



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SC-20-C  
2-F-20-UR

**AGENDA ITEM #:** 18  
**AGENDA DATE:** 2/13/2020

▶ **SUBDIVISION:** WINDSOR FOREST

▶ **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

**OWNER(S):** Mesana Investments, LLC

**TAX IDENTIFICATION:** 130 069 & PART OF 07001, AND 1300C001, 002, [View map on KGIS](#)  
056 & 057

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 921 & 0 Fretz Rd. and 12007, 12011, 12030 & 0 Lillibridge Crossing Ln.

▶ **LOCATION:** West side of Fretz Rd, north side of Hatmaker Ln, north of I-40/75

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area

**WATERSHED:** Turkey Creek

▶ **APPROXIMATE ACREAGE:** 12.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Residences - PR (Planned Residential)  
South: Hatmaker Rd. & I-40 / I-75 - A (Agricultural) and Town of Farragut  
East: Residences - A (Agricultural)  
West: Vacant land - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 6

**SURVEYOR/ENGINEER:** Scott Williams Scott Williams and Associates

**ACCESSIBILITY:** Access is via Fretz Rd., a local street with a 20' pavement width within a 45' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the horizontal curve radius on Road D beginning at STA 5+33.92 from 250' to 100'.
- 2) Reduce the sight distance requirement on Road D from 250' to 200' at lots 120 and 121.
- 3) Reduce the depth of the buffer strip for double frontage lots from 25' to 20' along the Hatmaker Lane frontage.

## STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

**APPROVE** the concept plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Implementation of the recommended improvements identified in the Traffic Impact Study for the Fretz Road Subdivision (905 Fretz Road) prepared by Cannon & Cannon, Inc., dated December 21, 2017 as revised and approved by the Knox County Department of Engineering and Public Works, Planning Commission and Town of Farragut staff. Any required improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works and the Town of Farragut (for the street improvements to N. Campbell Station Road). The north bound left turn lane improvements on N. Campbell Station Road at the intersection with Fretz Road, shall be reviewed and approved by the Town of Farragut. The turn lane improvements shall be completed prior to the issuance of the 47th building permit for the subdivision.
4. Installation of sidewalks on at least one side of all streets. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the sight distance easement across Lot 120 and 121 on the inside of the horizontal curve.
7. A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to the Planning Commission staff.

► **APPROVE the request for up to 128 detached dwellings on individual lots and a reduction of the peripheral setback to 20 ft for lots 113 and 114, and 25' for lot 127, subject to 1 condition.**

1. 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 concept plan and use-on-review.

**COMMENTS:**

This proposal modifies the previously approved Concept Plan / Use on Review by adding 6 lots and extending Road D so it now intersects Lillibridge Crossing Lane. Previously, the east end of Road D had a cul-de-sac. The subdivision will have a total of 34.55 acres and 128 lots (including two existing houses that front on Fretz Road), at a density of 3.7 du/ac.

The new lots and road extension are in an area that was formally owned by the neighboring property shown as lot 127 on the Concept Plan. Lot 127 must be part of this proposal because it will be getting smaller and it is less than 5 acres, however, it does not need to be part of the homeowners association for the Windsor Forest Subdivision. Lot 127 is being approved with the same setbacks as Windsor Forest and a 25' peripheral setback along the Fretz Road frontage.

The applicant is also requesting reduction of the peripheral setback to 20' for lots 113 and 114 from the previously approved 25'. Staff is recommending approval because it will provide more flexibility with the placement of the houses and should not have much impact on the residences to the north. These lots are also at slightly lower elevation.

The Concept Plan requires three variances; a horizontal curve radius, sight distance, and double frontage lot buffer strip. The sharp curve in Road D has a horizontal radius of 100' which was acceptable on the previous Concept Plan approval because the road length was less than 1,000'. Now that the road is being extended, it is greater than 1,000' and the minimum horizontal radius is 250'. In the same curve, the applicant is requesting a sight distance variance from 250' to 200'. This will reduce the necessary easement along the front of lots 120 and 121, and will help with placement of a house on the lots. Planning and Knox County Engineering and Public Works staff are recommending approval of these two variances because the reduced horizontal curve will help lower vehicle speeds and there is a sidewalk for pedestrians on the inside of the curve. If a sidewalk was not provided, staff would not be in favor of the sight distance reduction because of safety concerns for pedestrians walking in the street and having to go around cars parked on the inside of the curve and being obscured by the parked vehicle.

Most of the lots that back up to Hatmaker Lane have a depth less than 135', which is the minimum permitted by the subdivision regulations without providing a 25' buffer strip between the lots and the external road. The applicant is requesting a variance to permit a 20' buffer strip with the hardship being that there is a steep slope along the Hatmaker frontage that will remain undisturbed with the natural wooded area that provides extra

buffer and the extra lot depth allows for better lot drainage in the rear. Staff is recommending approval of the 5' reduction because the existing, mature vegetated slope will be retained in the buffer and the adjacent lots are at a higher elevation than Hatmaker Lane which provides additional visual separation that would otherwise not be there if the lots were at the same elevation or below Hatmaker.

