



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SA-21-C **AGENDA ITEM #:** 15
1-A-21-UR **AGENDA DATE:** 2/11/2021

POSTPONEMENT(S): 1/14/2021

▶ **SUBDIVISION:** LOBETTI LANDING
▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES
OWNER(S): Worley Builders Inc.

TAX IDENTIFICATION: 91 20402 & PART OF 202 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3208 & 0 Lobetti Rd.

▶ **LOCATION:** Northeast side of Ball Camp Pk, west side of Loetti Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area & Uran Growth

WATERSHED: Beaver Creek and Grassy Creek

▶ **APPROXIMATE ACREAGE:** 33.116 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences -- A (Agricultural) and CA (General Business)
South: Railroad, residences and vacant land -- PR (Planned Residential) and A (Agricultural)
East: Residences and vacant land -- A (Agricultural)
West: Vacant land -- PC (Planned Commercial) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 120

SURVEYOR/ENGINEER: W. Scott Williams

ACCESSIBILITY: Access is via Lobetti Rd., a local street with a 15' to 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum lot depth for double frontage lots (lots 1-15, 70, 76 & 77) from 150' to depths shown on plan.
2. Reduce the minimum vertical curve length from 125' to 75' on Road 'A' at PCI 0+44.74
3. Reduce the minimum tangent length between reverse curves from 50' to 14' on Road 'E' at STA 3+29.51

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING

COMMISSION APPROVAL:

1. Reduce the minimum horizontal curve radius from 250' to 150' on Road 'B' at STA 5+49.60

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS APPROVAL:

1. Reduce the minimum right-of-way dedication from the centerline of Schaad Rd. from 56' to 51'.
2. Increase the intersection approach grade from 1% to 1.2% on Road 'B' at Road 'E'.

STAFF RECOMMENDATION:

- ▶ **APPROVE variance 1-3 and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.**

APPROVE the Concept Plan subject to 13 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 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. The proposed street connection to the Schaad Road Extension on the south side of the road shall be designed as a right in/right out only connection meeting all Knox County Department of Engineering and Public Works requirements for barriers and signage. Following the final design by Knox County Department of Engineering and Public Works of the proposed median opening in Schaad Rd. at this location, this proposed street connection may require approval of a variance from the Knox County Access Control and Driveway Design Policy for median offset requirements for new streets.
 4. [Corrected 2/10/2021] Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 1, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. All proposed lots may be platted based on this Concept Plan approval, however, no more than 30 building permits may be issued until the adjacent Schaad Road and Lobetti Road improvements are completed. If the applicant widens Lobetti Road to Ball Road to the north, there will be no restrictions on the number of building permits that can be issued.
 5. Installing the curbing and asphalt road surface through the intersection radii in the road stub-out on the west end of road Road 'E', on the west side of Road 'A' intersection.
 6. Installing notification of future street connection at the west end of Road 'E' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
 7. Providing shared driveways and turn arounds for Lots 107 & 108 and 109 & 110.
 8. Widening Lobetti Road to a minimum width of 20 feet from the end of the Knox County improvements of Lobetti Road to the Lot 119 with the final design to be approved by Knox County Engineering and Public Works during the design plan phase.
 9. [Modified 2/10/2021] Installation of all utilities underground per the requirements of Section 3.10.D (Electric, Gas, Telephone, and Other Utilities) of the Knoxville-Knox County Subdivision Regulations, unless documentation is provided to and approved by the Utility Agency and Planning staff.
 10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 11. 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 area, amenities and drainage system.
 12. Placing a note on the final plat that all lots will have access only to the internal street system except Lots 107-119.
 13. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- ▶ **APPROVE the Development Plan for up to 119 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25', excluding the western boundary line for lots 41-47 and 102-106, 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 criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 33.116-acre tract into a total of 119 detached residential lots at a density of 3.59 du/ac. This is the fifth concept plan that has come before the Planning Commission on this property. The previous applications included approximately 9.5 acres on the northwest side of the future Schaad Road. The applicant for this proposal is also developing the 9.5-acre tract and platted 34 lots that are larger than the 48 lots approved in the 2020 concept plan (4-SC-20-C). This application includes 5.04 acres on the east side of Lobetti Road that was not part of previous proposals. The 5.04 acres was recently rezoned to PR up to 3 du/ac and there are 13 lots proposed at a density of 2.58 du/ac. The remaining 28.076 acres on the west side of Lobetti Road is zoned PR up to 5 du/ac and there are 106 lots proposed at a density of 3.78 du/ac.

The development is proposed with right-in/right out access to the future Schaad Road and full access to Lobetti Road. The extension of Schaad Road is designed as a four lane - median divided arterial street with access control and is currently under construction. The subdivision has access to Lobetti Road that will connect to Schaad Road at a designed intersection.

The subdivision as proposed and as identified in the traffic impact study includes two phases. The first phase of this development is located on the north side of the Schaad Road extension and has already been platted and is not part of this review. The current request is the second phase of the subdivision and is located on the south side of the Schaad Road extension. In the previous approvals, the applicant was required to widen Lobetti Rd. to a width of 20' from the northern (phase 1) subdivision entrance to Ball Rd, which has been completed.

