



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► FILE #:	8-SF-26-C	AGENDA ITEM #:	26
	8-G-26-DP	AGENDA DATE:	9/10/2026
POSTPONEMENT(S):	8/13/26		
► SUBDIVISION:	PRUITT FARMS		
► APPLICANT/DEVELOPER:	MATE KELLY		
OWNER(S):	Mate Kelly		
TAX IDENTIFICATION:	125 038	View map on KGIS	
JURISDICTION:	County Commission District 9		
STREET ADDRESS:	7705 SEVIERVILLE PIKE		
► LOCATION:	South side of Sevierville Pike, west of Basilfield Ln		
GROWTH POLICY PLAN:	Planned Growth Area		
FIRE DISTRICT:	Seymour Volunteer Fire Department		
WATERSHED:	Burnett Creek		
► APPROXIMATE ACREAGE:	6.042 acres		
► ZONING:	PR (Planned Residential) up to 3 du/ac		
PLACE TYPE:	SR (Suburban Residential)		
► EXISTING LAND USE:	Rural Residential		
► PROPOSED USE:	Detached Residential Subdivision		
SURROUNDING LAND USE AND ZONING:	North: Single family residential - A (Agricultural) South: Single family residential - RA (Low Density Residential) East: Single family residential - RA (Low Density Residential) West: Single family residential, rural residential - A (Agricultural)		
► NUMBER OF LOTS:	18		
SURVEYOR/ENGINEER:	Chuck E. Burgess Environmental & Civil Engineering Services		
ACCESSIBILITY:	Access is via Sevierville Pike, a minor collector with a pavement width which varies between 16.5 ft and 17.5 ft within a right-of-way which varies between 50 ft and 70 ft.		
► SUBDIVISION VARIANCES REQUIRED:	VARIANCES None. ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL Reduce pavement width from 26 ft to 22 ft for a private road. ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED) None.		

STAFF RECOMMENDATION:

- **Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 7 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. 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.
7. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled.

- **Approve the Development Plan for up to 18 detached houses, as shown on the development plan, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable 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 zone and the criteria for approval of a development plan.

COMMENTS:

The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The 18-lot development on approximately 6.042 acres yields a density of 2.98 du/ac. The street is private with a sidewalk running along the north side of the street.

There is a farm pond/depression shown on Green Space Lot 1. A geotechnical report will be required during permitting to determine whether it is a sinkhole. Additional buffers may be required and lots may be consolidated if it is determined to be a sinkhole.

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

- A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The density and condition have been met as stated above.
- B. The PR zone allows attached homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

- A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family homes are considered the primary use in the SR place type. Suburban Residential areas are appropriate for primarily

single family residential development with lot sizes generally less than one acre.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The single family lots are similar to other single family lots in the area, which is consistent with Policy 2, to ensure that development is sensitive to the existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

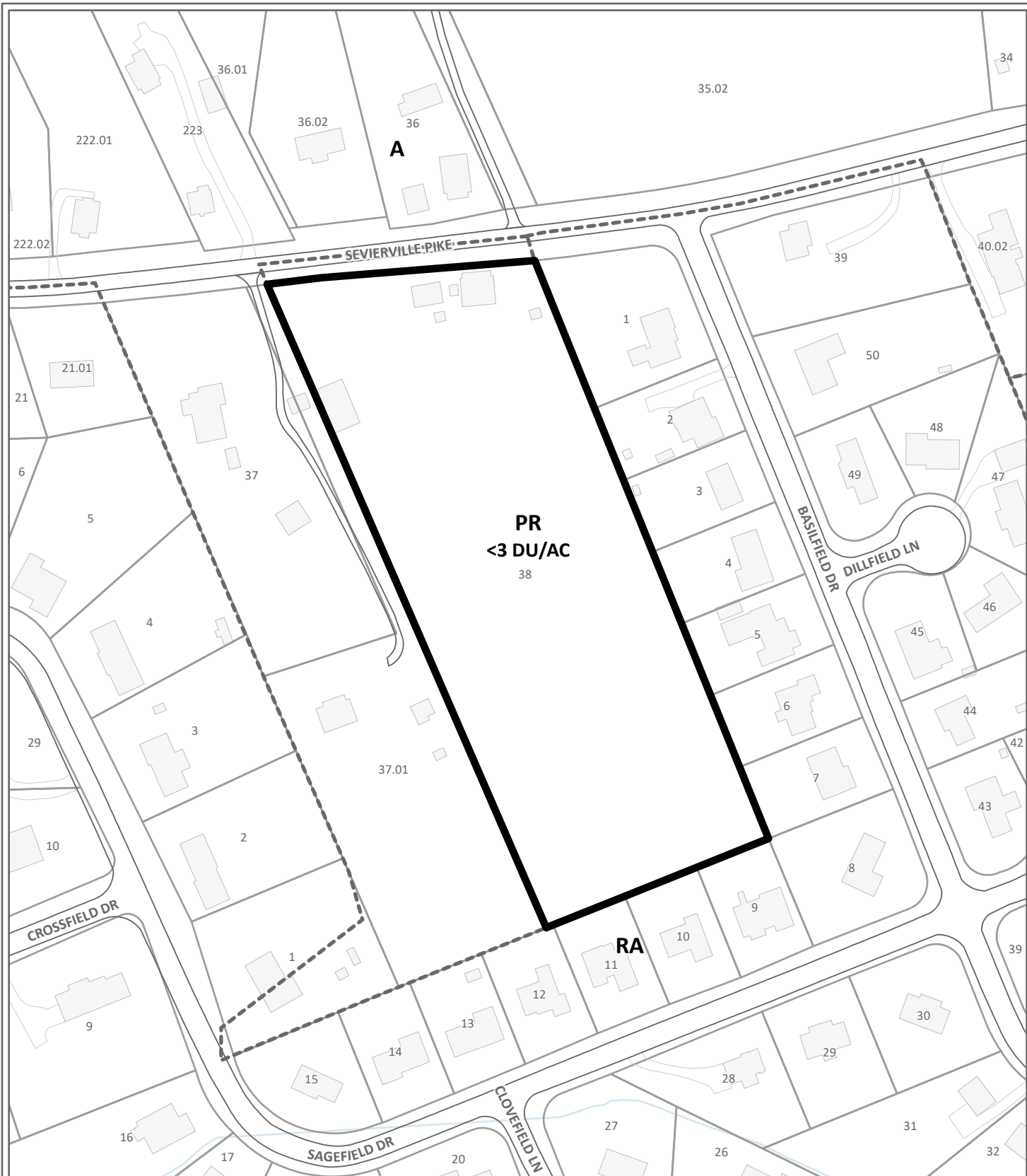
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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.