A Traffic Impact Study (TIS) prepared by Cannon & Cannon, Inc. was submitted for the previous concept plan approval. Staff is not requiring the applicant to submit a new TIS with the understanding that the applicant is being required to implement the recommended improvements from the previous study. The TIS had been reviewed by Planning Commission, Knox County Engineering and Town of Farragut staff. Based on the study, the Planning Commission previously required the developer to widen of Fretz Road to minimum width of 20', from the intersection of Fretz Road and Woodhollow Lane to the new subdivision entrance (Lillibridge Crossing Lane) and to taper Fretz Road to the south to the existing pavement width. These improvements have already been completed. The north bound left turn lane improvement on N. Campbell Station Road at the intersection with Fretz Road, as identified in the Traffic Impact Study, shall be completed prior to the issuance of the 47th building permit for the subdivision, as previously required by the Planning Commission.

One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The proposed concept plan has not identified any useable open space for recreational use. The applicant is proposing sidewalks on one side of the internal streets, as previously required by the Planning Commission. The sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise and would in part meet the PR open space objective. In addition, the construction of a sidewalk is one of the determining factors for Staff recommending approval of the sight distance reduction on Road D.

#### 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 services since utilities are available.
2. With the proposed widening of Fretz Road and addition of the turn lane improvements on N Campbell Station Road, there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.
3. The proposed low density residential development is compatible with the scale and intensity of development that has occurred in this area under PR (Planned Residential) zoning, and at a density of 3.7 du/ac, is consistent in use and density with the recommended rezoning for the property.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The proposed subdivision will not draw significant traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. The PR zoning allows a density up to 4 du/ac. With a proposed density of 3.7 du/ac, the proposed subdivision is consistent with the Sector Plan and approved rezoning.
2. The site is located within the Town of Farragut Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

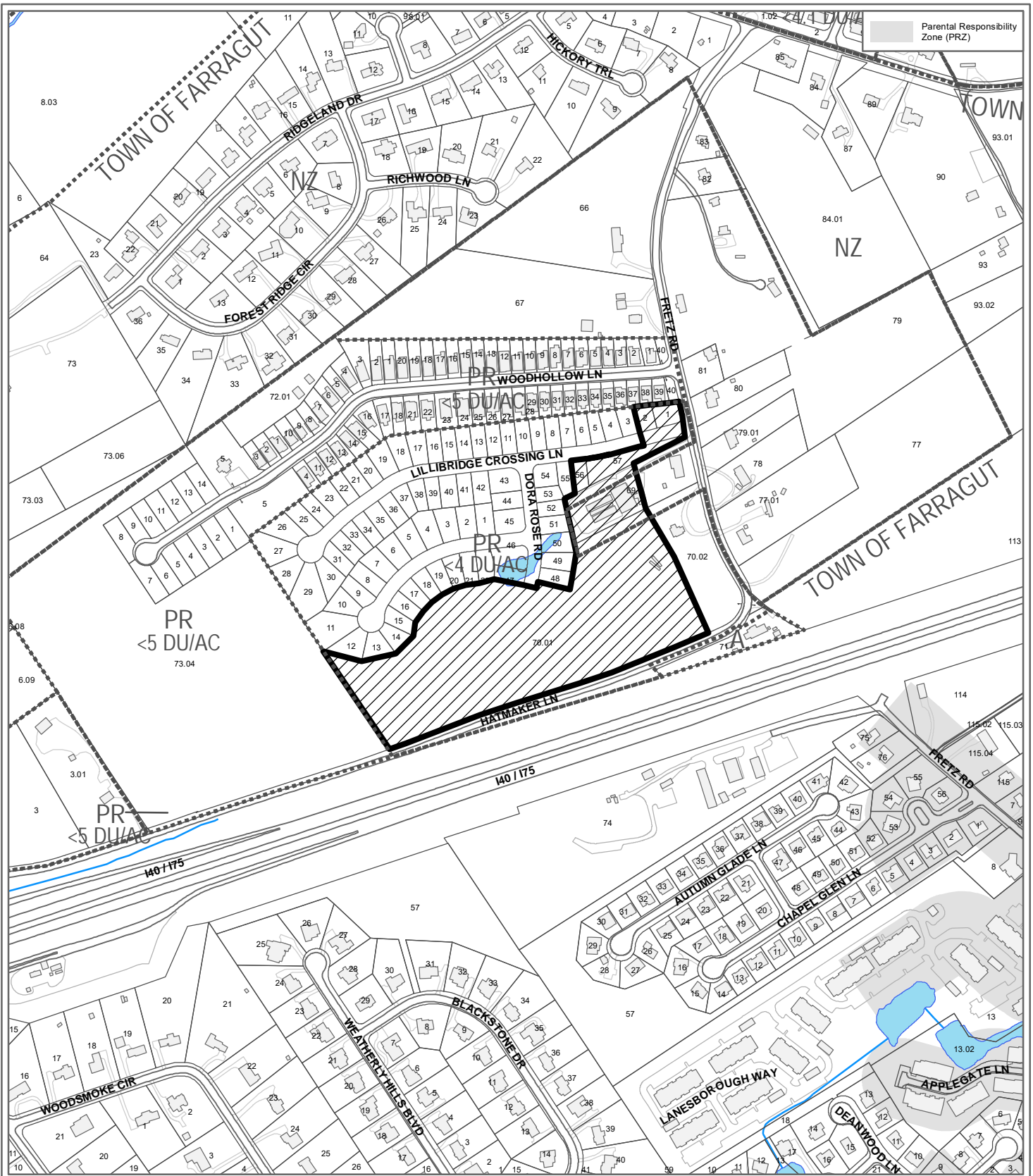
ESTIMATED STUDENT YIELD: 52 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

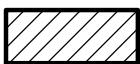
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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

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.



