



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SC-19-C **AGENDA ITEM #:** 9
5-E-19-UR **AGENDA DATE:** 5/9/2019

▶ **SUBDIVISION:** WALLACE ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** W.SCOTT WILLIAMS & ASSOCIATES
OWNER(S): Glen Glafenhein

TAX IDENTIFICATION: 133 K F 030 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1112 Wallace Rd

▶ **LOCATION:** East side of Wallace Road, South of Nubbin Ridge Road

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.58 acres

▶ **ZONING:** PR (Planned Residential) (pending)

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residence and vacant land - RA (Low Density Residential)
South: Residences - RA (Low Density Residential)
East: Residences and vacant land - RA (Low Density Residential)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: W. Scott Williams

ACCESSIBILITY: Access is via Wallace Rd., a minor collector street with a pavement width of 18' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Tangent length variance between reverse curves from 50 ft to 30 ft at Station 1 + 74.01 on Road A.
2. Intersection spacing variance between Road A and Meadowood Lane, from 300' to 153.5'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's location and features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 6 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the stream on the property.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.
6. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 13 detached dwelling units on individual lots and a reduction of the peripheral setback from 35 ft to 25 ft, subject to 2 conditions.**

1. Approval of the rezoning of the property to PR (Planned Residential) by Knox County Commission at a density that will allow the proposed subdivision.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to develop this 4.58 acre site with 13 new detached residential lots. The property was recently subdivided to separate the existing house (on a lot with 33,733 square feet) from the remainder of the property. The proposed 13 lots will be located on a 3.8298 acre tract. The density for the new subdivision will be 3.39 du/ac. The overall density for the 4.58 acre site is 3.06 du/ac. The subdivision will have access out to Wallace Rd., a minor collector street by a new public street.

The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on April 11, 2019 (4-D-19-RZ). The Knox County Commission will consider the rezoning on May 28, 2019.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed residential development at a density of 3.06 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The West City Sector Plan proposes low density residential development for this site which allows consideration of a density of up to 5 du/ac. The proposed development at a density of 3.06 du/ac is consistent with the sector plan.
2. This site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 159 (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

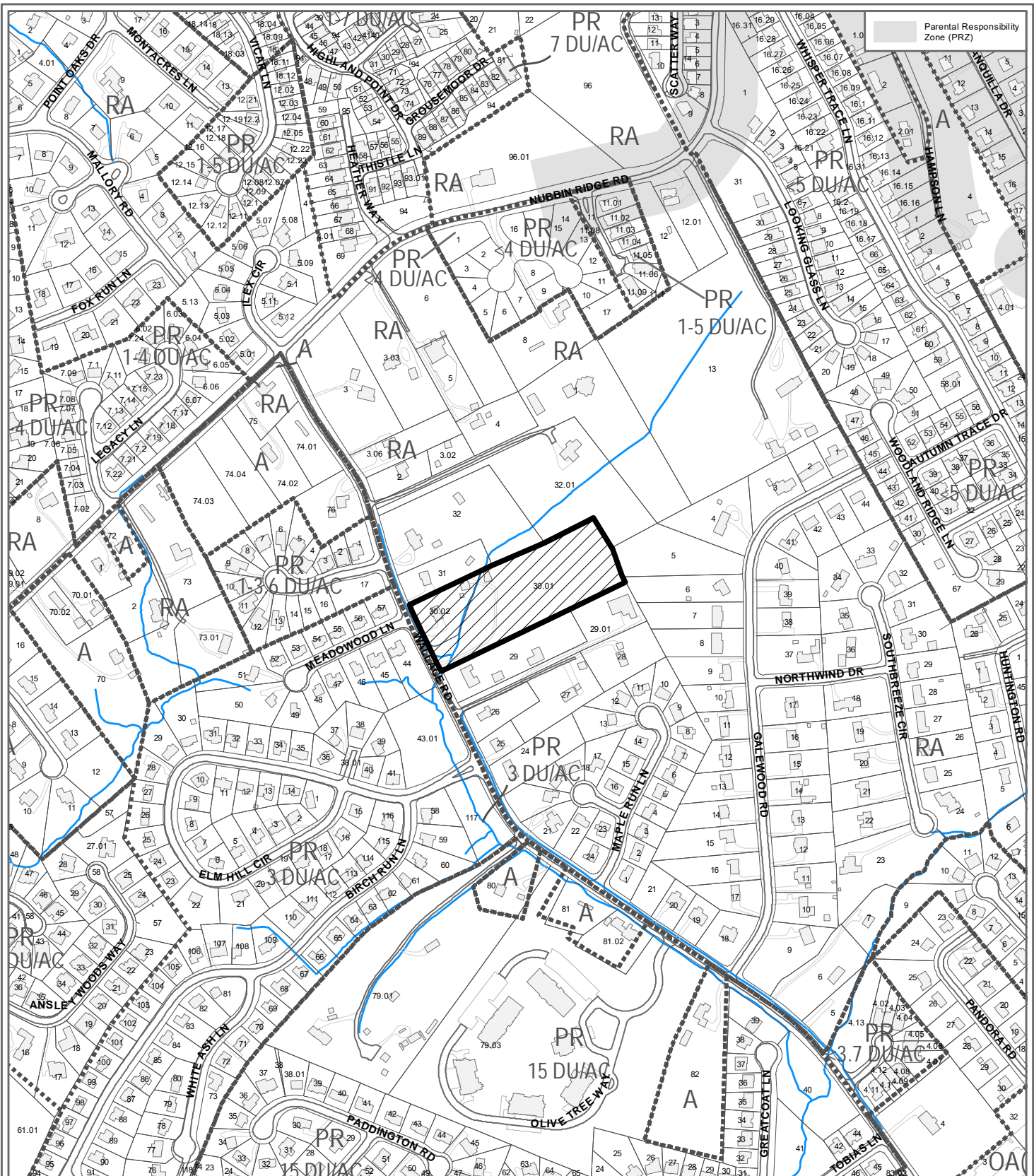
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Rocky Hill 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**5-SC-19-C / 5-E-19-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: W.Scott Williams & Associates
Undefined



