



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 3-SC-22-F

AGENDA ITEM #: 30

AGENDA DATE: 3/10/2022

► **SUBDIVISION:** FINAL PLAT OF THE WILLIAM M. THOMAS SUBDIVISION

► **APPLICANT/DEVELOPER:** ROB SANDERS

OWNER(S): Southeast Capital, LLC

TAX IDENTIFICATION: 69 H E 00300

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 4755 Romeo Way

► **LOCATION:** South of E. Inskip Dr., north of Glenoaks Dr.

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A (within City limits)

► **APPROXIMATE ACREAGE:** 2.36 acres

► **NUMBER OF LOTS:** 0

► **ZONING:** RN-5 (General Residential Neighborhood)

SURVEYOR/ENGINEER: Rob Sanders

► **VARIANCES REQUIRED:** Reduce the utility and drainage easement

STAFF RECOMMENDATION:

- Approve variance 1 because the site conditions restrict compliance with the Subdivision Regulations and the City's Engineering Department cannot issue a waiver from the utility and drainage easement since the issue is not with an existing structure.

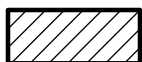
COMMENTS:

1. The purpose of this plat is to remove the 10-ft wide utility and drainage (U&D) easement from the northeastern property line. The City of Knoxville's Engineering Department can issue waivers for utility and drainage easements, but only for existing structures, which is not the case with the proposed plat. The U&D easements would be retained along the remaining lot lines.

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



**3-SC-22-F
FINAL SUBDIVISION PLAT**



Final Plat For: Final plat of the William M. Thomas Subdivision

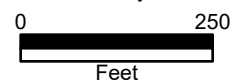
Original Print Date: 2/7/2022
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Sanders, Rob

Map No: 69

Jurisdiction: City



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, We (the undersigned owner(s) of the property shown herein, hereby adopt this as my, our plan of subdivision and dedicate the estate as shown to the public use forever and hereby certify that I am, we and the owner(s) in the sample of the property, and as property owner(s) have an unencumbered right to dedicate right-of-way and/or grant easements as shown on this plat.

Owner(s) printed Name: Ben Bentley, Executive Director/CEO K.C.D.C.

Signature(s) _____ Date: _____

CERTIFICATE OF HISTORY

State of TENNESSEE, County of KNOX

On this _____ day of _____, 2021

Before me personally appeared _____, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free and lawful act and deed.

Witness my hand and official seal, this the day and year above.

Notary _____ Notary

My Commission expires, _____, 20____

CERTIFICATE OF FINAL PLAT - ALL INDICATED MARKER, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which might render the same inaccurate, incomplete, or otherwise defective in any way.

REGISTERED LAND SURVEYOR: ROBERT D. SANDERS JR.

TENNESSEE LICENSE NO.: 1889

DATE: _____

CERTIFICATION OF ADOPTION OF SURVEY

I hereby certify that this is a Certified Survey and the title of the position of the undersigned surveyor is not less than _____

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DATE: _____

NOTES

1. THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY, OUR PLAN OF SUBDIVISION AND DEDICATE THE ESTATE AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I AM, WE AND THE OWNER(S) IN THE SAMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNENCUMBERED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAT.
2. PARCELS NUMBERS SHOWN AS THIS (00) REFER TO TAX MAP 49, REEST "H", GROUP "E", KNOX COUNTY, TENNESSEE, SUBJECT PARCEL ID: 069H003.
3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP 4706C191C, DATED 8/5/2013.
5. THIS SURVEY WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY IS SUBJECT TO THE FINDINGS OF A DETAILED TITLE SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) HOURS BEFORE THE WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.
7. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTERS OFFICE OF KNOX COUNTY, TENNESSEE (KOC).
8. THIS PLAT DEDICATES UTILITY AND DRAINAGE EASEMENTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT OF WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE SIDING OF ALL OTHER EXTERIOR LOT LINES.
9. SURVEY FIELD DATA COLLECTED ON 1/18/2021.
10. PURPOSE OF PLAT: TO REMOVE A UTILITY AND DRAINAGE EASEMENT, AND TO ESTABLISH SEVEN (7) WATER UTILITY EASEMENTS, TWO (2) DRAINAGE EASEMENTS, AND TWO (2) DETENTION EASEMENTS.
11. DEED REFERENCES: INST. NO. 20112109064619
12. PLAT REFERENCES: P.C. N. SLIDE 208C
13. SURVEYOR: ROBERT D. SANDERS JR. 6515 NORTHWALL LANE KNOXVILLE, TN 37909 (REG. 970-0003)
14. SUBJECT PROPERTY IS CURRENTLY ZONED "R1-5": GENERAL RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT FOR ACCURATE INFORMATION CONCERNING ZONING STRIPES REQUIREMENTS & OTHER RESTRICTIONS CONTACT KNOXVILLE/KNOX COUNTY PLANNING SERVICES 865-215-2500.
15. OWNERS: KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION, 901 N. BROADWAY KNOXVILLE, TN 37917 865-403-1100
16. TOTAL ACREAGE 2.36 ACRES INTO ONE (1) LOT.

