



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 5-SC-23-C
5-C-23-DP

AGENDA ITEM #: 27
AGENDA DATE: 5/11/2023

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

TAX IDENTIFICATION: 91 077.09 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6917 BALL RD

▶ **LOCATION:** North side of Ball Road, west of Bakertown Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 20.53 acres

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

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Agriculture/forestry/vacant -- RA (Low Density Residential)
South: Agriculture/forestry/vacant -- A (Agricultural)
East: Agriculture/forestry/vacant, Rural residential -- RA (Low Density Residential)
West: Agriculture/forestry/vacant -- RA (Low Density Residential), A (Agricultural)

▶ **NUMBER OF LOTS:** 39

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams and Associates

ACCESSIBILITY: Access is via Ball Road, a major collector, with a pavement width of 21 ft within a right-of-way width of 50-60 ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum vertical curve length from 250 ft to 100 ft on Road 'A' between STA 12+20.99 and 13+20.99
2. Reduce the minimum tangent distance between reverse curves from 50 ft to 0 ft on Road 'A' between STA 4+89.88 and 6+63.18
3. Increase the maximum cul-de-sac grade from 10 percent to 12 percent

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50 ft to 40 ft
2. Reduce the minimum private right-of-way pavement width from 26 ft

to 22 ft

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

**** See attached variance and alternative design request form**

STAFF RECOMMENDATION:

- ▶ **Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

Approve the Concept Plan subject to 5 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Providing the required wetland and stream buffers on the final plat.
- 4) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- ▶ **Approve the development plan for a detached residential subdivision with up to 39 lots and reduction of the peripheral setback to 25 ft along the east and west property lines, except for the portions of lots 25-28 identified on plan sheet CC1, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installing the 8 ft tall privacy fence along the rear lot lines of lots 25-28, as noted and shown on sheet CC1.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

This proposal is for a 39-lot detached residential subdivision on 20.54 acres, with a density of 1.9 du/ac. This property was previously approved for a 55-lot subdivision (9-SC-22-C / 9-C-22-DP). During the previous review, it was noted that there is a potential blue line stream on the property. The stream determination confirmed that it is a blue line stream and also identified wetlands on the property. The revised plan also converts the road to a private right-of-way (ROW) to allow for flexibility with the pavement and ROW widths. The proposed private ROW has a ROW width of 40 ft and 22 ft of pavement.

The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-O-22-RZ). The portion of the property being developed is long and narrow, with a single cul-de-sac road. The rear portion of the site is within the Hillside Protection area and will largely remain undisturbed.

The applicant requests a reverse curve tangent variance for the proposed chicane at the midpoint of Road 'A'. This request is supported by staff because it will help reduce travel speeds on this residential street, which would otherwise be entirely straight. There is also a variance request to reduce the vertical curve length K value from 25 to 10 where the private road crosses the blue line stream. This sag curve is supported by staff because it will not create sight distance issues, reduces disturbance around the stream and wetland, and is close to the end of the street where traffic volume is lowest and speeds are reduced.

During the rezoning process, the neighboring property owner adjacent to lots 25-28 expressed concern with houses being located too close to the shared property line. The developer has entered into a private agreement to install an 8-ft tall privacy fence that is approximately 250 ft long along the rear lot lines of lots 25-28.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

- 1) ZONING ORDINANCE PR (Planned Residential) up to 3 du/ac:
 - a) The PR zone allows detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5,

Section 5.13.15).

b) This PR zone district is approved for a maximum of 3 du/ac. The proposed density is 1.9 du/ac.

c) The peripheral setback is 35 ft, however, the planning commission may reduce it to 15 ft when the adjacent property is zoned agricultural or residential. The applicant requests a 25 ft peripheral setback for lots 1-24 and 29-39 "due to the limited width of the property and long distance to nearby homes."

