

# SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 4-SC-24-F

**AGENDA ITEM #:** 5

**AGENDA DATE:** 4/11/2024

► **SUBDIVISION:** RESUBDIVISION OF LOTS 23-26 SPARKS MEADOW SUBDIVISION

► **APPLICANT/DEVELOPER:** SCOTT WILLIAMS

**OWNER(S):** Ron Worley Worley Builders Inc.

**TAX IDENTIFICATION:** 91 G B 023, 024, 025, 026

[View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 3525 Sparks Scenic Way (3533, 3532, 3524 Sparks Scenic Way)

► **LOCATION:** At the northern terminus of Sparks Scenic Way

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Beaver Creek

► **APPROXIMATE ACREAGE:** 12.7244 acres

► **NUMBER OF LOTS:** 4

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

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

► **VARIANCES REQUIRED:** Allowing a shared permanent access easement to connect to a private right-of-way instead of a public street.

## STAFF RECOMMENDATION:

► Approve the variance for plat approval to have a shared permanent access easement connect to a private right-of-way, based on the following evidence of hardship.

1. Lots 23R, 24R, 25R and 26R abut the cul-de-sac at the rear of the subdivision on Sparks Scenic Way. All four lots have road frontage along the private right-of-way, but due to the steep hillside, they do not have traversable pedestrian and vehicular access. To access the private right-of-way, lots 23R, 24R, 25R and 26R will need to share a driveway.

2. The slopes in the hillside at the rear of Sparks Meadow subdivision pose a challenge in creating individual access to the private right-of-way. A shared permanent access easement would allow these 4 lots safe access to the private right-of-way via a singular driveway.

3. It is not for financial reasons that the variance is being requested. There is a ridge at the rear of this development. Because of the steep slopes Lots 23R, 24R, 25R, and 26R have access challenges that other lots within the development do not have.

4. Granting of the variance would not be detrimental to the public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. All lots have at least 25 feet of road frontage on the private right-of-way, but due to topographical challenges, a shared permanent access easement must be created for Lots 23R, 24R, and 25R and 26R.

Approve the final plat for the resubdivision of four lots in the PR (Planned Residential) zone.

## COMMENTS:

The Final Plat of the Sparks Meadow S/D (10-SB-24-F), a 39-lot development, was recorded in February of 2024 (202402220040513). This plat is for the resubdivision of 4 lots at the rear of the development (Lots 23R, 24R, 25R, and 26R). Lots 23, 24, and 25 have been reconfigured to exclude the wetland areas. The conservation easement at the rear will be common area and no longer a part of Lot 24 or 25. After this plat was recorded, it became apparent that even though all lots have at least 25 ft of road frontage along Sparks Scenic Way, they do not have traversable access due to the steep slopes along these lots.