LEGEND

- PARCEL NO. (X)
- LOT NO. (N)
- IRON ROD (O)
- 5" IRON ROD (O)
- IRON PIPE (O)
- P.4 NAIL (O)
- CONCRETE MON. (O)
- PROPERTY LINE
- FENCE LINE
- CONTOUR LINE
- OVERHEAD POWER LINE
- SEWAGE/SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- TELEPHONE MAINLINE
- TELEPHONE RISER
- TELEPHONE PEDIESTAL
- ELECTRIC RISER
- ELECTRIC METER
- TRAPIC SIGNAL POST
- UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- SEWAGE/SEWER MANHOLE
- STORM DRAIN MANHOLE
- CORNER POST
- CATCH BASIN
- CELESTIAL
- PIPE ADJUTANT
- WATER METER
- WATER VALVE
- IRIGATION CONTROL VALVE
- GAS METER
- GAS VALVE
- STOP POST
- ROLLBACK
- CONCRETE

OWNER'S RESPONSIBILITY NOTE

The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Covenants Document recorded with the Register of Deeds as Instrument No. _____

LINE	BEARING	DISTANCE
1	S 75° 15' 00" W	100.00
2	N 75° 15' 00" E	100.00
3	S 75° 15' 00" W	100.00
4	N 75° 15' 00" E	100.00
5	S 75° 15' 00" W	100.00
6	N 75° 15' 00" E	100.00
7	S 75° 15' 00" W	100.00
8	N 75° 15' 00" E	100.00
9	S 75° 15' 00" W	100.00
10	N 75° 15' 00" E	100.00
11	S 75° 15' 00" W	100.00
12	N 75° 15' 00" E	100.00
13	S 75° 15' 00" W	100.00
14	N 75° 15' 00" E	100.00
15	S 75° 15' 00" W	100.00
16	N 75° 15' 00" E	100.00
17	S 75° 15' 00" W	100.00
18	N 75° 15' 00" E	100.00
19	S 75° 15' 00" W	100.00
20	N 75° 15' 00" E	100.00
21	S 75° 15' 00" W	100.00
22	N 75° 15' 00" E	100.00
23	S 75° 15' 00" W	100.00
24	N 75° 15' 00" E	100.00
25	S 75° 15' 00" W	100.00
26	N 75° 15' 00" E	100.00
27	S 75° 15' 00" W	100.00
28	N 75° 15' 00" E	100.00
29	S 75° 15' 00" W	100.00
30	N 75° 15' 00" E	100.00
31	S 75° 15' 00" W	100.00
32	N 75° 15' 00" E	100.00
33	S 75° 15' 00" W	100.00
34	N 75° 15' 00" E	100.00
35	S 75° 15' 00" W	100.00
36	N 75° 15' 00" E	100.00
37	S 75° 15' 00" W	100.00
38	N 75° 15' 00" E	100.00
39	S 75° 15' 00" W	100.00
40	N 75° 15' 00" E	100.00
41	S 75° 15' 00" W	100.00
42	N 75° 15' 00" E	100.00
43	S 75° 15' 00" W	100.00
44	N 75° 15' 00" E	100.00
45	S 75° 15' 00" W	100.00
46	N 75° 15' 00" E	100.00
47	S 75° 15' 00" W	100.00
48	N 75° 15' 00" E	100.00
49	S 75° 15' 00" W	100.00
50	N 75° 15' 00" E	100.00
51	S 75° 15' 00" W	100.00
52	N 75° 15' 00" E	100.00
53	S 75° 15' 00" W	100.00
54	N 75° 15' 00" E	100.00
55	S 75° 15' 00" W	100.00
56	N 75° 15' 00" E	100.00
57	S 75° 15' 00" W	100.00
58	N 75° 15' 00" E	100.00
59	S 75° 15' 00" W	100.00
60	N 75° 15' 00" E	100.00
61	S 75° 15' 00" W	100.00
62	N 75° 15' 00" E	100.00
63	S 75° 15' 00" W	100.00
64	N 75° 15' 00" E	100.00
65	S 75° 15' 00" W	100.00
66	N 75° 15' 00" E	100.00
67	S 75° 15' 00" W	100.00
68	N 75° 15' 00" E	100.00
69	S 75° 15' 00" W	100.00
70	N 75° 15' 00" E	100.00
71	S 75° 15' 00" W	100.00
72	N 75° 15' 00" E	100.00
73	S 75° 15' 00" W	100.00
74	N 75° 15' 00" E	100.00
75	S 75° 15' 00" W	100.00
76	N 75° 15' 00" E	100.00
77	S 75° 15' 00" W	100.00
78	N 75° 15' 00" E	100.00
79	S 75° 15' 00" W	100.00
80	N 75° 15' 00" E	100.00
81	S 75° 15' 00" W	100.00
82	N 75° 15' 00" E	100.00
83	S 75° 15' 00" W	100.00
84	N 75° 15' 00" E	100.00
85	S 75° 15' 00" W	100.00
86	N 75° 15' 00" E	100.00
87	S 75° 15' 00" W	100.00
88	N 75° 15' 00" E	100.00
89	S 75° 15' 00" W	100.00
90	N 75° 15' 00" E	100.00
91	S 75° 15' 00" W	100.00
92	N 75° 15' 00" E	100.00
93	S 75° 15' 00" W	100.00
94	N 75° 15' 00" E	100.00
95	S 75° 15' 00" W	100.00
96	N 75° 15' 00" E	100.00
97	S 75° 15' 00" W	100.00
98	N 75° 15' 00" E	100.00
99	S 75° 15' 00" W	100.00
100	N 75° 15' 00" E	100.00