The access to the current (second) second phase of this development is compromised and warrants protections against too many homes being constructed before the improved access is completed. To the north, the ongoing construction of Schaad Road blocks access to Ball Road, and to the south, Lobetti Road is only 14-15' wide, there's an at-grade railroad crossing just before the Ball Camp Pike intersection, and there is poor visibility for vehicles turning onto Ball Camp Pike. The County has agreed to allow the entire subdivision to be platted before the Schaad Road access is complete but will limit the number of building permits to 30 unless the applicant widens Lobetti Road to Ball Road to the north to a minimum of 20 feet. With Schaad Road already under construction in this area, if there is a delay in the road being completed in this area then it should be only a short period of time for which the development has to rely on the Ball Road access.

Sidewalks are shown on the major roads within the development but they are optional to install with the exception of the first road segments from Lobetti Road and Schaad Road, which are being required by the County. These required sidewalks are adjacent to Lot 1 on Road 'C' and the Common Area on Road 'A'. Knox County will be installing sidewalks are part of the Schaad Road project on both the Schaad Road frontage and Lobetti Road to the entrance of the subdivision.

A road stub-out is being provided to the PR (Planned Residential) zoned property to the west that has frontage on Bakertown Road. If the two properties connect their road systems as anticipated, there should be little cut through traffic because Schaad Road is less than a block away.

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

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

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (low density residential) uses up to a maximum of 5 du/ac. The proposed subdivision has a density of 3.59 du/ac.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and

provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The PR (Planned Residential) zoning for this site allows up to 5 du/ac on 28.076 acres of the site and up to 3 du/ac on the remaining 5.04 acres. The respective zoned areas remain under the maximum density permitted.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in the general area.

B. The proposed subdivision is at a lower density than previous approvals for this site.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. This development will have direct access to Schaad Road and the Lobetti Road.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There is an active railroad track on the south side of the property. Other than the associated noise, the railroad use will not pose a hazard to the proposed use once the road system around the property is completed.

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.

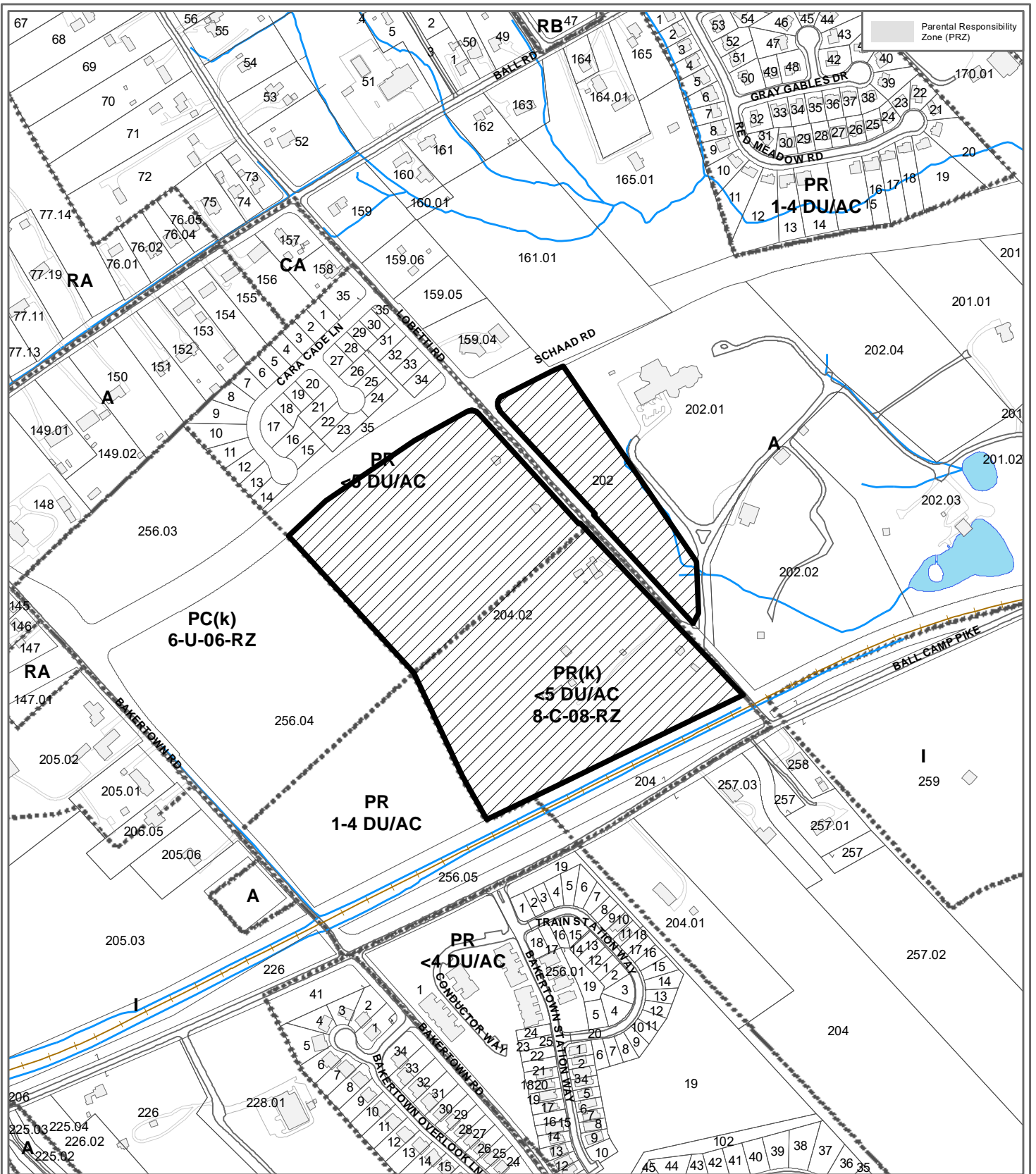
ESTIMATED STUDENT YIELD: 49 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns 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.



