



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SD-24-C
1-C-24-DP

AGENDA ITEM #: 38
AGENDA DATE: 1/11/2024

▶ **SUBDIVISION:** SPARKS MEADOW WEST
▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES
OWNER(S): Ingrid Elisabeth Ahten Hall

TAX IDENTIFICATION: 91 077 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 6925 BALL RD

▶ **LOCATION:** Northwest side of Ball Rd, southwest of Bakertown Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 15.8283 acres

▶ **ZONING:** PR (Planned Residential) up to 3.75 du/ac

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area has been transitioning from agricultural to detached single family homes since the mid 2000's.

▶ **NUMBER OF LOTS:** 59

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

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

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **Approve the concept plan subject to 8 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 a stream determination study for review and approval by Knox County Engineering and Public Works during the design plan phase. If the water feature labeled "wet weather convenience" on the concept plan is determined to be a stream, then stream buffers must be provided. Any lots that do not have a buildable area outside the stream buffer must be removed and/or combined with other lots.
- 4) The shared permanent access easements (SPAЕ) must meet the requirements of Section 3.03.D. of the Subdivision Regulations, including but not limited to providing a turnaround as required by Knox County

Engineering and Public Works.

5) Adding a note to the final plat that all lots shall have access from the internal street. This does not preclude the use of an approved access easement to the internal street.

6) Provide access to the common area in the northwest corner of the property.

7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8) 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 59 lots and reduction of the peripheral setback from 35 ft to 15 ft along the eastern boundary, subject to 1 condition.**

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 request is for a 59-lot detached residential subdivision on 15.83 acres (3.73 du/ac). The property was rezoned from RA (Low Density Residential) to PR (Planned Residential) up to 3.75 du/ac in December 2023 (11-J-23-RZ).

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 3.75 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 3.75 du/ac. The proposed density is 3.73 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 15 ft peripheral setback along the eastern boundary. The subdivision to the east, which is currently under construction, is also being developed by the applicant. The reduced peripheral setback will not impact existing homeowners because those houses are still under construction. The 15 ft peripheral setback is most applicable to the lots on the Shared Permanent Access Easement (lots 41-42, 50, and 51) because it will act like a side setback. The remaining house lots along the east boundary have greater depth.

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 proposed disturbance within the HP (Hillside Protection) area is within the recommended disturbance limitations according to the slope analysis.

b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The 15 ft peripheral setback is most applicable to the lots on the Shared Permanent Access Easement (lots 41-42, 50, and 51) because it will act like a side setback. The remaining house lots along the east boundary have greater depth.

3) NORTHWEST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential) on the sector plan, which allows consideration of up to 5 du/ac in the County's Planned Growth Area. The proposed density is 3.73 du/ac.

B) There are 2.1 acres in the northern portion of this site within the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 1.3 acres, and this proposal disturbs up to 1.1 acres.

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: 621 (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.

