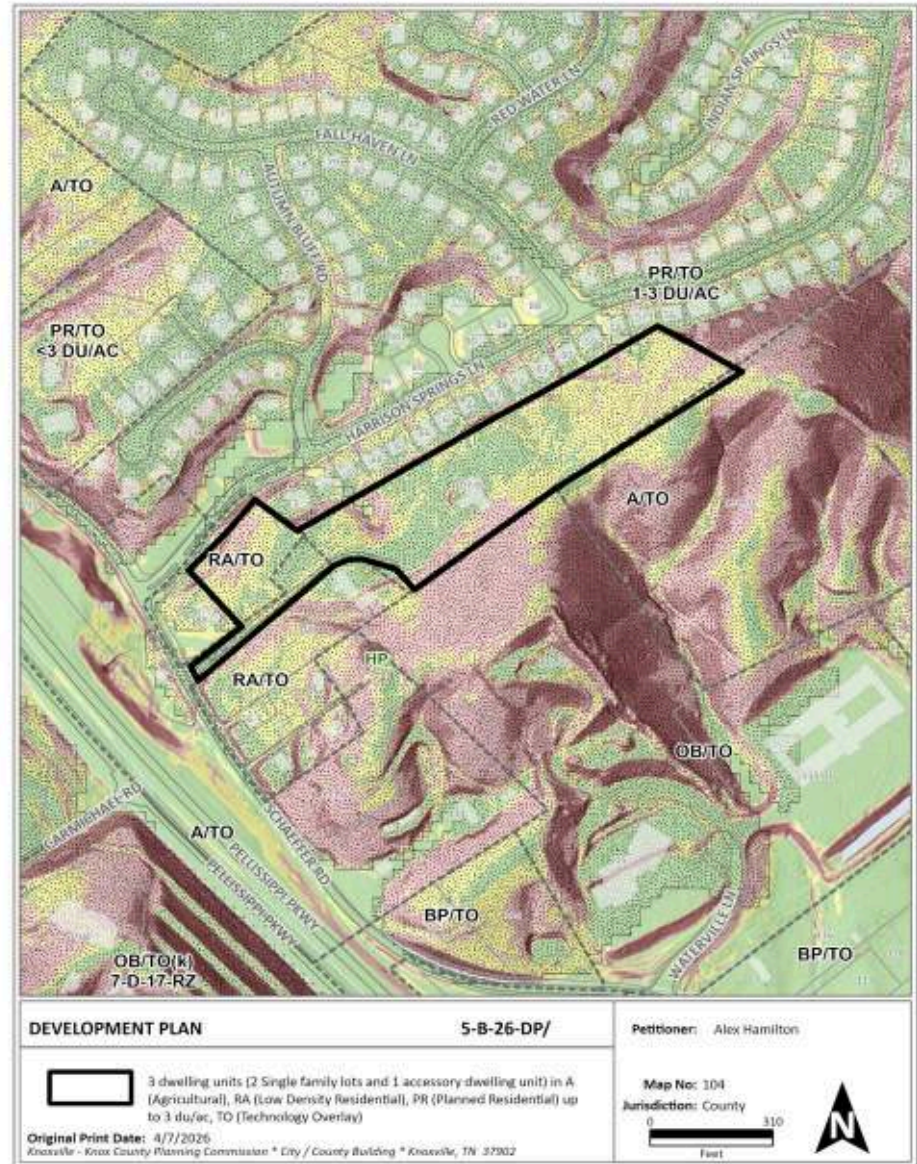
**5-B-26-DP**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	7.5		
Non-Hillside	0.1	N/A	
0-15% Slope	2.6	100%	2.6
15-25% Slope	3.4	50%	1.7
25-40% Slope	1.3	20%	0.3
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	7.4	Recommended disturbance budget within HP Area (acres)	<b>4.6</b>
		Percent of HP Area	<b>62.2%</b>



**Certification of the Accuracy of Survey**

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee as set forth by the Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor:  
 Tennessee License No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**Plotting Full-Of/Partial-Of Area and/or Enclosure - Final Plot**

This is a subdivision of the subdivision also shown hereon has been based on a plan with the subdivision map of the subdivision and more survey monuments setting reference points with the location of the subdivision monuments as shown on the plan and that the survey and its bearings approved for recording by the office of the Knox County Register of Deeds pursuant to Section 20-2-102 of Tennessee Code Annotated. The approved final plot is the bearing instrument used to determine the location of the subdivision monuments and the location of the monuments to each corner of the subdivision as shown on the plan and the plan.

Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Underwritten: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Zip: \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and their regulations.

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Times and Assessments**

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: \_\_\_\_\_  
 Knox County Treasurer: \_\_\_\_\_

**Addressing Department Certification**

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and their regulations.

Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Certification of Final Plot - All Indicated Markers, Measurements and Benchmarks Set**

I hereby certify that I am a registered land surveyor licensed to practice surveying within the state of Tennessee. I further certify that this plan and accompanying exhibits, statements, and statements conform to the best of my knowledge, skill and professional judgment of the Knoxville County (Knoxville Suburban Properties) except as has been amended, modified and justified in a report filed with the Planning Commission, or the survey and surveys which have been required as shown on the final plot. The indicated permanent reference markers and measurements, benchmarks and adjacent monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Registered Land Surveyor:  
 Tennessee License No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**Consent of the Applicant of Public Use and Public Use - All State Subdivisions**

This is to certify that the subdivision shown herein is approved pursuant to the laws of the State of Tennessee, and that the work hereon shall be in accordance with the applicable laws, rules and regulations.

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Owner or Authorized Agent for Public Use and Public Use - All State Subdivisions:  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

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Owner or Authorized Agent for Public Use and Public Use - All State Subdivisions:  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**Certificate of Ownership and General Declaration**

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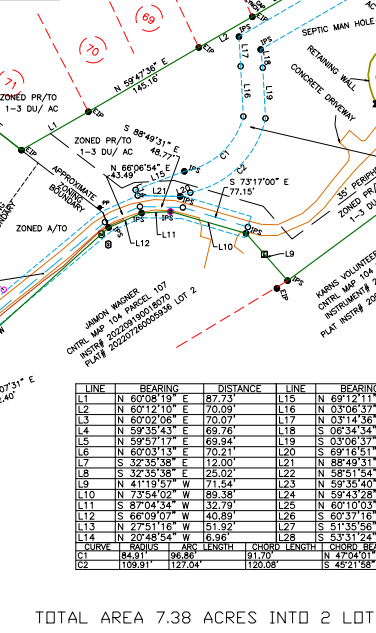
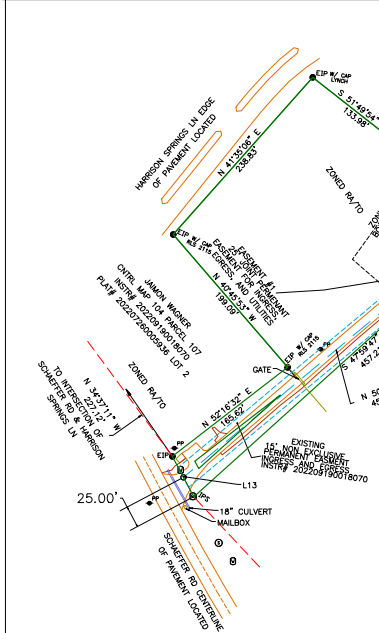
Owner or Authorized Agent for Public Use and Public Use - All State Subdivisions:  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**Survey**

Survey Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Survey**

Survey Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



**Legend**

- WB WARRANTY DEED BLOCK
- PG PAGE
- CALCULATED POINT
- UTILITY POLE
- IRON ROD (SEE NOTED MOORE #1406)
- IRON ROD DLD
- SEPTIC AREA
- WATER METER
- MAN HOLE
- ELECTRICAL BOX
- TELEPAD BOX
- IRRIGATION VALVE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 60°08'19" E	87.73	L15	N 69°12'11" E	59.20
L2	N 60°12'10" E	70.09	L16	N 03°06'57" W	57.09
L3	N 60°02'06" E	70.07	L17	N 03°14'36" W	33.66
L4	N 59°35'43" E	69.76	L18	S 06°34'34" E	20.88
L5	N 59°57'17" E	69.94	L19	S 03°06'57" E	57.57
L6	N 60°03'13" E	70.21	L20	S 69°16'51" W	12.35
L7	S 32°35'38" E	12.00	L21	N 88°49'31" W	48.17
L8	S 22°22'22" E	25.00	L22	S 52°51'54" E	70.23
L9	N 41°19'57" W	71.54	L23	S 59°35'40" E	70.05
L10	N 73°54'02" W	89.38	L24	N 59°43'28" E	60.60
L11	S 87°04'54" W	32.79	L25	N 60°10'03" E	70.49
L12	S 66°09'07" W	40.89	L26	S 60°37'16" E	88.57
L13	N 27°51'16" W	51.92	L27	S 51°35'56" W	9.52
L14	N 57°48'54" W	65.87	L28	S 53°31'24" W	45.37
CHORD	BEARING	LENGTH	CHORD	BEARING	LENGTH
C1	S 84°31'18" E	186.86	C2	N 47°01'01" E	89.73
C3	N 109°31'17" E	120.95	C4	S 46°21'56" W	68.19

**GLOBAL POSITIONING SYSTEM (GPS) DATA**

Percent of Survey Conducted with GPS: 100%  
 GPS Manufacturer and Model: Hemisphere, S631 GNSS RTK  
 GPS Survey Type (Dual Frequency receivers): RTK  
 Relative Position Accuracy: Meets or Exceeds +/- 0.06" + 100PPM  
 Solution Date: 04/18/2025  
 Tennessee State Plane  
 USA/NAD83 / TNMAD83

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. THE INDICATED MONUMENTS WERE IN PLACE ON THE 28th DAY OF DECEMBER, 2025.

