USE ON REVIEW REPORT

▶ **FILE #:**	**9-A-26-UR**	**AGENDA ITEM #:**	**20**
POSTPONEMENT(S):	9/10/2026	**AGENDA DATE:**	**10/1/2026**
▶ **APPLICANT:**	**JOHN HARPER**		
OWNER(S):	John Harper		

TAX ID NUMBER:	146 E A 01801 **View map on KGIS**
JURISDICTION:	County Commission District 4
STREET ADDRESS:	5519 COVE ISLAND RD
▶ **LOCATION:**	**Northeast side of Cove Island Rd, southwest of Brown Atkin Dr**
▶ **APPX. SIZE OF TRACT:**	**0.51 acres**
GROWTH POLICY PLAN:	Rural Area
ACCESSIBILITY:	Acess is via Cove Island Road, an unstriped local street with 25 ft of pavement width within a 50-ft right-of-way.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Septic
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Tennessee River

▶ **ZONING:**	**RA (Low Density Residential)**
PLACE TYPE:	RL (Rural Living)
▶ **EXISTING LAND USE:**	**Single Family Residential**
▶ **PROPOSED USE:**	**Garage apartment**
HISTORY OF ZONING:	None noted.
SURROUNDING LAND USE AND ZONING:	North: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential)
	South: Rural residential - RA (Low Density Residential)
	East: Single family residential - RA (Low Density Residential)
	West: Rural residential - RA (Low Density Residential)
NEIGHBORHOOD CONTEXT:	The subject property is within a single family subdivision jsut north of the Tennessee River. The surrounding area features single family houses in subdivisions and on large lots interspersed with vacant land and recreational uses.

STAFF RECOMMENDATION:

▶ **Approve the request for a garage apartment with approximately 1,645 sq ft of floor area, as shown in the development plan, 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 applicable requirements of the Knox County Department of Engineering and Public Works.
3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for a garage apartment or the applicant's elderly mother, and the applicant is asking for reasonable accommodation under the Fair Housing Act (Exhibit B). The property is zoned RA (Low Density Residential), which allows a garage apartment as a use permitted on review. A garage apartment is defined as a dwelling unit above a private garage. This proposal is for a one-story garage apartment to better accommodate the applicant's mother. The Planning Commission can consider the one-story apartment as a use on review, under the Fair Housing Act, which requires reasonable accommodations to people with disabilities.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.
A. The property is designated as the RL (Rural Living) place type in the Comprehensive Plan. The RL place type recommends single family as a primary use. A garage apartment is an accessory use that is consistent with the intent of the RL place type.
B. The proposed garage apartment is consistent with the Comprehensive Plan’s Implementation Policy 6 to promote attainable housing that meets the needs of future and current residents.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.
A. The RA zone is intended to provide for residential areas with low population densities. The proposed garage apartment is permitted through the Use on Review process.
B. The minimum lot area is 12,000 sq ft to allow consideration of a garage apartment. The property is approximately 22,428 sq ft.
C. The allowable maximum height is 18 ft to the bottom of the ceiling joists of an accessory structure. The proposed structure is less than 10 ft to the bottom of the truss.
D. The minimum side setback requirement is 5 ft for an accessory structure greater than one story and the rear setback requirement is 10 ft. The proposed plan meets these requirements.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATIONS OF BUILDINGS IN THE VICINITY.
A. The houses in this area are predominantly two stories. The one story garage apartment is located at the rear of this property.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC CONGESTION OR OTHER IMPACTS WHICH MAY DETRACT FROM THE IMMEDIATE ENVIRONMENT.
A. The proposed garage apartment is considered a low-density residential use and is compatible with other low density residential uses in the area.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
A. Traffic volume in this neighborhood will not be substantially increased as a result of the proposed apartment.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
A. There are no other known uses in the area that could be a potential hazard or create an undesirable

environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

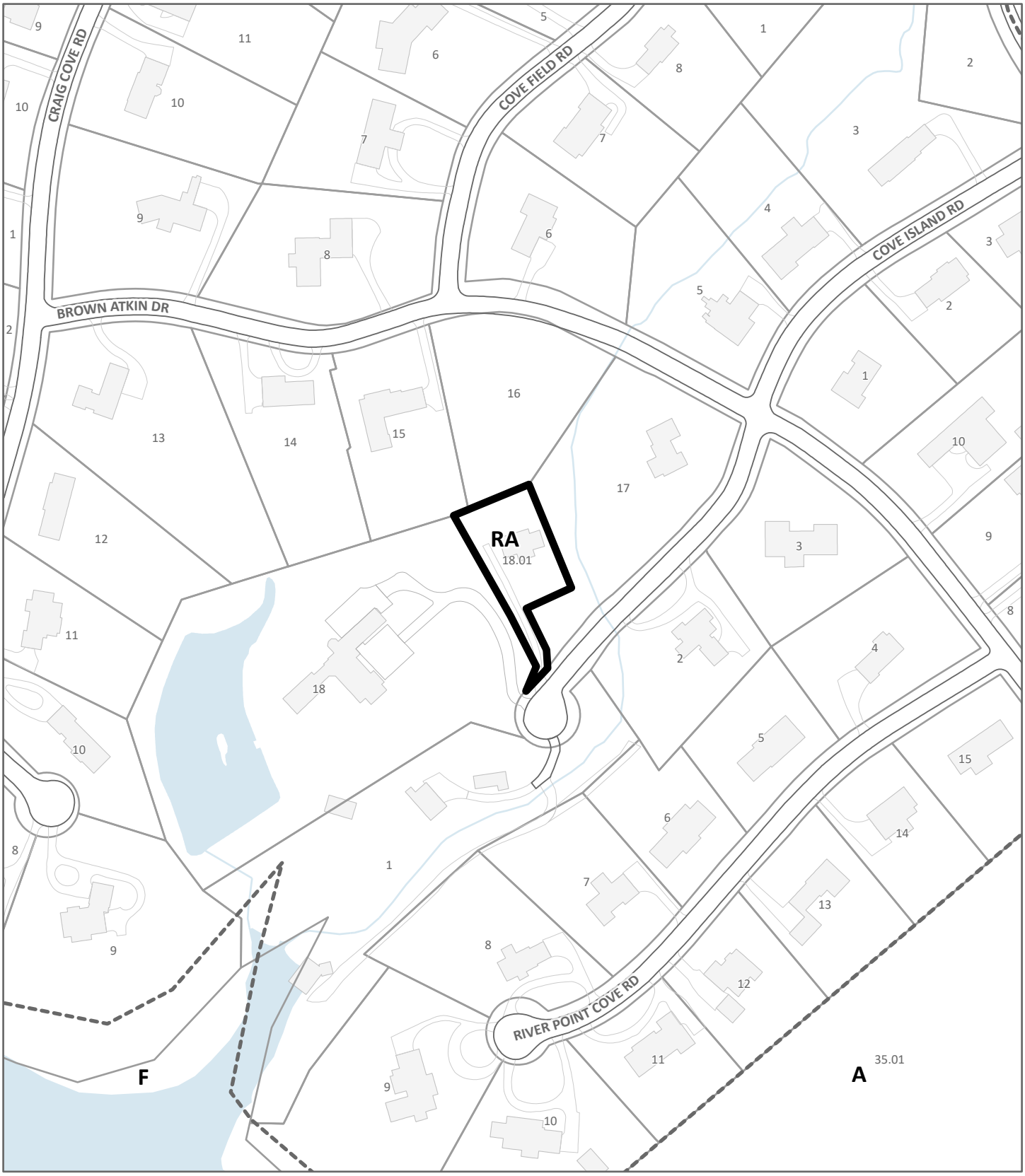
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



USE ON REVIEW **9-A-26-UR**

Garage apartment in RA (Low Density Residential)