**2-SC-20-C / 2-F-20-UR  
CONCEPT PLAN/USE ON REVIEW**

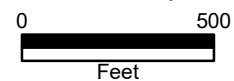


Detached residential subdivision in PR (Planned Residential)

Petitioner: Scott Williams  
Windsor Forest

Map No: 130

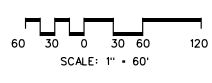
Jurisdiction: County



Original Print Date: 1/13/2020

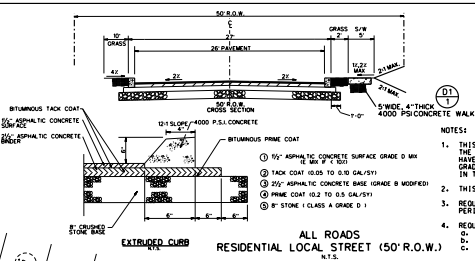
Revised: 1/14/2020

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



**SITE DATA**

ZONING: PR  
 TOTAL LOTS SHOWN: 128 LOTS  
 NEW AND CHANGED CONCEPT PLAN AREA: 15.07 ACRES  
 TOTAL PROJECT AREA INCLUDING PREVIOUS APPROVALS: 34.55 ACRES  
 DENSITY: 128 / 34.55 = 3.71 LOTS/ACRE  
 OPEN SPACE: 3.51 ACRES  
 OSR: 4.945/34.55 = 14.3%  
 PARKING: 2 GARAGE SPACES PER LOT

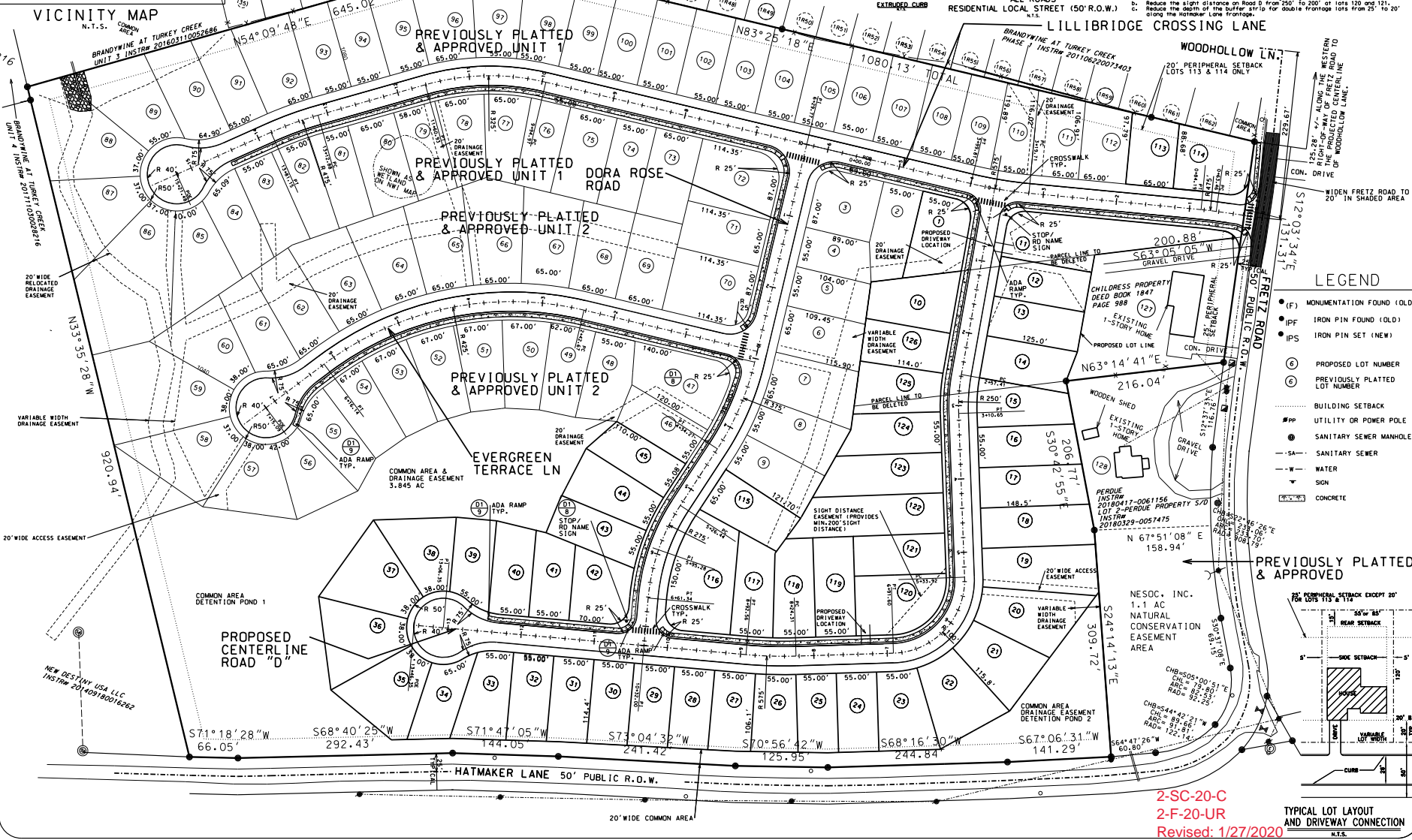


**CERTIFICATION OF CONCEPT PLAN**

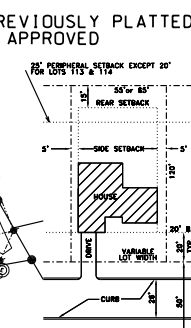
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-METRO COUNTY SUBDIVISION REGULATIONS WHICH HAS BEEN ITEMIZED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

