



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: September 18, 2023
RE: 10-SB-23-F, Agenda #45
Final Plat of Sparks Meadow Subdivision

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 5/10/2023 as Planning Case 5-SC-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

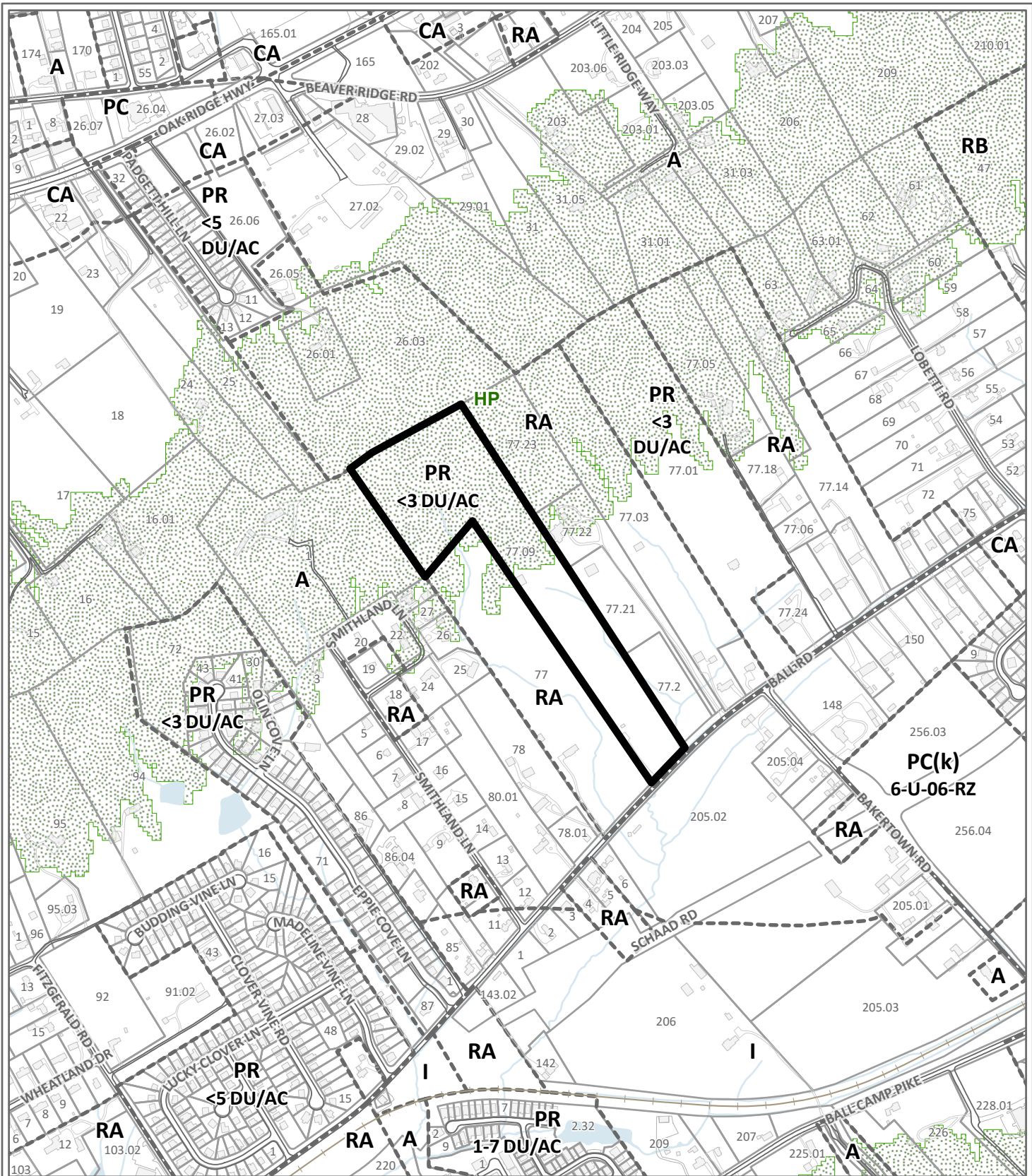
5-SC-23-C: Approved by the Planning Commission (5/10/2023)
5-C-23-DP: Approved by the Planning Commission (5/10/2023)