I FURTHER CERTIFY THAT I HAVE SURVEYED THIS HEREON DESCRIBED PROPERTY, THAT THIS PLAN CORRECTLY DEPICTS THE RESULTS OF SAID SURVEY, THAT SAME IS TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF, AND THAT THE SURVEY MEETS CATEGORY IV ACCURACY SPECIFICATIONS, AND THAT THE SURVEY WAS PERFORMED TO THE MINIMUM STANDARDS FOR LAND SURVEYING IN TENNESSEE.

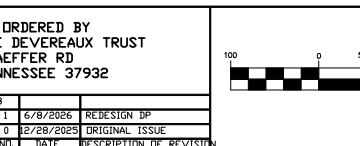
WILLIAM J. MOORE RLS#1406 DATE: 12-28-2025



SURVEY PERFORMED BY:  
 W.J. MOORE AND ASSOCIATES  
 192 CABOT LANE  
 ROCKWOOD, TENNESSEE 37854  
 PHONE: (865) 354-2236

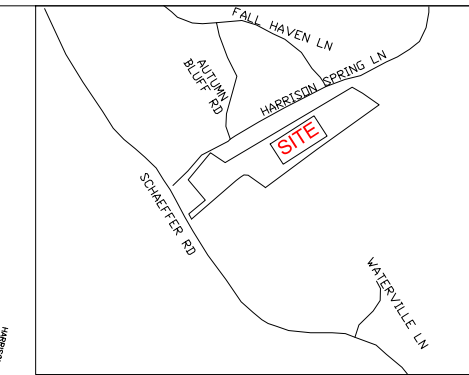
SURVEY AS ORDERED BY  
 ROBERT & MICHELLE DEVEREAUX TRUST  
 1908 SCHAEFFER RD  
 KNOXVILLE, TENNESSEE 37932

DATE	PROJECT	NO	BY	REVISION
12/28/2025	IND02512EB	1	6/8/2026	REDESIGN DP
	FILEGARZA	0	12/28/2025	ORIGINAL ISSUE
	SCALE 1"=100'		DRAWN BYRCH	ND
			DATE	DESCRIPTION OF REVISION



**RESUBDIVISION OF LOT 2 OF ROBERT & MICHELLE DEVEREAUX TRUST PROPERTY**

TAX MAP 104 PARCELS 107.02  
 WEST 6TH CIVIL DISTRICT OF KNOX COUNTY TENNESSEE



**NOTES:**

- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAN.
- GRID NORTH IS BASED UPON TNMAD 83. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
- FIXED CONTROL STATION LISTED AS FOLLOWS: AUTONOMOUS GNSS BASE LATITUDE N 35.485889642° W -84.411583459°
- BEING ALL OF TAX MAP 104 PARCEL 107.02 WARRANTY DEED INSTRUMENT 202509300018918 AND IN PLAT INSTRUMENT 20250625068285 AS AN EXEMPT LOT RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
- NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.
- THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY HEREON.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLY AND INCLUDED BUT NOT LIMITED TO SOIL, GEOLOGICAL, CONDITIONS, PHYSICAL, DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAPPING OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.
- SEPARATE SURVEYS TO DIVIDE ONE LOT INTO TWO SEPARATE LOTS.
- Required utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way, including previously approved Joint Permanent Easements (JPEs). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the side of all other exterior lot lines.
- The JPE is not a public street and will not be maintained by the City of Knoxville or Knox County. The JPE shall also function as a utility easement.
- The property owners intend to landscape the driveway corridor and relevant property boundaries, despite there being no ordinance requirement for residential-to-residential landscape buffer. They reserve, as is their right, the choice of how to achieve that goal - whether through native trees, ornamental plantings, flowering vines, mixed shrubs, or fencing, or some combination of these.

**FILE NUMBER 5-D-26-DP**

**TOTAL AREA 7.38 ACRES INTO 2 LOTS**

# 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.*

May 1st

May 25th

Date to be Posted

Date to be Removed

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

Yes  No

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



Alex Hamilton

3/9/2026

Applicant Signature

Applicant Name

Date

