

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SA-17-C **AGENDA ITEM #:** 16  
 2-C-17-UR **AGENDA DATE:** 4/13/2017

POSTPONEMENT(S): 2/9/2017

▶ **SUBDIVISION:** PLEASANT VILLAGE  
 ▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES  
 OWNER(S): Min Chen

TAX IDENTIFICATION: 80 H A 028.01, 028.02 [View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5934 Pleasant Ridge Rd

▶ **LOCATION:** Northeast side of Pleasant Ridge Rd, southeast of Crestpark Rd.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 10.3 acres

▶ **ZONING:** RP-1 (Planned Residential) 5 du/ac (pending)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The site is located in an area that has a mix of attached and detached residential development in the R-1, RP-1 and A-1 zones. Pleasant Ridge Elementary School is located about 500 feet away to the southeast.

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: W. Scott Williams & Associates

ACCESSIBILITY: Access is via Pleasant Ridge Rd, a minor arterial street with a 22' pavement width within a 60' right-of-way, and Crestpark Rd., a local street with a 26' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 13 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
2. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Crestpark Rd. at the intersection with the access to this project as required in section 62-88 of the Subdivision Regulations.
3. Place a note on the final plat that all lots will have access to the internal street system only.
4. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.

5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
7. Prior to issuing building permits in the subdivision, a left turn lane must be built on Pleasant Ridge Road at Crestpark Road meeting all requirements of AASHTO and the City of Knoxville Department of Engineering.
8. Prior to issuing building permits in the subdivision, a 10-foot wide greenway must be built along the Pleasant Ridge Road frontage of the development. The greenway must meet all requirements of the City of Knoxville Department of Engineering and Americans with Disabilities Act (ADA).
9. Provide sight distance easement of 250 feet across lots 23 & 24.
10. Place a note on the final plat that indicates which road lots 19 and 30 are to obtain access.
11. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks.
12. Obtaining City Council to rezoning the property from R-1 to RP-1.
13. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the Development Plan for up to 42 detached residential units on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Obtaining City Council to rezoning the property from R-1 to RP-1.

With the conditions noted, this plan meets the requirements for approval in the RP-1 district and the other criteria for approval of a use-on-review.

**COMMENTS:**

The applicant is proposing to develop a 42 lot subdivision on the north side of Pleasant Ridge Rd., approximately 500 feet northwest of Pleasant Ridge Elementary School. The property has frontage on Pleasant Ridge Rd. (minor arterial) and Crestpark Rd. (local road) in the Pleasant Ridge Estates subdivision. The property is pending rezoning to RP-1 (Planned Residential) with a density of up to 5 du/ac. The proposed density for the subdivision is approximately 4.1 du/ac.

Access to the proposed subdivision will be from Crestpark Rd. with no vehicular connection proposed to Pleasant Ridge Rd. The proposed subdivision will include sidewalks on one side of Roads A and B. To provide better interconnectivity and access to the future public sidewalk/greenway along Pleasant Ridge Rd., there will be a sidewalk connecting the cul-de-sacs of Road A and B, and a sidewalk connecting the cul-de-sac of Road B to the recommended (proposed) greenway along the Pleasant Ridge Road frontage.

The City of Knoxville has plans to improve Pleasant Ridge Rd. in the next 2-3 years, which will include turn lanes at specified intersections and a greenway on one side of the road. The preliminary improvement plan for this section of Pleasant Ridge Rd. is attached, titled "Expedited Project Delivery". On April 11th, City Council will consider entering into a contract with Gresham Smith and Partners to perform design services on this corridor. Because of the timing of the proposed development and future road improvements not aligning, the MPC and City Engineering are recommending that the developer install the proposed greenway along the Pleasant Ridge Rd. frontage as part of this development. Pleasant Ridge Road is not anticipated to be widened in front of the subject property so the greenway should not need to be modified when the roadway improvements are complete. There is an existing sidewalk to the northwest along the Pleasant Ridge Estates frontage of Pleasant Ridge Rd. that the greenway segment can connect to.