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 10/5/2023

FILE #	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
10-SA-23-F	Ryan Lynch	020 132	6517 Brackett Rd	Isabel Estates	30.04	90	10-SC-21-C	POSTPONE
10-SB-23-F	Scott Williams	091 07709	6917 Ball Rd	Sparks Meadow	20.53	39	5-SC-23-C	APPROVE

*Note: see plat for all parcel IDs and exact location of proposed subdivision



FINAL SUBDIVISION PLAT

10-SB-23-F

Petitioner: W. Scott Williams & Associates



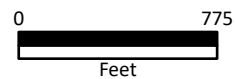
Final Plat For: Sparks Meadow Subdivision

Map No: 91

Jurisdiction: County

Original Print Date: 9/12/2023

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



GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF IMPROVEMENTS INCLUDING PERMANENT REFERENCE MARKERS AND MONUMENTS...

SIGNED: _____ DATE: _____ DEPT: _____ TITLES: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED THE DAY OF _____ 20__.

SIGNED: _____ DATE: _____ DEPT: _____ TITLES: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMING CONFORMS TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING PROVISIONS...

SIGNED: _____ DATE: _____

TAXES AND ASSESSMENTS CERTIFICATION

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP: _____

DATE: _____ BY: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS...

SIGNED: _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

WEST KNOX UTILITY DISTRICT DIRECTLY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

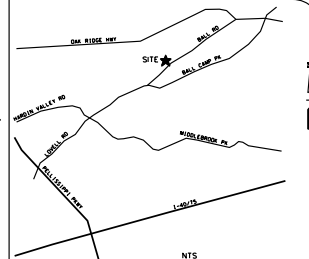
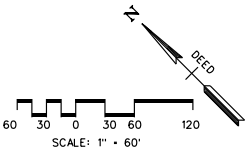
WEST KNOX UTILITY DISTRICT UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE: _____

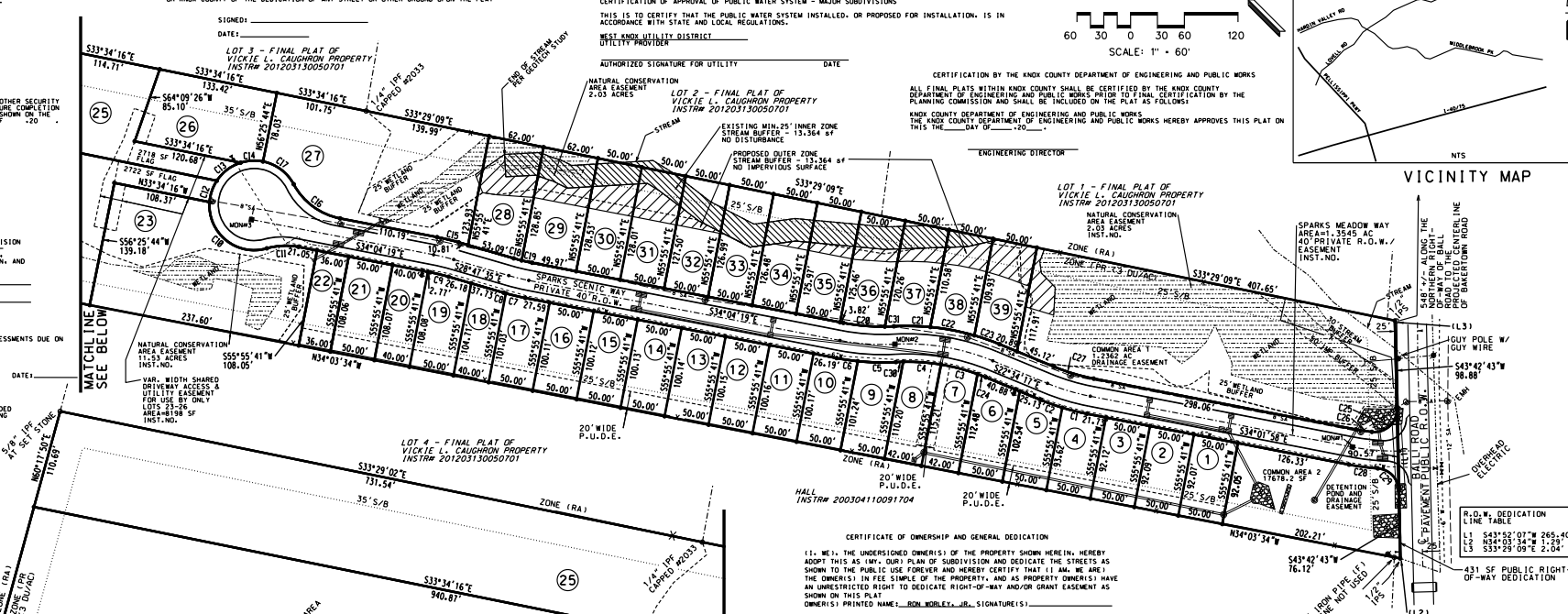
CERTIFICATION BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