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Policy 9.2, Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands, and wildlife habitat – The forested hillside at the rear of the property will be largely undisturbed.

b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities -- The proposed peripheral setback reduction should have minimal impact on adjacent properties because of the distance to adjacent residential structures. Where there is a nearby residential structure, the peripheral setback will remain 35', and a privacy fence will be installed. The proposed single-family houses should have a similar scale as the other residential development in the area.

c) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – This proposal is for detached residential units only. The mix of house sizes and price points are to be determined by the developer.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 1.9 du/ac.

b) Approximately 12.75 acres of this 20+ acre property is within the Hillside Protection (HP) area. The HP slope analysis recommends a maximum of 3.7 acres of land disturbance within the HP area. The proposal includes approximately 1.6 acres of disturbance in the HP area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 424 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

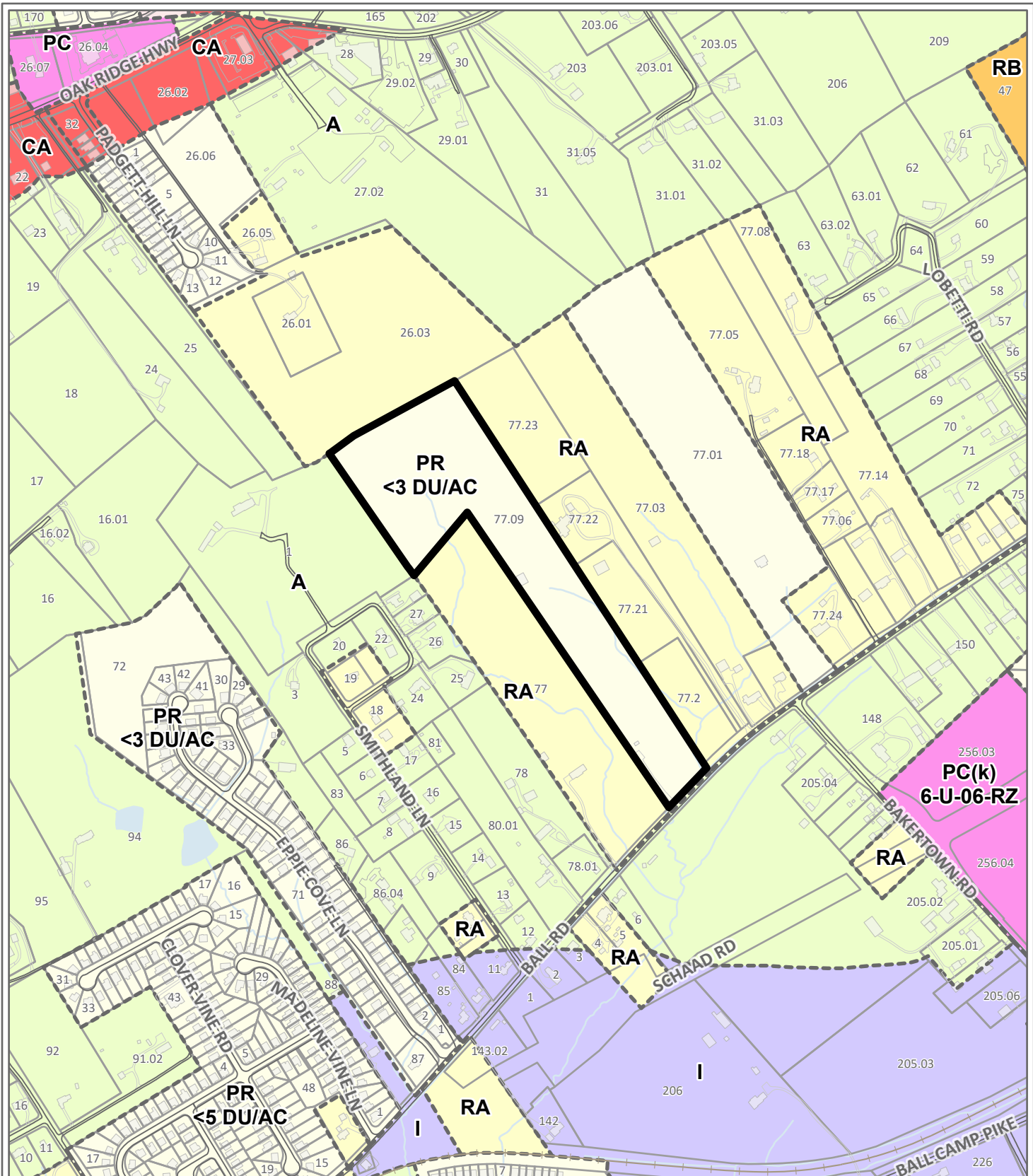
ESTIMATED STUDENT YIELD: 16 (public school children, grades K-12)