When the adjacent Pleasant Ridge Estates subdivision was approved by MPC in the mid-90's, there was a lot of discussion regarding the need for a left turn lane on Pleasant Ridge Rd. at Crestpark Rd. MPC and City Engineering staff recommended the turn lane be installed, however, the Planning Commission did not require the turn lane because of a commitment from the City Administration at the time to make improvements to Pleasant Ridge Rd., which appeared to be only a few years away. While improvements to Pleasant Ridge Rd. are now likely to begin in the next 2-3 years, there is no guarantee. MPC and City Engineering staff are recommending that a left turn lane be installed on Pleasant Ridge Rd. at the Crestpark Rd. intersection as part of this development because of the high traffic volumes on Pleasant Ridge Rd. and the addition of traffic to Crestpark Rd.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local utility services.
2. The connection of the residential development to Crestpark Rd. will increase traffic on the local neighborhood road, however, the capacity of the road can handle the anticipated traffic. The Pleasant Ridge Estates neighborhood has approximately 155 lots with the vast majority of those lots beyond the entrance. The proposed subdivision will provide a sidewalk connection to Crestpark Rd. to the internal sidewalk system, which will also connect to the Pleasant Ridge Rd. providing an alternative path for pedestrians that want to access the greenway. In addition, the recommended left turn lane on Pleasant Ridge Rd. will make turning onto Crestpark Rd. safer for all users.
3. The proposed residential development is consistent in use and density with the zoning and community facilities in the area.
4. School age children living in this development are presently zoned to attend Pleasant Ridge Elementary, Northwest Middle, and Karns High School.
5. The proposed development has a density of approximately 4.1 du/ac.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Sector Plan identify this property for low density residential use with a maximum density of 6 du/ac. The proposed development density of 4.1 dwellings per acre is within the development density permitted by these plan.

ESTIMATED TRAFFIC IMPACT: 467 (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.

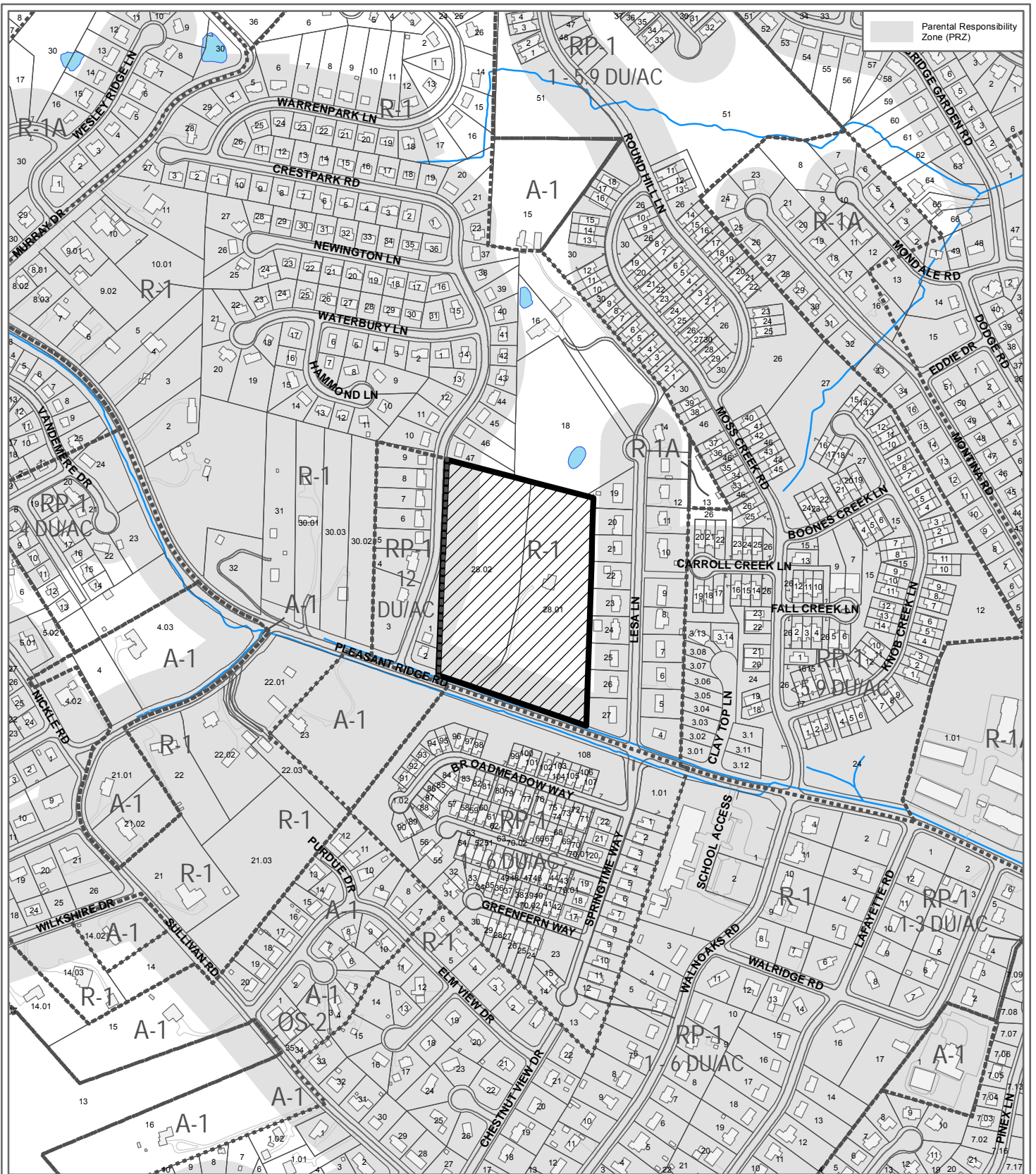
ESTIMATED STUDENT YIELD: 17 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns High.

