



# SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 11-SD-23-C (REVISED) **AGENDA ITEM #:** 13  
11-C-23-SU **AGENDA DATE:** 11/9/2023

▶ **SUBDIVISION:** THE HIGHLANDS AT CLEAR SPRING (AKA CLEAR SPRING PLANTATION)

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

**OWNER(S):** Trans-South Properties GP

**TAX IDENTIFICATION:** 60 H E 109 [View map on KGIS](#)

**JURISDICTION:** City Council District 4

**STREET ADDRESS:** 0 AUTUMN CREEK RD

▶ **LOCATION:** East side of Autumn Creek Dr, northeast of Glen Creek Rd

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**WATERSHED:** Love Creek

▶ **APPROXIMATE ACREAGE:** 7750 square feet

▶ **ZONING:** RN-2 (C) (Single-Family Residential Neighborhood)

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

▶ **PROPOSED USE:** Removal of the condition to extend Parasol Ln. to Autumn Creek Dr.

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood)  
South: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood)  
East: Single family residential - PR (Planned Residential) with 1-5 du/ac (County)  
West: Single family residential - RN-2 (C) (Single-Family Residential Neighborhood)

▶ **NUMBER OF LOTS:** 0

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

**ACCESSIBILITY:** Access is via Autumn Creek Drive, a local road with a pavement width of 26 ft within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ Approve the request to remove condition #6 from the Concept Plan approved on September 13, 2018 (9-SE-18-C) requiring a street connection between the Clear Springs Plantation and the Meadows at Millertown subdivisions (extension of Parasol Ln. to Autumn Creek Dr.), subject to 3 conditions.

- 1) All other conditions of the previous Concept Plan approval shall remain in effect (9-SE-18-C).
- 2) The subject parcel identified on the Final Plat of Clear Spring Plantation as "Prop R/W (Future)" (parcel 060HE109) shall be split between the two adjoining property owners or designated as a common area and maintained by the homeowners association if the adjoining property owner(s) do not accept the property.
- 3) The subject property cannot be used as a buildable lot without Special Use approval by the Planning Commission to modify the previously approved planned district per Article 1.4.G. of the City of Knoxville Zoning Ordinance.

► **Approve the Special Use to modify the previously approved planned district for the Clear Spring Plantation subdivision (AKA The Highlands at Clear Spring).**

This request meets the former RP-1 (Planned Residential) zone requirements, the previously approved development plan, and the criteria for approval of a special use for modifications to previously approved planned districts per Article 1.4.G.

**COMMENTS:**

This request removes the Concept Plan condition to extend Parasol Lane to Autumn Creek Drive. Parasol Lane is in the Meadows of Millertown subdivision and Autumn Creek Drive is in the Clear Spring Plantation subdivision. These two subdivisions were proposed by different developers but happened to be on the same Planning Commission agenda in 2005. Both plans showed a connection between the two subdivisions. When the subdivisions were platted, the Parasol Lane right-of-way and the future right-of-way in Clear Spring Plantation were misaligned (see Exhibit A). The lots on either side of the future right-of-way have since been sold and houses built, severely limiting the ability to make this road connection.

In 2018, the rear (southern) portion of the Clear Spring Plantation subdivision was redesigned, and a new Concept Plan was approved (9-SE-18-C) that maintained the condition of making this road connection. However, after reviewing the options further, the City of Knoxville Department of Engineering and Knox County Engineering and Public Works determined the Parasol Lane extension cannot meet road design standards and are in support of this request.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

A. If approved, the current access for the Clear Spring Plantation (AKA The Highlands at Clear Spring) and Meadows of Millertown subdivisions will not change.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

A. The City of Knoxville zoning code does not address the minimum number of access points to a development.

**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 applicant states they intend to split the subject property and deed it to the adjacent property owners.

**4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

A. The subject property will be deeded to adjacent property owners.

**5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

A. The request will not change the current traffic pattern in the two subdivisions.

**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.**

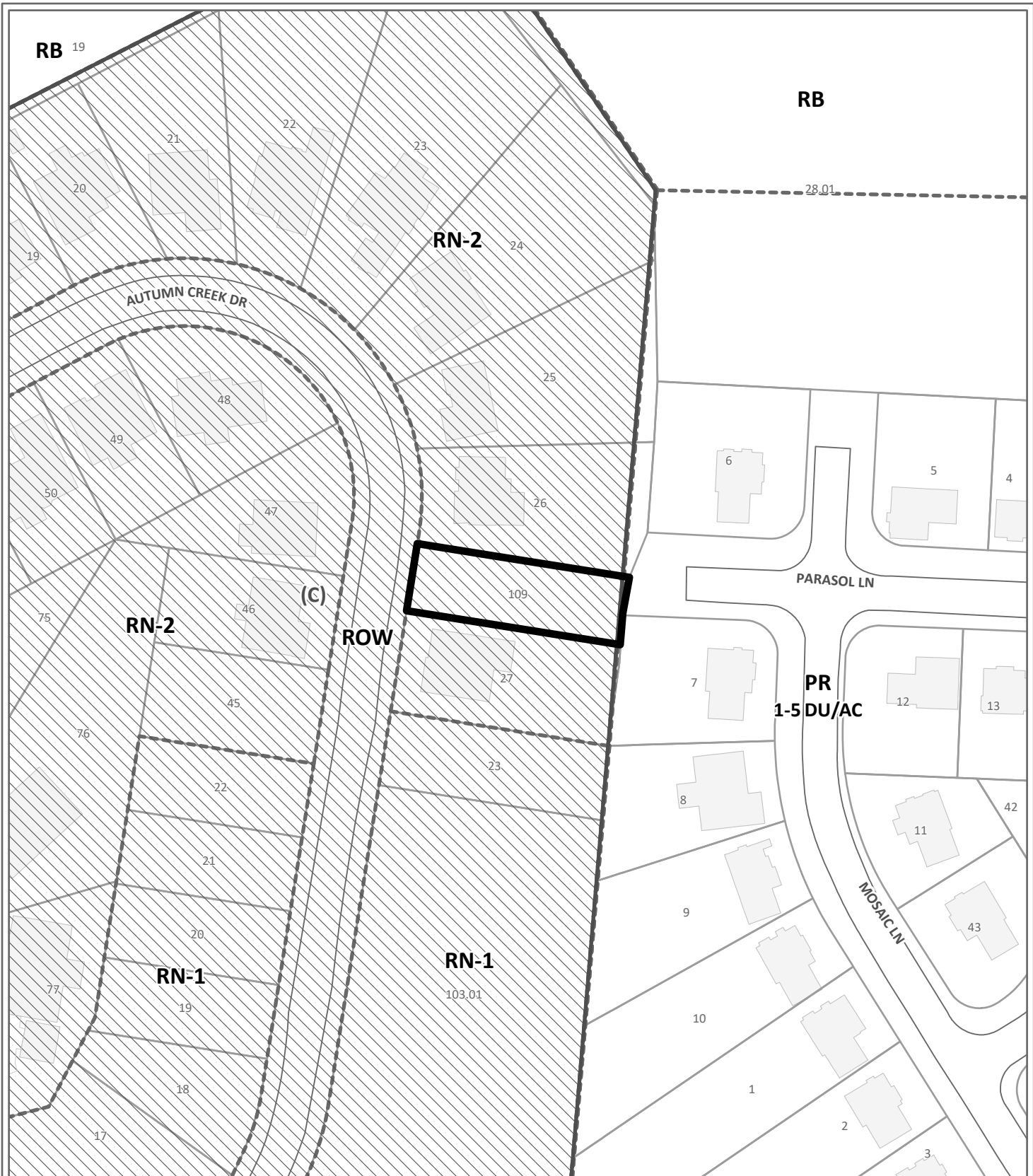
A. There are no known uses immediately surrounding the subject site that pose a potential hazard or undesirable environment.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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 special use request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**SPECIAL USE**