Original Print Date: 7/29/2026

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

Petitioner: John Harper

Map No: 146

Jurisdiction: County

0 210

Feet

N

Exhibit A. Contextual Images



AERIAL MAP

Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **9-A-26-UR**

Case boundary

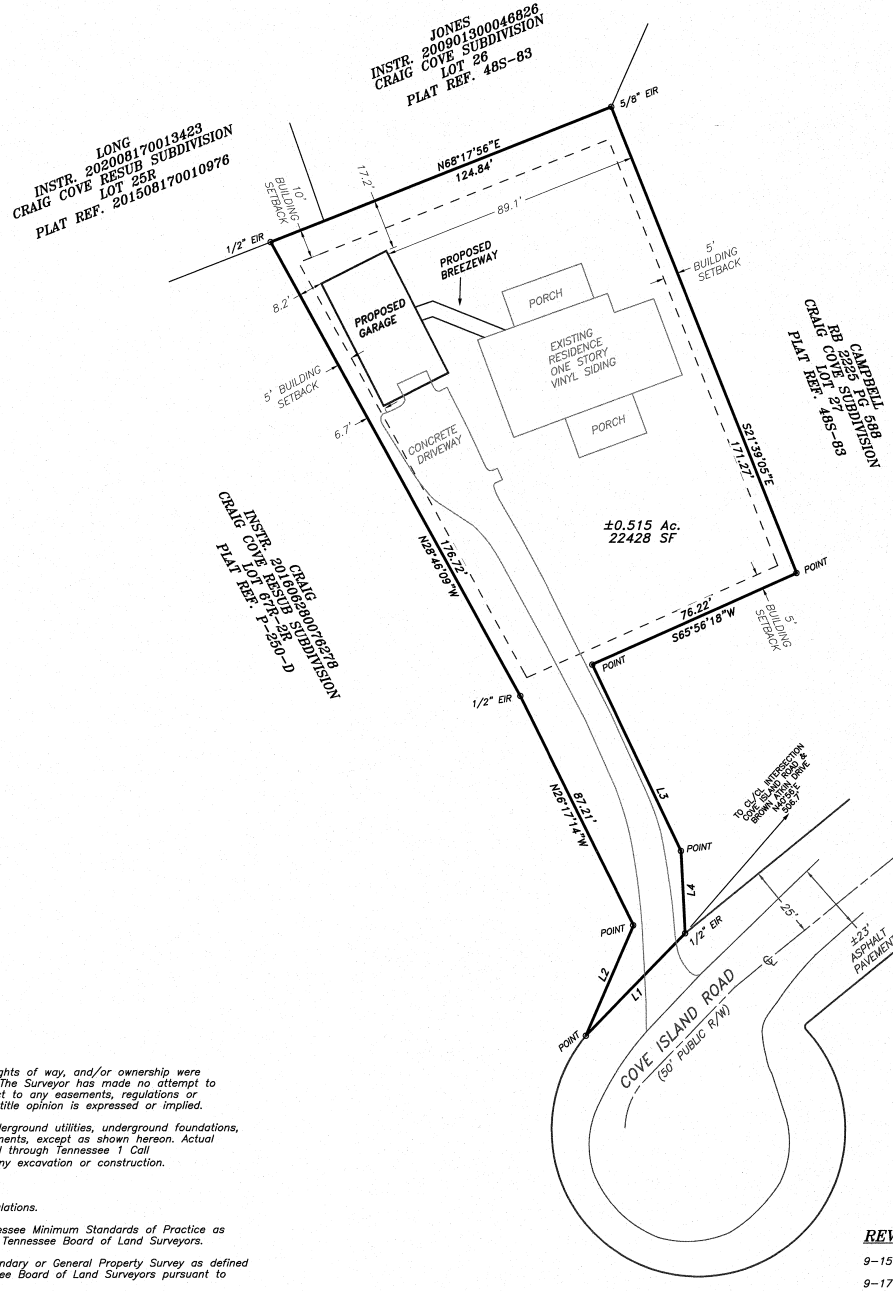
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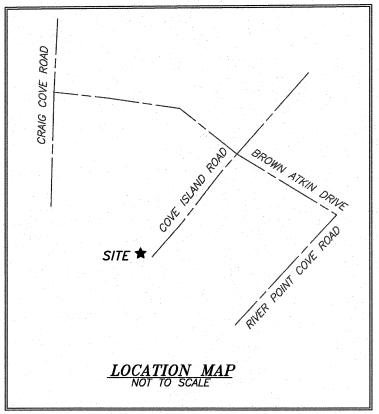
Feet

N

LEGEND:

EIR	EXISTING IRON ROD
A=	ARC LENGTH
R=	RADIUS
D=	CENTRAL ANGLE (DELTA)
B=	CHORD BEARING
C=	CHORD LENGTH
Ac.	ACRES
SF	SQUARE FEET
WDB	WARRANTY DEED BOOK
MRB	MISC. RECORD BOOK
PG	PAGE
RR	RAILROAD
TYP	TYPICAL
R/W	RIGHT-OF-WAY
℄	CENTERLINE
	BOUNDARY LINE
	ROAD RIGHT-OF-WAY LINE
	BUILDING SETBACK LINE
	ROAD CENTERLINE
	EDGE OF ROAD





LOCATION MAP
NOT TO SCALE

LINE TABLE		
No.	Bearing	Len.
L1	S44°04'32"W	48.57'
L2	N23°24'30"E	40.95'
L3	S25°24'46"E	70.43'
L4	S2°49'15"E	28.10'

SURVEYOR'S NOTES:

1. No Instruments of Record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.

2. The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.

3. Property is zoned KNOX County RA.

4. Setbacks shown hereon are based on zoning regulations.

5. This plot plan is in compliance with current Tennessee Minimum Standards of Practice as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors.

6. This plot plan is not intended to represent a Boundary or General Property Survey as defined in Chapter 0820-3-.07 as set forth by the Tennessee Board of Land Surveyors pursuant to T.C.A. Title 62-18-106(c).

N

GRID TN SPCS

30' 15' 0 30' 60'

1" = 30'

REVISION NOTES:

9-15-26 - RSF - UPDATED DRIVEWAY & HOUSE LOCATION

9-17-26 - RSF - MOVED PROPOSED GARAGE

OWNER & CLIENT:
JOHNATHAN F. HARPER &
KELLI D. HARPER
5519 COVE ISLAND ROAD
KNOXVILLE, TN 37919
DISTRICT W6, KNOX COUNTY
INSTR. 200808120010606

SINCE 1979

STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: 865-984-3905
FAX: 865-981-2815
www.sterling.us.com

PLOT PLAN FOR DETACHED GARAGE

HARPER PROPERTY

5519 COVE ISLAND ROAD, KNOXVILLE, TN 37919

CHRISTOPHER E. GOFORTH
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 3582
9-17-26

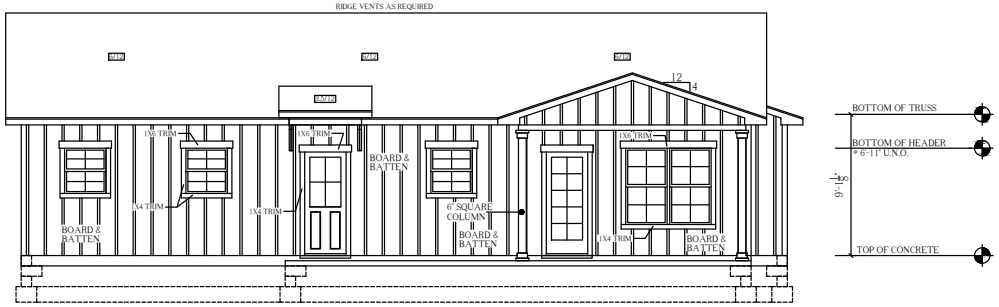
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SHEET
PP