CITY RELEASE OF EASEMENTS

- Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along all boundary lines.
- The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be retained.
- City of Knoxville Department of Engineering
Signed: _____ Date: _____
- Water Knoxville Utility Board
Signed: _____ Date: _____
- Sewer Knoxville Utility Board
Signed: _____ Date: _____
- Electric Knoxville Utility Board
Signed: _____ Date: _____
- Gas Knoxville Utility Board
Signed: _____ Date: _____
- Telephone AT&T
Signed: _____ Date: _____
- Cable Television Xfinity
Signed: _____ Date: _____

OWNER CERTIFICATION ON RELEASE OF EASEMENTS

I, We (the undersigned owner(s) of the property shown herein, understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being released by this plat, before digging or constructing any building or structure.

Owner(s) Printed Name: Ben Bentley

Signature(s): _____

Date: _____

Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

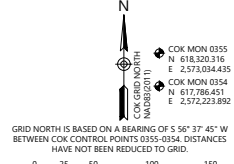
Executive Director/CEO K.C.D.C.

Signature(s): _____

Date: _____

BLANKET TRAVERSABLE ACCESS EASEMENT DEDICATION

By executing this document the owners hereby dedicate a floating/blanket traversable access easement across the subject property to all stormwater facilities located on site for the City, its agents and employees to enter upon the property to inspect, monitor, repair, replace, and maintain as the City deems necessary. It is understood that reasonable care shall be taken by the easement holder to utilize standard thoroughfare for easement use, whenever possible, to limit impact on site. Property owners or lessee shall not construct, install or place any structure, object, tree or vegetation that would materially interfere, obstruct, or impede the use of a minimum 20 foot wide traversable access area, from a public right-of-way to said stormwater facilities, at all times.



GRID NORTH IS BASED ON A BEARING OF S 56° 37' 45" W BETWEEN COX CONTROL POINTS 0355-0354. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

GRAPHIC SCALE 1" = 50'

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GRAPHIC SCALE 1" = 50'



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

Rob Sanders

S&ME, Inc.

Applicant Name

Affiliation

01/12/2022

N/A

File Number(s)

Date Filed

Meeting Date (if applicable)

~~1-R-22~~
3-SC-22-F

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Rob Sanders

S&ME, Inc.

Name

Company

6515 Nightingale Lane

Knoxville

TN

37909

Address

City

State

ZIP

865-970-0003

rsanders@smeinc.com

Phone

Email

CURRENT PROPERTY INFO

Southeast Capital, LLC

4713 Crippen Road

865-335-0323

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4755 Romeo Way Knoxville, TN

069-H, E, 003.00

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S of E Inskip Dr, N of Glenoaks Dr.

2.36 acres

General Location

Tract Size

☒ City ☐ County

5
District

RN-5
Zoning District

Ag For Vac
Existing Land Use

North City
Planning Sector

MU-SP NC-12
Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Final Plat of the William M. Thomas Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☒ Other (specify) Create Lot of record and various easements☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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
XXXXXX	XXXXXX	
Fee 2		
0207	\$450.00	XXXXXX
(250.00 variance fee x 180%)		
for meeting plat		
Fee 3		
		\$450.00

AUTHORIZATION
Applicant Signature

Rob Sanders

1/12/2022

Please Print

Date

865-599-1631

rsanders@smeinc.com

Phone Number

Email

Property Owner Signature

Please Print

Date

swm/1-12-22 swm/1/28/2022

1/12/22 EK