Schools affected by this proposal: Karns 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

5-SC-23-C / 5-C-23-DP

Petitioner: W. Scott Williams & Associates

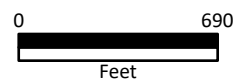


Detached residential subdivision in PR (Planned Residential)

Original Print Date: 4/14/2023

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

Map No: 91
Jurisdiction: County



Requested Variances & Alternative Design Standards

5-SC-23-C / 5-C-23-DP– SPARKS MEADOW SUBDIVISION

VARIANCES

1. Reduce the minimum vertical curve K value from 25 to 10 on Road 'A' between STA 12+20.99 and 13+20.99
2. Reduce the minimum tangent distance between reverse curves from 50 ft to 0 ft on Road 'A' between STA 4+89.88 and 6+63.18
3. Increase the maximum cul-de-sac grade from 10 percent to 12 percent

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum private right-of-way width from 50 ft to 40 ft
2. Reduce the minimum private right-of-way pavement width from 26 ft to 22 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

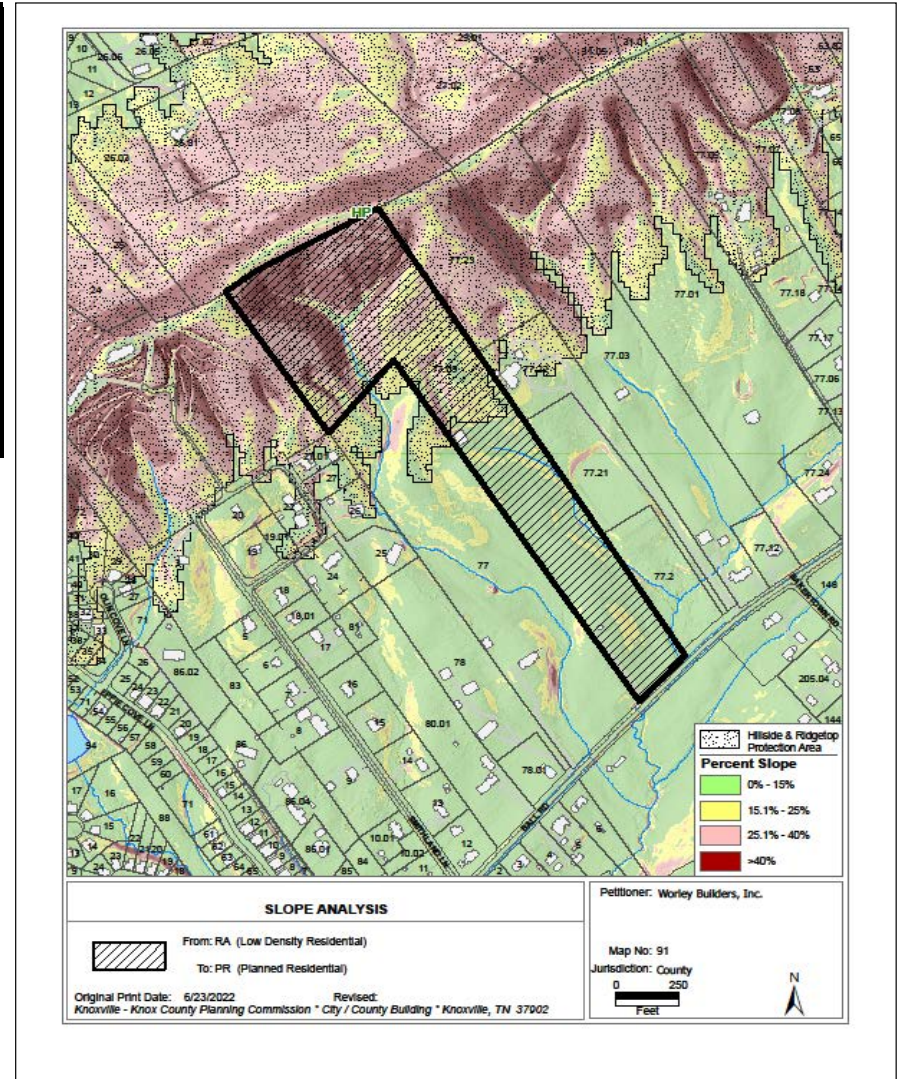
1. None

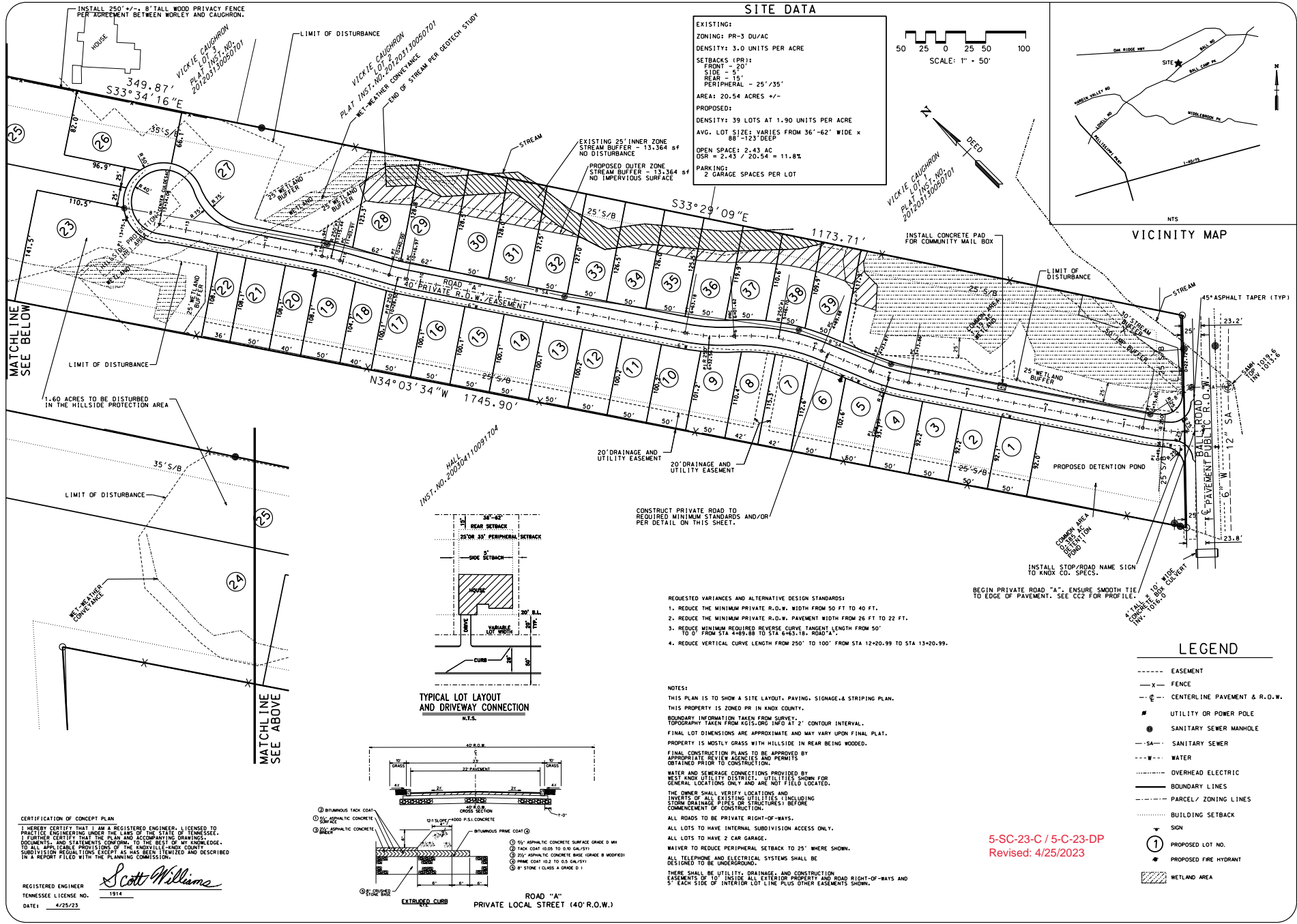
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Recommend approval since no unsafe conditions are created.