**1-SA-21-C / 1-A-21-UR
CONCEPT PLAN/USE ON REVIEW**

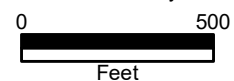
Petitioner: W. Scott Williams & Associates
Lobetti Landing

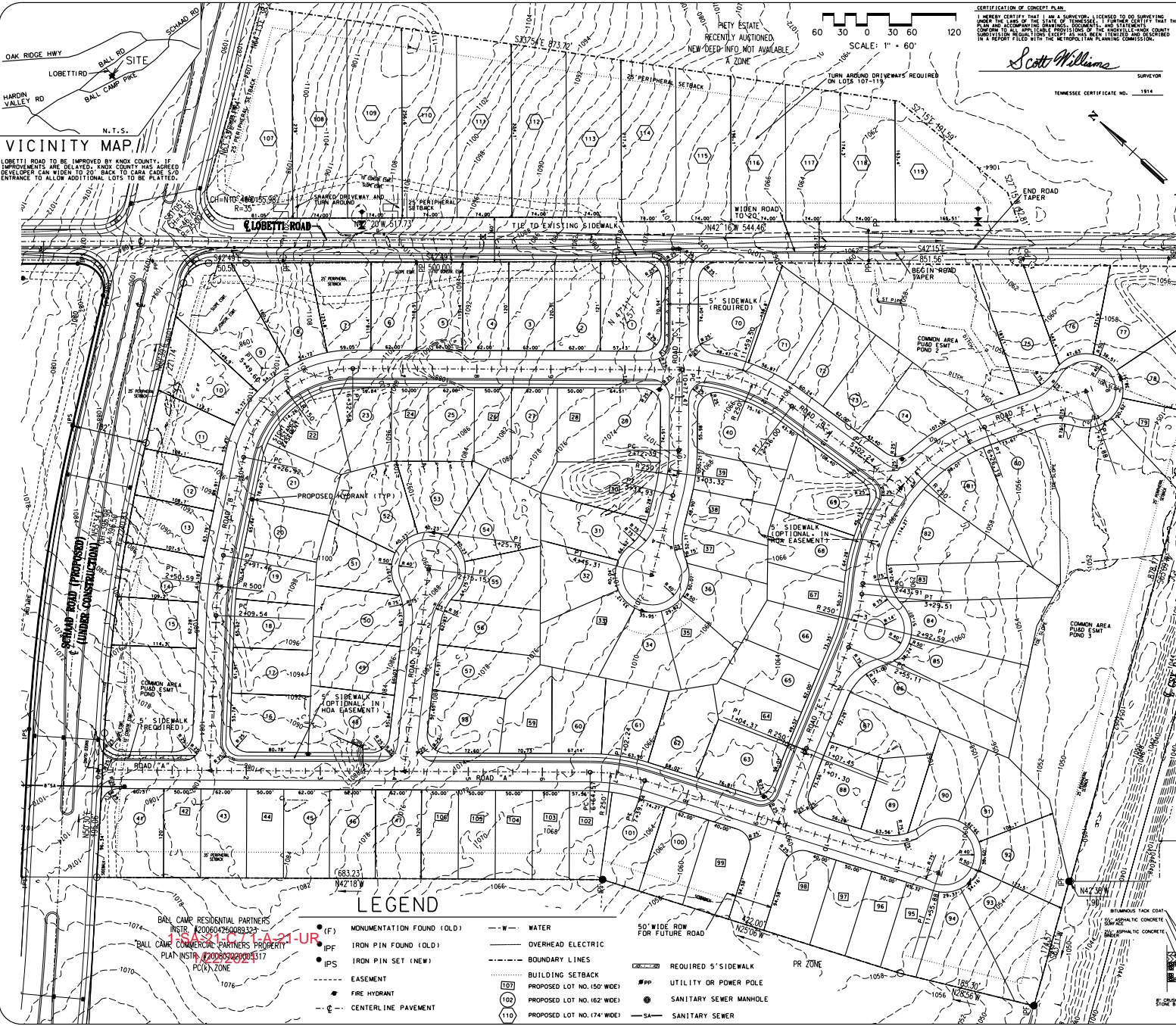


Detached residential subdivision in PR (Planned Residential)

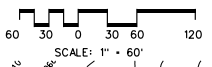
Original Print Date: 12/7/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 91
Jurisdiction: County



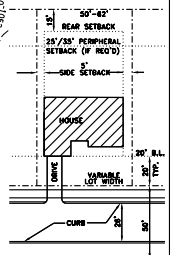


VICINITY MAP
 LOBETTI ROAD TO BE IMPROVED BY KNOX COUNTY. IF IMPROVEMENTS ARE DELAYED, KNOX COUNTY HAS AGREED DEVELOPER CAN WIDEN TO 50' BACK TO CATCH CAGE AND ENTRANCE TO ALLOW ADDITIONAL LOTS TO BE PLATTED.



CERTIFICATION OF CONCEPT PLAN
 I, **Scott Williams**, being a duly licensed and qualified surveyor under the laws of the State of Tennessee, do hereby certify that the plan and accompanying drawings, together with all data thereon, were prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Tennessee. My Tennessee Certificate No. is 1914.