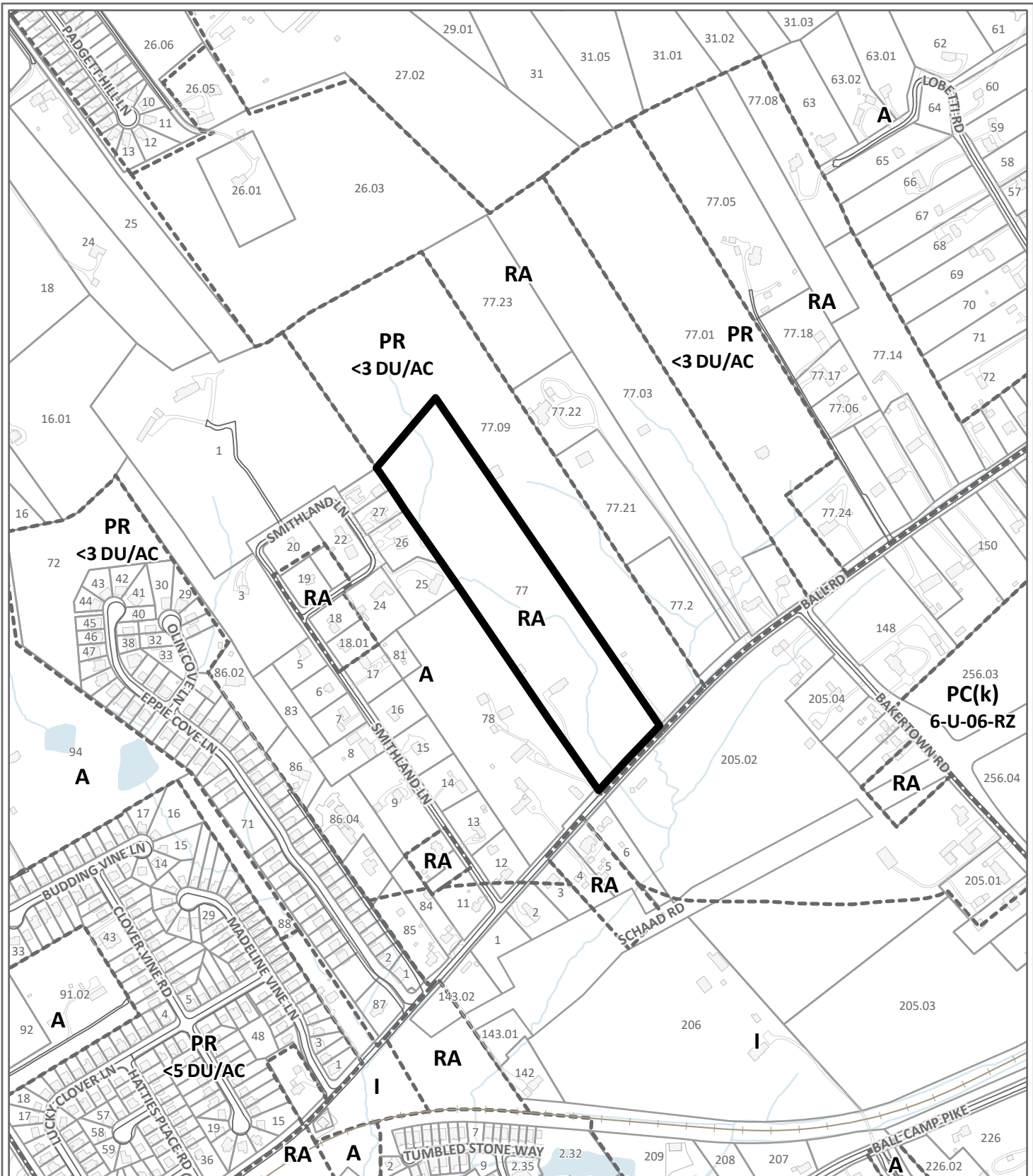
ESTIMATED STUDENT YIELD: 24 (public school children, grades K-12)

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

1-SD-24-C / 1-C-24-DP

Petitioner: W. Scott Williams & Associates



Detached residential subdivision in PR (Planned Residential) up to 3.75 du/ac.