Steve Elliott 5/4/2023

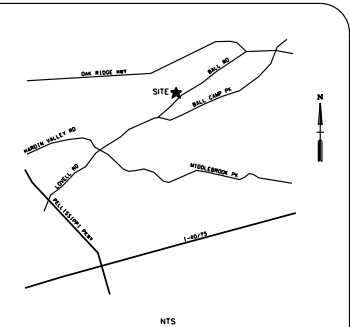
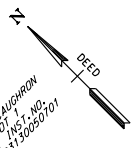
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	21.33		
Non-Hillside	8.58	N/A	
0-15% Slope	0.70	100%	0.7
15-25% Slope	3.42	50%	1.7
25-40% Slope	4.35	20%	0.9
Greater than 40% Slope	4.29	10%	0.4
Ridgetops			
Hillside Protection (HP) Area	12.75	Recommended disturbance budget within HP Area (acres)	3.7
		Percent of HP Area	0.3





SITE DATA

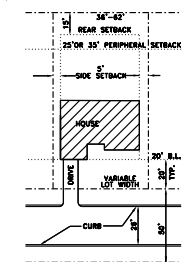
EXISTING:
 ZONING: PR-3 DU/AC
 DENSITY: 3.0 UNITS PER ACRE
 SETBACKS (PR):
 FRONT - 20'
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 25' / 35'
 AREA: 20.54 ACRES +/-
 PROPOSED:
 DENSITY: 39 LOTS AT 1.90 UNITS PER ACRE
 AVG. LOT SIZE: VARIES FROM 36'-62' WIDE X 88'-123' DEEP
 OPEN SPACE: 2.43 AC
 OSR = 2.43 / 20.54 = 11.8%
 PARKING:
 2 GARAGE SPACES PER LOT



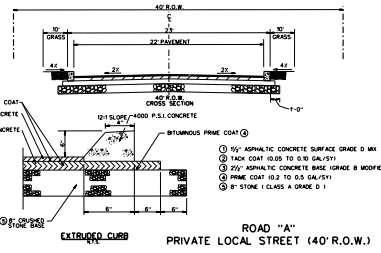
VICINITY MAP

- REQUESTED VARIANCES AND ALTERNATIVE DESIGN STANDARDS:
1. REDUCE THE MINIMUM PRIVATE R.O.W. WIDTH FROM 50 FT TO 40 FT.
 2. REDUCE THE MINIMUM PRIVATE R.O.W. PAVEMENT WIDTH FROM 26 FT TO 22 FT.
 3. REDUCE MINIMUM REQUIRED REVERSE CURVE TANGENT LENGTH FROM 50' TO 0' FROM STA 4+89.88 TO STA 6+18.18, ROAD "A".
 4. REDUCE VERTICAL CURVE LENGTH FROM 250' TO 100' FROM STA 12+20.99 TO STA 13+20.99.

NOTES:
 THIS PLAN IS TO SHOW A SITE LAYOUT, PAVING, SIGNAGE & STRIPING PLAN.
 THIS PROPERTY IS ZONED PR IN KNOC COUNTY.
 BOUNDARY INFORMATION TAKEN FROM SURVEY 2' CONTOUR INTERVAL.
 TOPOGRAPHY TAKEN FROM KCS-090-1400 AT 2' CONTOUR INTERVAL.
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAN.
 PROPERTY IS MOSTLY GRASS WITH HILLSIDE IN REAR BEING WOODED.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE NEWM AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST AND UTILITY DISTRICTS - UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.
 THE OWNER SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES, INCLUDING STORM DRAINAGE PIPES OR STRUCTURES, BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL ROADS TO BE PRIVATE RIGHT-OF-WAYS.
 ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.
 ALL LOTS TO HAVE 2 CAR GARAGE.
 WAIVER TO REDUCE PERIPHERAL SETBACK TO 25' WHEN SHOWN.
 ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.
 THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS TO INSURE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION



ROAD "A" PRIVATE LOCAL STREET (40' R.O.W.)