SITE DATA:
EXISTING
 ZONING: PR
 DENSITY: < 5 DU/AC (PAR 204.02), < 3 DU/AC (PAR 202)
 AREA: 286,076 AC (PAR 204.02), 5.04 AC (PAR 202) = 33,116 AC
PROPOSED
 SETBACKS (PR): FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25' or 35' as shown
 DENSITY (PAR 204.02): 106 LOTS AT 3.78 UNITS PER ACRE DENSITY (PAR 202): 13 LOTS AT 2.58 UNITS PER ACRE
 LOT SIZE: MIN. 50' WIDE x 100' DEEP
 OPEN SPACE: 2.74 AC
 OSR = 2.74 / 33,116 = 8.3%
 PARKING: 2 GARAGE SPACES PER LOT



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

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

- (F) MONUMENTATION FOUND (OLD)
- (IPF) IRON PIN FOUND (OLD)
- (IPN) IRON PIN SET (NEW)
- EASEMENT
- FIRE HYDRANT
- CENTERLINE PAVEMENT
- WATER
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- BUILDING SETBACK
- PROPOSED LOT NO. 150' WIDE
- PROPOSED LOT NO. 162' WIDE
- PROPOSED LOT NO. 174' WIDE
- REQUIRED 5' SIDEWALK
- UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER

REVISIONS

NO.	DATE	DESCRIPTION

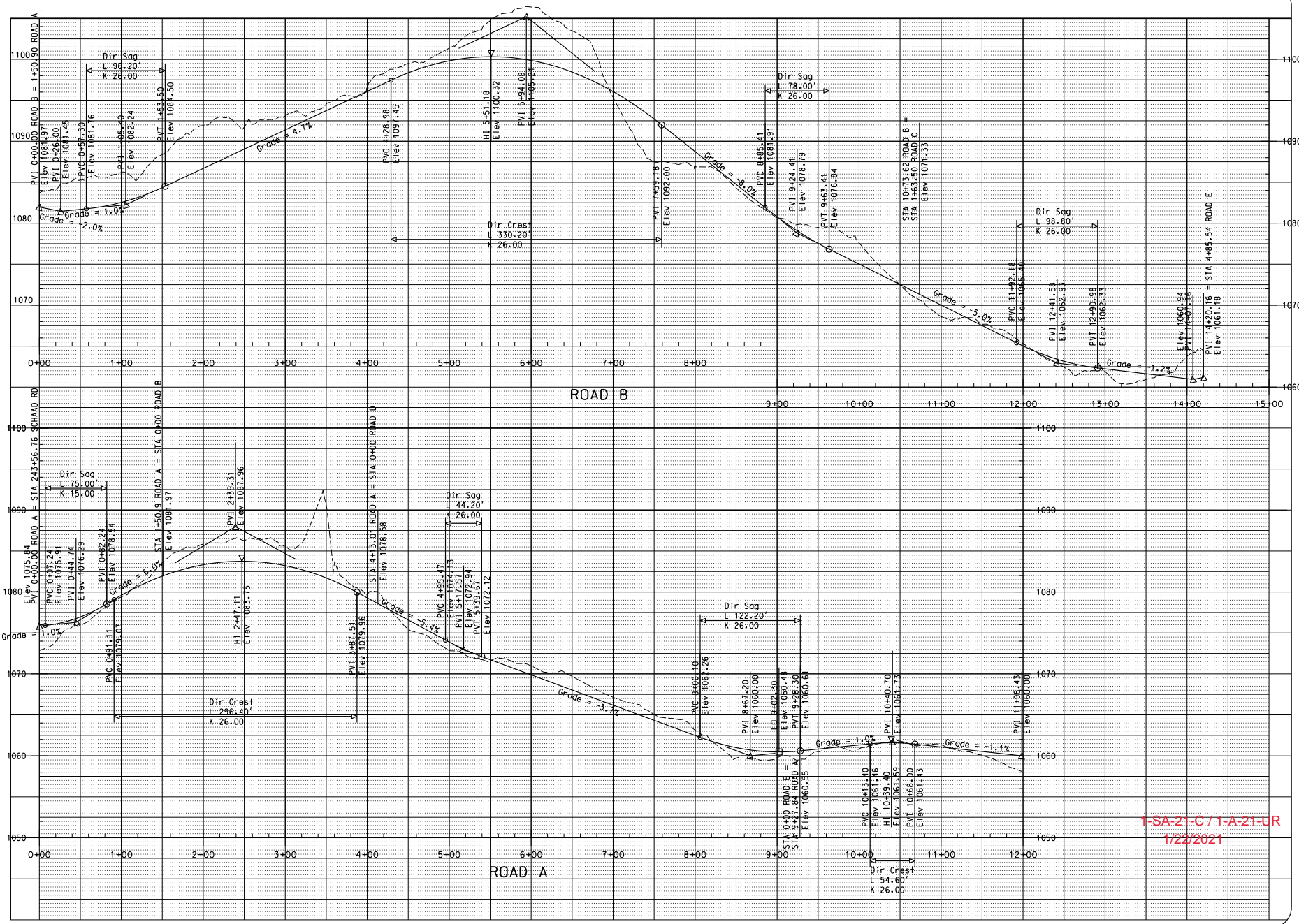
CONCEPT PLAN
LOBETTI LANDING
 CLT MAP OBL. PARCELS 204.02 & 210.02
 01-158-21-C, 01-158-21-UR