Map No: 91

Jurisdiction: County

Original Print Date: 12/7/2023

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

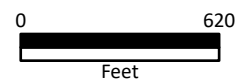
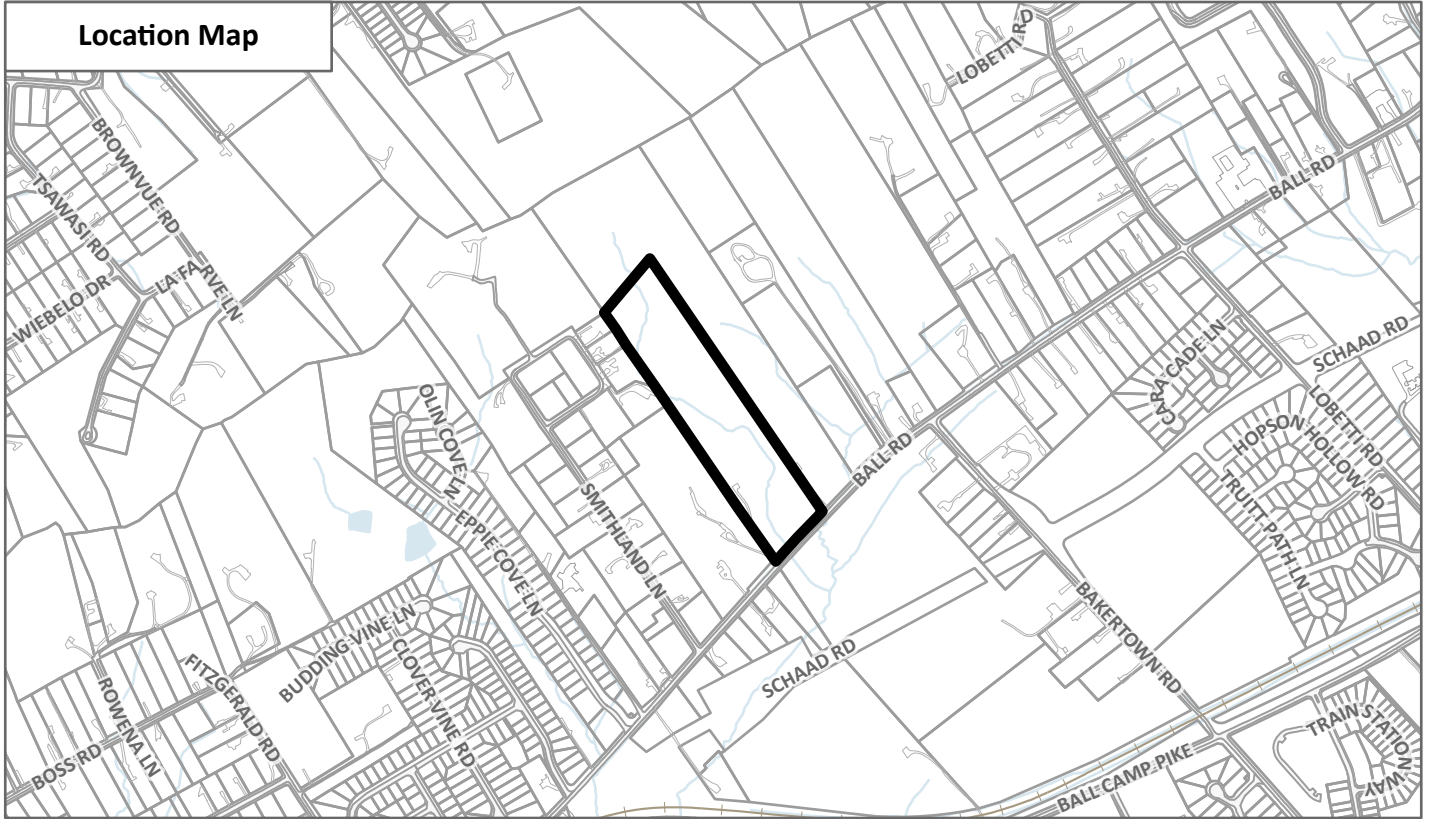
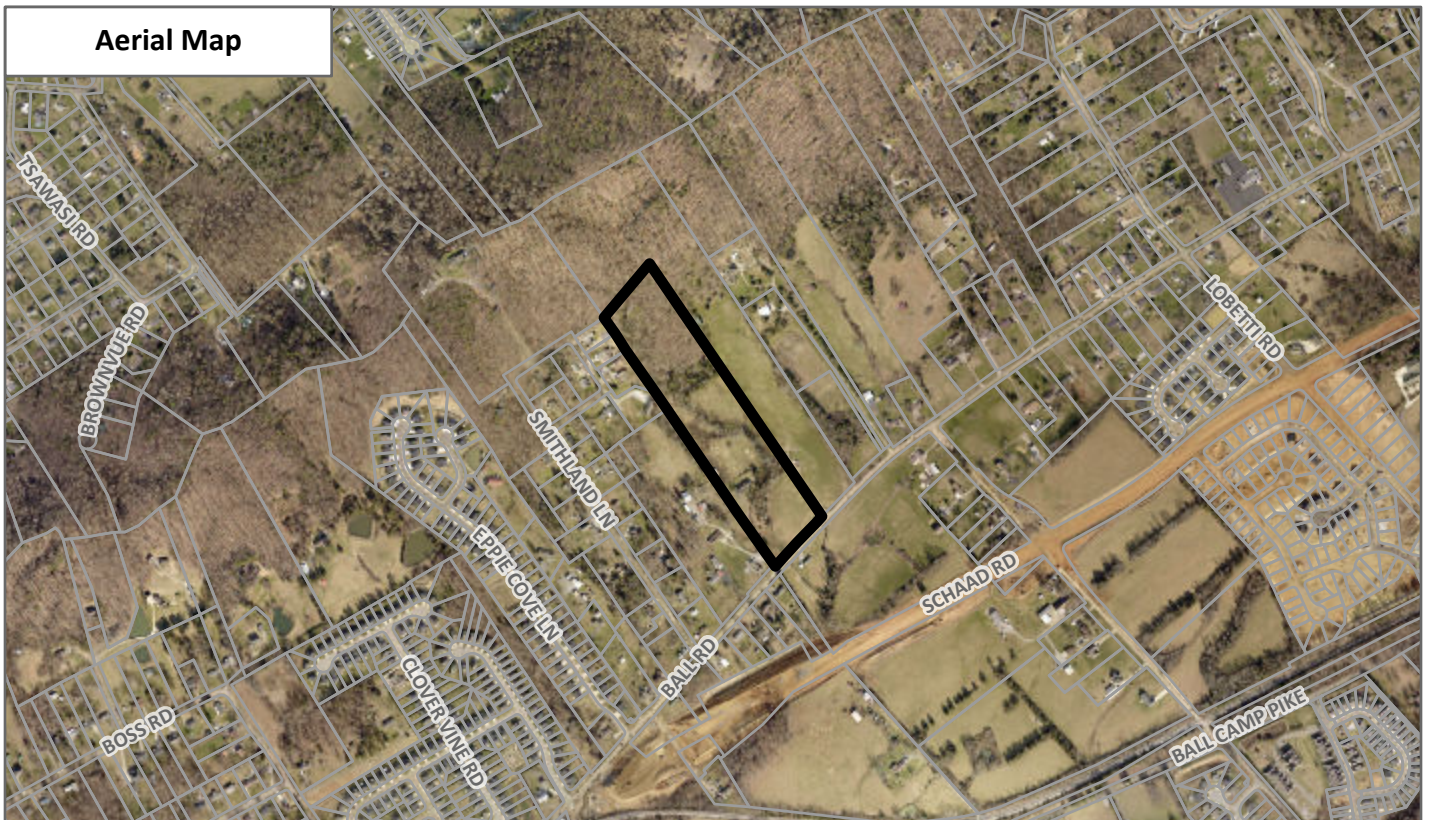