Detached Residential Subdivision in PR (Planned Residential) (pending)

Map No: 133
Jurisdiction: County

Original Print Date: 4/17/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



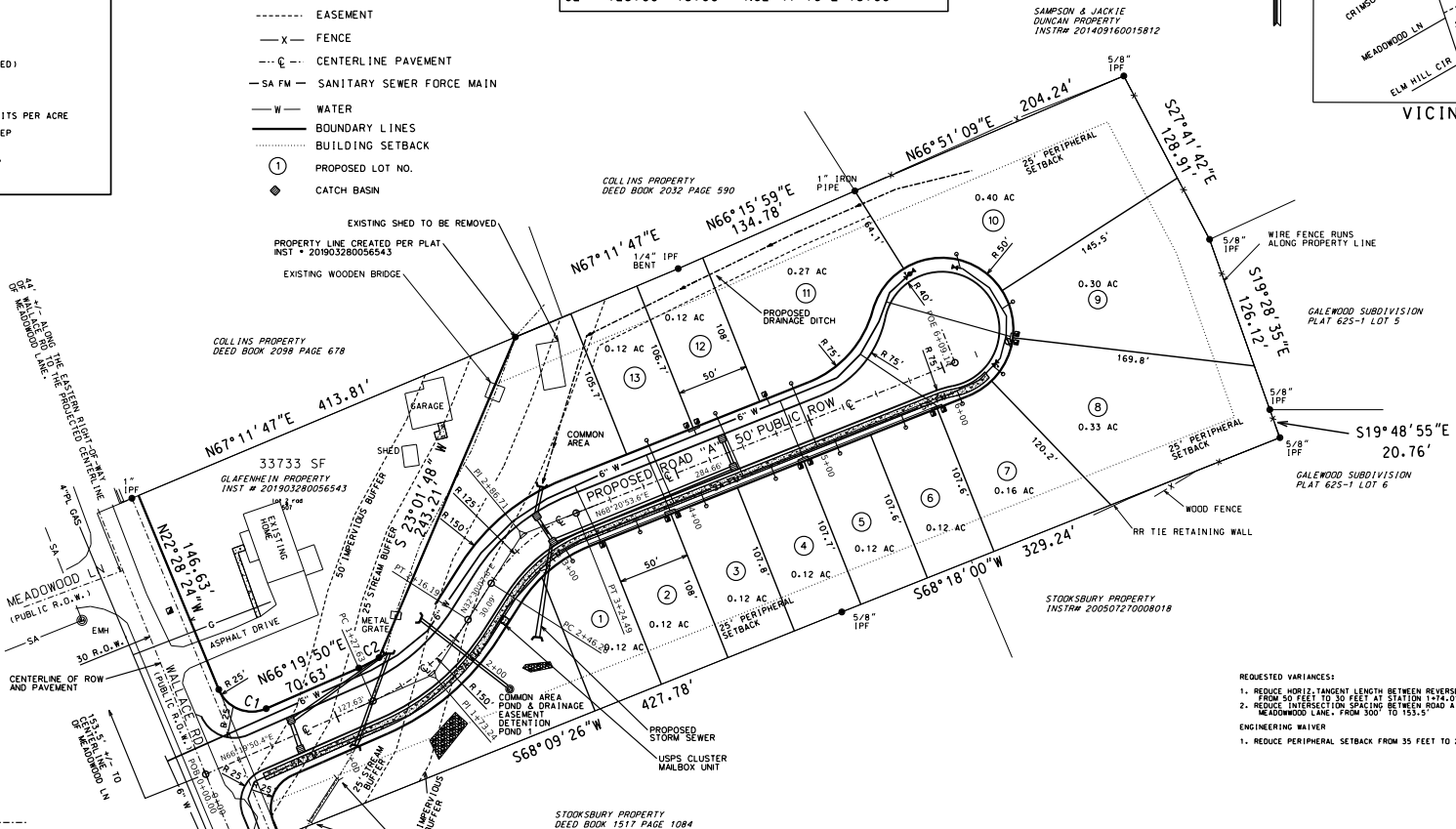
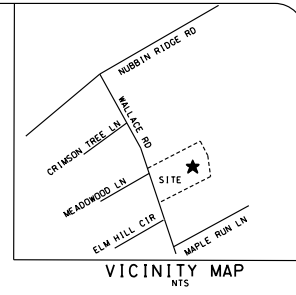
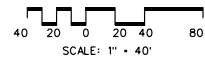
SITE DATA