*Scott Williams*  
 TENNESSEE CERTIFICATE NO. 1914 SURVEYOR

- NOTES:**
- THIS PLAN IS TO SHOW A PROPOSED CONCEPT SUBDIVISION LAYOUT. THE FINAL NUMBER OF LOTS AND OTHER DIMENSIONS OR DETAILS HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, UTILITIES, FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.
  - THIS PROPERTY IS ZONED PR.
  - REQUESTED SETBACKS ARE FRONT - 20', SIDE - 5', REAR - 15'.
  - REQUESTED SUBDIVISION VARIANCES:
    - Reduce the horizontal curve on Road D beginning at STA 4+33.92 from 250' to 100'.
    - Reduce the sight triangle of Road D from 250' to 200' of lots 125 and 121.
    - Reduce the depth of the buffer strip for double frontage lots from 25' to 20' along the Hatmaker Lane Frontage.



- LEGEND**
- (M) MONUMENTATION FOUND (OLD)
  - (IF) IRON PIN FOUND (OLD)
  - (IPF) IRON PIN FOUND (NEW)
  - (IPS) IRON PIN SET (NEW)
  - (P) PROPOSED LOT NUMBER
  - (P) PREVIOUSLY PLATTED LOT NUMBER
  - BUILDING SETBACK
  - UTILITY OR POWER POLE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER
  - WATER
  - SIGN
  - CONCRETE



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	1/27/2020	CONCEPT PLAN
2	1/27/2020	CONCEPT PLAN
3	1/27/2020	CONCEPT PLAN
4	1/27/2020	CONCEPT PLAN