CONCEPT PLAN / DEVELOPMENT PLAN

8-SF-26-C / 8-G-26-DP



Detached residential subdivision in PR (Planned Residential) up to 3 du/ac

Original Print Date: 7/1/2026

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

Petitioner: Mate Kelly

Map No: 125

Jurisdiction: County

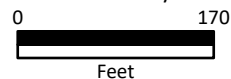


Exhibit A. Contextual Images



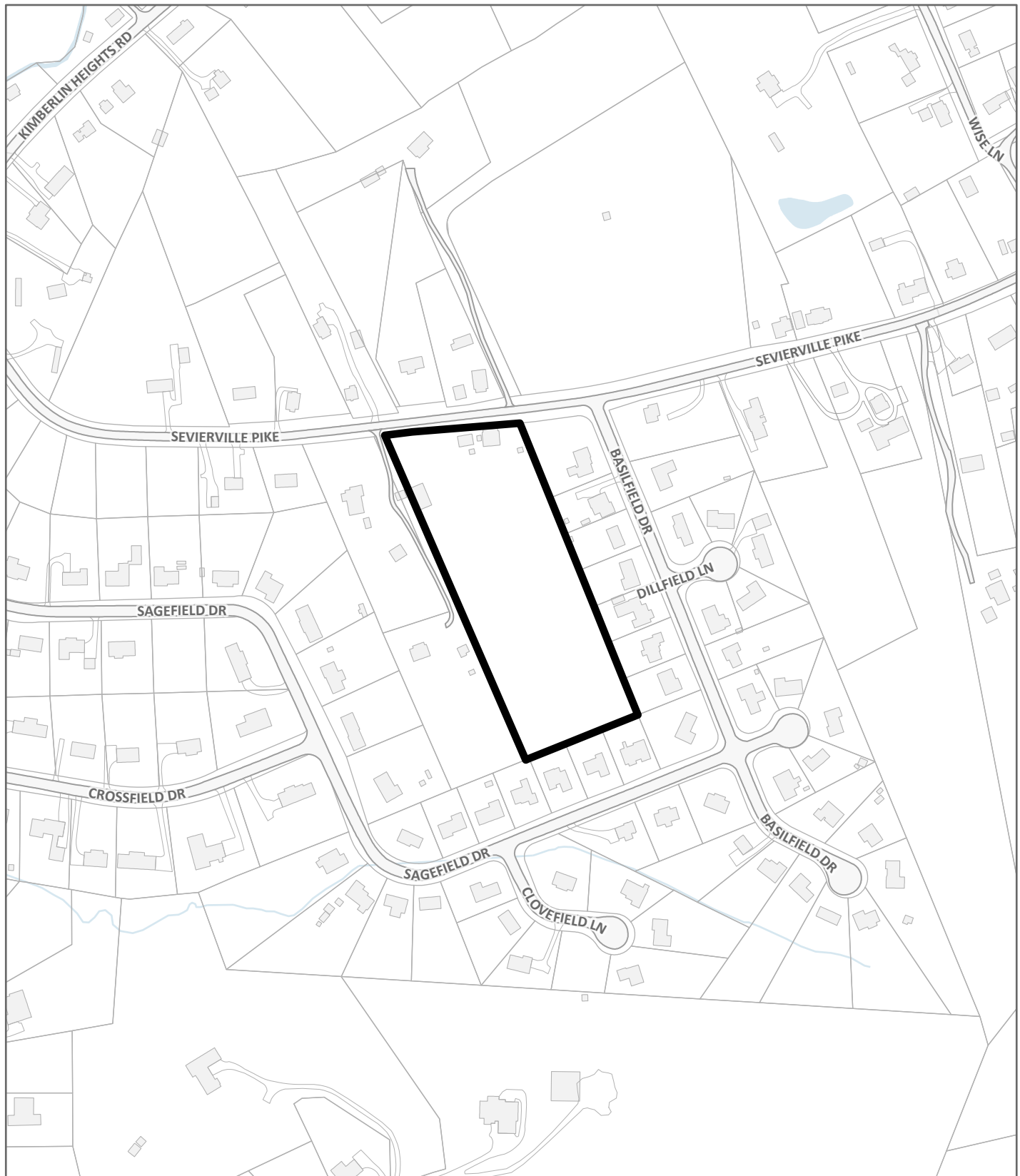
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

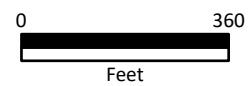


LOCATION MAP

8-G-26-DP / 8-SF-26-C



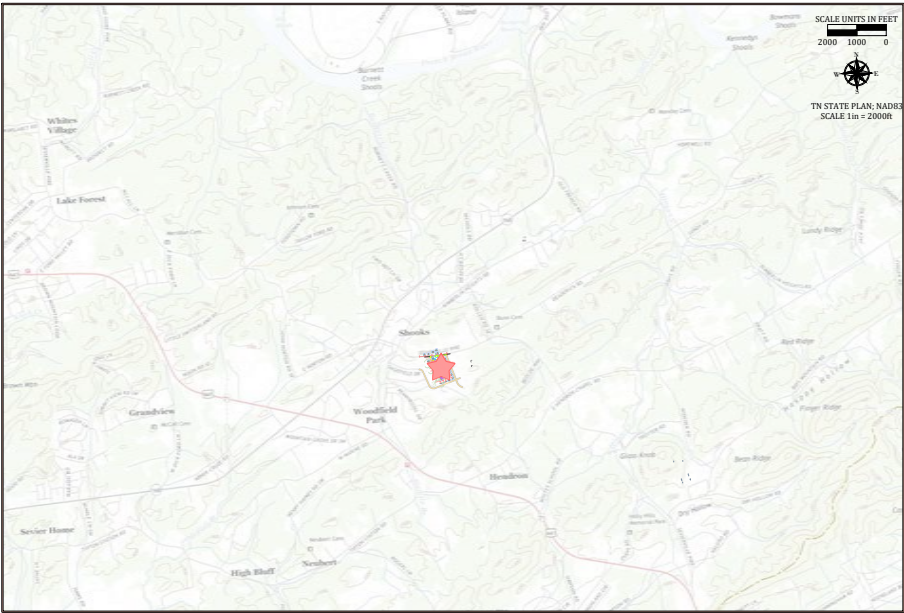
Case boundary



ENGINEERING & CONSTRUCTION PLANS

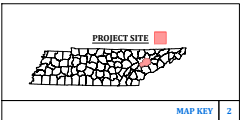
PRUITT FARMS SUBDIVISION
7705 SEVIERVILLE PIKE
KNOXVILLE, TENNESSEE

FOR: LEGENDS DEVELOPMENT PARTNERS
P.O. BOX 440
KNOXVILLE, TENNESSEE



PROJECT LOCATION MAP:
USGS TOPOGRAPHIC QUADRANGLE, 7.5-MINUTE SERIES - SHOOKS GAP | TENNESSEE - KNOX COUNTY

PROJECT SITE
DEVELOP ADEQUATE 5.064 ACRES
PROJECT AREA - 5.51 ACRES
DISTURBANCE AREA - 5.51 ACRES
LAT. N 35.11877°
LONG. W 83.82941°
COUNTY: KNOX, MAP 125
GROUP N/A, PARCEL 0.00.00
7705 SEVIERVILLE PIKE
KNOXVILLE, TENNESSEE