EXISTING:
 ZONING: PR PER KNDX
 COUNTY ZONING MAP
 DENSITY: 4.0 UNITS PER ACRE
 SETBACKS (PR):
 FRONT - 20'
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 25' (REQUESTED)
 PROPOSED:
 AREA: 3.8298 ACRES +/-
 DENSITY: 13 LOTS AT 3.39 UNITS PER ACRE
 LOT SIZE: 50' WIDE x 105' DEEP
 OPEN SPACE: 0.57 AC
 OSR = 0.57 / 3.8298 = 15.8%
 PARKING:
 2 GARAGE SPACES PER LOT

LEGEND

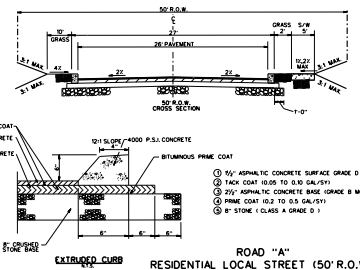
- IRON PIN FOUND (OLD)
- EASEMENT
- X- FENCE
- E- CENTERLINE PAVEMENT
- SA FM- SANITARY SEWER FORCE MAIN
- W- WATER
- BOUNDARY LINES
- BUILDING SETBACK
- ① PROPOSED LOT NO.
- ◆ CATCH BASIN

CURVE TABLE				
NO.	RADIUS	ARC	CHORD BEARING & DISTANCE	
C1	25.00'	39.79'	S68°04'17"E	35.72'
C2	125.00'	15.90'	N62°41'16"E	15.88'

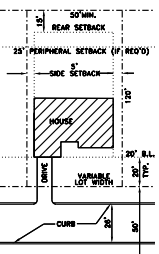


- REQUESTED VARIANCES:
1. REDUCE HORIZONTAL TANGENT LENGTH BETWEEN REVERSE CURVES FROM 50 FEET TO 30 FEET AT STATION 1+44.07 ROAD A.
 2. REDUCE INTERSECTION SPACING BETWEEN ROAD A AND MEADOWOOD LANE, FROM 300' TO 153.5'
- ENGINEERING REVIEW
1. REDUCE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET.