W. SCOTT WILLIAMS & ASSOCIATES
 CONSULTING ENGINEERS
 17921
 6-BULLOCKS@WILLIAMS-ASSOCIATES.COM
 615-882-1188

WORLEY BUILDERS INC.
 17020
 615-882-1188
 615-882-1188

ORIGINAL ISSUE:
NOV. 21, 2020
 SHEET NO.
CC1
 JOB NO. 1983121



1-SA-21-C/1-A-21-UR
1/22/2021

NO.	DATE	DESCRIPTION

ROAD PROFILES
LOBETTI LANDING
CLT MAP 091 PARCELS 204-02 & P/O 202
DISTRICT 6, KING COUNTY, TN

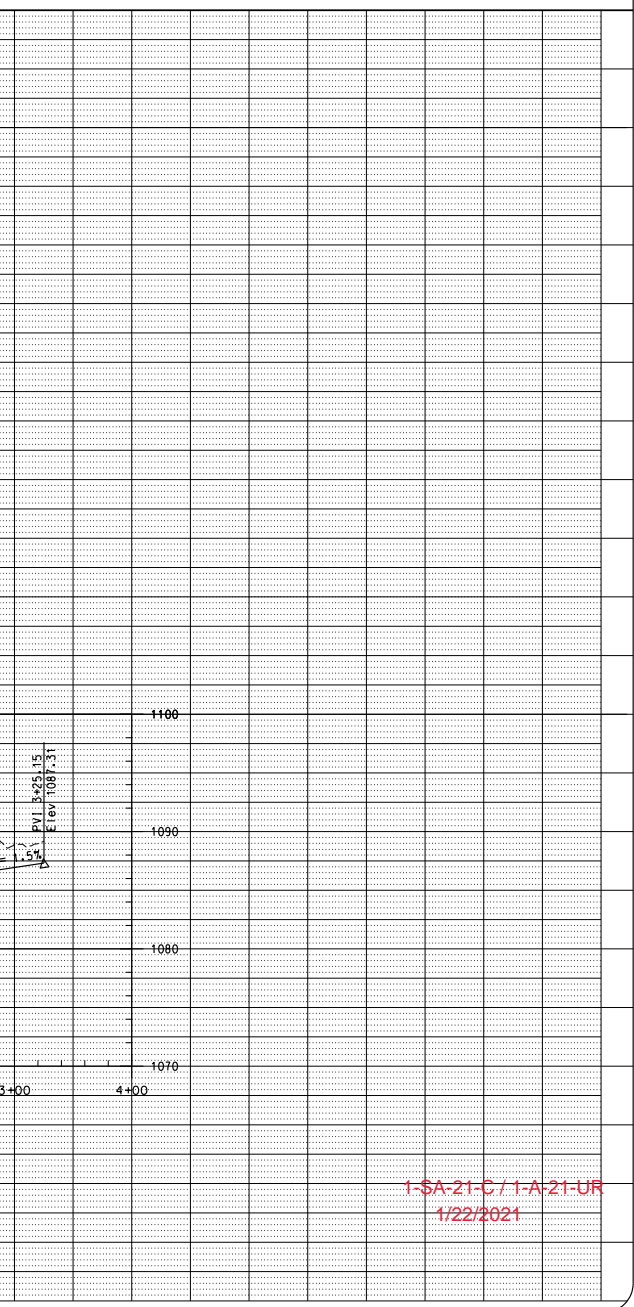
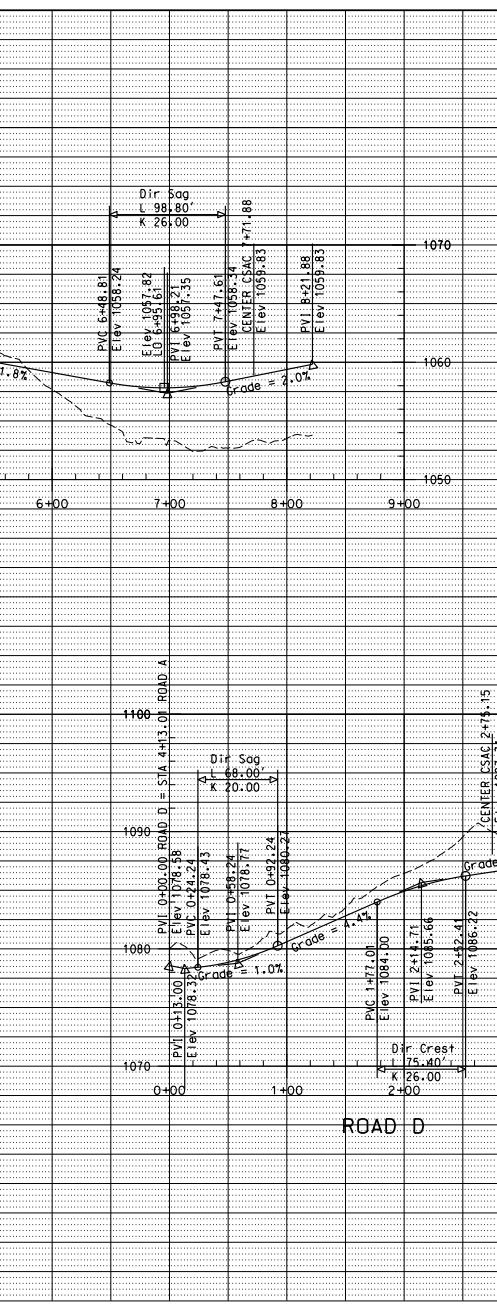
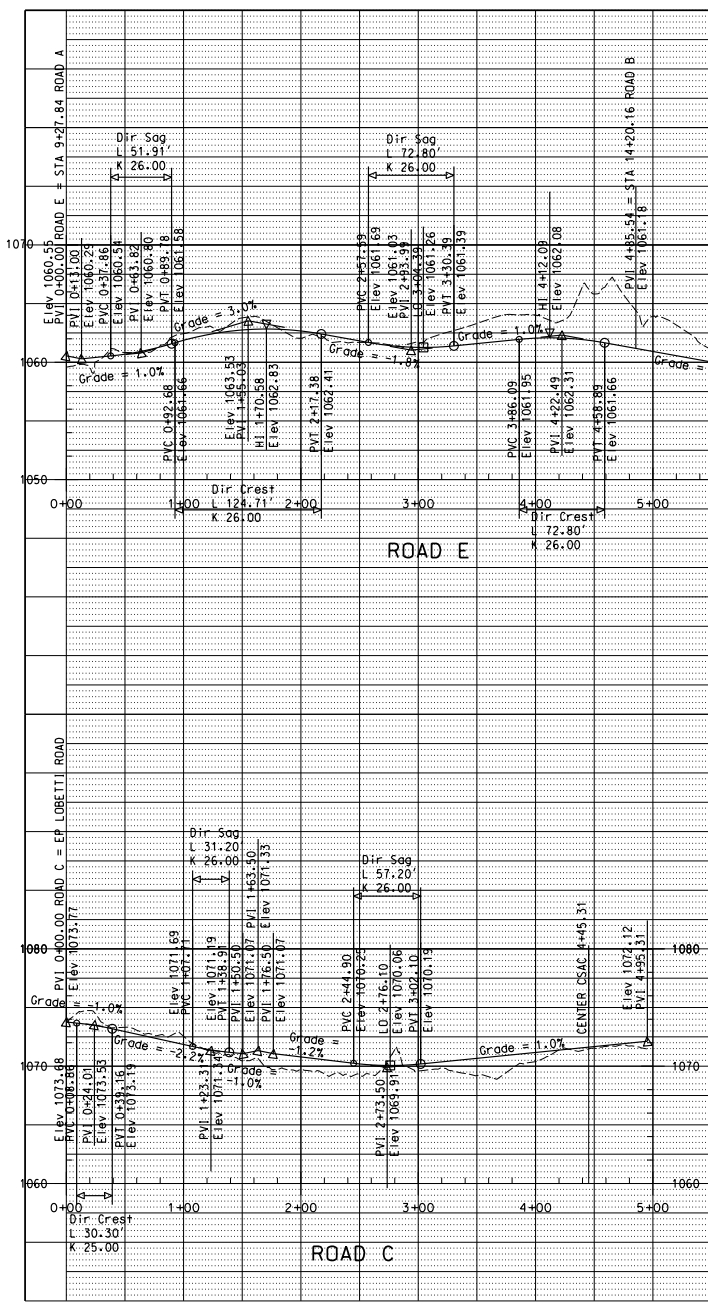