**11-C-23-SU**

**Petitioner:** W. Scott Williams & Associates



Removal of the condition to extend Parasol Ln. to Autumn Creek Dr. in RN-2(C) (Single-Family Residential Neighborhood)

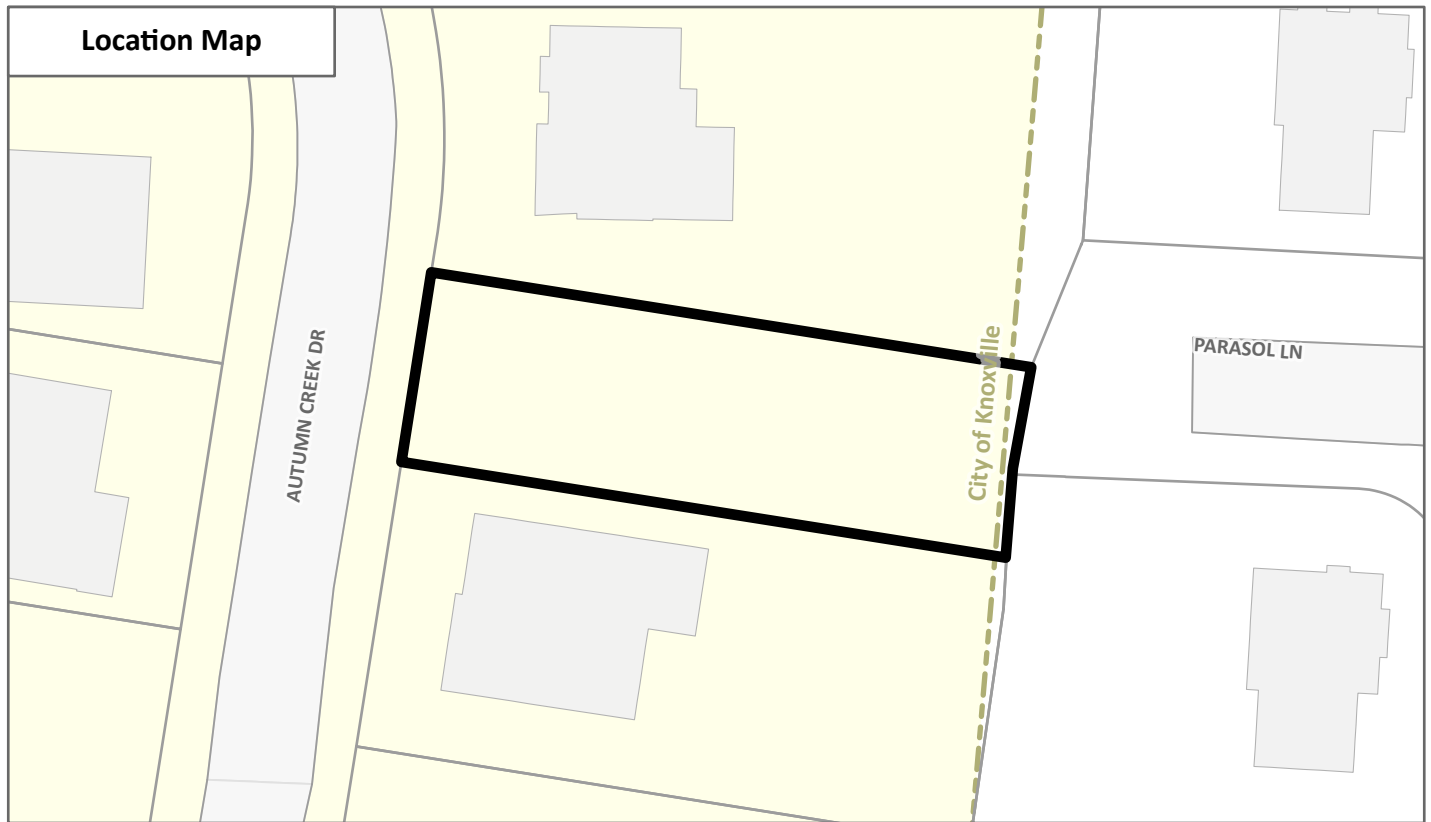
**Map No:** 60  
**Jurisdiction:** City

**Original Print Date:** 10/27/2023  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

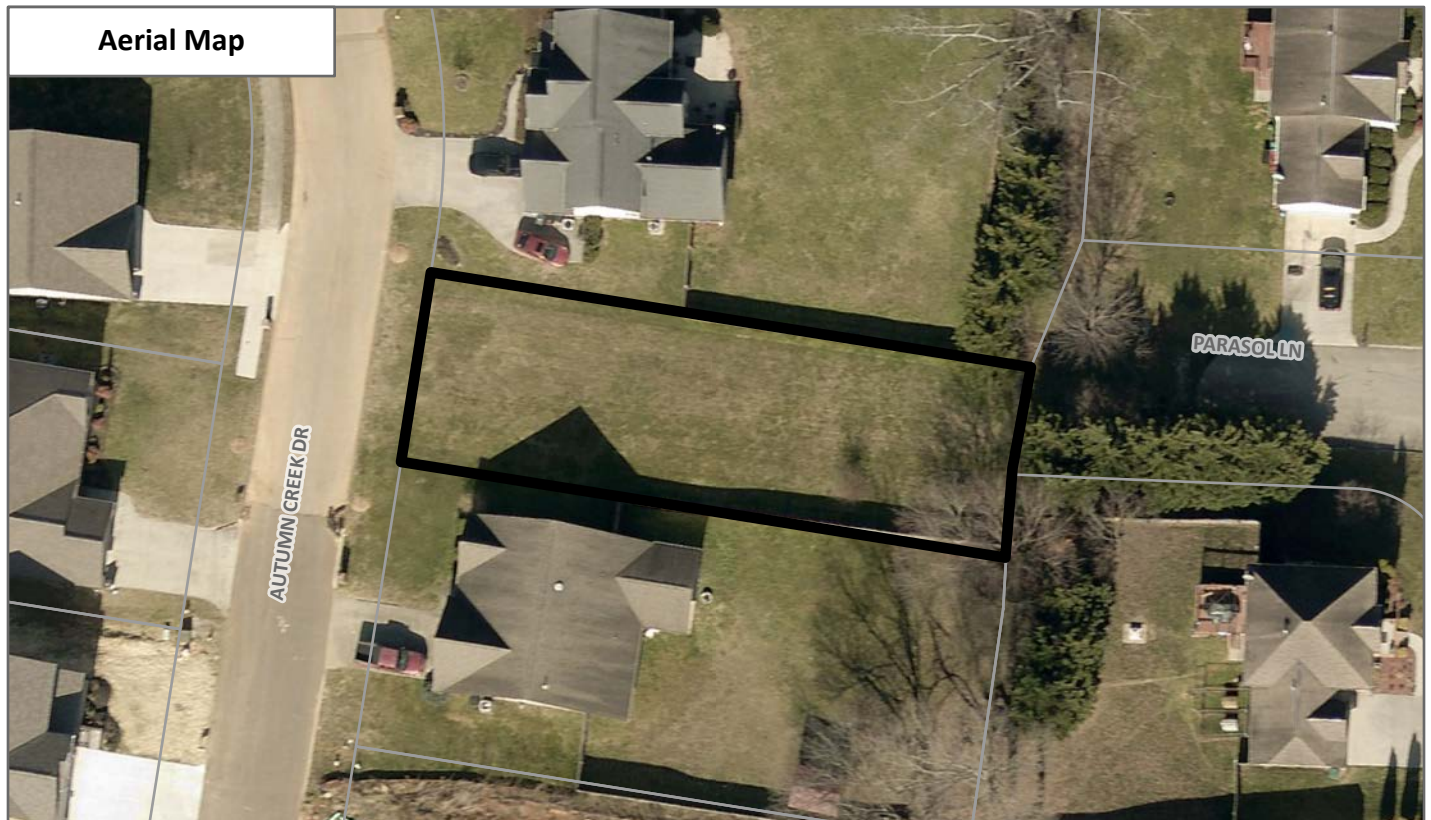


# Exhibit A. Contextual Images

Location Map



Aerial Map

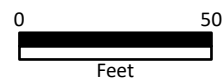


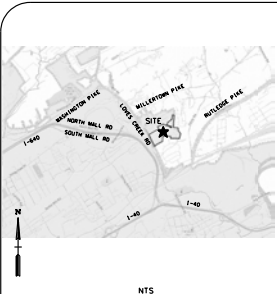
CONTEXTUAL MAPS 1

11-C-23-SU / 11-SD-23-C



Case boundary



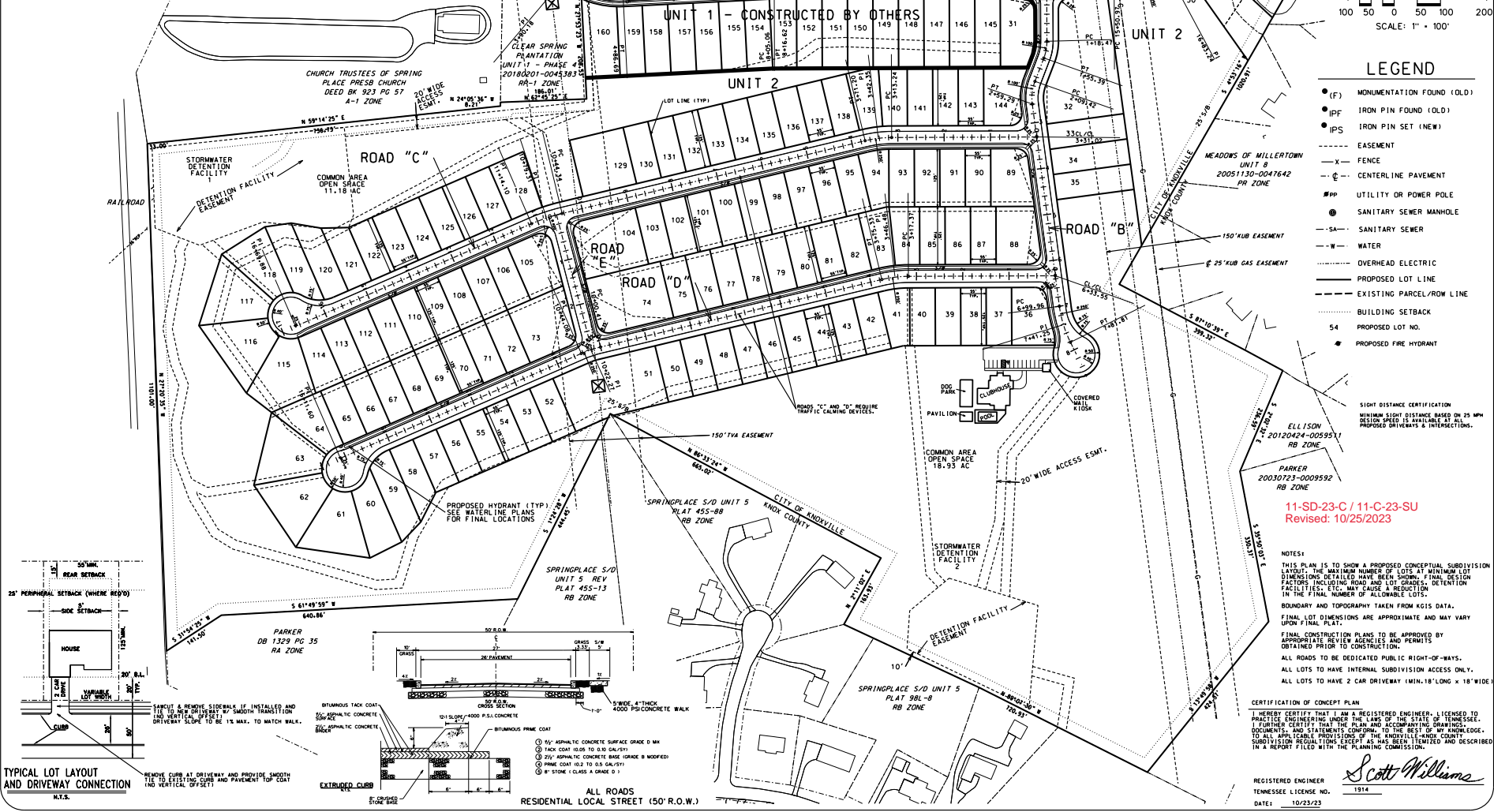


**SITE DATA**

EXISTING:  
 ZONING: RP-1  
 DENSITY: 1-3 DU/AC  
 SETBACKS (RP-1):  
 FRONT - 25'  
 SIDE - 5'  
 REAR - 15'  
 PERIPHERAL - 25'

PROPOSED:  
 AREA: 72.7 AC TOTAL, 61.97 AC UNIT 2  
 DENSITY: 160 LOTS AT 2.2 DU/ACRE  
 120 LOTS UNIT 2  