ECE SERVICES PROJECT | 26693

INDEX OF DRAWING SHEETS

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EXISTING PROPERTY LINE	EXISTING TELEPHONE OVERHEAD	EXISTING SANITARY SEWER MANHOLE	PROPOSED GIARD RAIL	PROPOSED CITY WIRE
EXISTING ADJOINING PROPERTY LINE	EXISTING TELEPHONE UNDERGROUND	EXISTING SANITARY SEWER CLEAN-OUT	PROPOSED SURFACE CONTOUR	PROPOSED CITY POLE
EXISTING RIGHT OF WAY	EXISTING CONTROL POINT	EXISTING GREASE TRAP	PROPOSED STORM SEWER LINE	PROPOSED NATURAL GAS METER
EXISTING SET BACK LINE	EXISTING SITE BENCH MARK	EXISTING LOW PRESSURE SANITARY SEWER VALVE	PROPOSED ELECTRIC OVERHEAD	PROPOSED NATURAL GAS VALVE
EXISTING CONSTRUCTION EASEMENT	EXISTING BORE HOLE	EXISTING BUILDING CONCRETE	PROPOSED WATER LINE	PROPOSED WATER METER
EXISTING PERMANENT EASEMENT	EXISTING PROPERTY IRON PIN FOUND	EXISTING PAYMENT LIGHT DUTY	PROPOSED SANITARY SEWER LINE	PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING FENCE	EXISTING PROPERTY CORNER	EXISTING PAVEMENT HEAVY DUTY	PROPOSED LOW PRESSURE SANITARY SEWER LINE	PROPOSED WATER PRESSURE REDUCER VALVE
EXISTING FIRE LINE	EXISTING GRAVE MARKER	EXISTING PAVEMENT CONCRETE	PROPOSED SANITARY EFFLUENT LINE	PROPOSED SANITARY SEWER MANHOLE
EXISTING TREE LINE	EXISTING MAILBOX	EXISTING ROAD GRAVEL	PROPOSED FUTURE SANITARY EFFLUENT LINE	PROPOSED GREASE TRAP
EXISTING GIARD RAIL	EXISTING CATCH BASIN		PROPOSED NATURAL GAS LINE	PROPOSED SANITARY SEWER VALVE
EXISTING SURFACE CONTOUR	EXISTING WINGED HEAD WALL			
EXISTING STREAM	EXISTING ELECTRIC METER			
EXISTING TOP OF BANK	EXISTING UTILITY POLE	PROPOSED PROPERTY LINE	PROPOSED TELEPHONE OVERHEAD	PROPOSED BUILDING CONCRETE
EXISTING STREAM RIPARIAN BUFFER	EXISTING LIGHT POLE	PROPOSED RIGHT OF WAY	PROPOSED TELEPHONE UNDERGROUND	PROPOSED BUILDING CONCRETE
EXISTING STORM WATER LINE	EXISTING CITY WIRE	PROPOSED LIMIT OF PROJECT	PROPOSED PAVEMENT LIGHT DUTY	PROPOSED PAVEMENT HEAVY DUTY
EXISTING ELECTRIC OVERHEAD	EXISTING CITY POLE	PROPOSED LIMIT OF DISTURBANCE	PROPOSED PAVEMENT CONCRETE	PROPOSED PAVEMENT CONCRETE
EXISTING ELECTRIC UNDERGROUND	EXISTING NATURAL GAS METER	PROPOSED SET BACK LINE	PROPOSED ROAD GRAVEL	PROPOSED ROAD GRAVEL
EXISTING WATER LINE	EXISTING NATURAL GAS VALVE	PROPOSED CONSTRUCTION EASEMENT	PROPOSED CATCH BASIN	PROPOSED CATCH BASIN
EXISTING SANITARY SEWER LINE	EXISTING WATER METER	PROPOSED PERMANENT EASEMENT	PROPOSED WINGED HEAD WALL	PROPOSED WINGED HEAD WALL
EXISTING LOW PRESSURE SANITARY SEWER LINE	EXISTING WATER VALVE	PROPOSED FENCE LINE	PROPOSED ELECTRIC METER	PROPOSED ELECTRIC METER
EXISTING NATURAL GAS LINE	EXISTING FIRE HYDRANT	PROPOSED WATER FIRE LINE	PROPOSED UTILITY POLE	PROPOSED UTILITY POLE
EXISTING FLOW ARROW	EXISTING WATER PRESSURE REDUCING VALVE	PROPOSED TREE LINE	PROPOSED LIGHT POLE	PROPOSED LIGHT POLE

WATER SYSTEM:
KNOXVILLE UTILITIES BOARD
445 SOUTH GAY STREET
KNOXVILLE, TN 37902
865.524.2911

SANITARY SEWER SYSTEM:
KNOXVILLE UTILITIES BOARD
445 SOUTH GAY STREET
KNOXVILLE, TN 37902
865.524.2911

NATURAL GAS SYSTEM:
KNOXVILLE UTILITIES BOARD
445 SOUTH GAY STREET
KNOXVILLE, TN 37902
865.524.2911

ELECTRIC SYSTEM:
KNOXVILLE UTILITIES BOARD
445 SOUTH GAY STREET
KNOXVILLE, TN 37902
865.524.2911

TELEPHONE / COMMUNICATIONS SYSTEM:
STREET
4400 CHAPMAN HIGHWAY
KNOXVILLE, TN 37902
865.524.6499

CABLE TV (CATV) SYSTEM:
KNOXVILLE UTILITIES BOARD
445 SOUTH GAY STREET
KNOXVILLE, TN 37902
865.524.2911

SCOPE

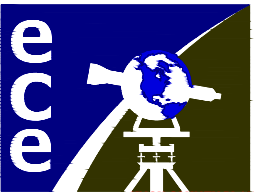
SUBDIVISION OF A PARCEL INTO MULTIPLE LOTS. WORK TO INCLUDE SITE GRADING FOR ACCESS ROAD, UTILITY INSTALLATION AND BUILDING SITE.

ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE | MOUNT JULIET
702 Old Jamestown Hwy
Crossville, TN 38555

Crossville | 931.484.9321
Mount Juliet | 615.863.3237

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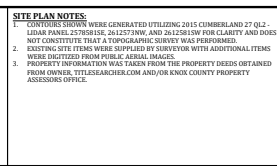


KNOX COUNTY PLANNING
8-SG-26-C/8-F-26-DP

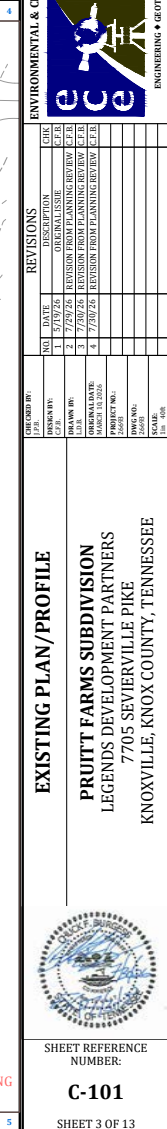
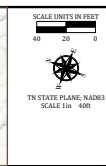