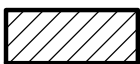
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**2-SA-17-C / 2-C-17-UR  
CONCEPT PLAN/USE ON REVIEW**

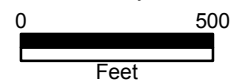


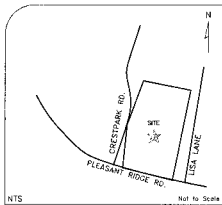
Detached residential in R-1 (Low Density Residential)

Original Print Date: 1/18/2017  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

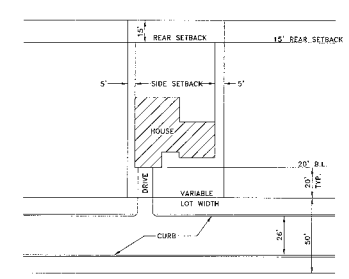
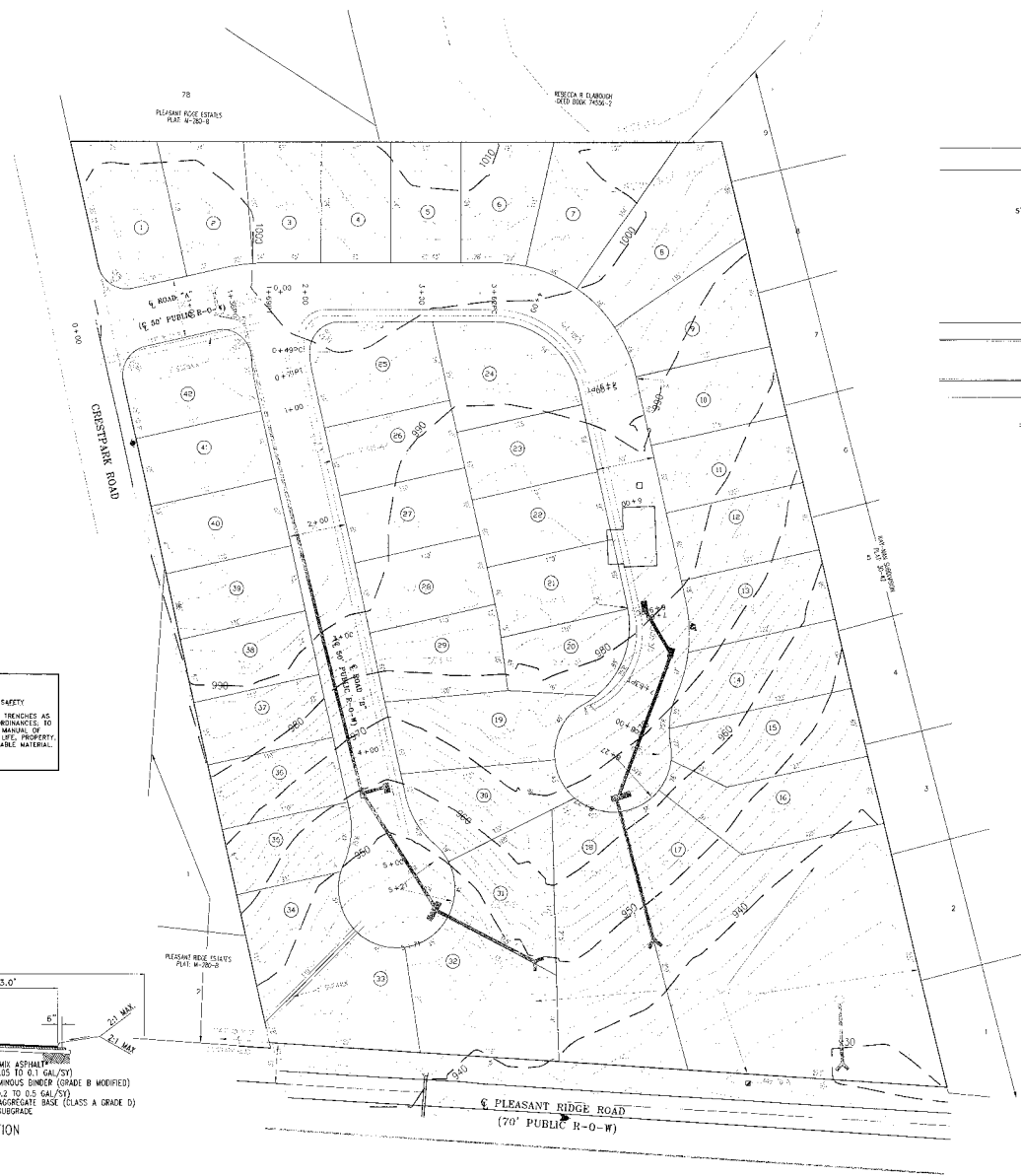
Petitioner: W. Scott Williams & Associates  
Pleasant Village