### VARIANCE FROM SUBDIVISION REGULATIONS, ARTICLE 3.03, ACCESS STANDARDS, SUBSECTION A:

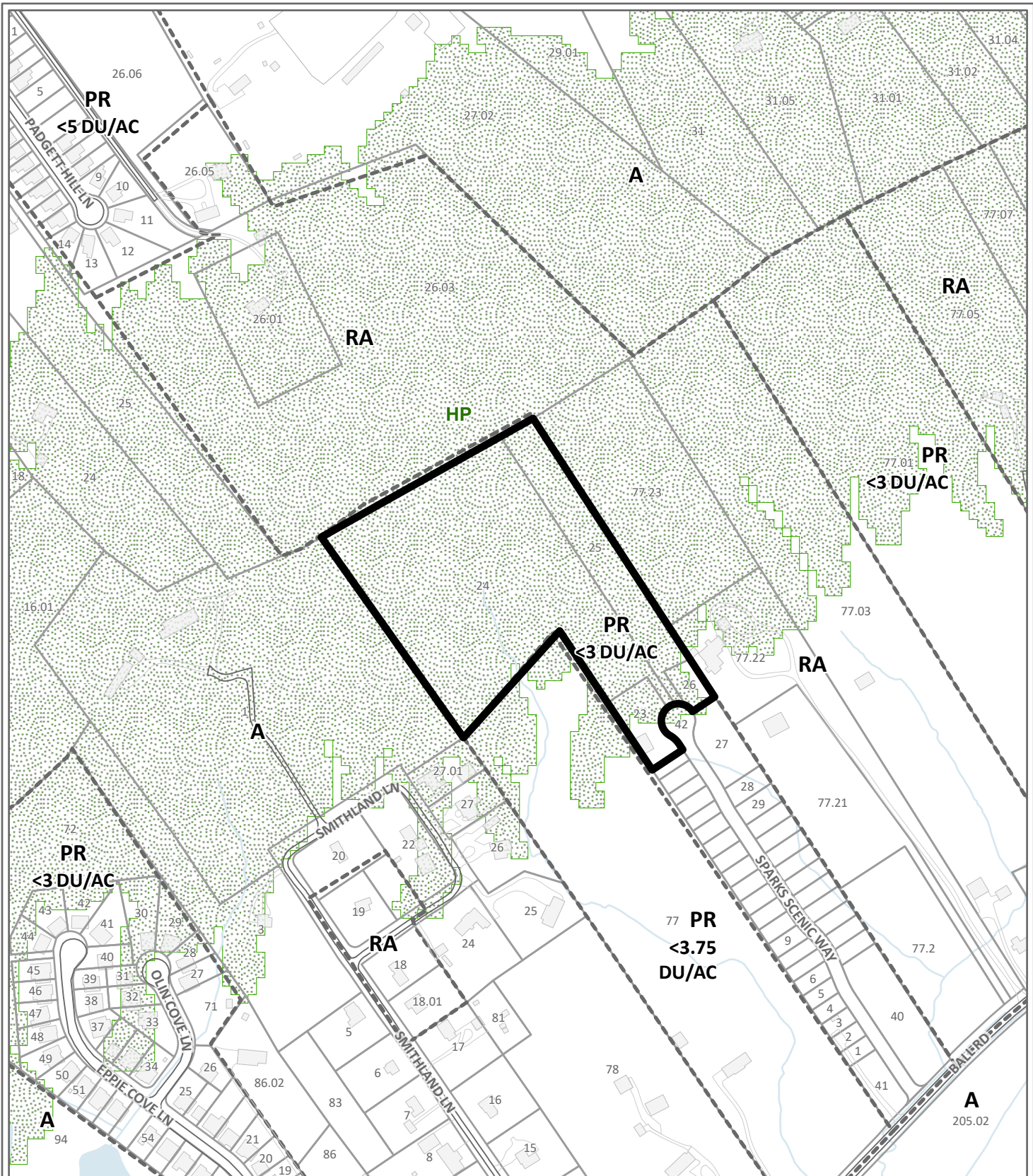
All lots shall have either frontage on a public street in accordance with Article 3.03.B of these Regulations or approved access to a public street by ONE of the following:

1. Access to a public street by an approved exclusive permanent access easement;
2. Access to a public street by an approved shared permanent access easement;
3. Access to a public street by an approved private right-of-way;
4. Access to a public street by a previously approved joint permanent easement;
5. Access to a public street by an approved permanent cross access easement;
6. Access provided to a public street through some other legally binding document approved by the Planning Commission.

Such access shall provide a readily apparent physical means of traversable pedestrian and vehicular access from the lot(s) onto the street and shall meet the standards in Article 3.03, Sub Sections B-G.

In this case, Lots 23R, 24R, 25R, and 26R will have access to a public street by combining 2 of the options: a shared permanent access easement and the private right-of-way, Sparks Scenic Way. Because of the steep slopes in the rear of this development, a shared driveway will be necessary for these 4 lots to access the private right-of-way.