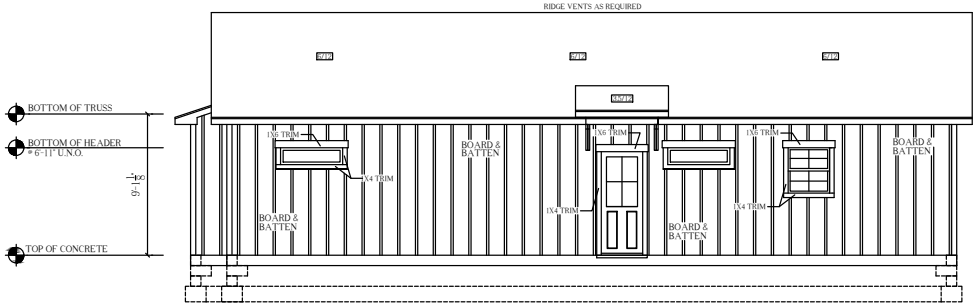
DESIGNED:	
DRAWN:	RSF
CHECKED:	CEG
DATE:	6/19/26
SCALE:	1" = 30'
DRAWING:	8613-PP
PROJECT NO:	SEI#8613

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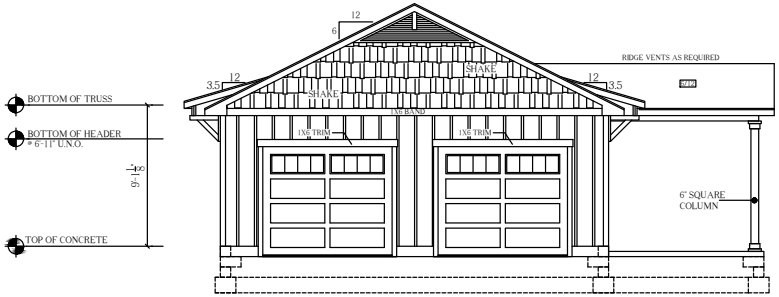
9'-0" PLATE HEIGHT



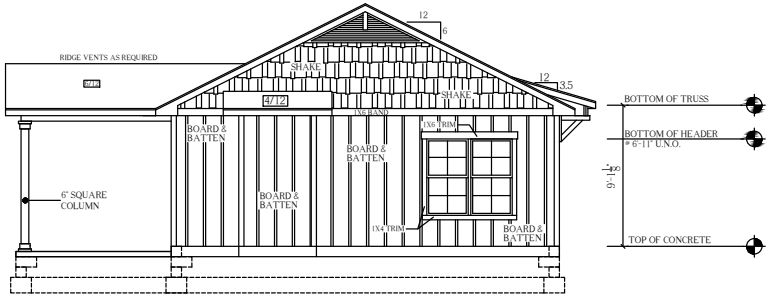
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

9-A-26-UR
7/27/2026

GENERAL BUILDING NOTES

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SQUARE FOOTAGE CHART

NOTE:
ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

HEATED & COOLED AREA	714
STORAGE & GARAGE AREA	446
COVERED PATIO	150
UNCOVERED PATIO	150
TOTAL UNDER BEAM AREA:	1310

STREET ADDRESS:
X

CITY & STATE:
X

ZIP:
X

COUNTY:
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DRAFTING PHASES:
PRELIM: X