Exhibit A. Contextual Images

Location Map



Aerial Map

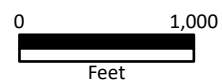


CONTEXTUAL MAPS 1

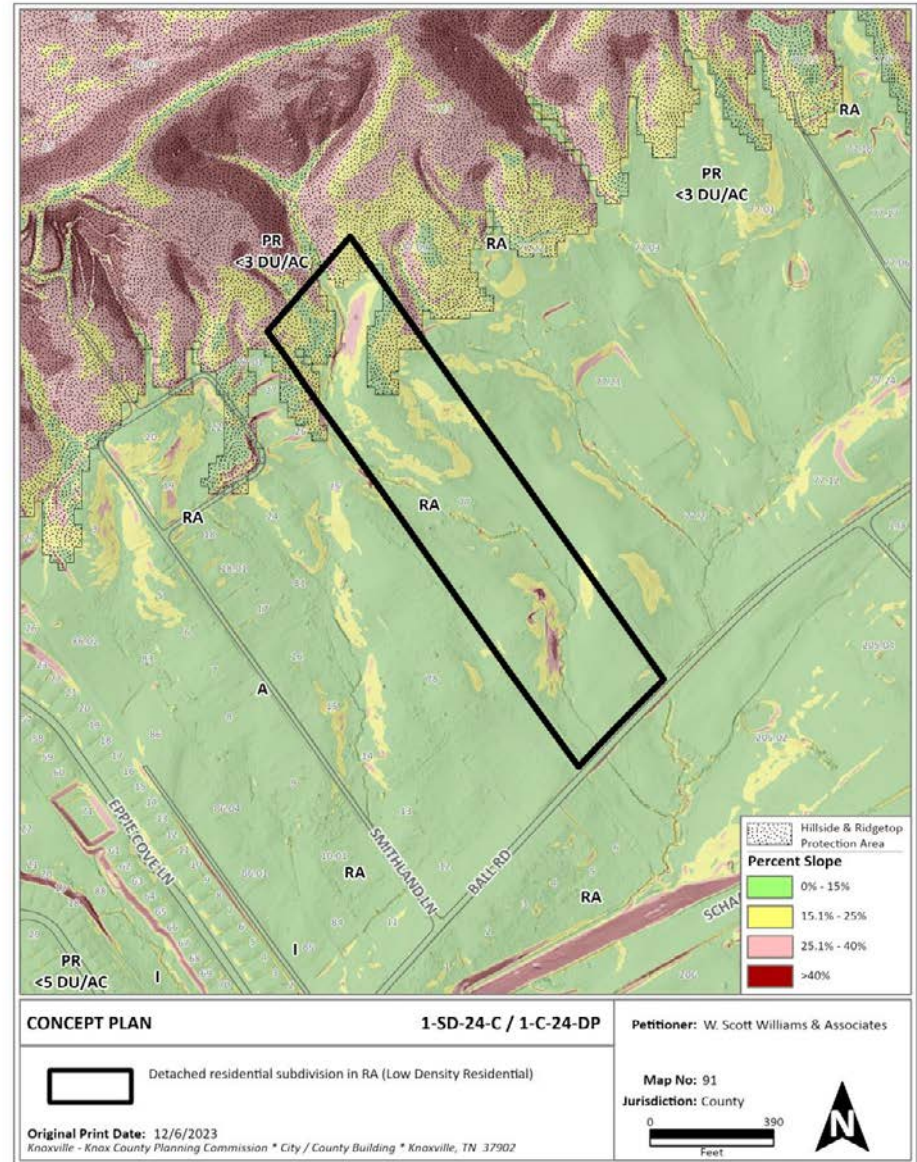
1-C-24-DP / 1-SD-24-C



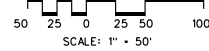
Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	15.5		
Non-Hillside	13.4	N/A	
0-15% Slope	0.6	100%	0.6
15-25% Slope	1.3	50%	0.6
25-40% Slope	0.2	20%	0.0
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.1	Recommended disturbance budget within HP Area (acres)	1.3
		Percent of HP Area	61.6%

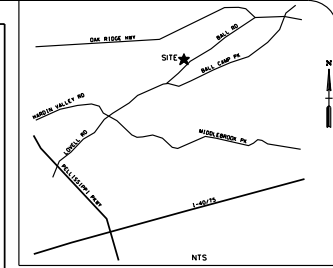


SHEET INDEX
 CC10 - CONCEPT PLAN
 CC10 - CONCEPT PLAN (CONT.)
 CC2 - ROAD PROFILE



SITE DATA

EXISTING:
 ZONING: PR UP TO 3.75 DU/AC
 DENSITY: UP TO 3.75 UNITS PER ACRE
 SETBACKS (PR):
 FRONT - 20'
 SIDE - 5'
 REAR - 15'
 PERIPHERAL - 35' (OR AS SHOWN)
 AREA: 15,8283 ACRES
 PROPOSED:
 DENSITY: 59 LOTS AT 3.73 UNITS PER ACRE
 AVG. LOT SIZE: VARIES FROM 36'-62" WIDE x
 88'-123' DEEP
 OPEN SPACE: 2,325 AC
 OSR = 2,325 / 15,8283 = 14.7%
 PARKING:
 2 GARAGE SPACES PER LOT