Map No: 80  
Jurisdiction: City





**VICINITY MAP**  
 GRAPHIC SCALE  
 50 25 0 50 100FT  
 SCALE: 1" = 50'

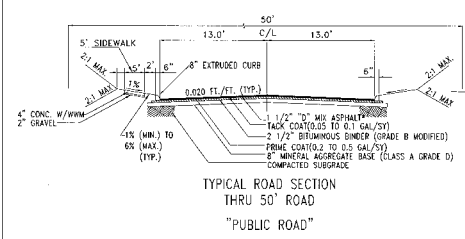


**TYPICAL LOT LAYOUT**  
 1" = 40'

- NOTES:**
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS PROPERTY CONTAINS APPROXIMATELY 10.3± ACRES AND IS SUBDIVIDED INTO 40 SINGLE FAMILY LOTS.
  5. PR ZONING IS DU/AC.
  6. CONTOURS AND ROAD PROFILES ARE BASED ON FIELD DATA.
  7. UTILITIES:  
 WATER: KNOXVILLE UTILITIES BOARD  
 SEWER: KNOXVILLE UTILITIES BOARD  
 ELECTRIC: KNOXVILLE UTILITIES BOARD  
 GAS: KNOXVILLE UTILITIES BOARD  
 TELEPHONE: AT&T
  8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  9. SETBACK SETBACK LINES WILL BE AS FOLLOWS:  
 FRONT: 20'  
 REAR: 12' (UNLESS CONTROLLED BY 25' PERIPHERAL SETBACK)  
 BOUNDARY IS BASED ON A FIELD SURVEY.
  10. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 20' WIDE PAVEMENT.
  11. REQUEST THE FOLLOWING FROM CITY OF KNOXVILLE, ENGINEERING DEPARTMENT:  
 (a) BUILDING SET BACK ALONG CHESTNUT PARK ROAD FROM 25' TO 20'.  
 (b) VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  12. DEED: NST #20160322005452 & PLAT: NST #201603220046939.
  13. ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAY.
  14. ALL LOTS TO HAVE 2 CAR GARAGE.

**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY  
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN OUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES. SO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT SITE PROPERTY OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.  
 OSHA RULES SHALL BE ADOPTED BY.

**NOTE:**  
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



2-SA-17-C  
 2-SA-17-UR

2-SA-17-C  
 2-C-17-UR  
 Revised: 3-29-2017

**CERTIFICATION OF CONCEPT PLAN**  
 I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-ROSS COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*Scott Williams*  
 SURVEYOR  
 TENNESSEE CERTIFICATE NO. 1914

FOR REVIEW ONLY

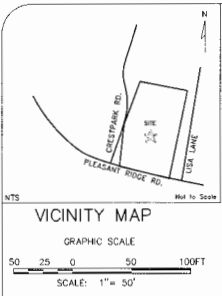
NO.	DATE	DESCRIPTION
1	3-29-17	REV. PLAN

**CONCEPT PLAN**  
 PLEASANT RIDGE S/D  
 PLEASANT RIDGE ROAD  
 CITY OF KNOXVILLE, TENNESSEE 37921  
 C.L.T. MAP SHOWS PARCELS 28.01 & 28.02



**W. Scott Williams & Associates**  
 4530 Arroyo Way  
 Knoxville, Tennessee 37921  
 PHONE: (865) 692-6909  
 FAX: (865) 692-6909  
 E-MAIL: wscottwill@barrcast.net  
 CONSULTING  
 CIVIL ENGINEERING  
 LAND SURVEYING

CLIENT:	ERIC CHEN 865-407-9930
DATE:	DEC. 14, 2016
SCALE:	C1
FIG. NO.:	1738



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY.  
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES, TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ANY MANUAL OF ACCIDENT PREVENTION OR CONTRIBUTION, TO PROTECT LIFE, PROPERTY, OR WORK, TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL, AND TO PROTECT ALL EXISTING UTILITIES.  
SOIL WALLS SHALL BE ARMED, ET.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