 LOT SIZE: 55' WIDE x 125' DEEP (MIN)  
 OPEN SPACE: 30.64 AC  
 OSR = 30.64 / 72.7 = 42%  
 PARKING UNIT 2:  
 2 DRIVEWAY SPACES PER LOT  
 12 SPACES FOR CLUBHOUSE/POOL

VICINITY MAP



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- (IPF) IRON PIN FOUND (OLD)
- (IPS) IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- - - PROPOSED LOT LINE
- - - EXISTING PARCEL/ROW LINE
- - - BUILDING SETBACK
- 54 PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT

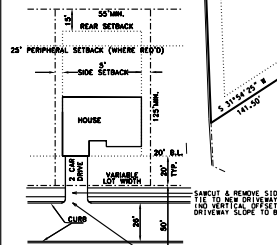
SIGHT DISTANCE CERTIFICATION  
 MINIMUM SIGHT DISTANCE BASED ON 25 MPH  
 DESIGN SPEED IS AVAILABLE AT  
 PROPOSED DRIVEWAYS & INTERSECTIONS.

11-SD-23-C/11-C-23-SU  
 Revised: 10/25/2023

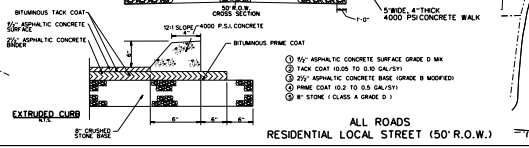
NOTES:  
 THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACILITIES INCLUDING AND BEYOND A REDUCTION IN DETENTION IN THE FINAL NUMBER OF ALLOWABLE LOT BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA. FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.  
 ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.  
 ALL LOTS TO HAVE 2 CAR DRIVEWAY (MIN. 10' LONG x 18' WIDE)

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 TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER  
 TENNESSEE LICENSE NO. 1914  
 DATE: 10/23/23



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



ALL ROADS  
 RESIDENTIAL LOCAL STREET (50' R.O.W.)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/23/23	PRELIMINARY
2	10/23/23	REVISED
3	10/23/23	REVISED
4	10/23/23	REVISED
5	10/23/23	REVISED
6	10/23/23	REVISED

CONCEPT PLAN  
 THE HIGHLANDS AT  
 CLEAR SPRING - UNIT 2



W. SCOTT WILLIAMS & ASSOCIATES  
 ENGINEERING  
 5745 AUTUMN CREEK DR.  
 KNOXVILLE, TENNESSEE 37921  
 P. 615.528.2222  
 F. 615.528.2246

CLIENT:  
 Flournoy Development Group  
 1100 Brainerd Highway  
 Columbus, TN 39206