ELEVATIONS

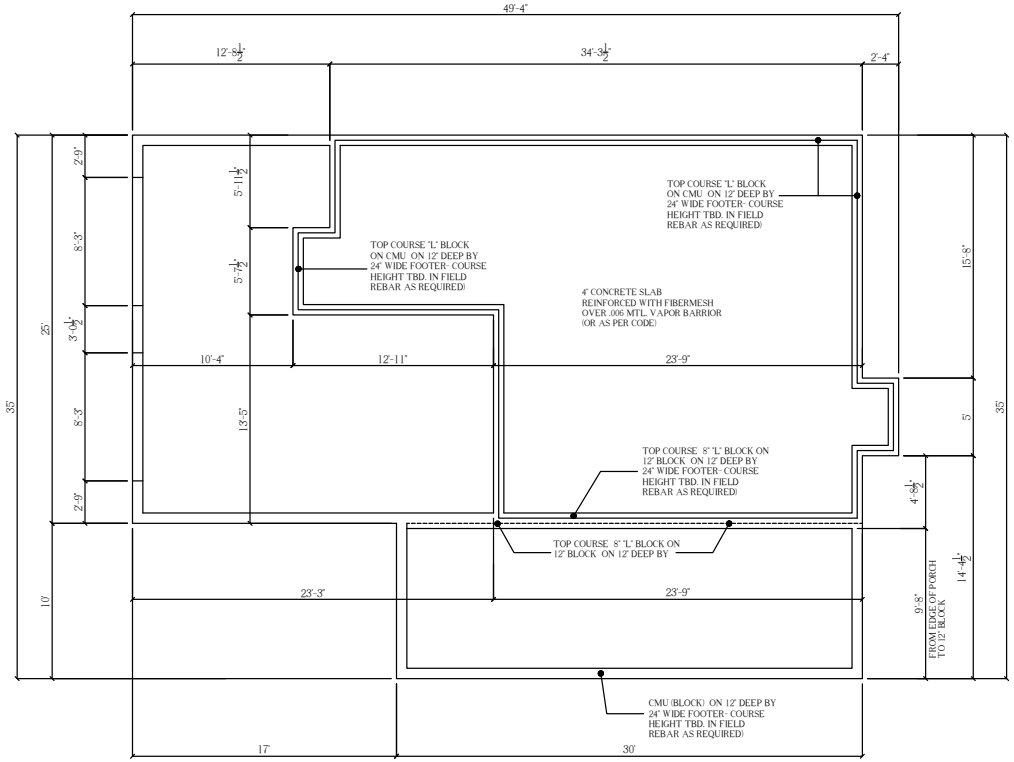
CUSTOM
"A"

RED DOOR homes

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KNOXVILLE, TN.

CONCEPT
JOB # : N/A
HARPER

9'-0" PLATE HEIGHT



BLOCK & FILL FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

9-A-26-UR
7/27/2026

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DRAFTING PHASES:
PRELIM. X

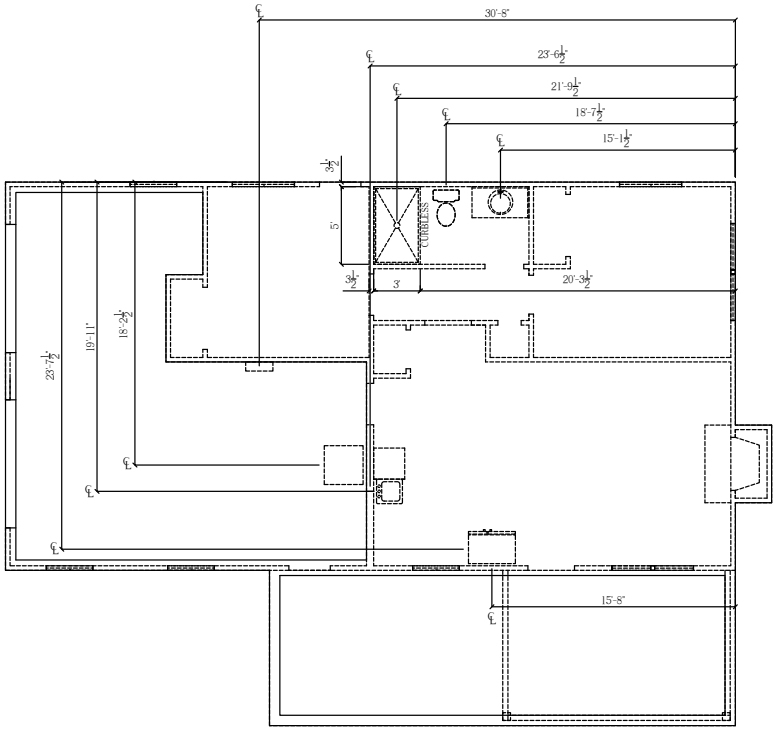
FIRST & SECOND FLOOR

CUSTOM
"714"

RED DOOR homes

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JOB # : N/A
HARPER



FOUNDATION PLUMBING

SCALE: 1/8" = 1'-0"