GENERAL NOTES:
 THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADINGS, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.
 THIS PROPERTY IS ZONED PR IN KNDX COUNTY.
 APPROXIMATE TOTAL AREA: 3.8298 ACRES.
 BOUNDARY & TOPOGRAPHY ARE FROM FIELD OBSERVATIONS. ELEVATIONS ARE ASSUMED.
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
 PROPERTY IS MOSTLY GRASS WITH SOME STEEPER WOODED AREAS TO THE EAST SIDE.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY FIRST UTILITY DISTRICT. UTILITIES SHOWN FOR LOCATION ONLY.
 THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.
 ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
 ALL LOTS TO HAVE 2 CAR GARAGE.
 SIGHT DISTANCE ALONG THE PROPOSED ENTRANCE AND WALLACE RD IS 500 FEET TO THE NORTH AND 550 FEET TO THE SOUTH.



ROAD "A"
 RESIDENTIAL LOCAL STREET (50' R.O.W.)
 Revised: 4/22/2019



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION
 N.T.S.

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 TENNESSEE COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
Scott Williams
 SURVEYOR
 TENNESSEE CERTIFICATE NO. 1914

REVISIONS

NO.	DATE	DESCRIPTION
1	4/17/19	MFC COMM

CONCEPT PLAN
 WALLACE ROAD S/D
 GLEN CLAFENHEIN
 1111 WALLACE RD
 OFFICE #65-583-3251



FOR REVIEW

W. SCOTT WILLIAMS & ASSOCIATES
 458 ARTHUR BLVD. #100
 MEMPHIS, TN 38103
 P: 901.988.0888
 F: 901.988.0889
 WWW.WSCOTTWILLIAMS.COM

CLIENT:
 GLEN CLAFENHEIN

ORIGINAL ISSUE:
 MAR. 20, 2019
 SHEET NO.
CC1
 JOB NO. 1893

STORM STRUCTURE SCHEDULE

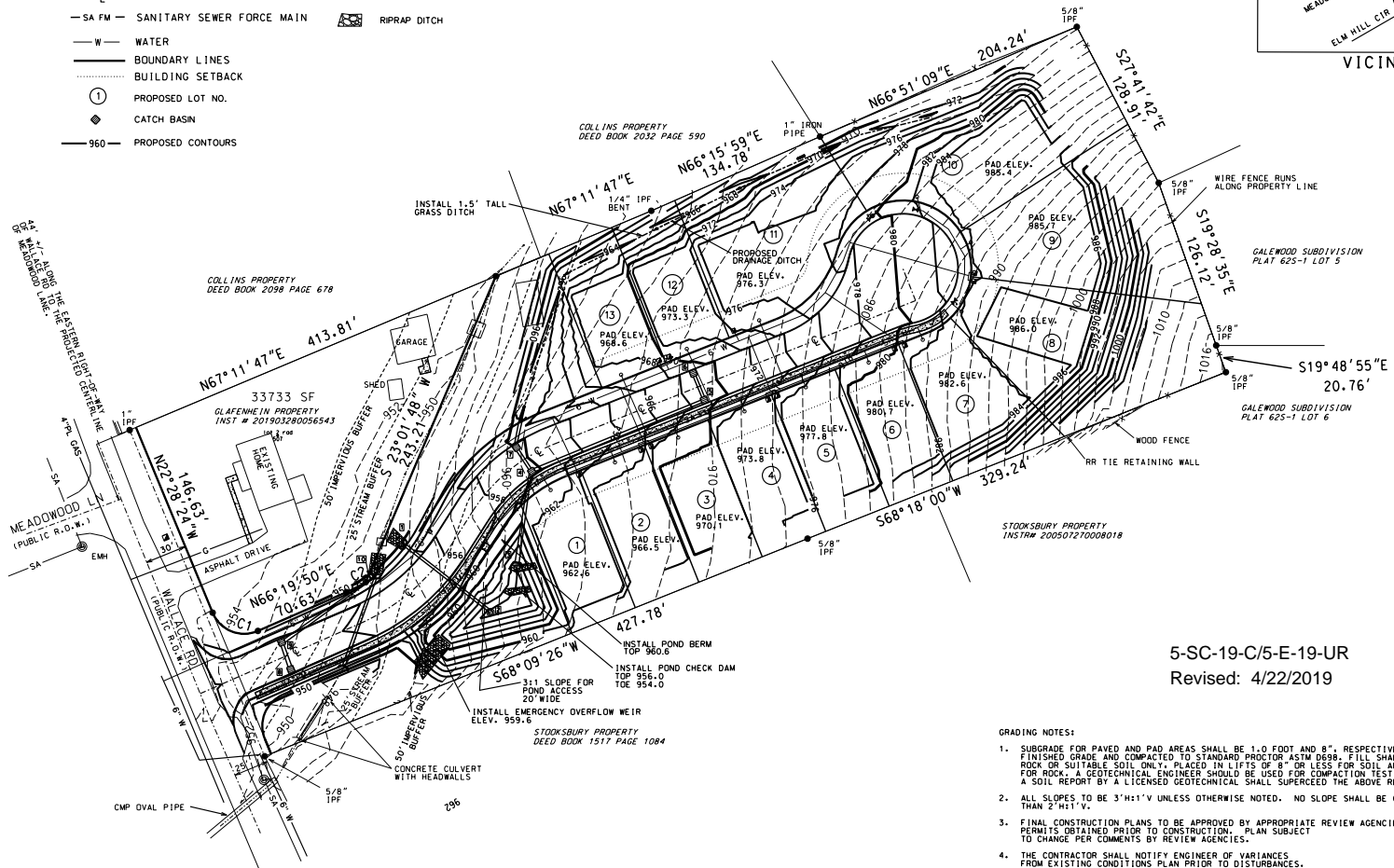
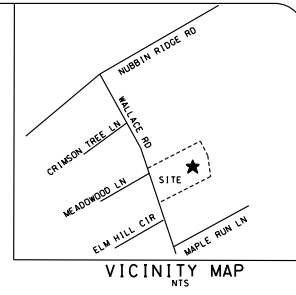
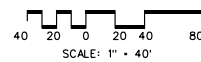
- 1 HEADWALL
- 2 POND STRUCTURE
- 3 SINGLE CURB INLET
- 4 SINGLE CURB INLET
- 5 SINGLE CURB INLET
- 6 SINGLE CURB INLET
- 7 SINGLE CURB INLET
- 8 SINGLE CURB INLET
- 9 SINGLE CURB INLET
- 10 HEADWALL