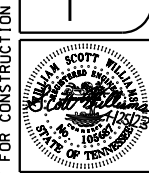
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 1914
 DATE: 4/25/23
Scott Williams

REVISIONS

NO.	DATE	DESCRIPTION
1	4/25/23	CLIENT WORK
2	4/25/23	CLIENT WORK

CONCEPT PLAN
 SPARKS MEADOW S/D
 6917 BALL ROAD
 KNOXVILLE, TN 37921
 CLIENT: CIVIL DISTRICT 09
 5-585-2525, 5-585-2530



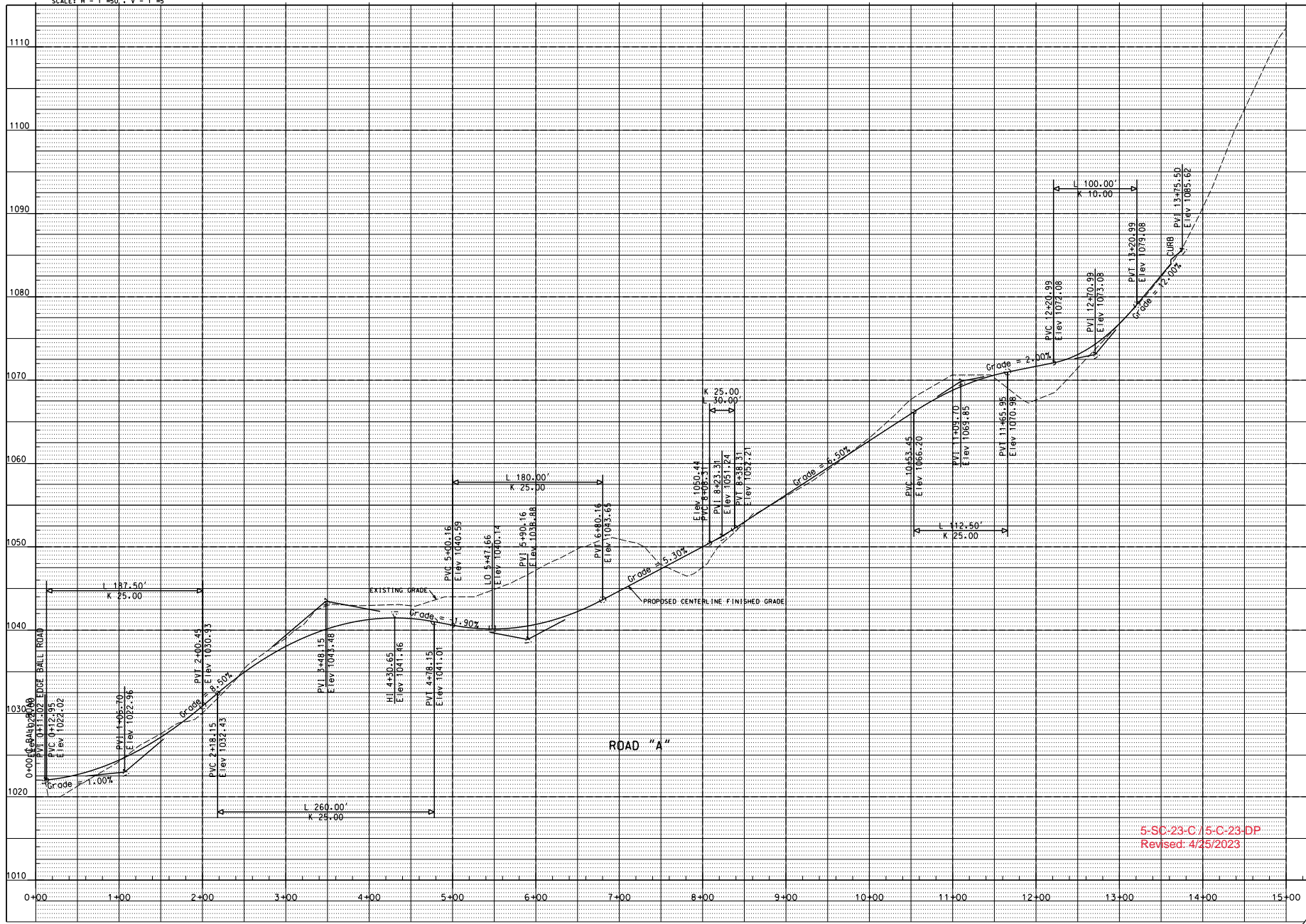
W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING ARCHITECTURE
 1742
 14th Avenue East
 Knoxville, TN 37921
 P: 615.585.2525
 F: 615.585.2530

CLIENT:
 WORLEY BUILDERS, INC.
 4001 E. 17th Street
 Knoxville, TN 37921
 615.585.7522/600