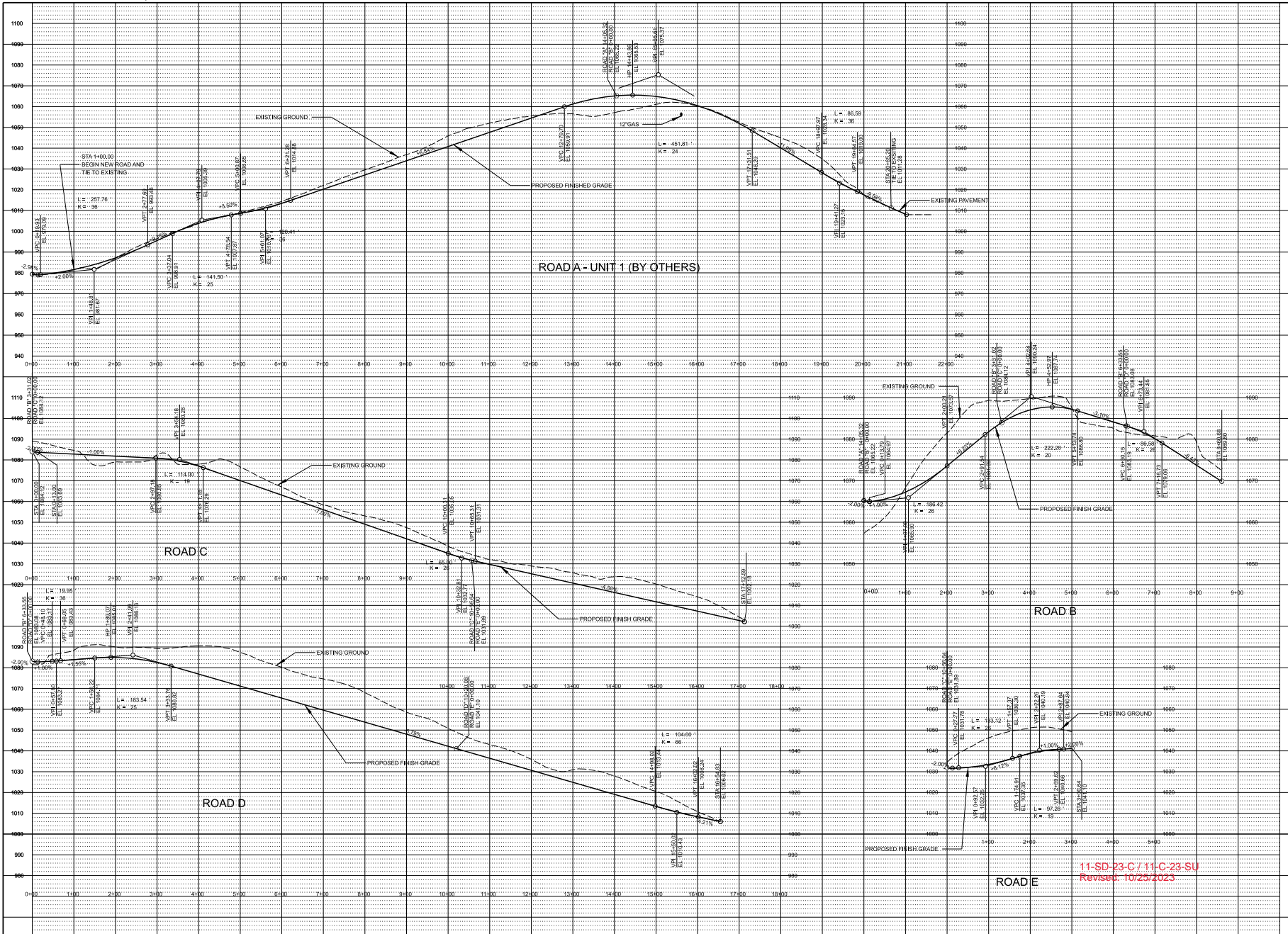
ORIGINAL ISSUE:  
 MARCH 26, 2019

SHEET NO.  
 CC1

(JOB NO184314)



1" = 100' H, 1" = 20' V



MPC FILE NO. 11-SD-23-C and 11-C-23-SU

NO.	DATE	DESCRIPTION
1	8/27/19	PRELIMINARY
2	8/27/19	FOR COMM.
3	7/27/19	FOR COMM.
4	8/27/19	FOR COMM.
7	3/27/23	PRELIMINARY

ROAD PROFILE  
 THE HIGHLANDS AT  
 CLEAR SPRING UNIT 2  
 5145 AUTUMN CREEK DR.  
 MADISON, TENNESSEE 37111  
 C.D. EMBURY, CIVIL ENGINEER  
 WARD 32, CITY BLOCK 23546



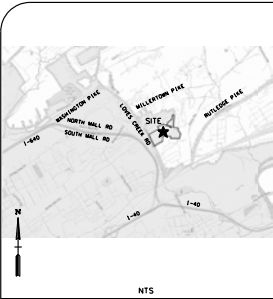
**W. SCOTT WILLIAMS & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1100 PROGRESS CENTER PKWY  
 COVINGTON, TN 37043  
 P: 615.452.1100  
 F: 615.452.1101  
 WWW.WSWILLIAMS.COM

CLIENT:  
**Fourroy Development Group**  
 1100 Progress Center Pkwy  
 Covington, TN 37043