LEGEND

- IRON PIN FOUND (OLD)
- EASEMENT
- X- FENCE
- CENTERLINE PAVEMENT
- SA FM- SANITARY SEWER FORCE MAIN
- W- WATER
- BOUNDARY LINES
- BUILDING SETBACK
- ① PROPOSED LOT NO.
- ◆ CATCH BASIN
- 960--- PROPOSED CONTOURS
- STORM SEWER
- ▣ CATCH BASIN
- ▲ CONCRETE HEADWALL
- ⊠ STORM STRUCTURE NO.
- ▨ RIPRAP DITCH

CURVE TABLE

NO.	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	25.00'	39.79'	S68°04'17"E 35.72'
C2	125.00'	15.90'	N62°41'16"E 15.88'



5-SC-19-C/5-E-19-UR
Revised: 4/22/2019

GRADING NOTES:

1. SUBGRADE FOR PAVED AND PAD AREAS SHALL BE 1.0 FOOT AND 8", RESPECTIVELY, BELOW FINISHED GRADE AND COMPACTED TO STANDARD PROCTOR ASTM D698. FILL SHALL BE ROCK OR SUITABLE SOIL ONLY, PLACED IN LIFTS OF 8" OR LESS FOR SOIL AND 2" OR LESS FOR ROCK. A GEOTECHNICAL ENGINEER SHOULD BE USED FOR COMPACTION TESTING. A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.
2. ALL SLOPES TO BE 3":1" V UNLESS OTHERWISE NOTED. NO SLOPE SHALL BE GREATER THAN 2":1" V.
3. FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION. PLAN SUBJECT TO CHANGE PER COMMENTS BY REVIEW AGENCIES.
4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PLAN PRIOR TO DISTURBANCES.
5. ALL GRADING AND DRAINAGE ORDINANCES AND SPECIFICATIONS OF KNOX COUNTY SHALL BE FOLLOWED INCLUDING ALL USHA REQUIREMENTS.
6. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PURPOSES. TREES, STUMPS, ROOTS, DEBRIS, JUNK, AND OTHERWISE DELETERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED OF ON SITE.
7. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM OF 4". A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS. THE SOIL IS TO BE STOCKPILED IN THE LOCATIONS AS DESIGNATED BY THE OWNER. EXCESS TOPSOIL, DIRT, DEBRIS, ETC. SHALL BE HAULED OFF.
8. A STORM WATER POLLUTION PREVENTION PLAN SHALL BE PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
9. THE GRADING CUT/FILL QUANTITIES ON THIS SITE ARE INTENDED TO BALANCE. IF HAUL-IN/OUT ARE REQUIRED, THE CONTRACTOR WILL CONTACT THE ENGINEER AND REQUEST A PLAN ADDENDUM PRIOR TO ANY HAULING. ALL OFFSITE BORROW AND WASTE SITES REQUIRE COUNTY APPROVAL.