ALL FINAL PLATS WITHIN KNOX COUNTY SHALL BE CERTIFIED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION...

ENGINEERING DIRECTOR



VICINITY MAP



Curve Table (LENGTHS IN FEET) with columns for Name, Radius, Arc Length, Chord Length, and Chord Bearing.

MONUMENT SCHEDULE listing monument 1 (PR NAIL), monument 2 (PR NAIL), and monument 3 (PR NAIL) with their respective coordinates.



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 STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I, WE ARE THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY...

- NOTES: 1. THE PURPOSE OF THIS PLAT IS TO CREATE 39 LOTS, 2 COMMON AREAS, EASEMENTS, AND DEDICATE RIGHT-OF-WAY OUT OF AN UNPLATTED PROPERTY. 2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE. 3. THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH DENSITY UP TO 3 DWELLING UNITS/ACRE...

LEGEND table defining symbols for Monument Found (old), Iron Pin Found (old), Easement, Fence, Centerline Pavement & R.O.W., Utility or Power Pole, Sanitary Sewer Manhole, Sanitary Sewer, Water, Overhead Electric, Boundary Lines, Adjacent Parcel Lines, Building Setback, Public Utility & Drainage Easement, Lot No., Future Fire Hydrant, and Wetland Area.

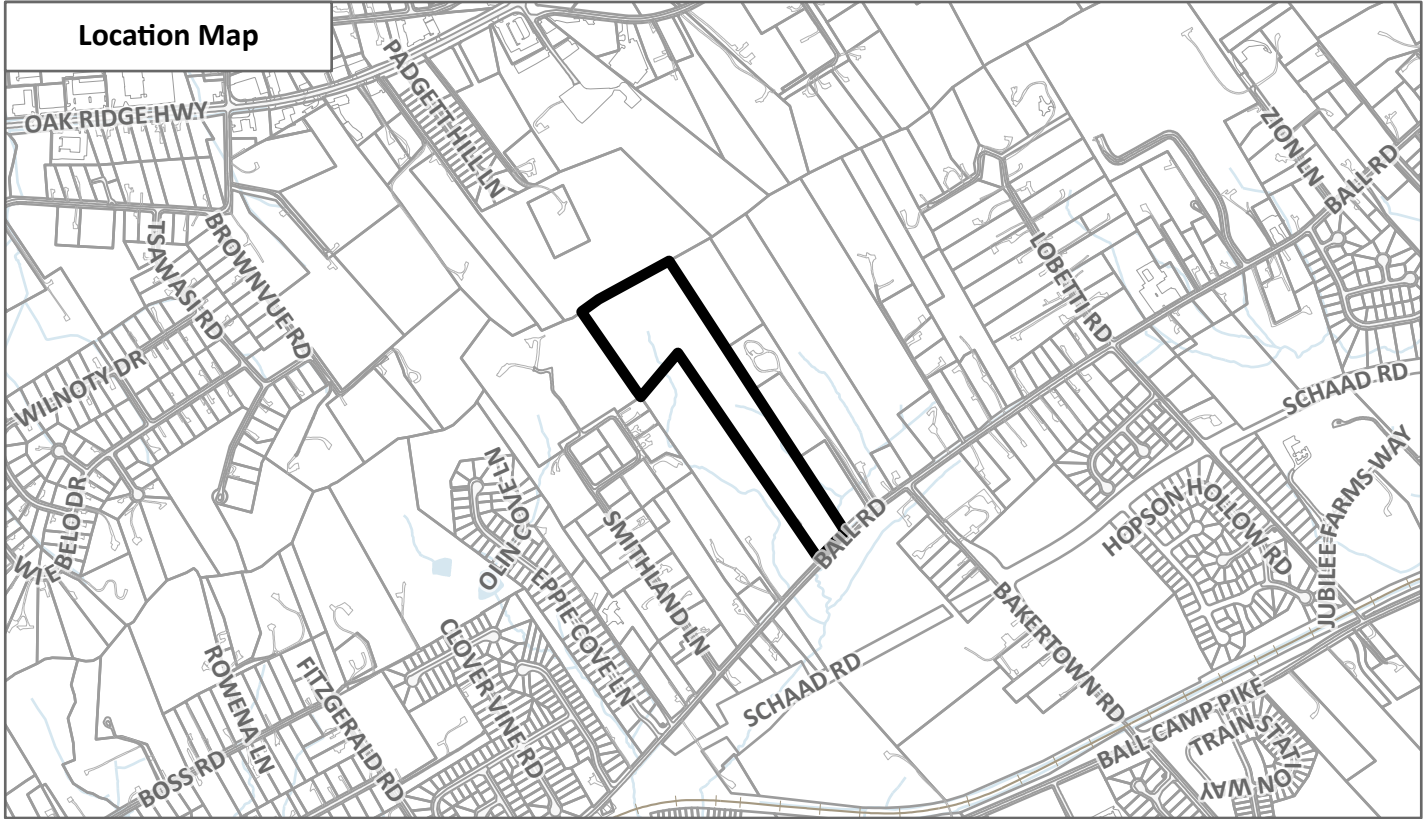
OWNER: WORLEY BUILDERS, INC. 1000 WOODSMILLS LN #2000 CHATTANOOGA, TN 37424

THE FINAL PLAT OF: SPARKS MEADOW S/D BALL ROAD KNOX COUNTY, TENNESSEE CLT MAP 0511 PARCEL 077.09 6TH CIVIL DISTRICT DATE: AUGUST 21, 2023

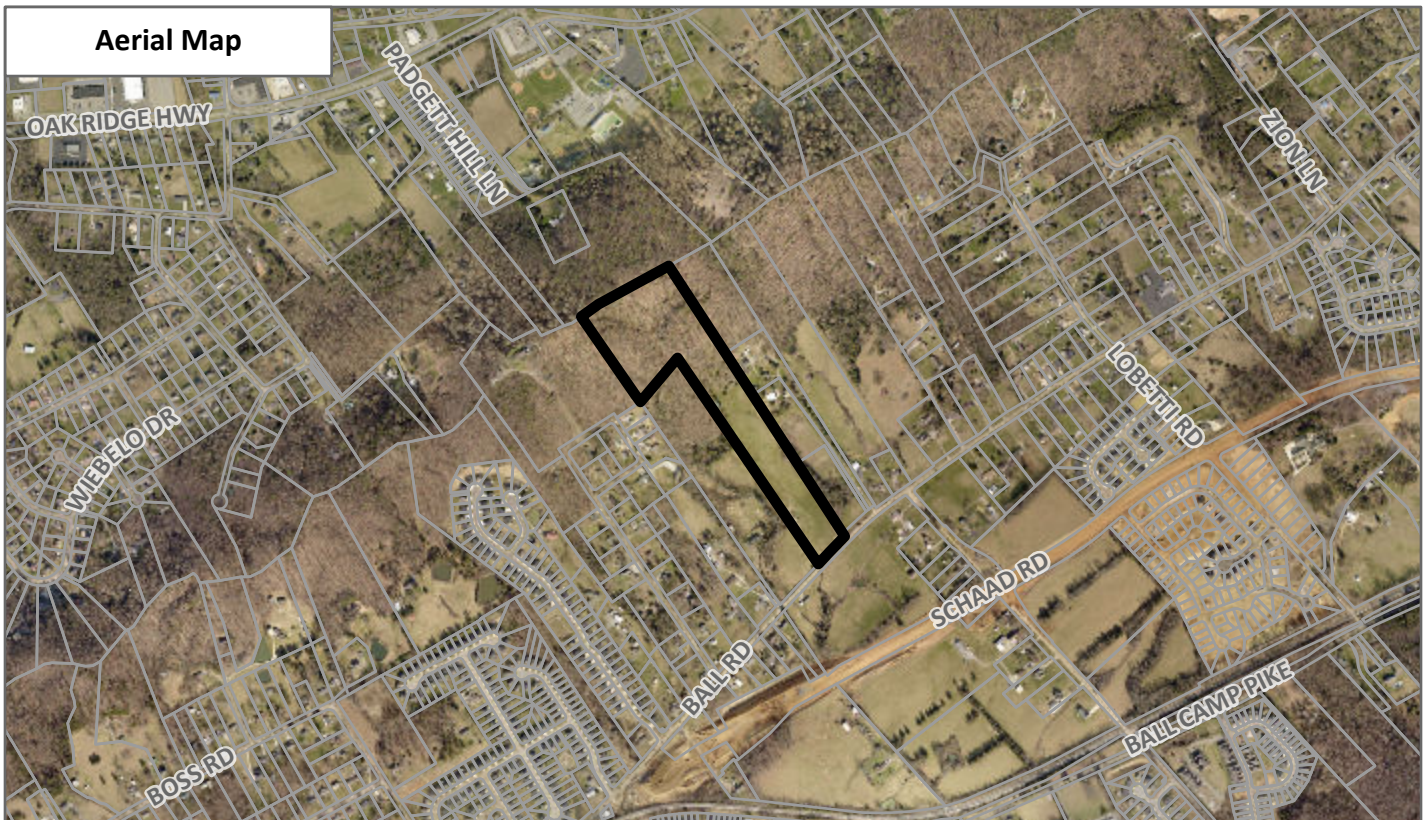
Logo and contact information for W. Scott Williams & Associates, Consulting Civil Engineering and Land Surveying, located at 4538 Annals Way, Knoxville, TN 37921.