- NOTES:
- BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D998) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 6 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SOIL COMPACTION TESTS SHALL BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LAY (CARPET, 1 TEST PER EVERY 50 FEET).
  - COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREA.
  - ALL BMP STRUCTURES SHALL BE SHALL BE QUARTERLY MAINTAINED.
  - ALL LOW LEVEL OUTLETS SHALL BE PLUGGED DURING CONSTRUCTION TO MAINTAIN DETENTION BASINS AT SEGMENT POND.
  - SEGMENT POND SHALL BE DRAINED AFTER 72 HOURS AFTER THE END OF THE STORM EVENT BY BROUPE THE 8" FLEX PVC HOSE IN THE POND AS SHOWN ABOVE (SEE DRAINAGE SCHEDULE).
  - TRENCH SHALL BE A WATERIGHT SEAL BETWEEN THE CMP HOSE AND THE RCP CULVERT.
  - THE SEGMENT BASINS SHALL BE BUILT WITHOUT THE LOW LEVEL OUTLET. AFTER THE CONSTRUCTION IS COMPLETE, THE SEGMENT BASINS SHALL BE CONVERTED TO A DETENTION BASIN(S).
  - NO EXPOSED DRAINAGE, THE DETENTION BASIN BOTTOM SHALL BE GRADED WITH A 2% MINIMUM SLOPE.
  - RP-RAP SHALL BE PLACED AT ALL PIPE OUTLETS, THE RP-RAP D50 SIZE SHALL BE 6" - 8".
  - THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
  - ALL HOPE PIPES MUST MEET DEFLECTION TESTING PER TEST SPECIFICATION 807.09 PER CITY OF KNOXVILLE STORMWATER ORDINANCE. DEFLECTION GREATER THAN 5% SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
  - BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.

2-SA-17-C  
2-C-17-UR  
Revised: 3-29-2017

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION ACT AND LOCAL ORDINANCES THAT HAVE BEEN REVIEWED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*Scott Williams*  
SURVEYOR

TENNESSEE CERTIFICATE NO. 1994

2-SA-17-C  
2-SA-17-UR

FOR REVIEW ONLY



**W. Scott Williams & Associates**  
CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING  
4530 Ardenway  
Knoxville, Tennessee 37921  
Phone: (865) 592-5409  
Fax: (865) 592-5409  
E-MAIL: wscottwilliams@comcast.net

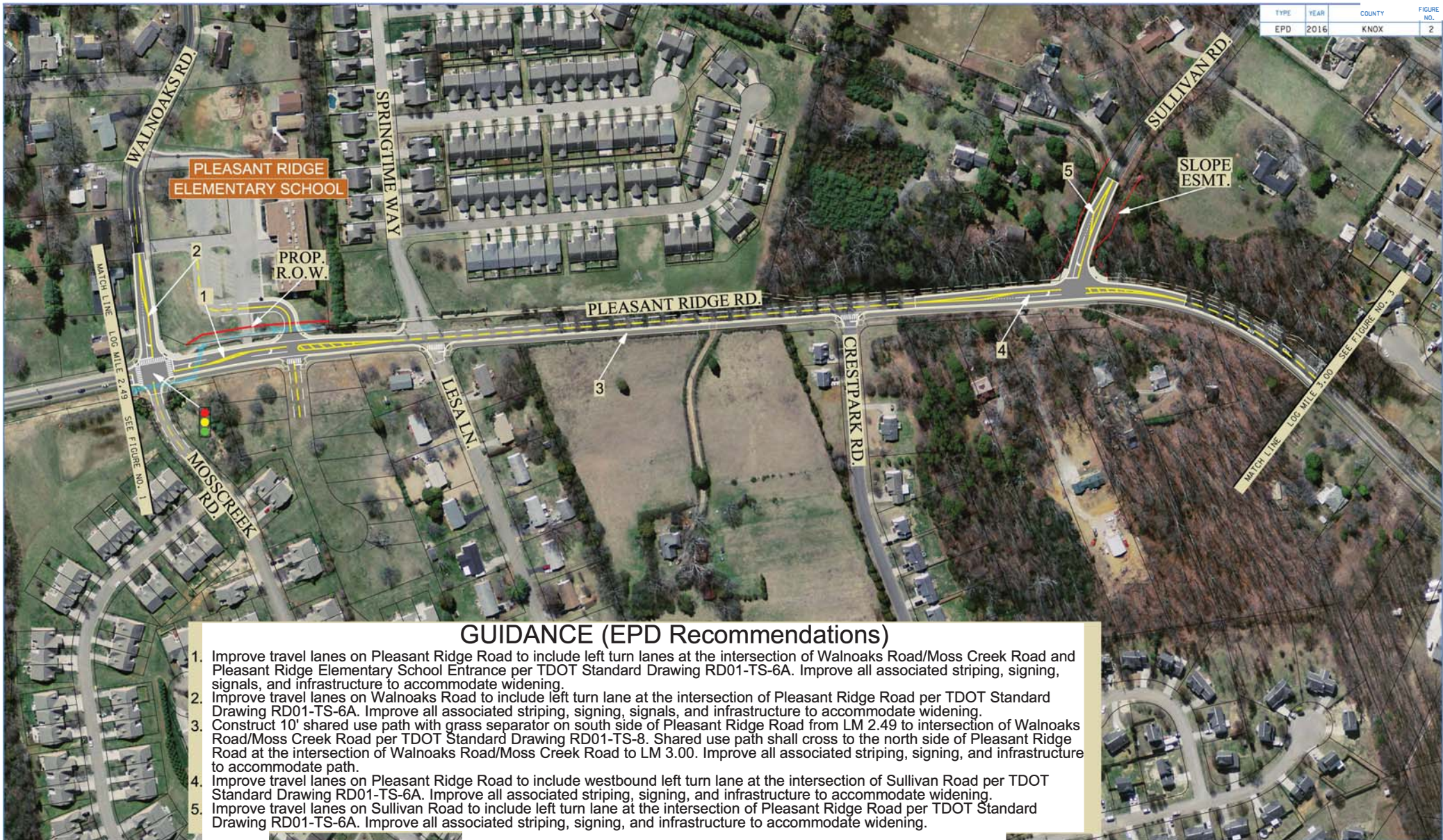
CLIENT:  
ERIC OHEN  
ehohen@erickohen.com  
846-407-8830