**CONCEPT/SITE LAYOUT PLAN**

**WINDSOR FOREST S/D**

2-SC-20-C, 2-F-20-UR  
 1/27/2020  
 KNOXVILLE, TENNESSEE 37921  
 W. SCOTT WILLIAMS & ASSOCIATES



**W. SCOTT WILLIAMS & ASSOCIATES**

CONCEPT/SITE LAYOUT PLAN  
 1/27/2020  
 KNOXVILLE, TENNESSEE 37921  
 W. SCOTT WILLIAMS & ASSOCIATES

CLIENT:  
**SCOTT DAVIS INVESTMENTS, LLC**  
**MESANA INVESTMENTS, LLC**  
 865-806-8008

ORIGINAL ISSUE:  
 NOV. 20, 2019

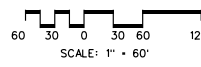
SHEET NO.  
**CC1**  
 JOB NO. 1793

2-SC-20-C  
 2-F-20-UR  
 Revised: 1/27/2020





**SITE DATA**  
 ZONING: PR  
 TOTAL LOTS SHOWN: 128 LOTS  
 IMPERVIOUS AREA: 11.35 ACRES

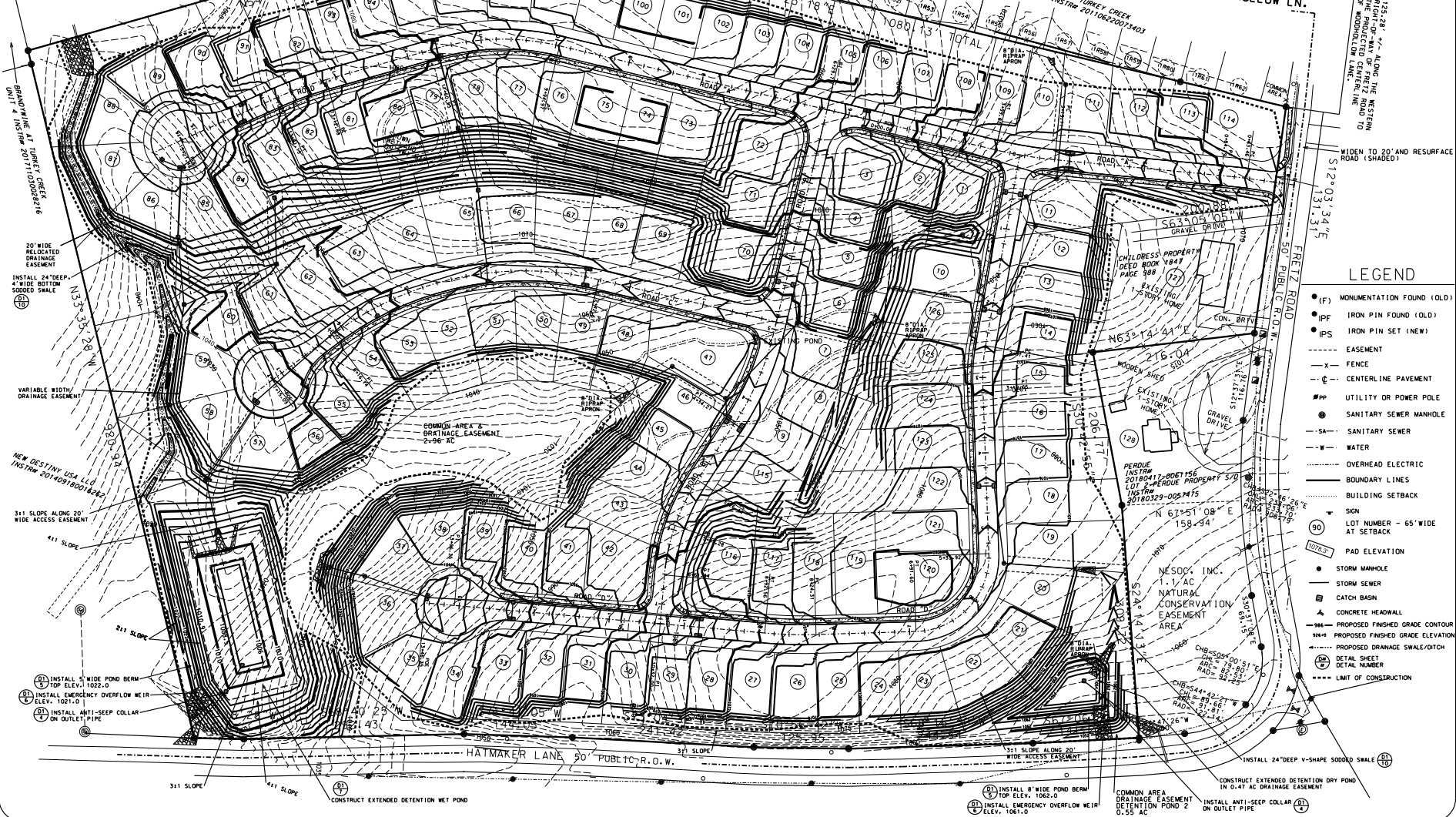


**SWPP QUALITY ASSURANCE NOTES:**  
 Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment of each outfall involving drainage totaling 10 or more acres or five or more acres, if draining to impaired water body. The contractor shall ensure the proper conduct of each qualifying outfall within a month of construction commencement. (See COP sec 3.1.2 for assessment language)

**2-SC-20-C**  
**2-F-20-UR**  
 Revised: 1/27/2020

- GRADING NOTES (SEE S&P-4 FOR EROSION CONTROL NOTES):**
1. PREPARE FOR PAVED AND UNPAVED AREAS SHALL BE 1/4" FOR FINISH, RESPECTIVELY BELOW AND ABOVE FINISH ELEVATION. EXCEPT WHERE NOTED OTHERWISE, ALL ELEVATIONS SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
  2. ALL SLOPES SHALL BE AS SHOWN. NO SLOPE SHALL BE GREATER THAN 2:1 H:V.
  3. FINISH ELEVATIONS SHALL BE BASED ON THE PROPOSED FINISH GRADE ELEVATIONS AND TO CORRECT FOR SETTLEMENT BY SETTING IN AN ADJACENT UNDISTURBED AREA.
  4. THE CONTRACTOR SHALL NOTIFY ENGINEER OF VARIANCES FROM EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
  5. ALL GRADING AND DRAINAGE OPERATIONS AND SPECIFICATIONS OF EACH COUNTY SHALL BE AS SHOWN ON THESE PLANS.
  6. NO TREES ARE TO BE REMOVED UNLESS OTHERWISE SPECIFIED ON THESE PLANS. ALL OTHERS DELETTERIOUS MATERIAL SHALL NOT BE BURIED OR DISPOSED ON SITE.
  7. TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS. STRIPPED AND RECOVERED TOPSOIL SHALL BE STORED IN A PROTECTED AREA. EXPOSED THE ABOVE RECOMMENDATIONS. THE SOILS TO BE IDENTIFIED IN THE LOCATIONS AS INDICATED ON THESE PLANS. THE SOILS SHALL BE MAINTAINED IN THE LOCATIONS AS INDICATED ON THESE PLANS.
  8. A STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED FOR THIS SITE AND SHALL BE FOLLOWED AT ALL TIMES AND PRIOR TO ANY OTHER WORK.
  9. THE GRADING OUTFALL QUANTITIES ON THIS SITE ARE INTENDED TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE GRADING AND DRAINAGE SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
  10. ALL LOTS SHALL HAVE A MIN. 12" DEEP SWALE INSTALLED ON THE HIGH SIDE OF THE LOT FROM THE DRIVEWAY. THE SWALE SHALL BE 1/4" BELOW FINISH GRADE. THE SWALE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE SWALE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE SWALE SHALL BE MAINTAINED AS SHOWN ON THESE PLANS.