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



**FINAL SUBDIVISION PLAT**

**4-SC-24-F**

**Petitioner:** Williams, Scott



Final Plat For: Resubdivision of Lots 23-26 Sparks Meadow Subdivision

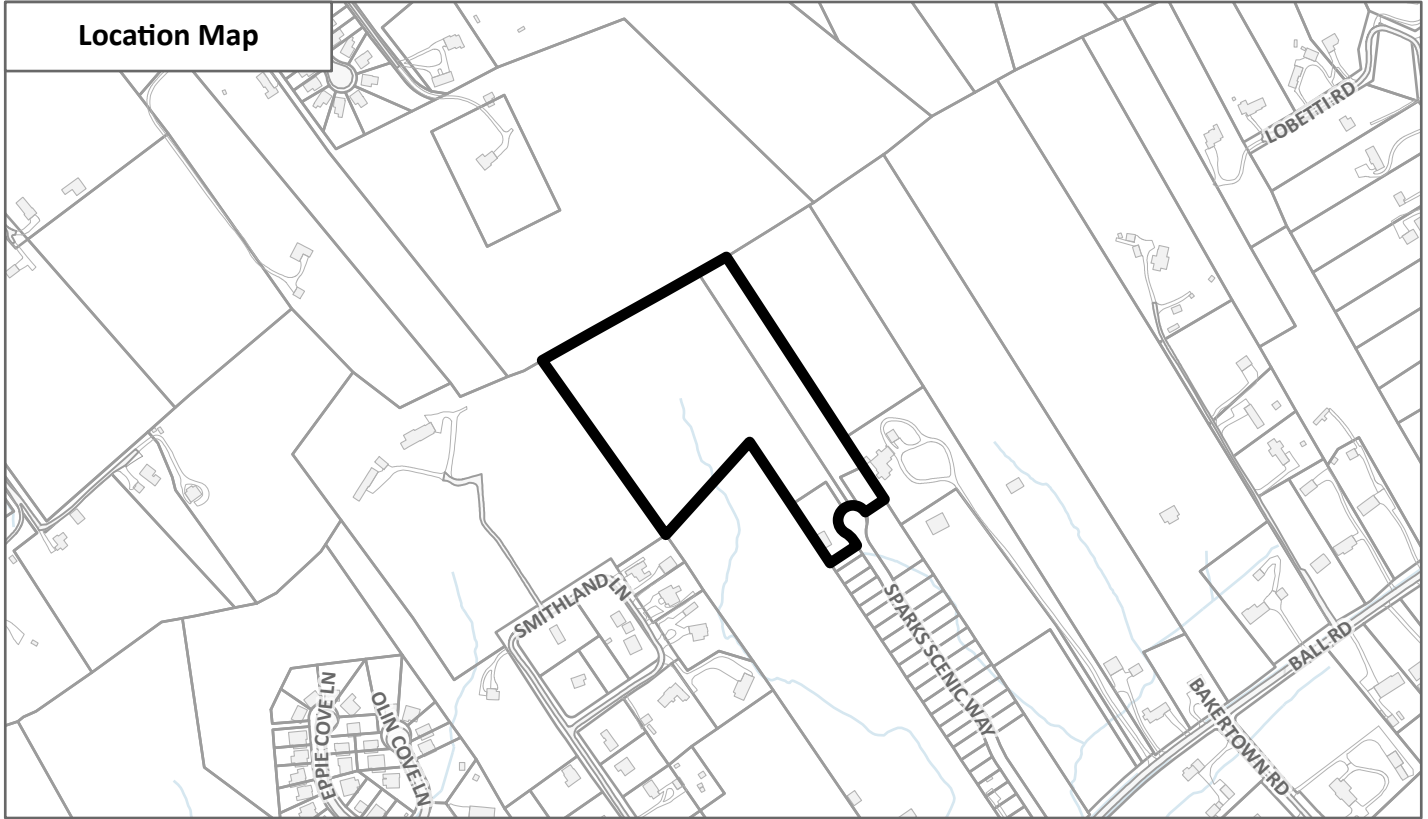
**Original Print Date:** 3/6/2024  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 91  
**Jurisdiction:** County  
 0 410  
 Feet