ORIGINAL ISSUE:  
**MAR. 26, 2019**

SHEET NO.  
**CC2**  
 JOB NO. 1843

11-SD-23-C / 11-C-23-SU  
 Revised: 10/25/2023

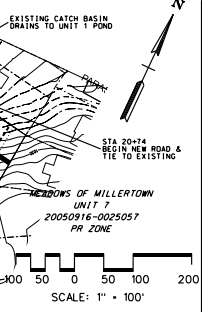
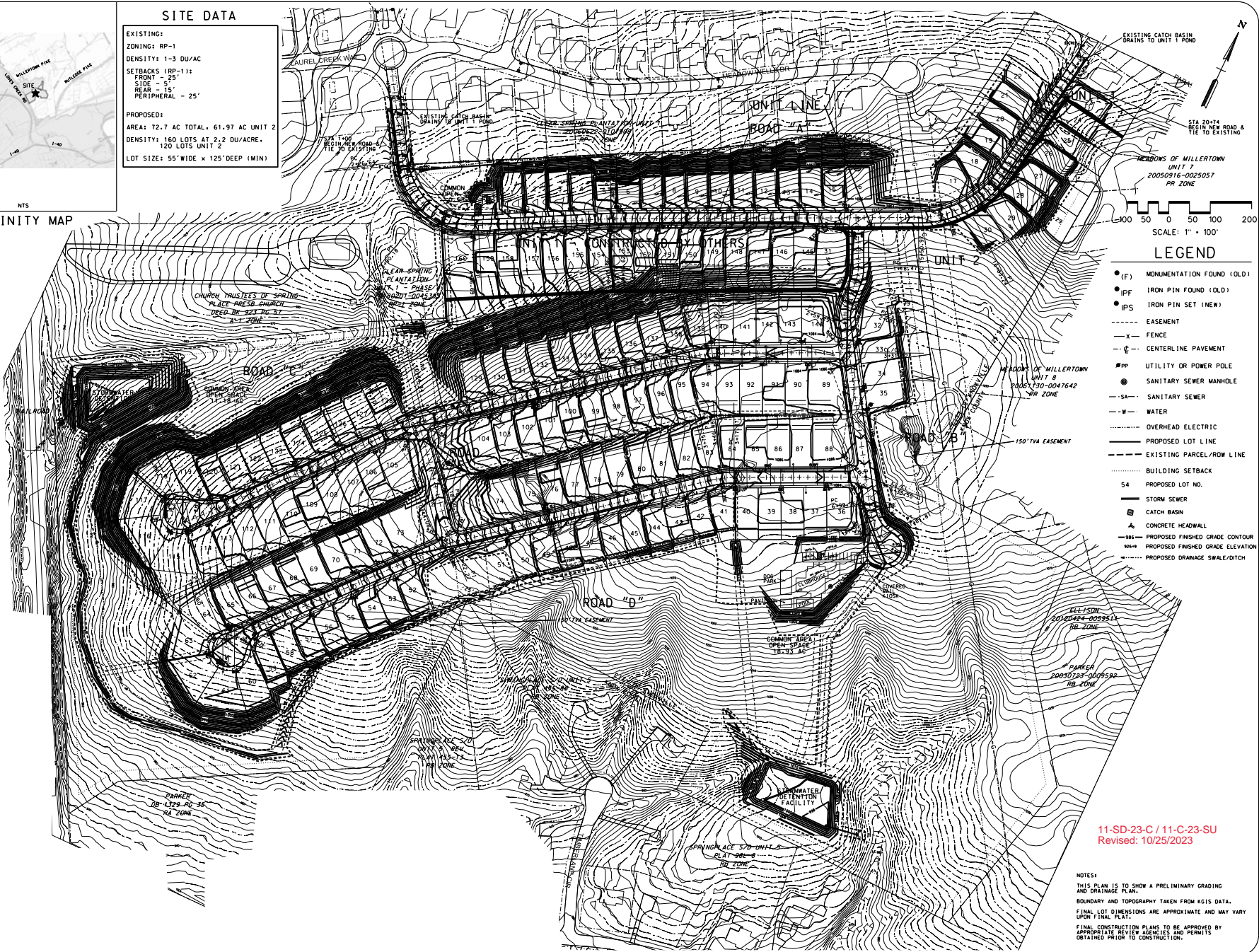


**SITE DATA**

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PROPOSED:  
 AREA: 72.7 AC TOTAL, 61.97 AC UNIT 2  
 DENSITY: 160 LOTS AT 2.2 DU/ACRE,  
 120 LOTS UNIT 2  
 LOT SIZE: 55' WIDE X 125' DEEP (MIN)

VICINITY MAP



- LEGEND**
- (F) MONUMENTATION FOUND (OLD)
  - (PF) IRON PIN FOUND (OLD)
  - (IPS) IRON PIN SET (NEW)
  - EASEMENT
  - X- FENCE
  - C- CENTERLINE PAVEMENT
  - PP UTILITY OR POWER POLE
  - SANITARY SEWER MANHOLE
  - SA- SANITARY SEWER
  - W- WATER
  - OVERHEAD ELECTRIC
  - PROPOSED LOT LINE
  - EXISTING PARCEL/ROW LINE
  - BUILDING SETBACK
  - 54 PROPOSED LOT NO.
  - STORM SEWER
  - CATCH BASIN
  - ▲ CONCRETE HEADWALL
  - PROPOSED FINISHED GRADE CONTOUR
  - PROPOSED FINISHED GRADE ELEVATION
  - PROPOSED DRAINAGE SWALE/DITCH

REVISIONS

NO.	DATE	DESCRIPTION
1	10/25/2023	ISSUE FOR PERMITS
2	3/10/2018	SLOPED LOTS
3	7/27/2017	REBETAL
4	6/17/2017	PLAN

PRELIMINARY GRADING AND DRAINAGE PLAN  
 THE HIGHLANDS AT CLEAR SPRING - UNIT 2



**W. SCOTT WILLIAMS & ASSOCIATES**  
 ENGINEERING  
 1100 BRANTLEY DRIVE  
 COLUMBIANA, TENNESSEE 37032  
 P: 615.261.1111  
 F: 615.261.1112

CLIENT:  
**Flournoy Development Group**  
 1100 BRANTLEY DRIVE  
 COLUMBIANA, TENNESSEE 37032

ORIGINAL ISSUE:  
**JULY 16, 2018**

SHEET NO.  
**CC3**

(JOB NO. 184314)

11-SD-23-C / 11-C-23-SU  
 Revised: 10/25/2023

NOTES:  
 THIS PLAN IS TO SHOW A PRELIMINARY GRADING AND DRAINAGE PLAN.  
 BOUNDARY AND TOPOGRAPHY TAKEN FROM KGIS DATA.  
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