NO.	DATE	DESCRIPTION
1	11/25/23	PREPARED FOR CONSTRUCTION
2	11/25/23	FOR CONSTRUCTION

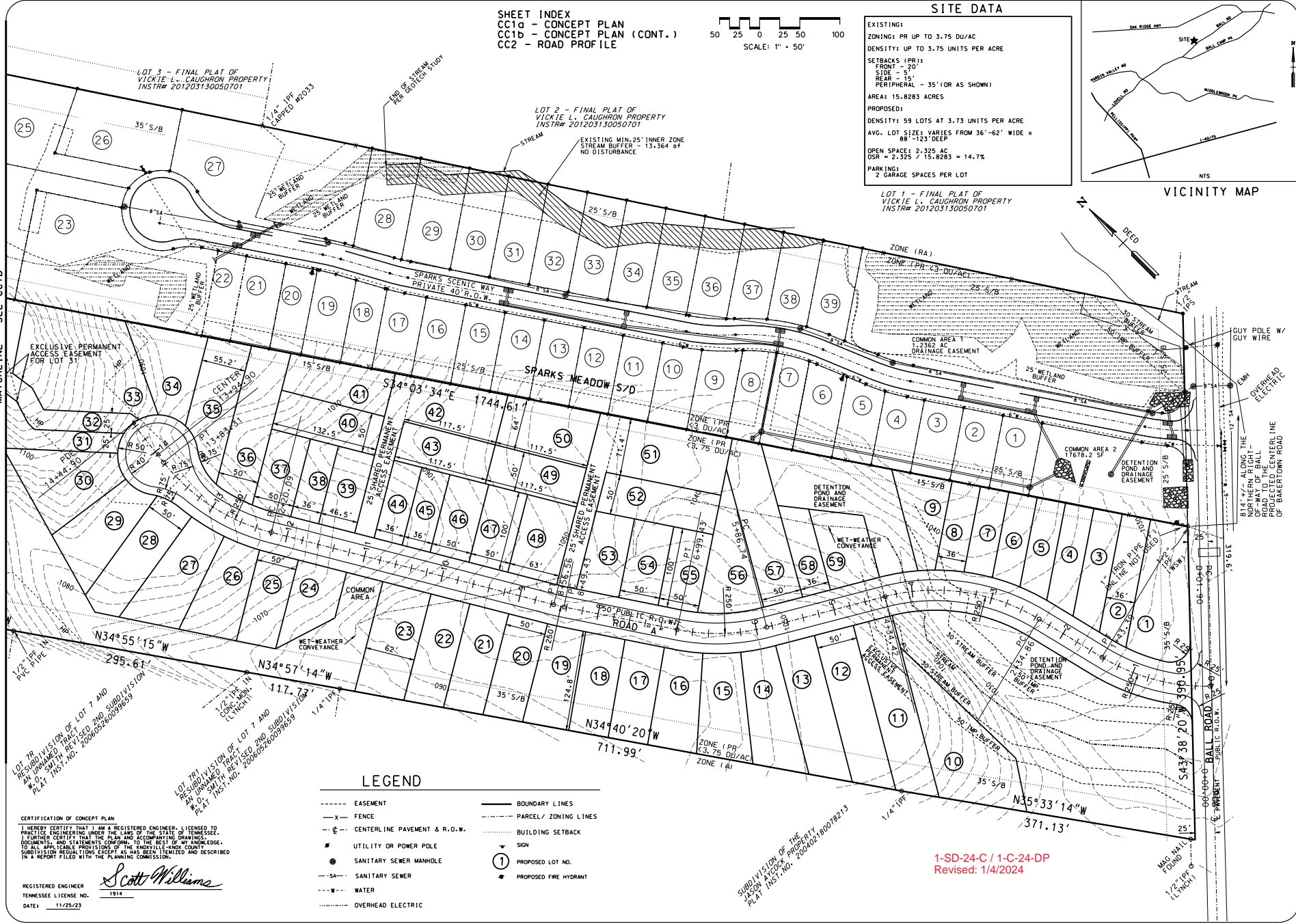
CONCEPT PLAN
 SPARKS MEADOW WEST S/D
 6925 BALL ROAD
 WASHINGTON COUNTY
 CIVIL DISTRICT 109
 1-SD-24-C / 1-C-24-DP