**VICINITY MAP**  
 N.T.S. COMMON AREA



- LEGEND**
- (F) MONUMENTATION FOUND (OLD)
  - IPF IRON PIN FOUND (OLD)
  - IPS IRON PIN SET (NEW)
  - EASEMENT
  - X- FENCE
  - C- CENTERLINE PAVEMENT
  - MP UTILITY OR POWER POLE
  - SA SANITARY SEWER MANHOLE
  - SA SANITARY SEWER
  - W WATER
  - OVERHEAD ELECTRIC
  - BOUNDARY LINES
  - BUILDING SETBACK
  - SIGN
  - 90 LOT NUMBER - 65' WIDE AT SETBACK
  - 100.5 PAD ELEVATION
  - STORM MANHOLE
  - STORM SEWER
  - CATCH BASIN
  - ▲ CONCRETE HEADWALL
  - PROPOSED FINISHED GRADE CONTOUR
  - PROPOSED FINISHED GRADE ELEVATION
  - PROPOSED DRAINAGE SWALE/DITCH
  - 27 DETAIL SHEET
  - 27 DETAIL NUMBER
  - LIMIT OF CONSTRUCTION

NOT FOR CONSTRUCTION

REVISONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS
2	REVISED FOR COMMENTS
3	REVISED FOR COMMENTS
4	REVISED FOR COMMENTS
5	REVISED FOR COMMENTS

**GRADING & DRAINAGE PLAN**  
**WINDSOR FOREST S/D**  
 2-SC-20-C, 2-F-20-UR  
 011 ANDVILLE, TENNESSEE 37584  
 011 ANDVILLE, TENNESSEE 37584  
 011 ANDVILLE, TENNESSEE 37584

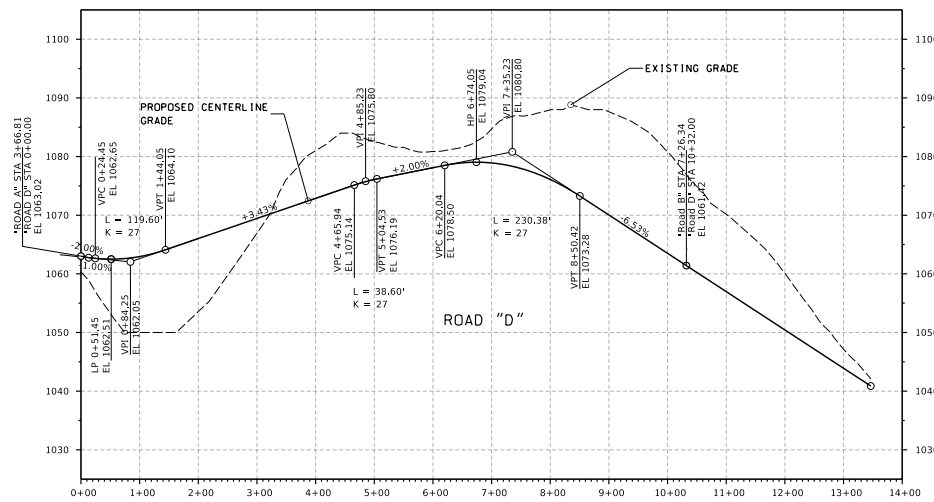
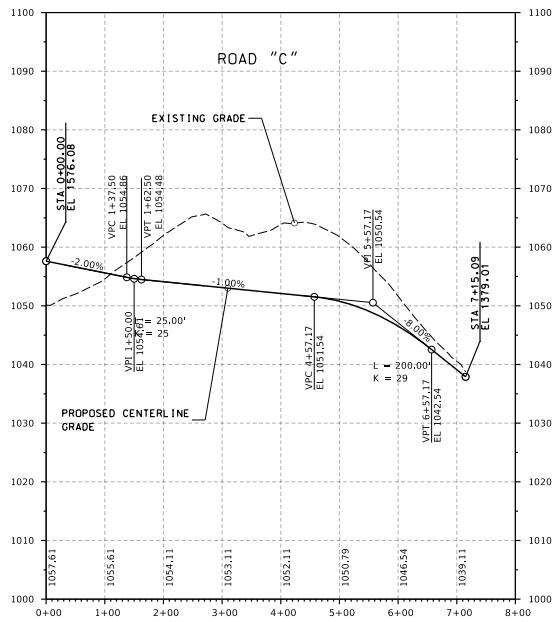
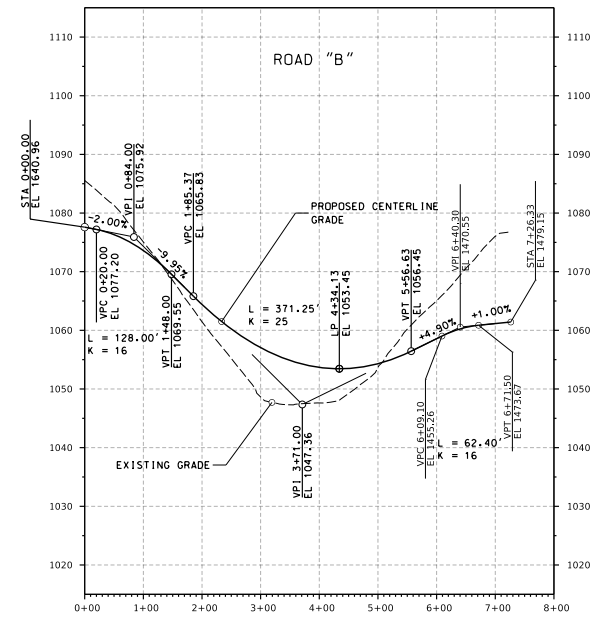
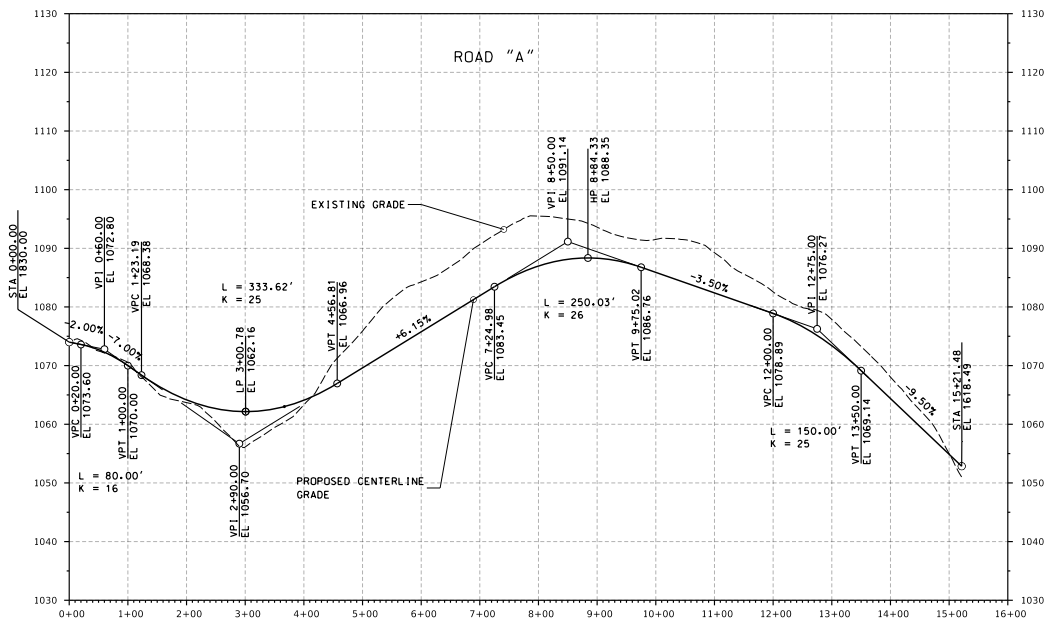