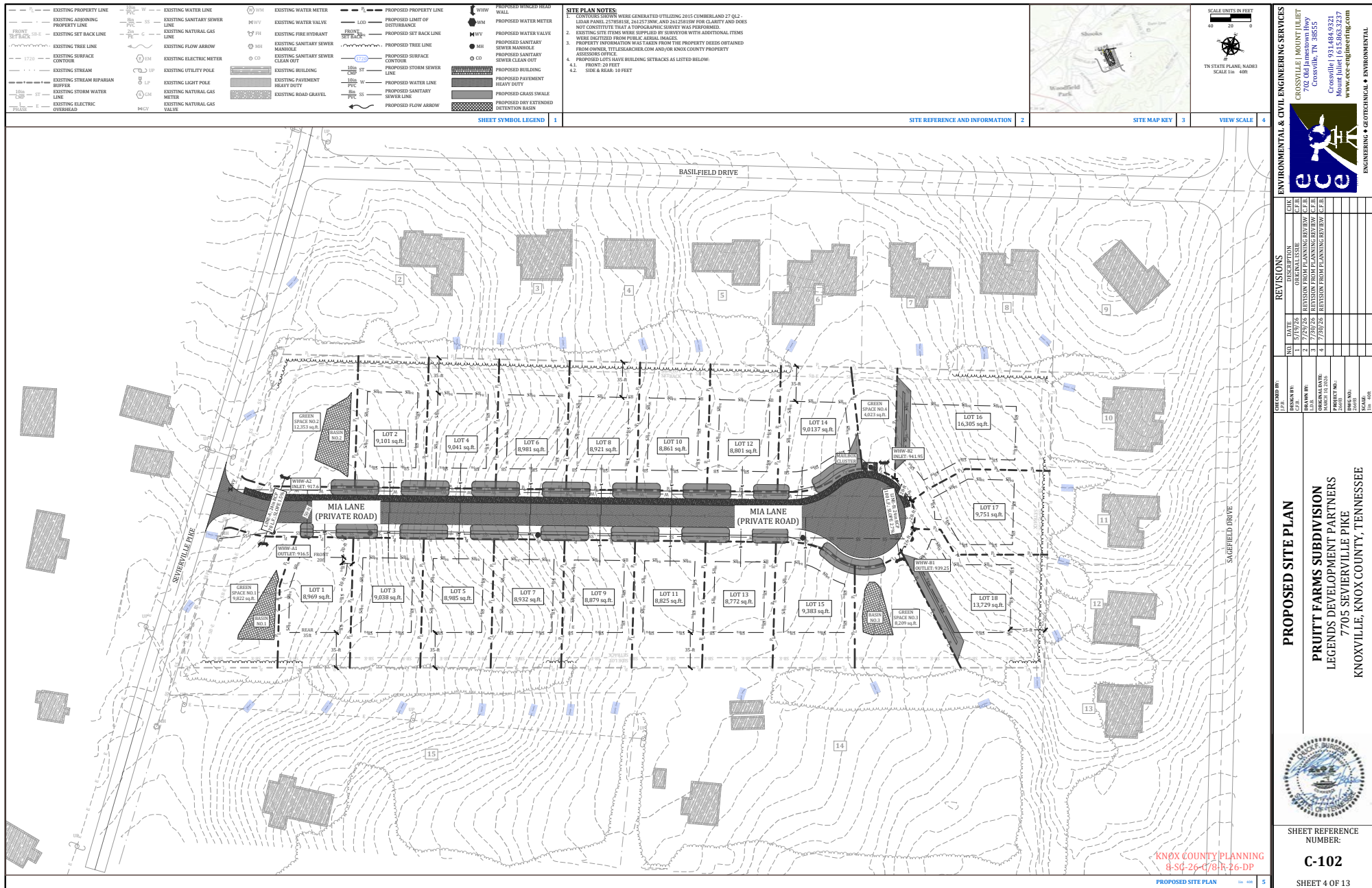
SHEET REFERENCE NUMBER:
G-001
SHEET 1 OF 13

ENGINEERING ♦ GEOTECHNICAL ♦ ENVIRONMENTAL



8	GREGORY A & CHRISTINE L GASS	125	B	007.00	20021203	0040974
9	ROBERT B & CLARET L PARKIN	125	B	008.00	2125	525
10	KONIGSLEY S MARJORIE	125	B	009.00	20090927	68445
11	ALFRED D & DONNA L LONG	125	B	010.00	2127	799
12	BILLY C ROSE JR & JAMIE A	125	B	011.00	20060418	06515
13	LANA F & JAMES P MICHAEL	125	B	012.00	2213	270
14	LINDA D MONSON L E & SARA E GIBSON & JONATHAN A BURT	125	B	037.00	2023103	18394
15	JONATHAN A BURT	125	B	037.00	2023022	72734





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CROSSVILLE / MOUNT JULET
700 Old Jamestown Hwy
Crossville, TN 38505
Crossville 931.444.9321
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PROPOSED SITE PLAN

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

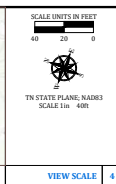
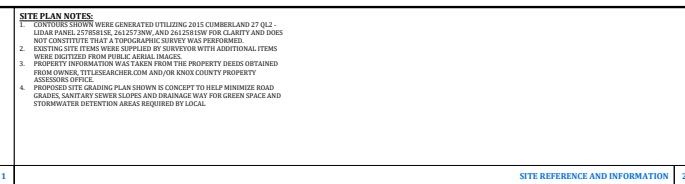
REVISIONS

NO.	DATE	DESCRIPTION
1	5/19/26	ORIGINAL ISSUE
2	7/20/26	REVISION FROM PLANNING REVIEW
3	7/20/26	REVISION FROM PLANNING REVIEW
4	7/20/26	REVISION FROM PLANNING REVIEW

SHEET REFERENCE NUMBER:

C-102

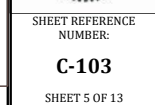
SHEET 4 OF 13

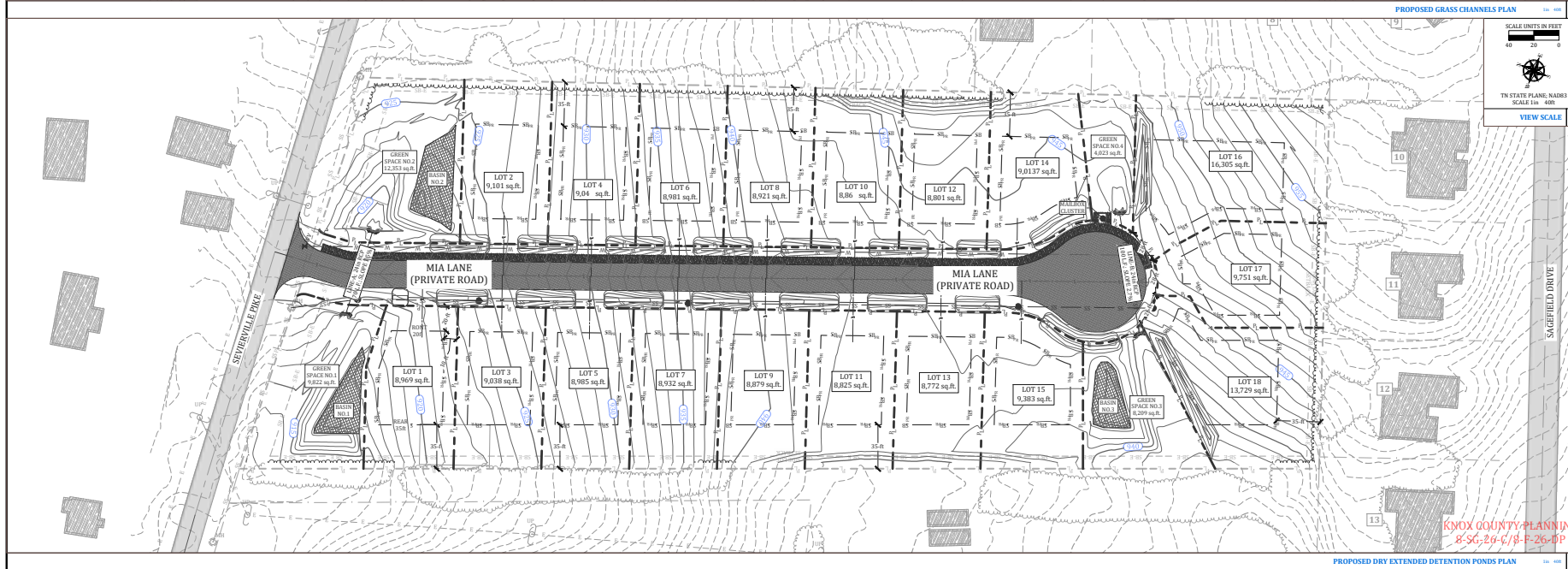
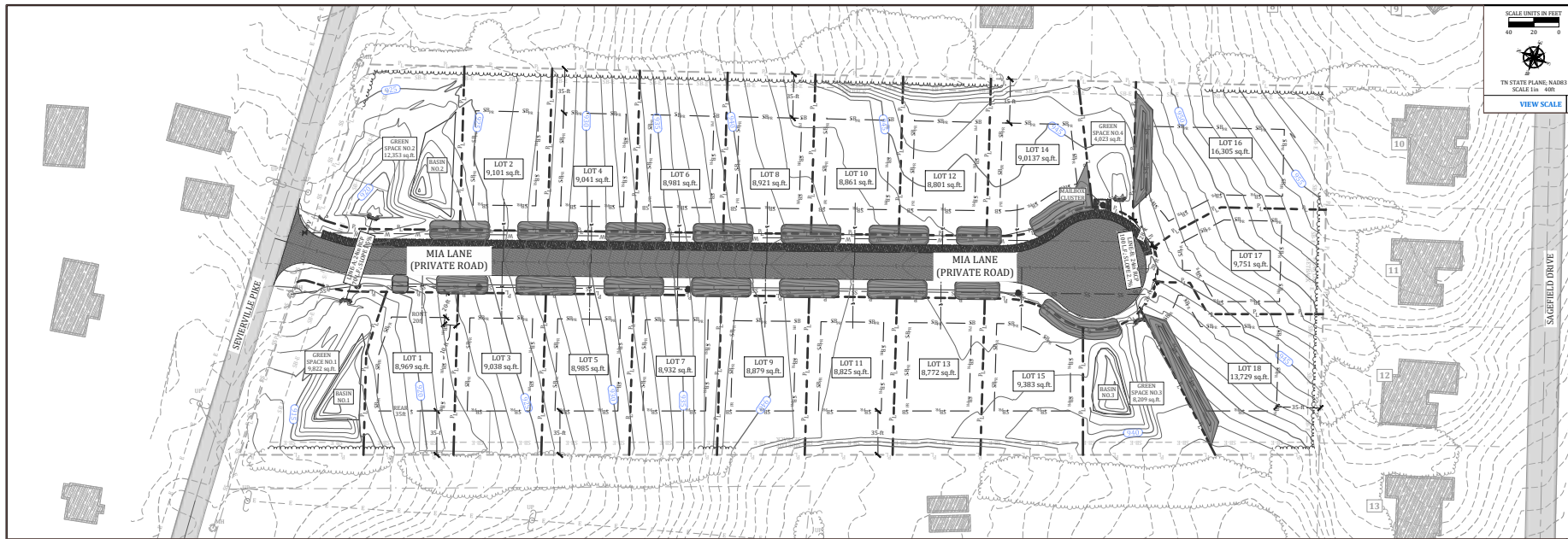


PROPOSED SITE GRADING PLAN

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE





REVISIONS

NO.	DATE	DESCRIPTION
1	5/17/26	ORIGINAL ISSUE
2	6/1/26	REVISION FROM PLANNING REVIEW
3	7/20/26	REVISION FROM PLANNING REVIEW
4	7/20/26	REVISION FROM PLANNING REVIEW

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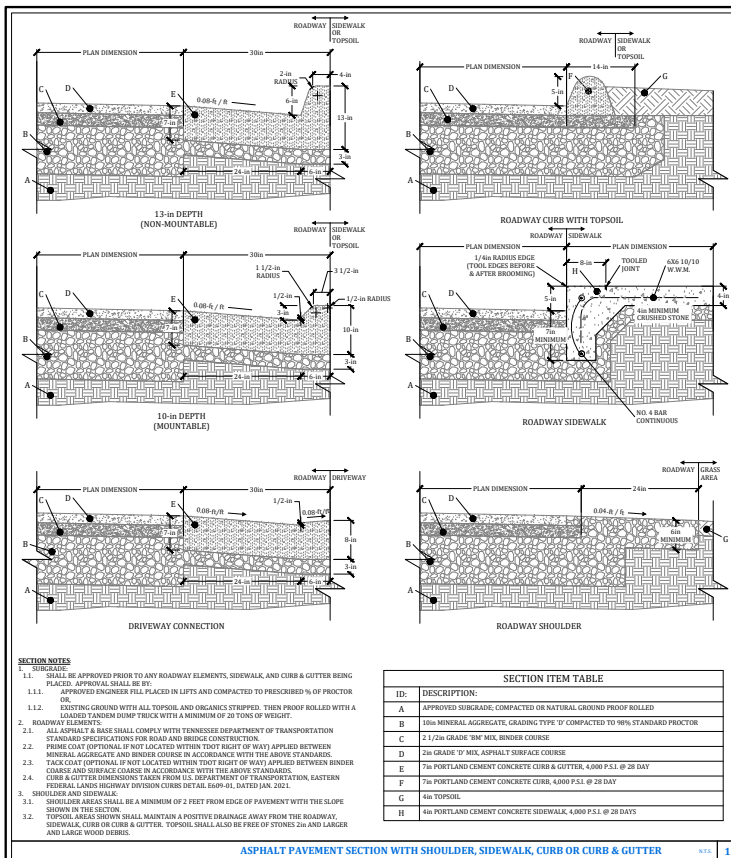
PROPOSED STORMWATER TREATMENT PLAN

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIerville PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