W. SCOTT WILLIAMS & ASSOCIATES
Professional Engineer
Civil Engineering
1000 N. Main Street, Suite 100
Knoxville, TN 37902
Phone: 865.522.1600
Fax: 865.522.1601
www.williams-engineers.com

CLIENT:
WORLEY BUILDERS INC.
4970 W. 100th St
Knoxville, TN 37922
Office: 865.522.1600

ORIGINAL ISSUE:
NOV. 21, 2020

SHEET NO.
CC2
JOB NO. 1983121



1-SA-21-C/1-A-21-UR
1/22/2021

CLIENT:
WORLEY BUILDERS INC.
3775 W. 100TH ST
MAYFIELD, KY 40403
OFFICE: 605.522.5465

REVISIONS

NO.	DATE	DESCRIPTION

ROAD PROFILES

LOBETTI LANDING

CLT MAP 091, PARCELS 204, 02 & P/O 202
DISTRICT 6, KING COUNTY, TN

W. SCOTT WILLIAMS & ASSOCIATES
1110 W. 10TH ST
MAYFIELD, KY 40403
OFFICE: 605.522.5465
FAX: 605.522.5466

ORIGINAL ISSUE:
NOV. 21, 2020

SHEET NO.
CC3

JOB NO. 1983121



Request to Postpone • Table • Withdraw

Name of Applicant: W. Scott Williams & Associates
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 1-SA-21-C / 1-A-21-UR

Date Scheduled for Planning Review: January 14, 2021

Date Request Filed: January 4, 2021 Request Accepted by: Mike Reynolds

REQUEST

Postpone
 Please postpone the above application(s) until:

February 11, 2021

DATE OF FUTURE PUBLIC MEETING

Table
 Please table the above application(s).

Withdraw
 Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: 

PLEASE PRINT

Name: Scott Williams, W. Scott Williams & Associates

Address: 4530 Annalee Way

City: Knoxville State: TN Zip: 37921

Telephone: 692-9809

Fax: _____

E-mail: wscottwill@comcast.net

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

W. SCOTT WILLIAMS + ASSOCIATES

Applicant Name

Engineer

Affiliation

11/23/2020

Date Filed

January 14, 2020

Meeting Date (if applicable)

File Number(s)
1-SA-21-C
1-A-21-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

Cascade Falls LLC — 118 Gatekeeper Way Knoxville, TN 37931 865.679.3697

Worley Builders Inc — po box 71022 Knoxville, TN 37938 865.922.2600

Owner Name (if different)

Owner Address

Owner Phone

0 Lobetti Rd

3208 Lobetti Rd. (part of)

Property Address

091 20402

(part of) 091 ~~020~~ 202

Parcel ID

STAFF USE ONLY

Parcels to W + E on Lobetti Rd from South intersection of Schaad Rd + Lobetti Rd.