GENERAL NOTES:

BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS WILL BE COMPACTED IN LAYERS 8 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. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 1000 SQ. FT. OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).

A SOIL REPORT BY A LICENSED GEOTECHNICAL SHALL SUPERCEDE THE ABOVE RECOMMENDATIONS.

PRIOR TO DIGGING, CALL TENNESSEE ONE CALL TO LOCATE UTILITIES 3 OR MORE DAYS IN ADVANCE.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY GRADING AND DRAINAGE
WALLACE ROAD S/D

GLEN CLAFENHEIN
KNOX COUNTY, TENNESSEE
CL. ENG. CIVIL & DISTRICT



W. SCOTT WILLIAMS & ASSOCIATES

CONSULTING ENGINEERS
CIVIL ENGINEERING

4500 American Way, #702
Knoxville, TN 37921
P: 865.598.0700
F: 865.598.0701
www.williams-engineers.com

CLIENT: GLEN CLAFENHEIN

1111 WALLACE RD
KNOXVILLE, TN 37921
OFFICE: 865-583-3231

ORIGINAL ISSUE: MAR. 20, 2019

SHEET NO. CC2

JOB NO. 1893

SUBDIVISION - CONCEPT



Name of Applicant: W. SCOTT WILLIAMS & ASSOCIATES
Date Filed: 3-25-19 Meeting Date: 5-9-19
Application Accepted by: Sherry Michienzi
Fee Amount: 1200⁰⁰ File Number: Subdivision - Concept 5-SC-19-C
Fee Amount: Related File Number: Development Plan 5-E-19-UR

1112 Wallace Rd

PROPERTY INFORMATION

Subdivision Name: Wallace Road S/D
Unit/Phase Number: E/S Wallace Rd, S of Nubbin Ridge Rd
General Location: 1,200 ft south of Wallace Rd + Nubbin Ridge Rd. intersection
Tract Size: 4.58 AC No. of Lots: 13
Zoning District: PR pending
Existing Land Use: RR
Planning Sector: West City
Growth Policy Plan Designation: Urban Growth

Census Tract: 44.01
Traffic Zone: 1b1
Parcel ID Number(s): 133KF030

Jurisdiction: City Council _____ District
 County Commission 4 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer First Utility District
Water First Utility District
Electricity KUB
Gas KUB
Telephone _____

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: Glen Glafenhein
Company: _____
Address: 1112 Wallace Rd
City: Knoxville State: TN Zip: 37919
Telephone: (865) 363-4321
Fax: _____
E-mail: glen.glafenhein@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: SCOTT WILLIAMS
Company: W. SCOTT WILLIAMS & ASSOC.
Address: 4530 Annalee Way
City: Knoxville State: TN Zip: 37921
Telephone: 865-692-9809
Fax: 865-692-9809
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 & ASSOC.
Address: 4530 Annalee Way
City: Knoxville State: TN Zip: 37921
Telephone: 865-692-9809
Fax: 865-692-9809
E-mail: WSCOTTWILL@COMCAST.NET

VARIANCES REQUESTED

1. Reduce horizontal tangent length between reverse curves from 50 ft to 30 ft.
Justify variance by indicating hardship: topography at Station 1+74.01