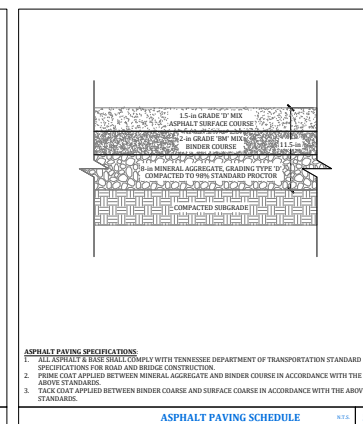
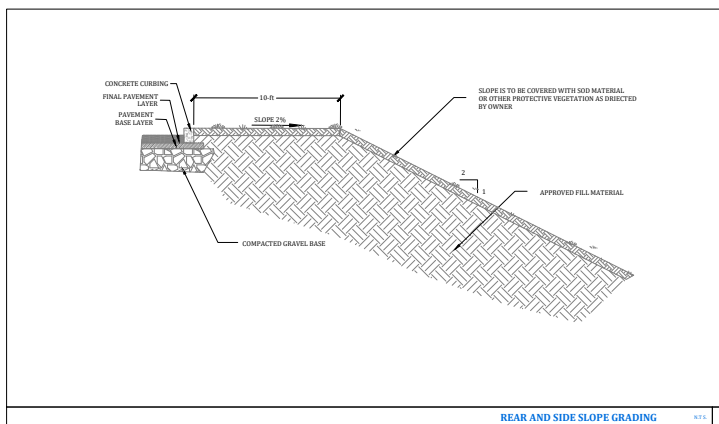
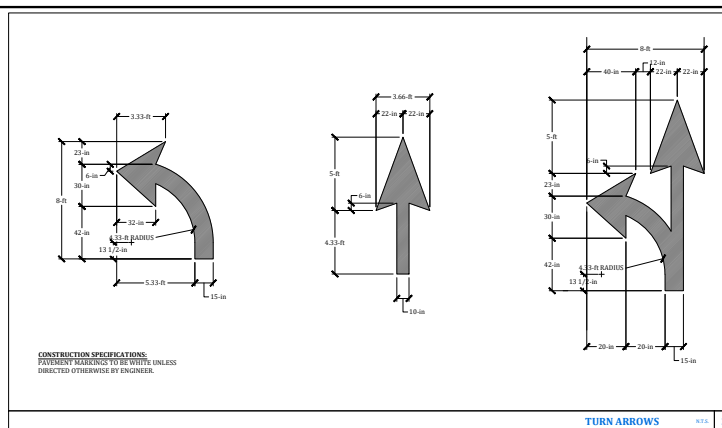
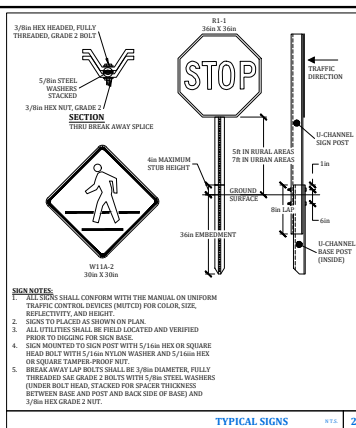
KNOX COUNTY PLANNING
8-SG-26-C/H-F-26-0P

SHEET REFERENCE NUMBER:
C-107

SHEET 9 OF 13



ASPHALT PAVEMENT SECTION WITH SHOULDER, SIDEWALK, CURB OR CURB & GUTTER



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702 Old Jamestown Hwy
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2	7/20/26	REVISION FROM PLANNING REVIEW
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PREPARED BY: HASKIN, C.F.
DESIGNED BY: HASKIN, C.F.
CHECKED BY: HASKIN, C.F.
APPROVED BY: HASKIN, C.F.

PROJECT NO.: 26001
SCALE: AS SHOWN

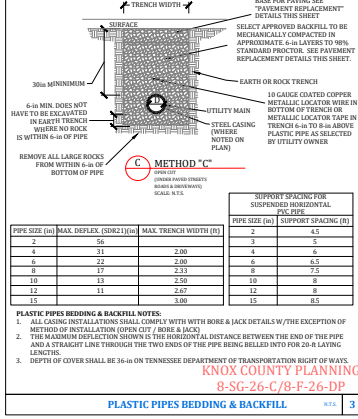
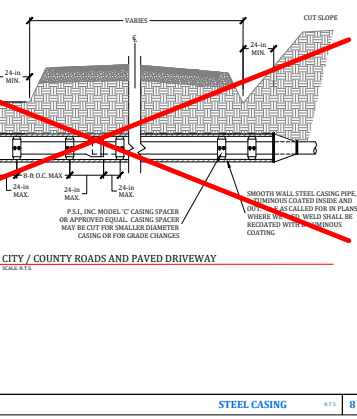
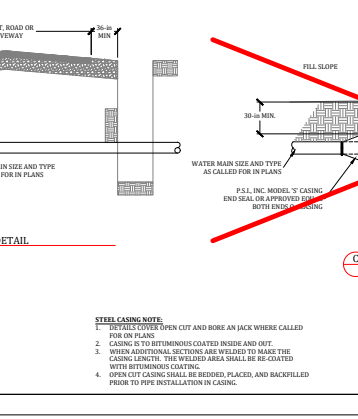
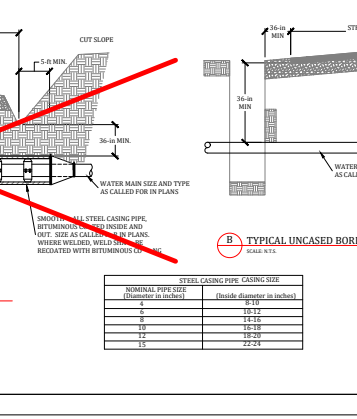
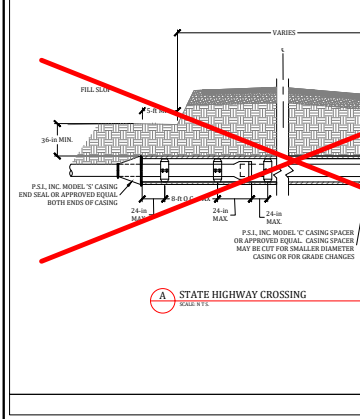
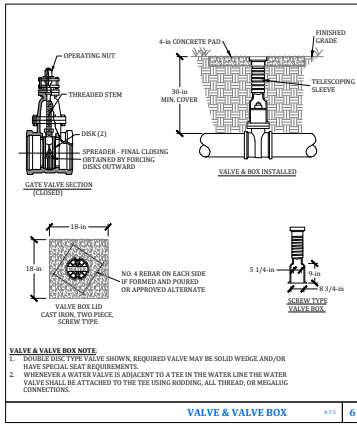
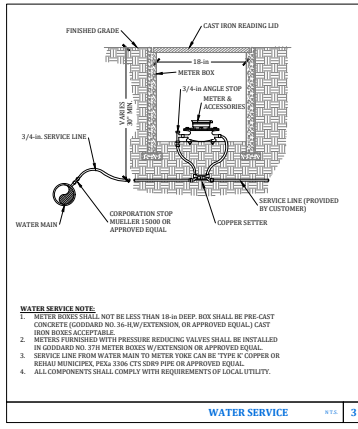
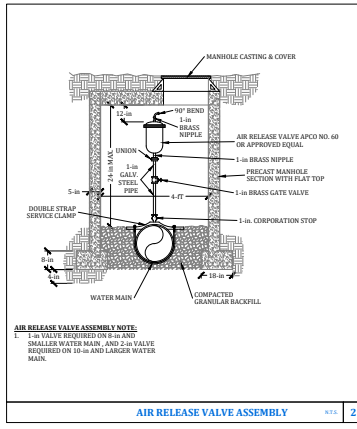
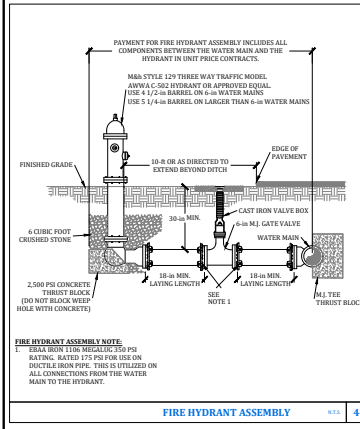
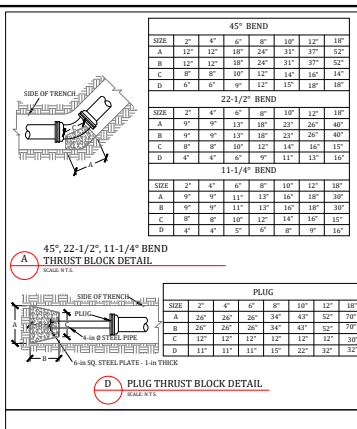
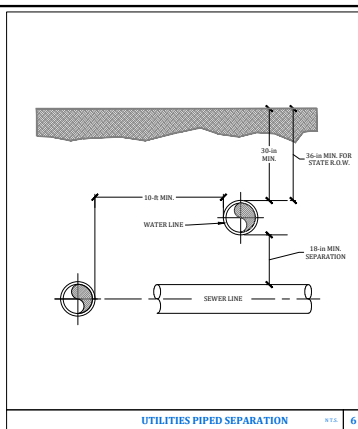
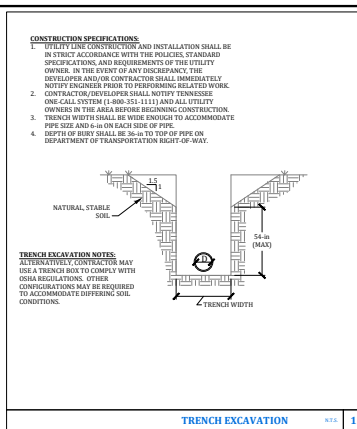
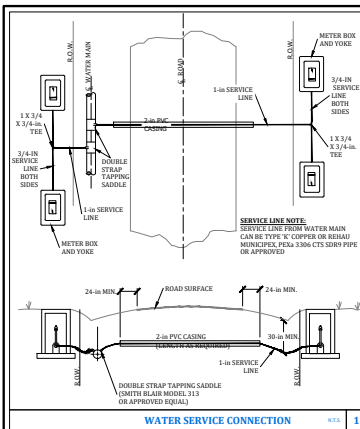
SITE DETAILS