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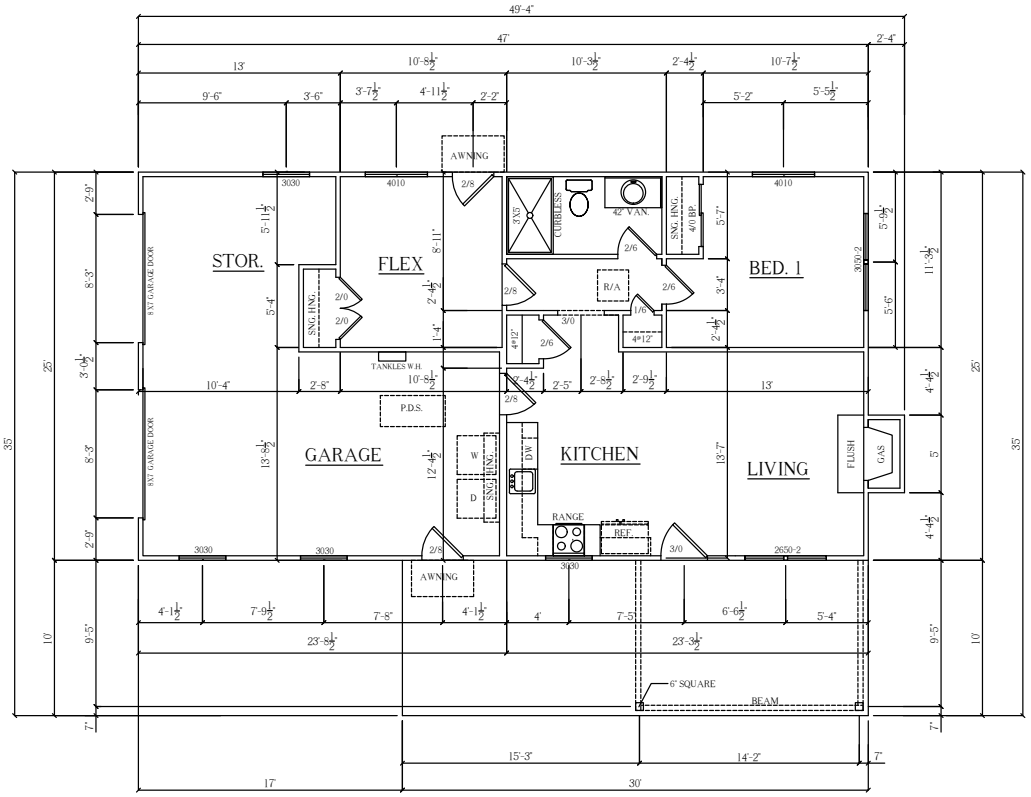
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9-A-26-UR
7/27/2026

9'-0" PLATE HEIGHT



FLOOR PLAN
SCALE: 1/8" = 1'-0"

9-A-26-UR
7/27/2026

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FLOOR PLAN

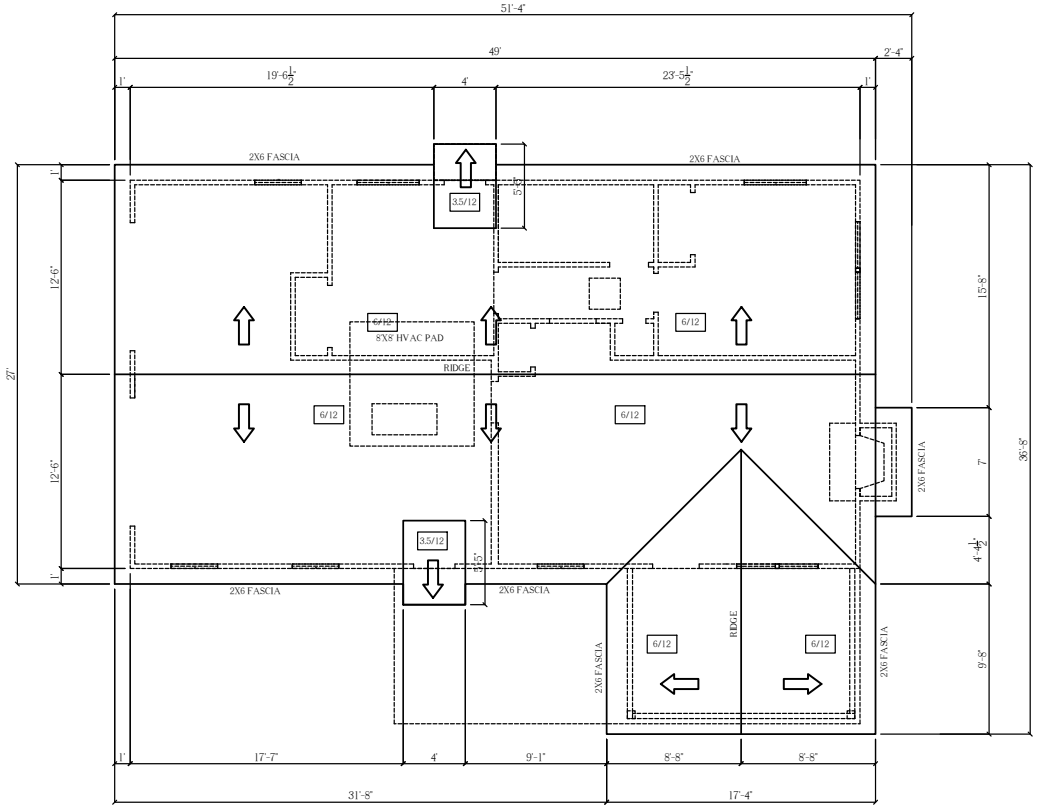
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"714"

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9'-0" PLATE HEIGHT



ROOF PLAN
SCALE: 1/8" = 1'-0"

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COVERED PATIO	150
UNCOVERED PATIO	150
TOTAL UNDER BEAM AREA:	1310

STREET ADDRESS:
X

CITY & STATE:
X

ZIP:
X

COUNTY:
X

DRAFTING PHASES:
PRELIM: X

ROOF PLAN

CUSTOM
"A"

RED DOOR homes

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LICENSED TO RED DOOR HOMES OF:
KNOXVILLE, TN.