Exhibit A. Contextual Images

Location Map



Aerial Map

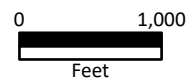


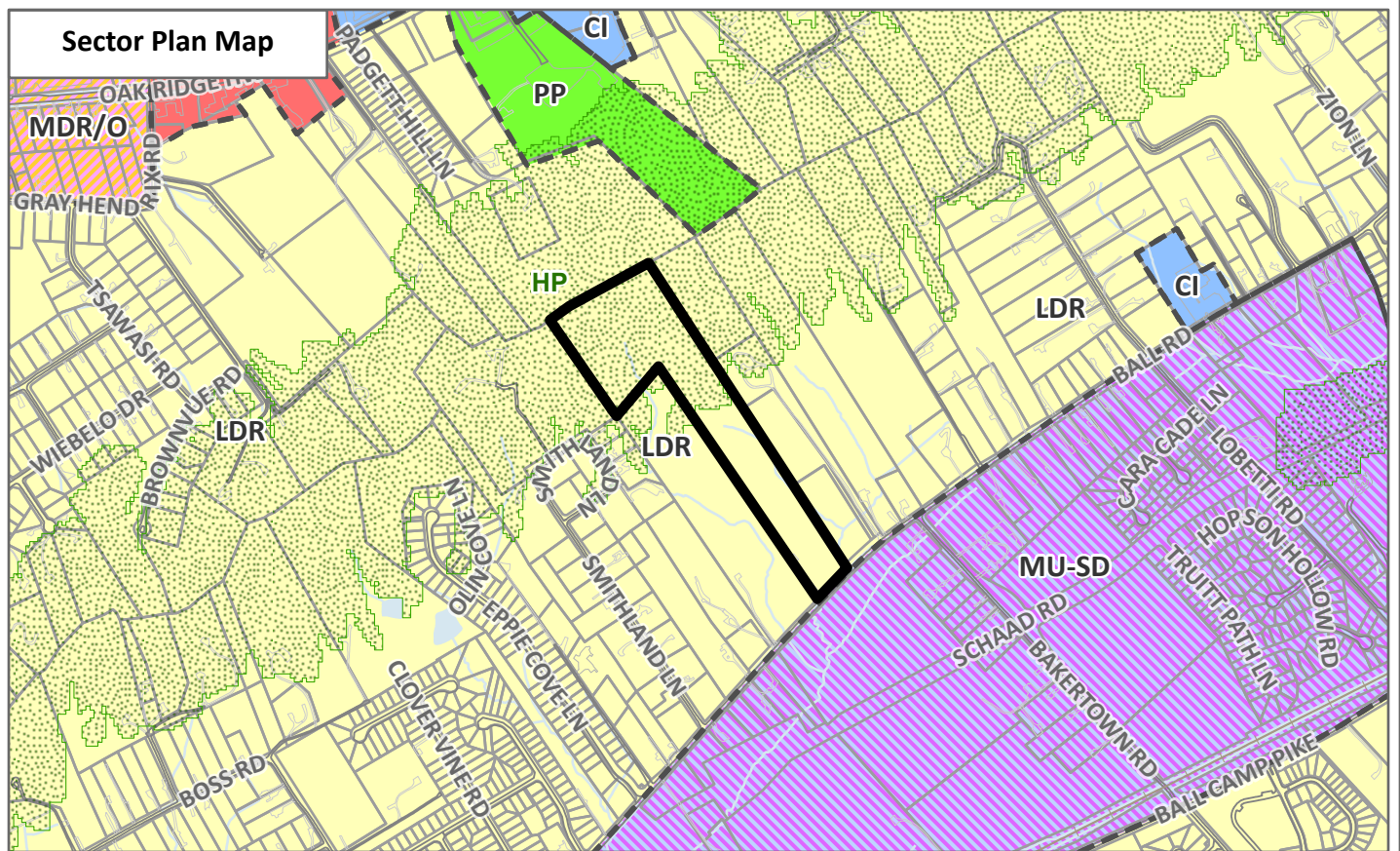
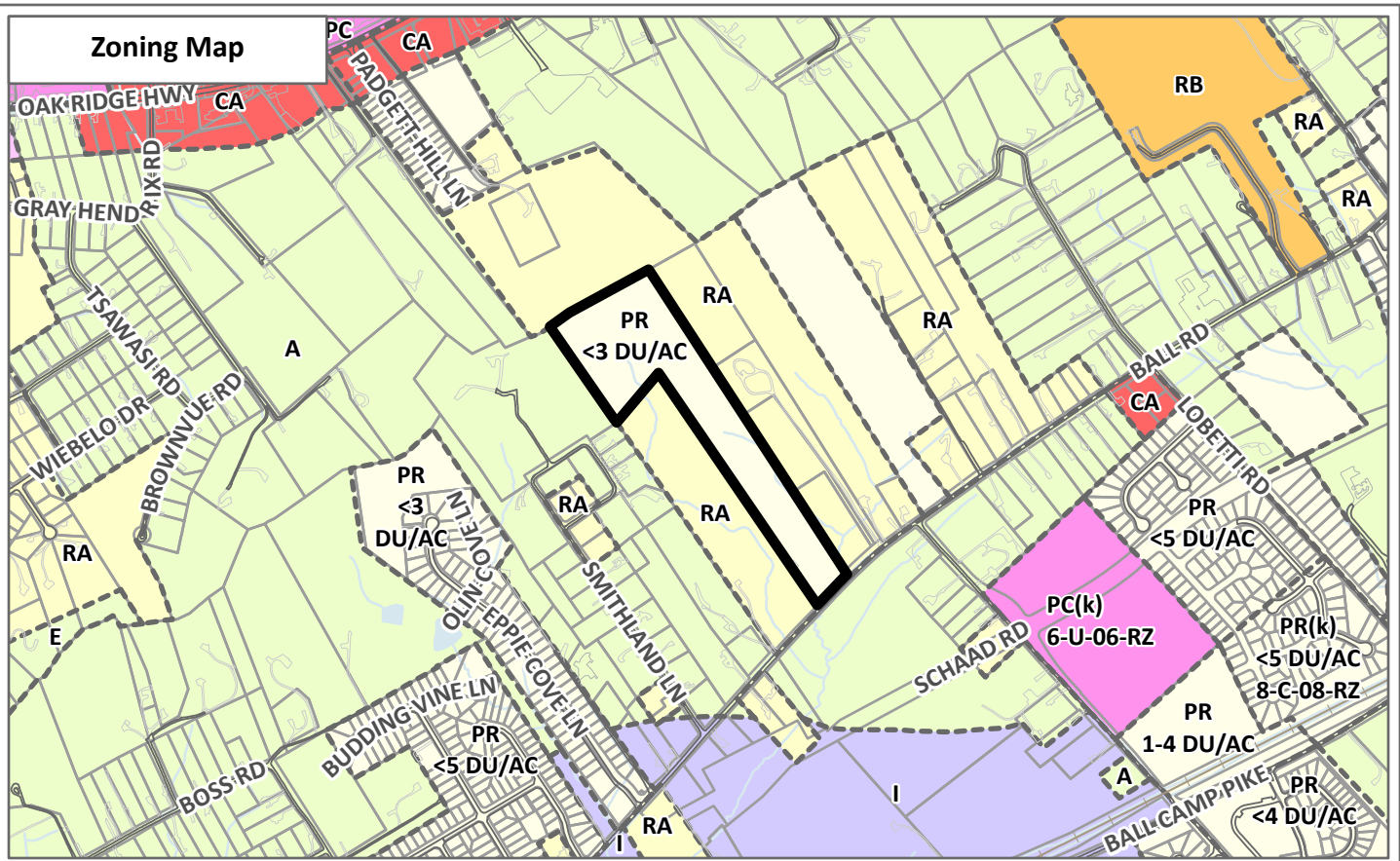
CONTEXTUAL MAPS 1