ORIGINAL ISSUE:
 MAR. 26, 2023
 SHEET NO.
CC1
 JOB NO. 2191

NOT FOR CONSTRUCTION

SCALE: H - 1"=50', V - 1"=5'



5-SC-23-C/5-C-23-DP
Revised: 4/25/2023

NO.	DATE	DESCRIPTION
2	4/25/23	CLIENT QUA

ROAD PROFILE
SPARKS MEADOW S/D
6317 BALL ROAD
MADISON, MISSISSIPPI 39206
CL: 11/16/2011, PARETO: 02/10/11
6TH CIVIL DISTRICT
1-888-661-4141



W. SCOTT WILLIAMS & ASSOCIATES
CIVIL ENGINEERING
LAND SURVEYING
1000 W. STATE ST., 3RD FLOOR
MEMPHIS, TN 38103
E-MAIL: wswilliams@wswa.net

CLIENT:
WORLEY BUILDERS, INC.
1000 W. STATE ST., 3RD FLOOR
MEMPHIS, TN 38103
OFFICE: 901.525.7200

ORIGINAL ISSUE:
MAR. 26, 2023

SHEET NO.
CC2
JOB NO. 2191



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

W. Scott Williams & Associates

Applicant Name

Affiliation

3/28/2023

5/11/2023

5-SC-23-C / 5-C-23-DP

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Ron Worley Worley Builders Inc.

P.O. Box 71022 Knoxville TN 37938

865-922-2600 / worleybuildersr

Owner Name (if different)

Owner Address

Owner Phone / Email

6917 BALL RD

Property Address

91 077.09

20.53 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Ball Road, west of Bakertown Road

General Location

City **Commission District 6 PR (Planned Residential)**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential), HP (Hillside Protection)

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Detached residential subdivision	

SUBDIVISION REQUEST

Sparks Meadow	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	38
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$1,500.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

W. Scott Williams & Associates	3/28/2023
Applicant Signature	Date
Please Print	

Ron Worley Worley Builders Inc.	3/28/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Engineer

Applicant Name

Affiliation

3/27/2023

5/11/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Scott Williams

W. Scott Williams & Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

wscottwill@comcast.net

Phone

Email

CURRENT PROPERTY INFO

Worley Builders, Inc.

P.O. Box 71022 Knoxville, TN 37918

865-922-2600

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6917 Ball Road

91 07709

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

~~Northern Parcel approx. 600 ft. SW of Bakertown and Ball Rd. intersection~~

20.53

General Location

Tract Size

6

PR 3DU/AC

Ag for Vac

~~City~~ County

District

Zoning District

Existing Land Use

Northwest County
~~LDR/HP~~

LDR/HP

~~Northwest County~~

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
Home Occupation (specify) _____
Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Sparks Meadow S/D
Proposed Subdivision Name _____
Unit / Phase Number Combine Parcels Divide Parcel 38
Total Number of Lots Created _____
 Other (specify) _____
 Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

Zoning Change _____
Proposed Zoning _____
 Plan Amendment Change _____
Proposed Plan Designation(s) _____
Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

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
0102	Concept Plan	\$1,500
Fee 2		
Fee 3		

MR

AUTHORIZATION

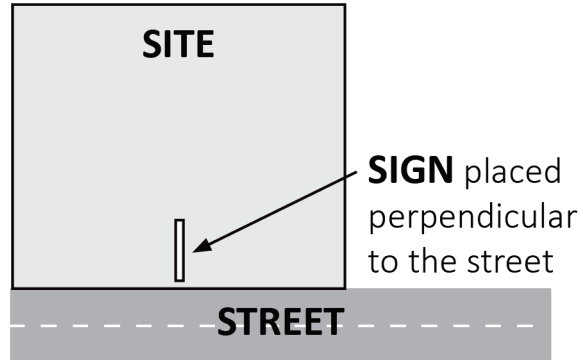
 W. Scott Williams & Associates 3/27/23
Applicant Signature Please Print Date

865-692-9809 wscottwill@comcast.net
Phone Number Email

Property Owner Signature Please Print Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ April 28, 2023 _____ and _____ May 12, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams & Associates

Date: 3/28/2023

File Number: 5-SC-23-C / 5-C-23-DP

- Sign posted by Staff
- Sign posted by Applicant