W. SCOTT WILLIAMS & ASSOCIATES
 CONSULTING ENGINEERS
 1742 W. WASHINGTON ST., SUITE 100
 MEMPHIS, TN 38117
 P: 901.525.1111
 F: 901.525.1112
 WWW.WSWA-LLC.COM

CLIENT:
 WORLEY BUILDERS, INC.
 1700 W. WASHINGTON ST., SUITE 100
 MEMPHIS, TN 38117
 OFFICE: 901.525.1111

ORIGINAL ISSUE:
 NOV. 25, 2023
 SHEET NO.
CC10
 JOB NO. 2191(2)



LEGEND

---	EASEMENT	---	BOUNDARY LINES
-x-	FENCE	- - -	PARCEL / ZONING LINES
-o-	CENTERLINE PAVEMENT & R.O.W.	BUILDING SETBACK
■	UTILITY OR POWER POLE	○	SIKON
●	SANITARY SEWER MANHOLE	①	PROPOSED LOT NO.
-SA-	SANITARY SEWER	●	PROPOSED FIRE HYDRANT
-W-	WATER		
---	OVERHEAD ELECTRIC		

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-ANDY COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

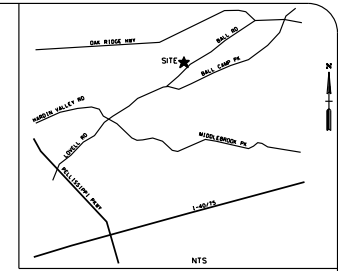
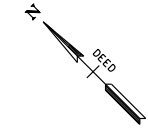
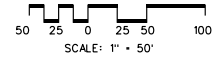
REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 1914
 DATE: 11/25/23
Scott Williams