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-SC-24-F



Case boundary

0 710  
Feet





# 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 GUARANTEE THE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, ERECTIONS AND ADJUSTMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DEPT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO GUARANTEE THE COMPLETION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED THE DAY OF \_\_\_\_ 20 \_\_\_\_.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
DEPT: \_\_\_\_\_  
TITLE: \_\_\_\_\_

## ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY STREET NAMING AND ADDRESSING STANDARDS AND REGULATIONS.

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: \_\_\_\_\_

## CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADAPT THIS AS (MY, OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT (I, AM, WE ARE) THE OWNER(S) IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER(S) PRINTED NAME: **RON WORLEY, JR., SIGNED: \_\_\_\_\_**  
DATE: \_\_\_\_\_

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS  
I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTED NAME: **RON WORLEY, JR.**  
SIGNATURE(S): \_\_\_\_\_  
DATE: \_\_\_\_\_

## NATURAL GAS TRANSMISSION PIPELINE NOTE:

THE DEVELOPER HAS UTILIZED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, ON ATTEMPTED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.

## NOTES:

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 23-26, ADD A COMMON AREA, AND APPLY A SHARED PERMANENT ACCESS EASEMENT ACROSS LOTS 24 & 25.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE.
- THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH DENSITY UP TO 3 DWELLING UNITS/ACRE. APPROVED SETBACKS ARE: FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25' WHERE APPROVED / 35' OTHERWISE.
- ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR AS BUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. THERE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND FIVE (5) FEET IN WIDTH PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- THIS PROPERTY LIES IN ZONE (1) AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAPS 47145C0305P AND 4709C0252P, EFFECTIVE DATE MAY 2, 2007.
- TOTAL AREA OF THIS SURVEY: 4 LOTS AND COMMON AREA OF 12.7244 ACRES.
- DEED REFERENCES: INST. NO. 2022101-002636, PLAT REFERENCES: 20240220040513.
- FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 10/14/2022 UTILIZING A TOPCON HIRER SR DUAL FREQUENCY RECEIVER ON THE TDDI DRS NETWORK (COSY TDDI) AND ARE REFERENCED TO NAD 83 (2011) AND TRANS. GEOID 2018. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED HORIZONTAL (10.02").
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 5-SC-23-C, 5-SC-22-C, 5-C-23-OP, AND 5-C-22-OP. APPROVED ON 5/10/2023 AND 9/7/2022.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # 20240124003471.

## PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION. ON THIS THE DAY OF \_\_\_\_ 20 \_\_\_\_ AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 33-4-003 OF THE TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

## CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER: \_\_\_\_\_  
AUTHORIZED SIGNATURE FOR UTILITY: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

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

UTILITY PROVIDER: \_\_\_\_\_  
AUTHORIZED SIGNATURE FOR UTILITY: \_\_\_\_\_ DATE: \_\_\_\_\_

## CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC SANITARY SEWERS AND TREATMENT FACILITIES, AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER: \_\_\_\_\_  
AUTHORIZED SIGNATURE FOR UTILITY: \_\_\_\_\_ DATE: \_\_\_\_\_