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:

C-501

SHEET 10 OF 13



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CRUSSLVILLE MOUNT JULIET
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Covington 931.464.9321
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www.ece-engineering.com

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WATERLINE DETAILS

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOX COUNTY, TENNESSEE

REVISIONS		DATE	DESCRIPTION
1	5/17/26	1	ORIGINAL ISSUE
2	7/20/26	2	REVISION FROM PLANNING REVIEW
3	7/20/26	3	REVISION FROM PLANNING REVIEW
4	7/20/26	4	REVISION FROM PLANNING REVIEW
5	7/20/26	5	REVISION FROM PLANNING REVIEW
6	7/20/26	6	REVISION FROM PLANNING REVIEW
7	7/20/26	7	REVISION FROM PLANNING REVIEW
8	7/20/26	8	REVISION FROM PLANNING REVIEW
9	7/20/26	9	REVISION FROM PLANNING REVIEW
10	7/20/26	10	REVISION FROM PLANNING REVIEW
11	7/20/26	11	REVISION FROM PLANNING REVIEW
12	7/20/26	12	REVISION FROM PLANNING REVIEW
13	7/20/26	13	REVISION FROM PLANNING REVIEW
14	7/20/26	14	REVISION FROM PLANNING REVIEW
15	7/20/26	15	REVISION FROM PLANNING REVIEW

PLASTIC PIPES BEDDING & BACKFILL

1. ALL CASING INSTALLATIONS SHALL COMPLY WITH BORER JACK DETAILS WITH THE EXCEPTION OF METHOD OF INSTALLATION (OPEN CITY / ROBE & BACK).

2. THE MAXIMUM DEFLECTION SHOWN IS THE HORIZONTAL DISTANCE BETWEEN THE END OF THE PIPE AND A STRAIGHT LINE THROUGH THE TWO ENDS OF THE PIPE BEING BELLED INTO FOR 20-ft LAYING LENGTHS.

3. DEPTH OF COVER SHALL BE 36-in ON TENNESSEE DEPARTMENT OF TRANSPORTATION RIGHT OF WAYS.

KNOX COUNTY PLANNING
8-SG-26-C/-P-26-P

STEEL CASING

1. STEEL CASING SHALL BE 36-in ON TENNESSEE DEPARTMENT OF TRANSPORTATION RIGHT OF WAYS.

2. THE MAXIMUM DEFLECTION SHOWN IS THE HORIZONTAL DISTANCE BETWEEN THE END OF THE PIPE AND A STRAIGHT LINE THROUGH THE TWO ENDS OF THE PIPE BEING BELLED INTO FOR 20-ft LAYING LENGTHS.