10-SB-23-F



Case boundary







CONTEXTUAL MAPS 2 10-SB-23-F

Case boundary

0 1,000

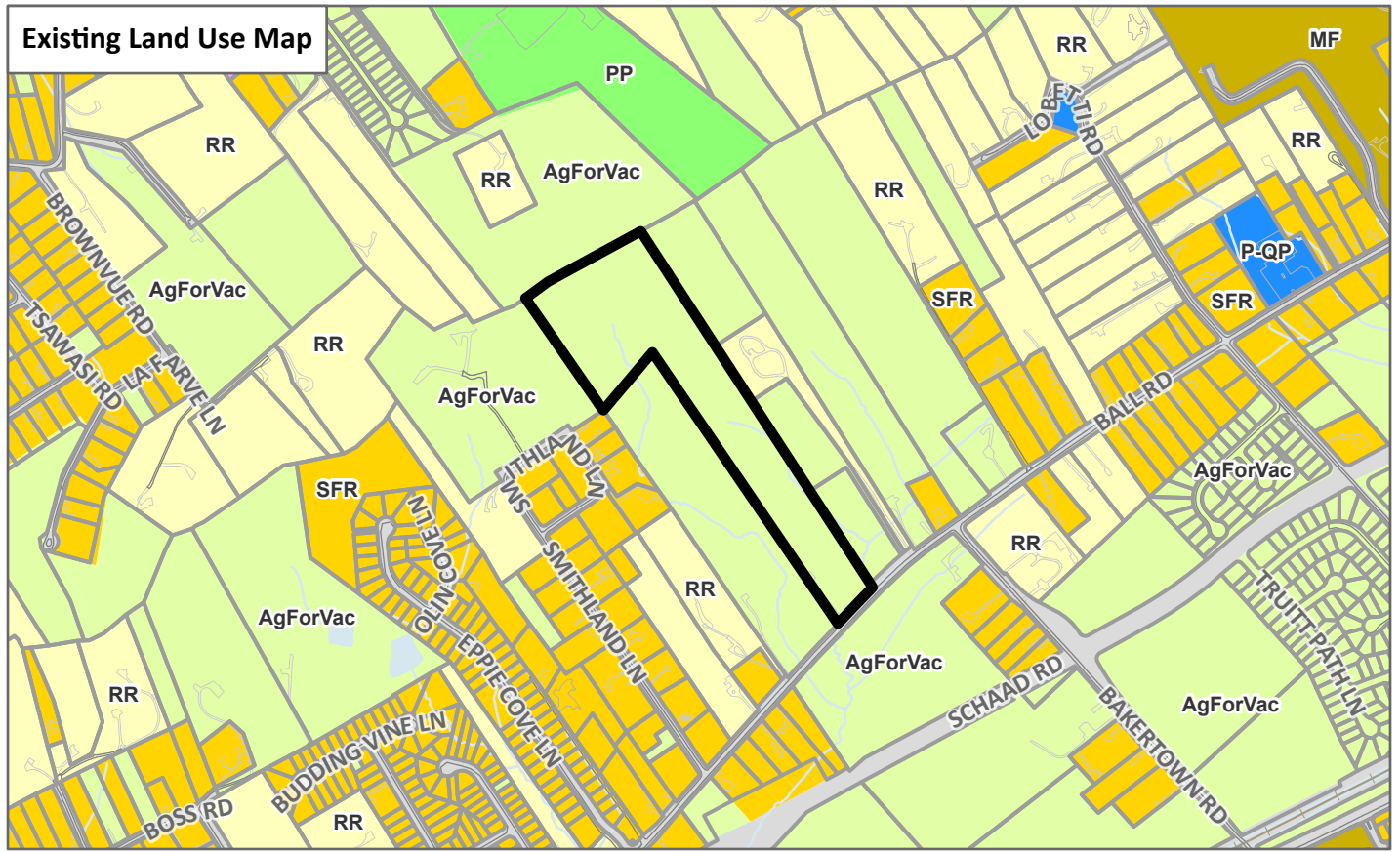


Feet



N

Existing Land Use Map



CONTEXTUAL MAPS 3

10-SB-23-F



Case boundary





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

8/22/2023 **10/5/2023** **10-SB-23-F**
 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 07709 **20.53 acres**

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

West Knox Utility District **West Knox Utility District** **No**

Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

Southern parcel, 650 ft. SW from intersection of Bakertown Rd. & Ball Rd.

General Location

City **Commission District 6** **PR <3 DU/AC (Planned Residential)**
 County District Zoning District Existing Land Use

Northwest County **Planned Growth Area**

Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input 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) _____	

SUBDIVISION REQUEST

Sparks Meadow Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	39
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 checked="" type="checkbox"/> Planning Commission	\$2,130.00	
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 type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

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	8/22/2023
	Please Print	Date

Property Owner Signature	Ron Worley Worley Builders Inc.	8/22/2023
	Please Print	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

ENGINEER
Affiliation

October 5, 2023
Meeting Date (if applicable)

Date Filed

File Number(s)

10-SB-23-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

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

WORLEY BUILDERS INC.
Property Owner Name (if different)

6911 Neal Chase Way Knox, TN 37918
Property Owner Address