LOT 4 - FINAL PLAT OF  
VICKIE L. CAUGHNOR PROPERTY  
INST# 201203130050701  
CLT 09107723

LOT 3 - FINAL PLAT OF  
VICKIE L. CAUGHNOR PROPERTY  
INST# 201203130050701  
CLT 09107722

LOT 2 - FINAL PLAT OF  
VICKIE L. CAUGHNOR PROPERTY  
INST# 201203130050701  
CLT 09107721

LOT 1 - FINAL PLAT OF  
VICKIE L. CAUGHNOR PROPERTY  
INST# 201203130050701  
CLT 09107720

LOT 5 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164001

LOT 6 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164002

LOT 7 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164003

LOT 8 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164004

LOT 9 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164005

LOT 10 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164006

LOT 11 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164007

LOT 12 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164008

LOT 13 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164009

LOT 14 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164010

LOT 15 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164011

LOT 16 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164012

LOT 17 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164013

LOT 18 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164014

LOT 19 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164015

LOT 20 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164016

LOT 21 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164017

LOT 22 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164018

LOT 23 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164019

LOT 24 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164020

LOT 25 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164021

LOT 26 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164022

LOT 27 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164023

LOT 28 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164024

LOT 29 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164025

LOT 30 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164026

LOT 31 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164027

LOT 32 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164028

LOT 33 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164029

LOT 34 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164030

LOT 35 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164031

LOT 36 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164032

LOT 37 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164033

LOT 38 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164034

LOT 39 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164035

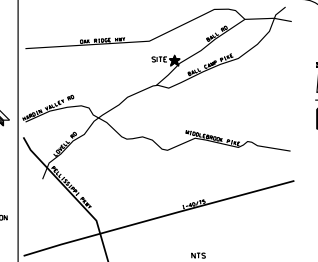
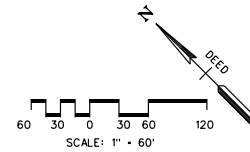
LOT 40 - SMITHS REVISED  
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PLAT BOOK 25 PAGE 48  
CLT 09164036

LOT 41 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164037

LOT 42 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164038

LOT 43 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164039

LOT 44 - SMITHS REVISED  
2ND SUBDIVISION ON BALL RD  
PLAT BOOK 25 PAGE 48  
CLT 09164040



## VICINITY MAP

Lot	Area	sq ft
23	1208	8807
24	1208	8807
25	1208	8807
26	1208	8807

Name	Length	Direction
L1	96.07	N 33°34'16" W
L2	3.22	S 70°40'16" W
L3	48.00	S 56°29'44" W
L4	26.00	N 33°34'16" W
L5	52.12	N 56°25'44" E
L6	53.32	N 70°40'16" E
L7	34.46	N 64°09'20" E
L8	26.00	S 29°00'20" E
L9	33.77	S 64°09'20" W
L10	108.07	S 33°34'16" E

MONUMENT SCHEDULE  
MON#3 PK NAL N602783.948 E2533516.892

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A HOMEOWNERS' ASSOCIATION RECORDED IN INSTRUMENT #20240220040515

OWNER:  
**WORLEY BUILDERS, INC.**  
KNOXVILLE, TN 37608  
DATE: \_\_\_\_\_

THE RESUBDIVISION OF  
LOTS 23-26 OF  
**SPARKS MEADOW S/D**

SPARKS SCENIC WAY  
KNOX COUNTY, TENNESSEE  
CLT MAP 09108 PARCELS 023,024,025,026  
6TH CIVIL DISTRICT  
DATE: FEBRUARY 26, 2024

4-SC-24-F

JOB NO. 2191



4330 Annals Way  
Knoxville, Tennessee 37621  
P: 615 625 6700  
F: 615 625 6700  
E: wswilliams@scottwilliams.com


CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.***

	SCOTT WILLIAMS	2-26-24
Signature	Printed Name	Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## 1. VARIANCE REQUESTED:

To have a Shared Permanent Access Easement connect to a private right-of-way (3.03.A.)

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to the steep hillside, Lots 23 & 26 can be better accessed by joint driveway in rear of lots. Allowing the house pad elevations on these lots to be higher allows for more natural area preservation and better grade tie-in with adjacent property.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The topography in this area is naturally increasing in slope as you travel from South to North.

- C. Pertaining to the purpose of the variation is not based exclusively upon a desire for financial gain.

This is not based exclusively upon a desire for financial gain.

- D. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Granting this variance prevents steep driveways for Lots 26 and 26 at the culdesac allowing for safer access.

**To be completed by the City or County Department of Engineering, as applicable:**

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Knox County Engineering supports this variance based on applicants justification.