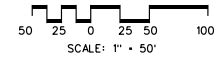
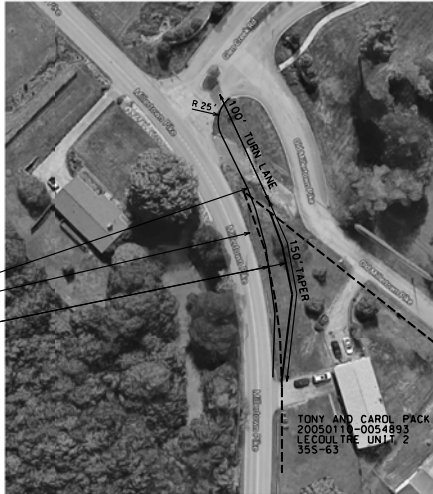
11-SD-23-C and 11-C-23-SU





VICINITY MAP

PROPOSED EDGE OF PAVEMENT  
 REMOVE/RELOCATE POWER POLES, SIGNS, GUARDRAIL, ETC.  
 PRIOR R.O.W. ACQUISITION  
 (1500 SF +/-)



LEGEND

- (F) MONUMENTATION FOUND (OLD)
- IPF IRON PIN FOUND (OLD)
- IPS IRON PIN SET (NEW)
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT
- #PP UTILITY OR POWER POLE
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- OVERHEAD ELECTRIC
- PROPOSED LOT LINE
- EXISTING PARCEL/ROW LINE
- ..... BUILDING SETBACK
- 54 PROPOSED LOT NO.

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
7	9/20/2023	REVISED SUBMITTAL

ROAD IMPROVEMENT PLAN  
 THE HIGHLANDS AT  
 CLEAR SPRING  
 GLEN CREEK ROAD  
 GLENVILLE, TENNESSEE  
 C.O.F. MAP 32.0, CITY BLOCK 32546



**W. SCOTT WILLIAMS & ASSOCIATES**  
 CONSULTING ENGINEERS  
 1000 BRANTLEY DRIVE, SUITE 100  
 COLUMBIANA, TN 37032  
 P: 615.882.1111  
 F: 615.882.1112  
 W: www.williamsassoc.com

CLIENT:  
**Flournoy Development Group**  
 1100 Brantley Drive, Suite 100  
 Columbian, TN 37032

ORIGINAL ISSUE:  
**AUG 26, 2018**

SHEET NO.  
**CC4**

JOB NO. 1843141

NOTES:  
 UTILITY RELOCATIONS ARE THE RESPONSIBILITY OF THE DEVELOPER.

11-SD-23-C / 11-C-23-SU  
 Revised: 10/25/2023



# 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

9/26/2023 11/9/2023 11-SD-23-C / 11-C-23-SU

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

Trans-South Properties GP 3016 Johnson Rd Louisville TN 37777 865-567-0071

Owner Name (if different) Owner Address Owner Phone / Email

### 0 AUTUMN CREEK RD

Property Address

60 H E 109 7750 square feet

Parcel ID Part of Parcel (Y/N)? Tract Size

Knoxville Utilities Board Northeast Knox Utility District

Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

East side of Autumn Creek Dr, northeast of Glen Creek Rd

General Location

City Council District 4 RN-2(C) (Single-Family Residential Neighborhood) Agriculture/Forestry/Vacant Land

County District Zoning District Existing Land Use

Northeast County LDR (Low Density Residential) Urban Growth Area (Inside City Limits)

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" 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) <b>Detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>The Highlands at Clear Spring</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>1</u>	<u>0</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **W. Scott Williams & Associates**    Please Print    **9/26/2023**    Date

Phone / Email \_\_\_\_\_  
Property Owner Signature: **Trans-South Properties GP**    Please Print    **9/26/2023**    Date



# 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

Owner  
Affiliation

9/21/23  
Date Filed

11/9/23  
Meeting Date (if applicable)

File Number(s)  
11-SD-23-C /  
11-C-23-SU

### 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  
Name

W. SCOTT WILLIAMS + ASSOCIATES  
Company

4530 ANNALEE WAY  
Address

KNOXVILLE  
City

TN  
State

37921  
ZIP

865-692-9809  
Phone

WSCOTTWILL@COMCAST.NET  
Email

### CURRENT PROPERTY INFO

Trans-South Properties GP  
Property Owner Name (if different)

3016 Johnson Rd.  
Louisville, TN 37777  
Property Owner Address

865-567-0071  
Property Owner Phone

0 Autumn Creek Dr  
~~0 Glen Creek Rd.~~  
Property Address

060HE009  
~~060HE10301~~  
Parcel ID

KUB  
Sewer Provider

Northeast Knox Util. District N  
Water Provider

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



**DEVELOPMENT REQUEST**

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential  
 Home Occupation (specify) \_\_\_\_\_

Related City Permit Number(s)

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Highlands at Clear Spring  
 Proposed Subdivision Name

Related Rezoning File Number

~~2~~  
  Combine Parcels  
  Divide Parcel  
 ~~120~~  
 Unit / Phase Number  
 Total Number of Lots Created

- Other (specify) Removal of the condition to extend Parasol Ln. to Autumn Creek Dr. (9-SE-18-C)  
 Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

- Zoning Change \_\_\_\_\_  
 Proposed Zoning  
 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	0102	\$1,600.00	Total
Fee 2			\$1,600.00
Fee 3			