**W. SCOTT WILLIAMS & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1292 E. MAIN STREET, SUITE 200  
 ANDVILLE, TENNESSEE 37584

CLIENT:  
**SCOTT DAVIS INVESTMENTS, LLC**  
**MESANA INVESTMENTS, LLC**  
 865-806-8008

ORIGINAL ISSUE:  
**JAN. 23, 2018**

SHEET NO.  
**C2**  
 JOB NO. 1793



2-SC-20-C  
2-F-20-UR  
Revised: 1/27/2020

NO.	DATE	DESCRIPTION
1	1/23/18	NEW CONCEPT
2	1/24/19	REVISION

**ROAD PROFILES**  
**WINDSOR FOREST S/D**  
2-SC-20-C / 2-F-20-UR  
905 FRETZ ROAD  
KNOXVILLE, TENNESSEE 37919  
G.P. MANNING, P.E. (059)  
C.T. MARR, P.E. (059)  
C.T. MARR, P.E. (059)



**W. SCOTT WILLIAMS & ASSOCIATES**  
CIVIL ENGINEERING  
LAND SURVEYING  
1200 W. WINDSOR FOREST  
KNOXVILLE, TN 37919  
E-MAIL: scott@wsa-tn.com

CLIENT:  
**SCOTT DAVIS INVESTMENTS, LLC**  
865-806-8008

ORIGINAL ISSUE:  
**JULY 18, 2018**

SHEET NO.  
**C3**

JOB NO. 1793





# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

SCOTT WILLIAMS

Applicant Name

Affiliation

12/30/19

Date Filed

2/13/20 @ 1:30

Meeting Date (if applicable)

2-SC-20-C

File Number(s)

2-F-20-UR

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

SCOTT WILLIAMS

Name

W. SCOTT WILLIAMS + ASSOC.

Company

4530 Annalee Way

Address

Knoxville

City

TN

State

37921

Zip

865.692.9809

Phone

WSCOTT WILL @ Comcast.net

Email

## CURRENT PROPERTY INFO

Mesana Investments, LLC po box 11315 Knox, TN 37939

Owner Name (if different)

Owner Address

865.806.8008

Owner Phone

Fretz Rd.

Property Address

part of

130 069

Parcel ID

130 056, 057

P/O 07001

On Fretz Rd west of Campbell Station Rd, North of I-40

General Location

Tract Size

Knox County (6)

Jurisdiction (specify district above)

- City
- County

PR

Zoning District

NW county

Planning Sector

LDR + HP

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

Ag for Vac

Existing Land Use

N

Septic (Y/N)

1st Utility

Sewer Provider

1st Utility

Water Provider

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name: <u>Windsor Forest S/D</u>		<input type="checkbox"/> Unit / Phase Number: <u>3</u>
	<input type="checkbox"/> Parcel Change		
	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel		Total Number of Lots Created: <u>6</u>
	<input type="checkbox"/> Other (specify): _____		
ZONING	<input type="checkbox"/> Attachments / Additional Requirements		
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)		
	<input type="checkbox"/> Proposed Property Use (specify)	<input type="checkbox"/> Proposed Density (units/acre)	<input type="checkbox"/> Previous Rezoning Requests
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	<b>PLAT TYPE</b>	<b>FEE 1:</b>	<b>TOTAL:</b>
	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		
	<b>ATTACHMENTS</b>	<u>1,200.00</u>	
	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	<b>FEE 2:</b>		
<input type="checkbox"/> Design Plan Certification (Final Plat only)			
<input type="checkbox"/> Use on Review / Special Use (Concept Plan only)	<b>FEE 3:</b>		
<input type="checkbox"/> Traffic Impact Study		<u>1,200.00</u>	

## AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	<u>SCOTT WILLIAMS</u> Please Print	<u>12/27/19</u> Date
<u>865-692-9809</u> Phone Number	<u>WSCOTTWILL@comcast.net</u> Email	
 Staff Signature	 Please Print	 Date

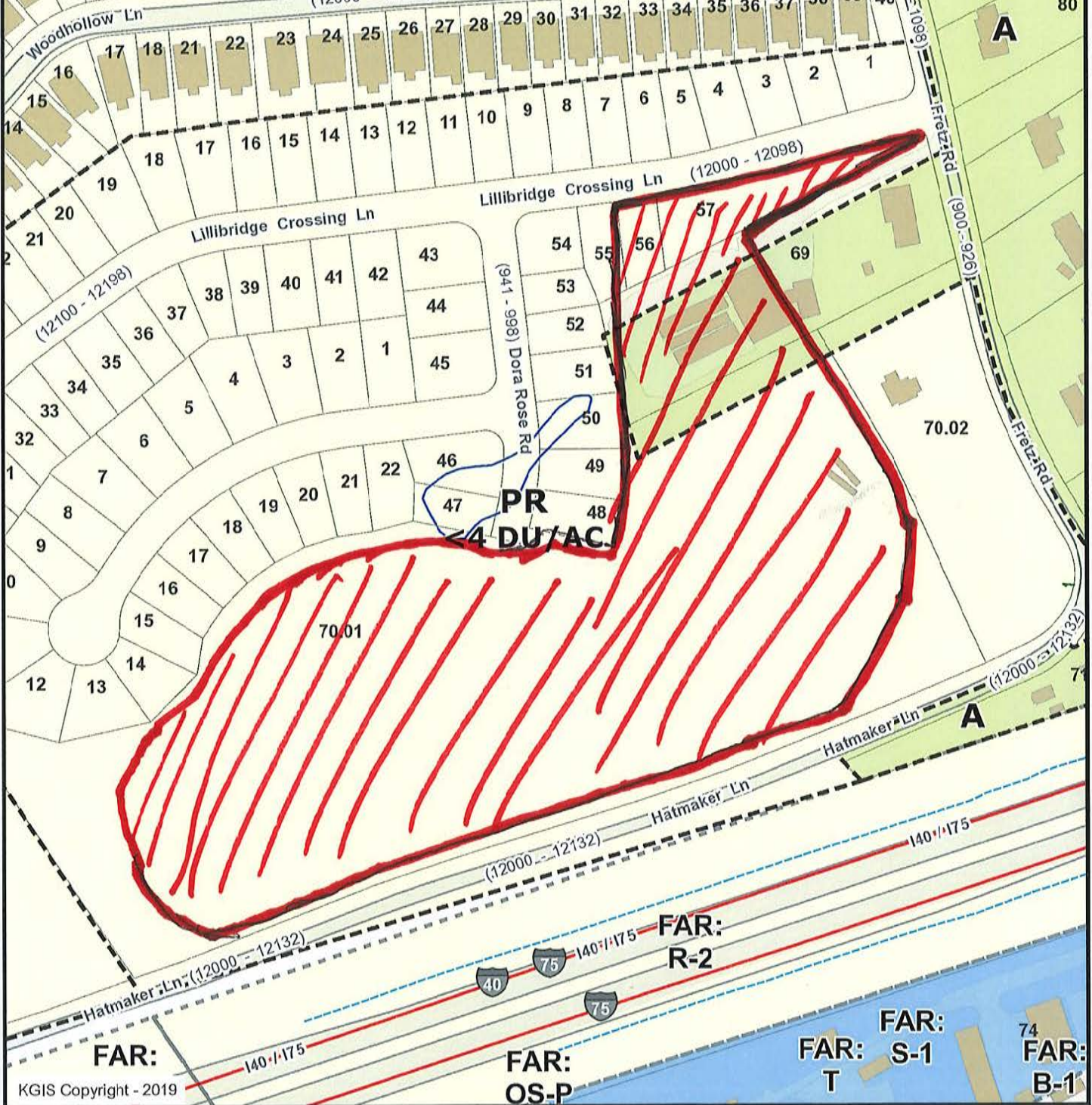


FAR:

R-2

PR

<5 DU/AC



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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

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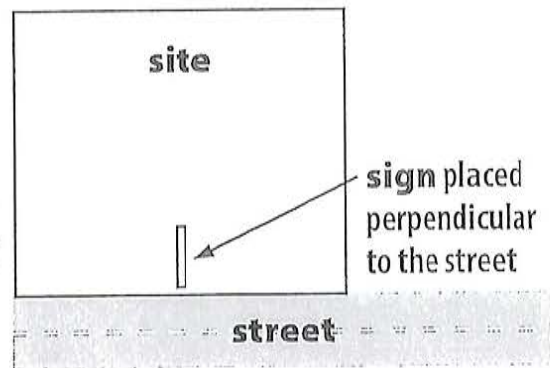
## REQUIRED SIGN POSTING AGREEMENT

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:

1/30/2020 and 2/14/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Stacey Cox

Printed Name: Stacey Cox

Phone: 865-692-9809 Email: Stacey@wscottwilliams.com

Date: 12-30-19

File Number: 2-SC-20-C