DATE: DEC. 14, 2016

C3

SCALE: 1" = 1730'

TYPE	YEAR	COUNTY	FIGURE NO.
EPD	2016	KNOX	2



### GUIDANCE (EPD Recommendations)

1. Improve travel lanes on Pleasant Ridge Road to include left turn lanes at the intersection of Walnoaks Road/Moss Creek Road and Pleasant Ridge Elementary School Entrance per TDOT Standard Drawing RD01-TS-6A. Improve all associated striping, signing, signals, and infrastructure to accommodate widening.
2. Improve travel lanes on Walnoaks Road to include left turn lane at the intersection of Pleasant Ridge Road per TDOT Standard Drawing RD01-TS-6A. Improve all associated striping, signing, signals, and infrastructure to accommodate widening.
3. Construct 10' shared use path with grass separator on south side of Pleasant Ridge Road from LM 2.49 to intersection of Walnoaks Road/Moss Creek Road per TDOT Standard Drawing RD01-TS-8. Shared use path shall cross to the north side of Pleasant Ridge Road at the intersection of Walnoaks Road/Moss Creek Road to LM 3.00. Improve all associated striping, signing, and infrastructure to accommodate path.
4. Improve travel lanes on Pleasant Ridge Road to include westbound left turn lane at the intersection of Sullivan Road per TDOT Standard Drawing RD01-TS-6A. Improve all associated striping, signing, and infrastructure to accommodate widening.
5. Improve travel lanes on Sullivan Road to include left turn lane at the intersection of Pleasant Ridge Road per TDOT Standard Drawing RD01-TS-6A. Improve all associated striping, signing, and infrastructure to accommodate widening.

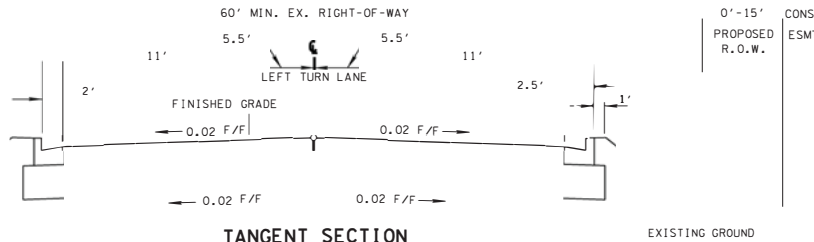
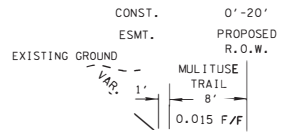