**AUTHORIZATION**

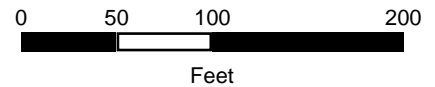
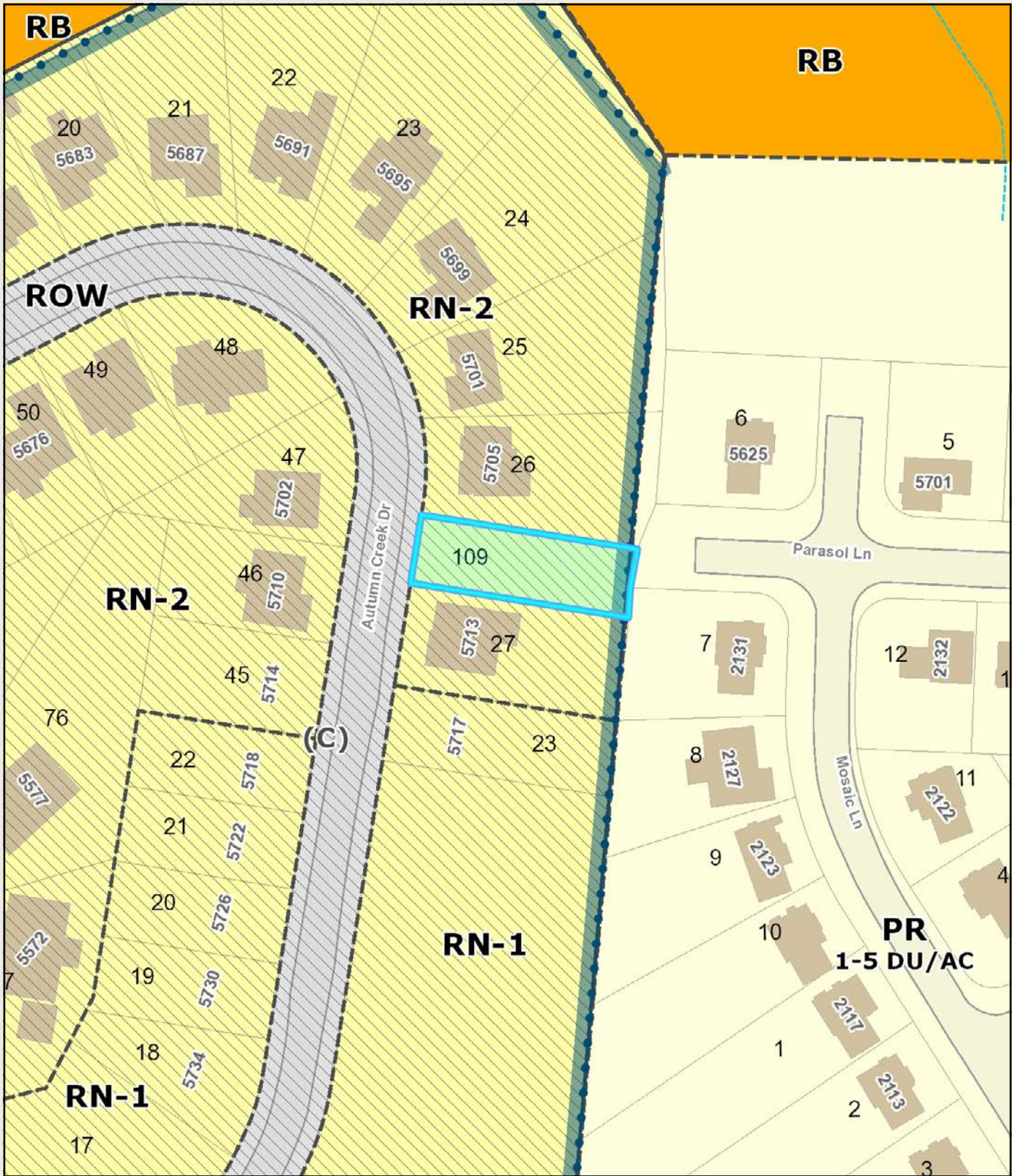
I declare under penalty of perjury the foregoing is true and correct.  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

      Scott Williams      9/21/23  
 Applicant Signature      Please Print      Date

865-692-9809      WSCOTTWILL@COMCAST.NET  
 Phone Number      Email

  
 Kent A. Brelsford      Sep 22, 2023  
 Property Owner Signature      Please Print      Date Paid





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Printed: 10/27/2023 1:35:35 PM



# concept application

Final Audit Report

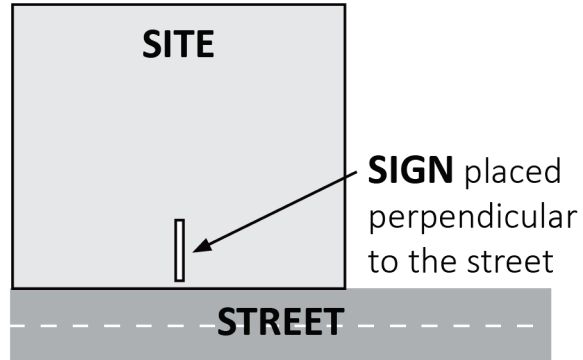
2023-09-22

Created:	2023-09-21
By:	William Williams (wscottwill@comcast.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAACWh_8t4qn-fkQlaxsosu3Sa7UyVcTXg6

## "concept application" History

-  Document created by William Williams (wscottwill@comcast.net)  
2023-09-21 - 9:04:58 PM GMT- IP address: 174.161.35.213
-  Document emailed to 3rivercont@gmail.com for signature  
2023-09-21 - 9:05:52 PM GMT
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2023-09-22 - 1:32:43 PM GMT- IP address: 74.125.210.71
-  Signer 3rivercont@gmail.com entered name at signing as Kent A. Brelsford  
2023-09-22 - 1:34:17 PM GMT- IP address: 24.151.182.169
-  Document e-signed by Kent A. Brelsford (3rivercont@gmail.com)  
Signature Date: 2023-09-22 - 1:34:19 PM GMT - Time Source: server- IP address: 24.151.182.169
-  Agreement completed.  
2023-09-22 - 1:34:19 PM GMT

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:*

\_\_\_\_\_ 10/27/2023 \_\_\_\_\_ and \_\_\_\_\_ 11/10/2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams & Associates

Date: 09/26/2023

File Number: 11-SD-23-C & 11-C-23-SU

- Sign posted by Staff
- Sign posted by Applicant