865-922-2600
Property Owner Phone

6917 Ball Road
Property Address

091 07709
Parcel ID

WKUD
Sewer Provider

WKUD
Water Provider

N
Septic (Y/N)

STAFF USE ONLY

nthem Parcel is 650ft SW from intersection of Bakerstown Rd and Ball Rd.
General Location

20.53 AC
Tract Size

City County 6
District

PR C3 DU/AC
Zoning District

Ag for Vac
Existing Land Use

NORTHWEST COUNTY
Planning Sector

LDR/HP
Sector Plan Land Use Classification

planned growth
Growth Policy Plan Designation

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

Sparks Meadow Subdivision
 Proposed Subdivision Name _____
 Unit / Phase Number 1
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created 39 ⁴¹
 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

<p>PLAT TYPE</p> <p> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission </p> <p>ATTACHMENTS</p> <p> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request </p> <p>ADDITIONAL REQUIREMENTS</p> <p> <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>) </p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Fee 1</td> <td style="width: 40%;"></td> <td style="width: 30%;">Total</td> </tr> <tr> <td>0203</td> <td>\$1,320</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td rowspan="2">\$2,130</td> </tr> <tr> <td>0205</td> <td>\$250</td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> <tr> <td>0208</td> <td>\$560</td> <td></td> </tr> </table>	Fee 1		Total	0203	\$1,320		Fee 2		\$2,130	0205	\$250	Fee 3			0208	\$560	
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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: *Scott Williams*
 Please Print: **SCOTT WILLIAMS**
 Date: 8/21/23

Phone Number: 865-692-9809
 Email: WSCOTTWILL@comcast.net

8/22 SS

Property Owner Signature _____
 Please Print _____
 Date Paid _____