3. DEPTH OF COVER SHALL BE 36-in ON TENNESSEE DEPARTMENT OF TRANSPORTATION RIGHT OF WAYS.

KNOX COUNTY PLANNING
8-SG-26-C/-P-26-P

STEEL CASING 8

PLASTIC PIPES BEDDING & BACKFILL 3

STEEL CASING 8

PLASTIC PIPES BEDDING & BACKFILL 3

STEEL CASING 8

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STEEL CASING 8

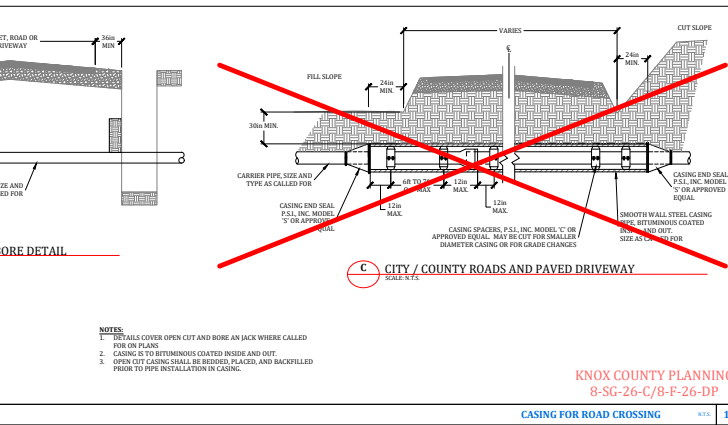
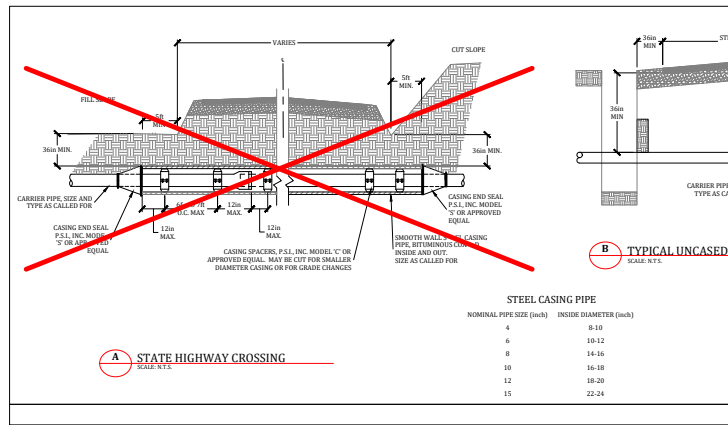
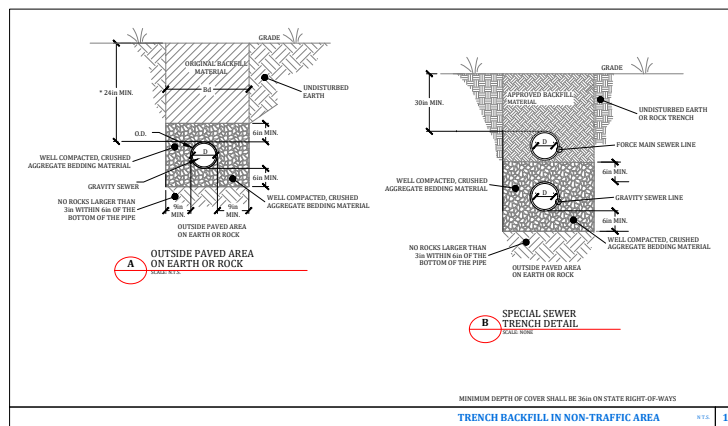
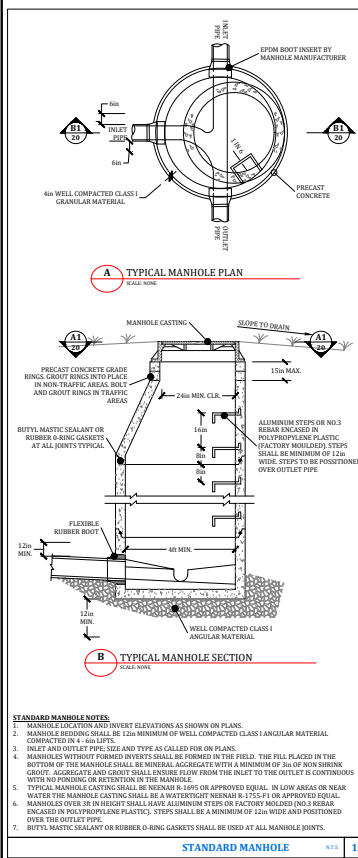
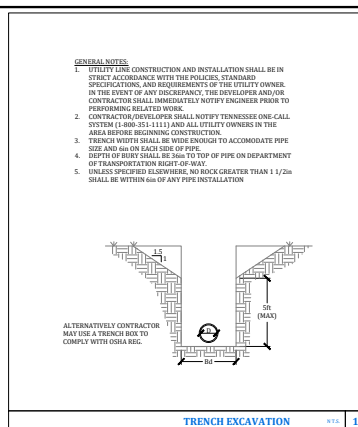
PLASTIC PIPES BEDDING & BACKFILL 3

STEEL CASING 8

PLASTIC PIPES BEDDING & BACKFILL 3

STEEL CASING 8

PLASTIC PIPES BEDDING & BACKFILL 3





SANITARY SEWER DETAILS

PRUITT FARMS SUBDIVISION

LEGENDS DEVELOPMENT PARTNERS

7705 SEVIERVILLE PIKE

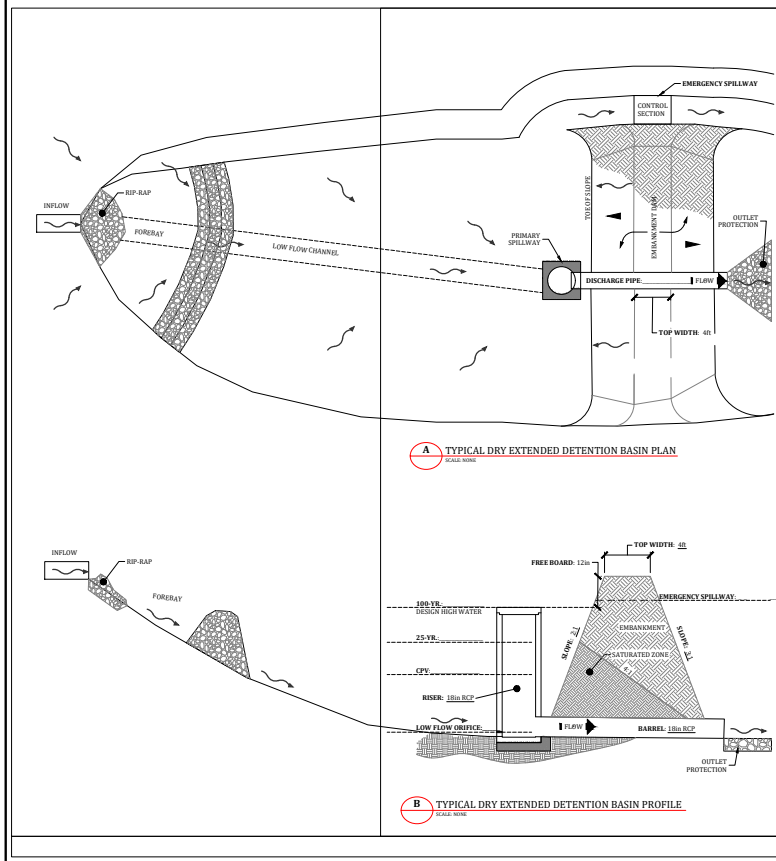
KNOXVILLE, KNOX COUNTY, TENNESSEE

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7705 SEVIERVILLE PIKE
CROSSVILLE, TN 38505

Crossville / 931.484.9321
Mount Juliet / 615.868.3237
www.ace-engineering.com

DATE ORDERED		REVISIONS	
NO.	DATE	DESCRIPTION	CHK.
1	5/7/07	ORIGINAL ISSUE	W
2	5/7/07	REVISION FROM PLANNING REVIEW	W
3	7/7/07	REVISION FROM PLANNING REVIEW	W
4	7/7/07	REVISION FROM PLANNING REVIEW	W
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78	7/7/07	REVISION FROM PLANNING REVIEW	W
79	7/7/07	REVISION FROM PLANNING REVIEW	W

[illegible]

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.

8/1/26

6-23-2026

Date to be Posted

8/14/26

8-13-2026

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

MATE KELLY

Applicant Name

6-23-2026

Date