Road A

2. Reduce peripheral setback from 35 ft. to 25 ft.
Justify variance by indicating hardship: topography

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

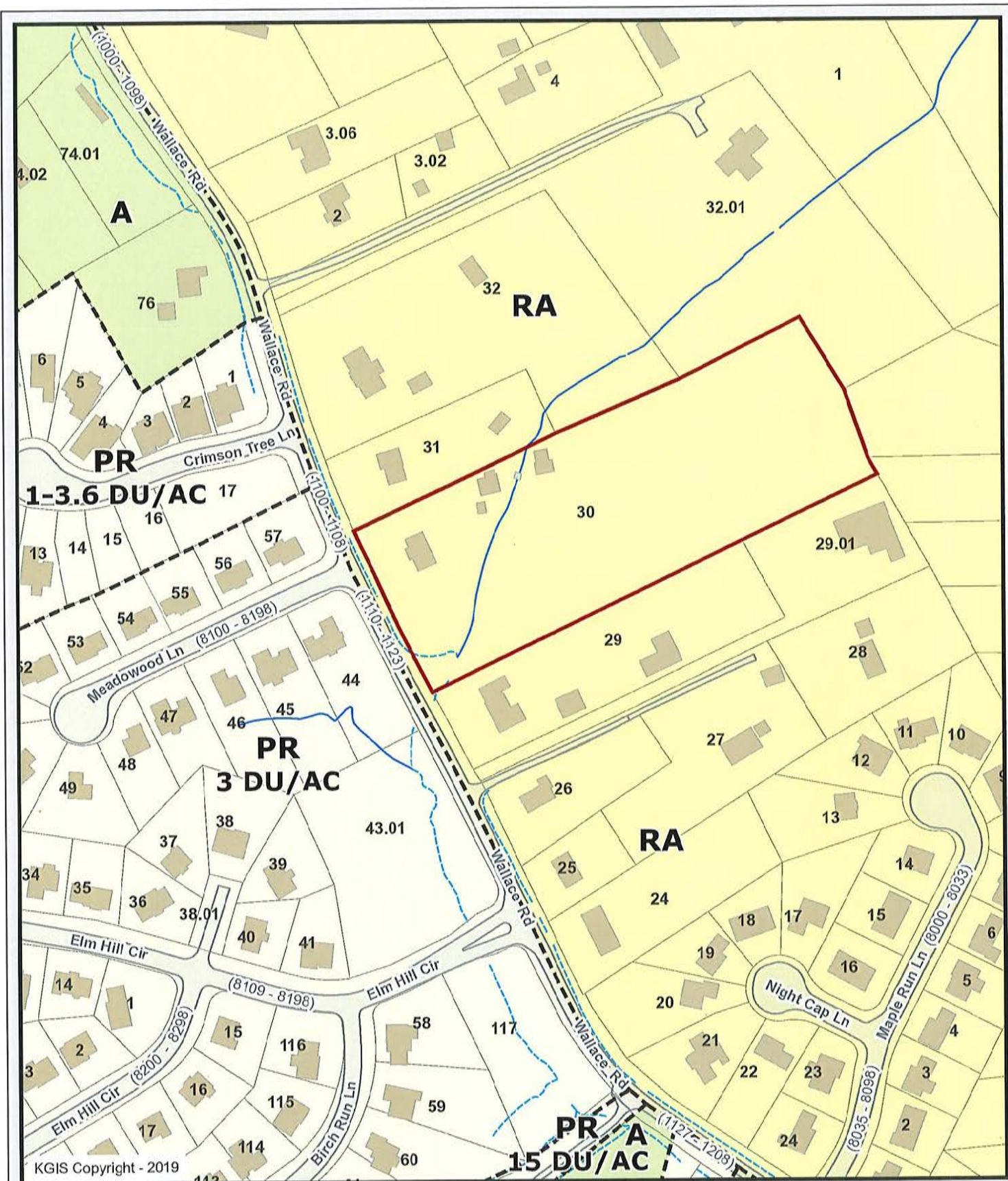
Telephone: 865-692-9809

Fax: 865-692-9809

Signature: Scott Williams

Date: 3/22/19

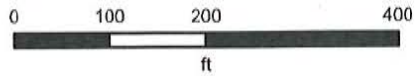
E-mail: WSCOTTWILL@COMCAST.NET



Letter Portrait



Printed: 3/25/2019 at 12:17:23 PM



Knoxville - Knox County - KUB Geographic Information System

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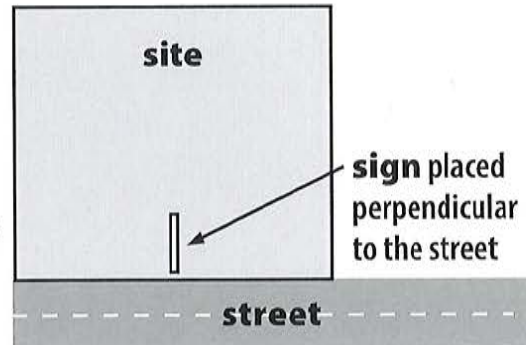
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

(April 24th Wed) and May 10th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Stacey Cox

Printed Name: W. Scott Williams & Assoc.

Phone: 865-692-9809 Email: _____

Date: 3-25-19

File Number: 5-SC-19-C / 5-E-19-WR