EXPEDITED PROJECT DELIVERY  
 LOCAL ROUTE 1254  
 (PLEASANT RIDGE ROAD)  
 LM 2.15 TO LM 3.38  
 KNOX COUNTY

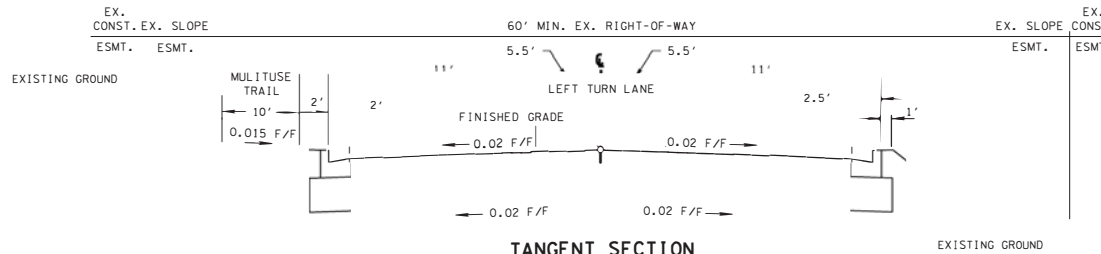
CITY OF KNOXVILLE  
 DEPARTMENT  
 OF  
 ENGINEERING

FIGURE 2  
 LR 1254  
 LM 2.49 +  
 LM 3.00

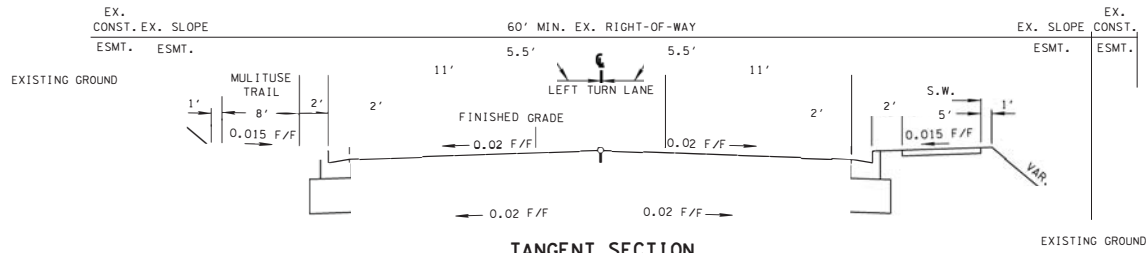




**TANGENT SECTION**  
(BASED ON STD. DWG. RD01-TS-6A)  
PLEASANT RIDGE ROAD AT WALNOAKS RD./MOSS CREEK RD.  
L.M. 2.45 TO L.M. 2.59



**TANGENT SECTION**  
(BASED ON STD. DWG. RD01-TS-6A)  
PLEASANT RIDGE ROAD AT SULLIVAN RD.  
L.M. 2.82 TO L.M. 2.93



**TANGENT SECTION**  
(BASED ON STD. DWG. RD01-TS-6A)  
PLEASANT RIDGE ROAD FROM MURRAY DR. TO PROJECT LIMITS  
L.M. 3.15 TO L.M. 3.41

**EXPEDITED PROJECT DELIVERY**

LOCAL ROUTE 1254  
(PLEASANT RIDGE ROAD)  
LM 2.15 TO LM 3.38  
KNOX COUNTY

## SUBDIVISION - CONCEPT

Name of Applicant: W. Scott Williams & Associates

Date Filed: 12/22/2016 Meeting Date: Feb. 9, 2017

Application Accepted by: M. Payne

Fee Amount: \$1,700 File Number: Subdivision - Concept 2-5A-17-C

Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 2-17-UR

### PROPERTY INFORMATION

Subdivision Name: Pleasant Village

Unit/Phase Number: \_\_\_\_\_

General Location: Pleasant Ridge Rd  
East of Crestpark Rd. (5934 Pleasant Ridge Rd) 40

Tract Size: \_\_\_\_\_ No. of Lots: \_\_\_\_\_

Zoning District: R-1

Existing Land Use: Ag For Vac

Planning Sector: Northwest City

Growth Policy Plan Designation: Planned

Census Tract: 48

Traffic Zone: 210

Parcel ID Number(s): 080HA02801,  
080HA02802

Jurisdiction:  City Council 3 District  
 County Commission \_\_\_\_\_ District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone AT+T

### TRAFFIC IMPACT STUDY REQUIRED

No  Yes

### USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

No  Yes (If Yes, see reverse side of this form)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Min Chen

Company: \_\_\_\_\_

Address: 3032 Oakwood Hills

City: Knoxville State: TN Zip: 37931

Telephone: 646-407-8930

Fax: 865-691-8844

E-mail: iehiban.mc@gmail.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT  
Name: W. Scott Williams