*Steve Elliott*

Updated: January 10, 2024



# 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

**Scott Williams**

Applicant Name

Affiliation

**2/27/2024**

Date Filed

**4/11/2024**

Meeting Date (if applicable)

**4-SC-24-F**

File Number(s)

## CORRESPONDENCE

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

**Scott Williams W. Scott Williams & Associates**

Name / Company

**4530 Annalee Way Knoxville TN 37921**

Address

**865-692-9809 / wscottwill@comcast.net**

Phone / Email

## CURRENT PROPERTY INFO

**Ron Worley Worley Builders Inc.**

Owner Name (if different)

**P.O. Box 71022 Knoxville TN 37938**

Owner Address

**865-922-2600 / worleybuildersr**

Owner Phone / Email

**3525 Sparks Scenic Way / 3533, 3532, 3524 Sparks Scenic Way**

Property Address

**91 G B 023, 024, 025, 026**

Parcel ID

**12.7244 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**At the terminus of Sparks Scenic Way**

General Location

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

☒ County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

### Resubdivision of Lots 23-26 Sparks Meadow Subdivision

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Resub Parcels

4

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ 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

**\$940.00**

Total

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.

**Scott Williams**

**2/27/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Ron Worley Worley Builders Inc.**

**2/27/2024**

Property Owner Signature

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

Surveyor  
Affiliation

2/26/2024  
Date Filed

4/11/2024  
Meeting Date (if applicable)

File Number(s)

4-SC-24-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. PO BOX 71022 Knoxville, TN 37938 865-922-2600  
Property Owner Name (if different) Property Owner Address Property Owner Phone

3525, 3533, 3532, 3524 Sparks Scenic Way

Ball Road  
Property Address

091 077.09 091GB023,24,25&26  
Parcel ID

WKUD  
Sewer Provider

WKUD  
Water Provider

N  
Septic (Y/N)

## STAFF USE ONLY

N. of Ball Rd, NW. of Bakertown Rd.  
General Location

12.7244 ac.  
Tract Size

☐ City ☒ County 6  
District

PR <3 DU/AC  
Zoning District

AgForVac  
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**

Final Plat of  
Re-subdivision of Lots 23-26 Sparks meadow S/D

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- ☐ Combine Parcels   ☐ Divide Parcel

Total Number of Lots Created 0

Related Rezoning File Number \_\_\_\_\_

☒ Other (specify) SPA E Variance request

☐ Attachments / Additional Requirements

**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          \$940.00
0202	\$500	
Fee 2		
0205	\$250	
Fee 3		
0208	\$190	

**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  
Applicant Signature

SCOTT WILLIAMS  
Please Print

2-26-24  
Date

865-692-9809  
Phone Number

WSCOTTWILL@COMCAST.NET  
Email

2/26/24 SS

Property Owner Signature \_\_\_\_\_

Please Print \_\_\_\_\_

Date Paid \_\_\_\_\_




The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.***

	SCOTT WILLIAMS	2-26-24
Signature	Printed Name	Date



It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## 1. VARIANCE REQUESTED:

To have a Shared Permanent Access Easement connect to a private right-of-way (3.03.A.)

**Specify the hardship that would result for each of the variance criteria:**

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to the steep hillside, Lots 23 & 26 can be better accessed by joint driveway in rear of lots. Allowing the house pad elevations on these lots to be higher allows for more natural area preservation and better grade tie-in with adjacent property.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The topography in this area is naturally increasing in slope as you travel from South to North.

- C. Pertaining to the purpose of the variation is not based exclusively upon a desire for financial gain.

This is not based exclusively upon a desire for financial gain.

- D. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

Granting this variance prevents steep driveways for Lots 26 and 26 at the culdesac allowing for safer access.

**To be completed by the City or County Department of Engineering, as applicable:**

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Knox County Engineering supports this variance based on applicants justification.

*Steve Elliott*

Updated: January 10, 2024