CONCEPT
JOB # : N/A
HARPER

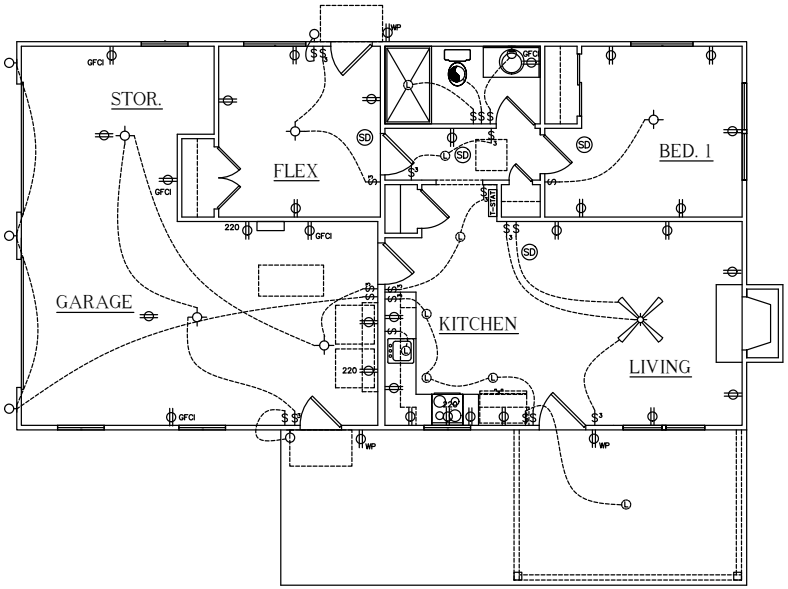
ELECTRICAL LEGEND

	DUPLEX OUTLET
GFCI	GROUND FAULT INTERRUPTER OUTLET
WP	WATER PROOF OUTLET
220	220 VOLT OUTLET
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
L	LIGHT, L.E.D. SURFACE MOUNT
P	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
SD	SMOKE DETECTOR
SC	SMOKE / CARBON DETECTOR
T-STAT	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
CAT	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
	EAVE LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.
2. PROVIDE 200 AMP SINGLE PHASE SERVICE
3. PROVIDE ALL COPPER WIRING
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:
10. PROVIDE AFCI'S (ARC-FAULT CIRCUIT INTERRUPTERS) COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUITS IN ALL DWELLING UNITS PER NEC210.12

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

9-A-26-UR
7/27/2026

GENERAL BUILDING NOTES

1. MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE
2. OPTIONAL BONUS PLATE HEIGHT TO BE UNLESS NOTED OTHERWISE
3. INTERIOR AND EXTERIOR WALLS TO BE DRAWN AT 3 1/2" U.N.O.
4. ALL ANGLES TO BE DRAWN AT 90° OR 45° UNLESS NOTED OTHERWISE
5. WINDOW HEADER HEIGHT TO BE SET AT 6'-11" FROM TOP OF HOUSE SLAB TO BOTTOM OF WINDOW HEADER U.N.O.
6. HEADER SIZES AND MATERIALS TO BE DETERMINED AND VERIFIED BY LICENSED ENGINEER AND BUILDER.
7. SIZES, LOCATIONS, AND MATERIALS OF BEAMS, TRUSSES, GIRDERS, AND HEADERS ARE TO BE DETERMINED AND VERIFIED BY BUILDER, FRAMER, TRUSS SHOP, AND LICENSED ENGINEER
8. FOOTER SIZE, MATERIAL, AND LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR, AND LICENSED ENGINEER
9. ROOF VENTILATION TO BE DETERMINED AND VERIFIED BY BUILDER, ROOFING CONTRACTOR, AND LICENSED ENGINEER
10. ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED AND VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR , AND LICENSED ENGINEER
11. BUILDER IS RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE, AND NATIONAL BUILDING CODES.
12. LOCAL, STATE, & NATIONAL BUILDING CODES TAKE PRECEDENCE OVER DRAWINGS
13. BUILDER TO VERIFY ALL DIMENSIONS

SQUARE FOOTAGE CHART

NOTE:
ALL AREA CALCULATIONS ARE CALCULATED TO EXTERIOR OF FRAMED WALLS.

HEATED & COOLED AREA	714
STORAGE & GARAGE AREA	446
COVERED PATIO	150
UNCOVERED PATIO	150
TOTAL UNDER BEAM AREA:	1310

STREET ADDRESS:
X

CITY & STATE:
X

ZIP:
X

COUNTY:
X

DRAFTING PHASES:
PRELIM: X

ELECTRICAL

CUSTOM
"714"

RED DOOR homes

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KNOXVILLE, TN.

CONCEPT
JOB # : N/A
HARPER

Exhibit B. Reasonable Accommodation under Fair Housing Act

Outlook

Re: [External]FW: John Harper/5519 Cove Island Road

From Steve Elliott <Steve.Elliott@knoxcounty.org>
Date Wed 7/8/2026 2:36 PM
To Benjamin C. Mullins <bmullins@fmsllp.com>
Cc Mike Moyers <Mike.Moyers@knoxcounty.org>; Jim Snowden <Jim.Snowden@knoxcounty.org>; John Harper <jharper@reddoorhomes.com>; Amy Brooks <amy.brooks@knoxplanning.org>; Tasha Blakney <tblakney@knoxbar.org>

Ben
We agree with you and will grant you reasonable accommodations if Planning Commission approves the UOR.