Company: W. Scott Williams & Associates

Address: 4530 Annalee way

City: Knoxville State: TN Zip: 37921

Telephone: 692-9809

Fax: 692-9809

E-mail: wscottwill@comcast.net

### APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT  
Name: Scott Williams

Company: W. Scott Williams & Associates

Address: 4530 Annake way

City: Knoxville State: TN Zip: 37921

Telephone: 692-9809

Fax: 692-9809

E-mail: wscottwill@comcast.net

**VARIANCES REQUESTED**

1. Increase intersection grade from 1% to 5%, Sta 0+13-5+150, Road "A"  
Justify variance by indicating hardship: Steep topography

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Scott Williams

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

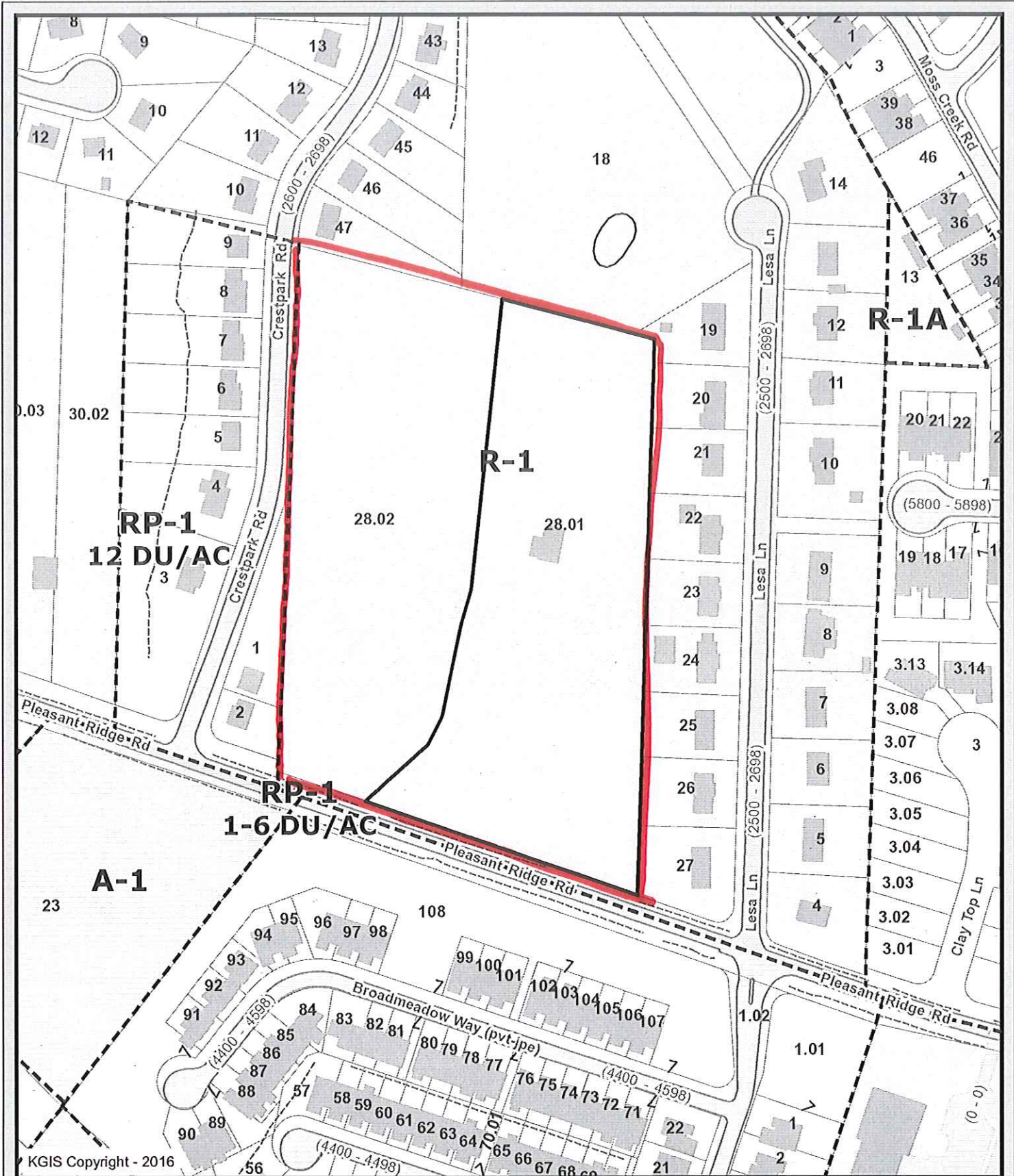
Telephone: 692-9809

Signature: Scott Williams

Fax: 692-9809

Date: 12/21/16

E-mail: wscottwill@comcast.net

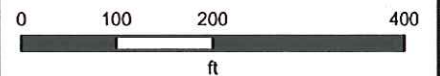


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### Letter Portrait

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