General Location

Total 33.116 AC

Tract Size

6

Jurisdiction (specify district above)

- City
- County

PR < 5 DU/AC

PR < 3 DU/AC

Zoning District

Northwest County

Planning Sector

MU-SD NWCO-9

Sector Plan Land Use Classification

Planned Growth
+ Urban Growth

Growth Policy Plan Designation

Ag for Vac

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB

Water Provider

✓ 2014

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Detached residential subdivisions

SUBDIVISION REQUEST

Lobetti Landing
Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel

 Unit / Phase Number
 Total Number of Lots Created 120

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
0108	\$4,100
Fee 2	
Fee 3	

AUTHORIZATION

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

Scott Williams
Applicant Signature

SCOTT WILLIAMS
Please Print

11-23-2020
Date

865-692-9809
Phone Number

WSCOTTWILL@GMAST.NET
Email

SCD
Staff Signature

Michael Reynolds
Please Print

11/24/2020
Date

VARIANCES REQUESTED



(lots 1-15, 70, 71, 76+77)

1. Reduction of the required lot depth for double frontage lots from 150' to depths shown on plan.

Justify variance by indicating hardship: Topography

2. Reduce vertical curve length from 125' to 75'. Road A PVI 0+44.74

Justify variance by indicating hardship: Topography

3. R.O.W. Reduction on Schaad Rd. from 112' to 102'

Justify variance by indicating hardship: previously approved for hardship

4. Reduce horiz. curve radius from 250' to 150'. Road B Sta 5+49.60

Justify variance by indicating hardship: Topography

5. Reduce tangent length b/w reverse curves from 50' to 14'. Road E Sta 3+29.51

Justify variance by indicating hardship: Topography

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

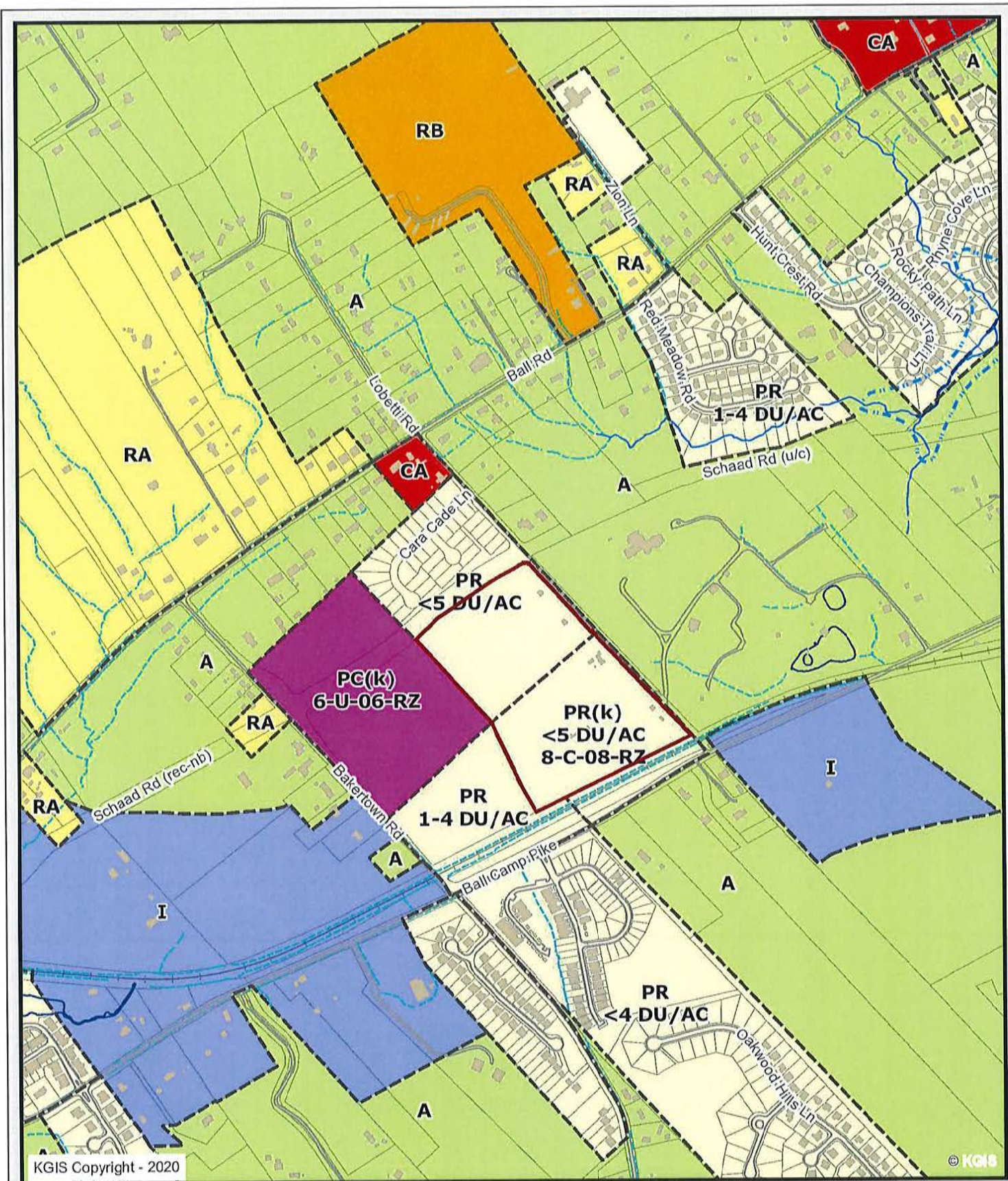
I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