Steve Elliott
Development Services Director
Engineering & Public Works
Office: 865 215 3133
205 W Baxter Ave
Knoxville, TN 37938

KNOX COUNTY TENNESSEE

From: Benjamin C. Mullins <bmullins@fmsllp.com>
Sent: Tuesday, July 7, 2026 4:44 PM
To: Steve Elliott <Steve.Elliott@knoxcounty.org>
Cc: Mike Moyers <Mike.Moyers@knoxcounty.org>; Jim Snowden <Jim.Snowden@knoxcounty.org>; John Harper <jharper@reddoorhomes.com>; Amy Brooks <amy.brooks@knoxplanning.org>; Tasha Blakney <tblakney@knoxbar.org>
Subject: [External]FW: John Harper/5519 Cove Island Road

Steve,

I wanted to follow up our conversation today about this issue and how it implicates the Fair Housing Act. As you know, our intent is to build a one-level garage apartment specifically for the use of my client's elderly mother. Stairs are not an option due to her age and risk of falling. The issue is that the zoning would allow a garage apartment on a use on review, but only if the apartment is above the garage, not on the same level. Because this treats an elderly individual disparately, I think it is violative of the Fair Housing Act.

The Fair Housing Act precludes discriminatory application of zoning laws by a government. That discrimination does not need be intended or malicious and is still violative if its neutral application has a discriminatory effect. Here, a two-story garage apartment is allowed, but a one-story apartment garage is prohibited. This has the unintended discriminatory effect of denying my client's elderly mother housing at this location. Of course, discriminations are allowed if the differing treatment is warranted by the

unique and special needs and abilities of the protected class. Even then, any differing treatment must be tailored to the particular needs of the protected class. I cannot think of any rational basis why a two-story garage apartment, which has the discriminatory effect of preclusive housing for elderly, would be allowed to the exclusion of a single-story garage apartment of the same overall square footage. Stated another way, there's no rational basis for allowing a two-story garage apartment over a single-story garage so long as there is adequate space on the property to otherwise meet setbacks and other dimensional standards.

As such I would ask for a reasonable accommodation to allow the one-level garage apartment to be build, subject to approval on use-on-review.

I'm happy to discuss this further. Please let me know if we are granted this accommodation and can proceed with applying for a use on review.

Benjamin C. Mullins ***Attorney***

FRANTZ MCCONNELL & SEYMOUR LLP FMS
established 1902
client-centric & committed to success

550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902
***phone:* 865.546.9321 | *fax:* 865.637.5249 | *email:* bmullins@fmsllp.com**

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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

From: Benjamin C. Mullins
Sent: Thursday, July 2, 2026 10:21 AM
To: Jim Snowden <jim.snowden@knoxcounty.org>; Steve Elliott <steve.elliott@knoxcounty.org>
Cc: John Harper <jharper@reddoorhomes.com>
Subject: John Harper/5519 Cove Island Road

Jim and Steve,

Happy early 4th! I'm trying to help out John Harper on his personal residence. Short term, he is wanting to construct a detached garage with a suite for his 80-year old mother. Long term, it would be a place for him and his wife to age-in-place. Since its intended for the elderly, his proposal was for the apartment to be on the same floor as the garage.

His contractor had submitted for a permit and received the message copied below. They were also told that they would need a "variance from the BZA" because the apartment was on the same floor and not above the garage. He reached out to me about helping with the variance and I started looking into this. I think it would be difficult to state a site-constraint to justify a variance so I'm hoping there are other ideas.

The property is zoned RA. The RA zone does allow garage apartments as a Use on Review. It looks like it can be located on the same lot (12,000 sf if on sanitary sewer and 20,000 sf if not on sanitary sewer). His lot is ~22,000 sf and I will confirm if it is on sewer or not.

It looks like the issue may be that the definition of garage apartment is "a dwelling unit erected above a private garage." Is that why codes referenced a potential subdivision? We are open to ideas on how to be creative to meet codes and the intent of the zoning ordinance. If we connected the garage to the house with a breezeway, could this be considered part of the house. Would that still prevent us from building a suite with a kitchen at this location.

If you have time soon, can we sit down and brainstorm this?

Thanks!

Ben

Your permit application number R-CY4E32 has been DECLINED.
A message regarding your application:
6-30-26 Current zone only allows for garage apartments through Use on Review through Knox Planning. You will need to talk with Knox Planning about subdividing property. 865-215-2500
This application can be viewed in your account.
Questions? Contact **Codes Administration** at **865-215-2325** between **8:00 am - 4:30 pm Monday - Friday**.

Benjamin C. Mullins ***Attorney***

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550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902
phone: **865.546.9321 | *fax:* 865.637.5249 | *email:*** **bmullins@fmsllp.com**

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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.*

8/29/26 — Date to be Posted

9/11/26 — 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



Applicant Signature

John Harper — Applicant Name

July 27, 2026 — Date