Scott Millie

Date

11/23/20



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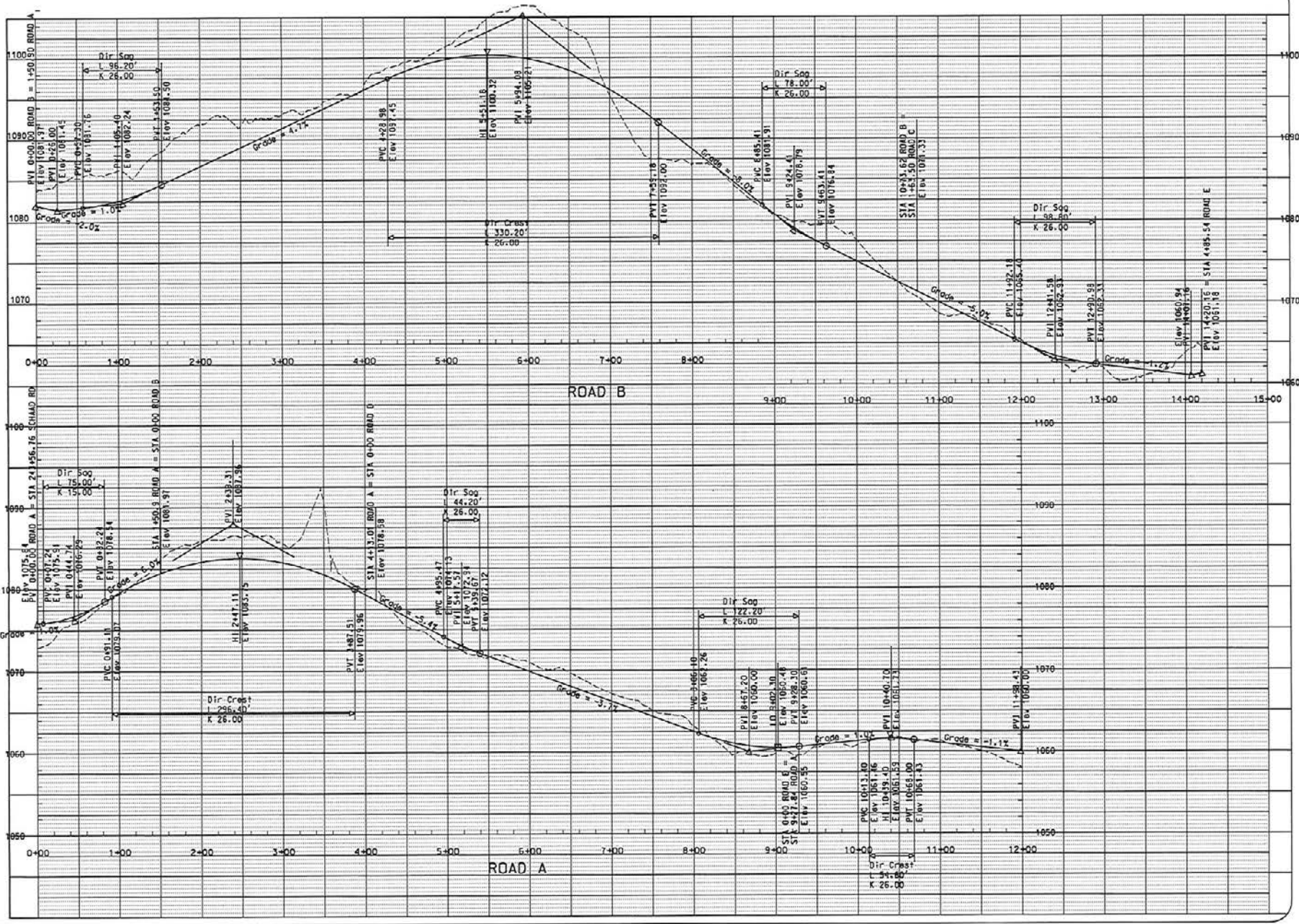
Letter Portrait

Printed: 11/24/2020 at 1:54:49 PM



Knoxville - Knox County - KUB Geographic Information System

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NO.	DATE	DESCRIPTION

ROAD PROFILES
LOBETTI LANDING
 C.L. MAP 071, PARCELS 204, 205 & 202
 DISTRICT 1, KING COUNTY, WA



W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERS
 10000 1st Avenue, Suite 100
 Seattle, WA 98108
 Phone: 206.461.1111
 Fax: 206.461.1112
 Email: info@wsa.com

WORLEY BUILDERS INC.
 10000 1st Avenue, Suite 100
 Seattle, WA 98108
 Phone: 206.461.1111
 Fax: 206.461.1112
 Email: info@wb.com

ORIGINAL ISSUE
 NOV. 21, 2020
 SHEET NO.
CC2
 JOB NO. 1983121