SUBDIVISION OF THE
 SPARKS MEADOW WEST PROPERTY
 INSTR# 202402180078213

1-SD-24-C / 1-C-24-DP
 Revised: 1/4/2024

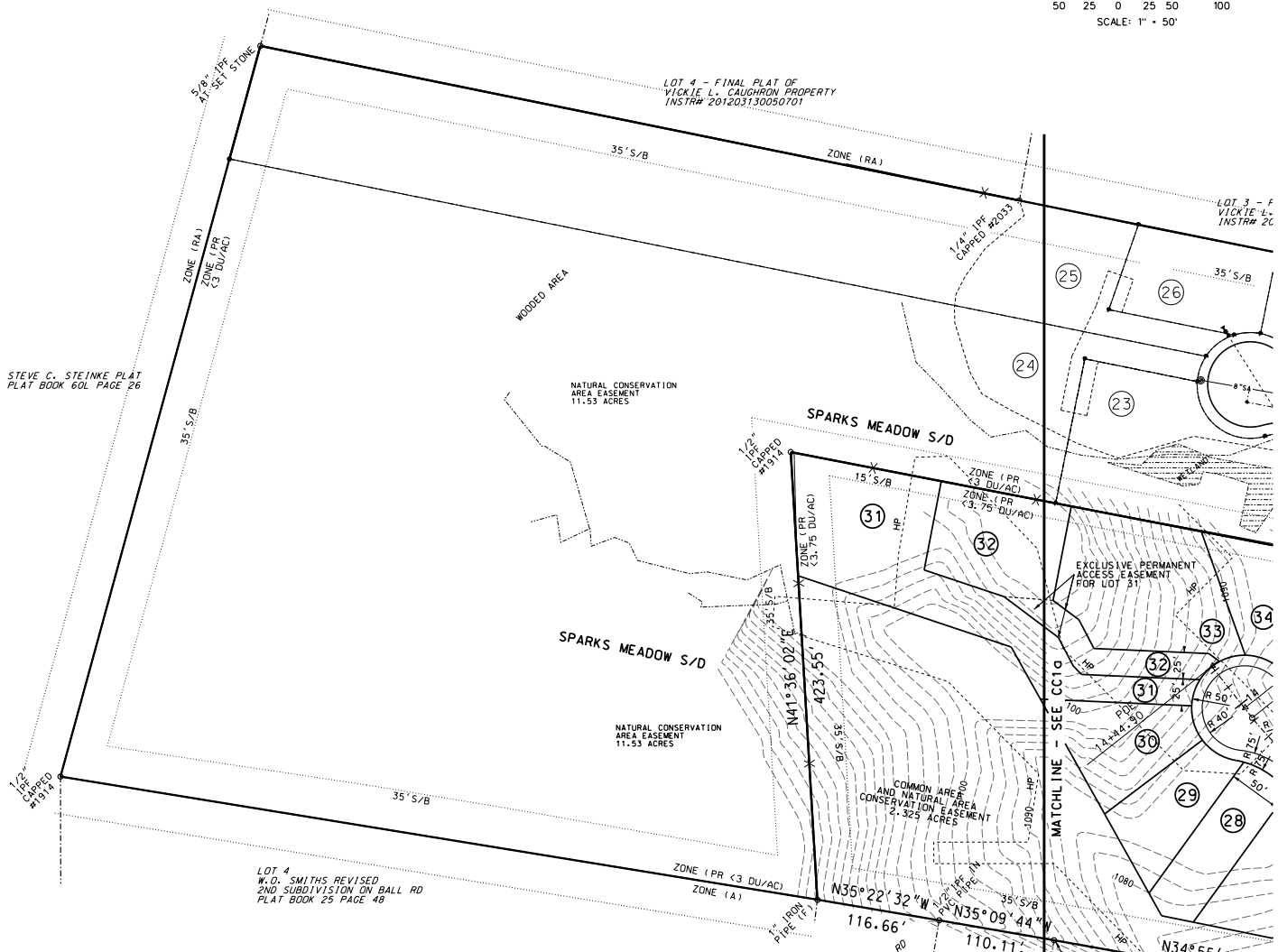
NOT FOR CONSTRUCTION

MATCHLINE - SEE CC10



VICINITY MAP

NOTES
 THIS PLAN IS TO SHOW A SUBDIVISION CONCEPT LAYOUT ONLY.
 THIS PROPERTY IS ZONED PR IN KNOX COUNTY WITH HILLSIDE PROTECTION OVERLAY.
 BOUNDARY INFORMATION TAKEN FROM SURVEY. TOPOGRAPHY TAKEN FROM KGIS.ORG INFO AT 2' CONTOUR INTERVAL.
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
 PROPERTY IS MOSTLY GRASS WITH HILLSIDE IN REAR BEING WOODED.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY WEST KNOX UTILITY DISTRICT. UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.
 THE OWNER SHALL VERIFY LOCATIONS AND INSETS OF ALL EXISTING UTILITIES INCLUDING STORM DRAINAGE PIPES OR STRUCTURES BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL ROADS TO BE PUBLIC 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' WHERE SHOWN.
 ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.
 THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.



STEVE C. STEINKE PLAT
 PLAT BOOK 60L PAGE 26

LOT 4
 W.O. SMITHS REVISED
 2ND SUBDIVISION ON BALL RD
 PLAT BOOK 25 PAGE 48

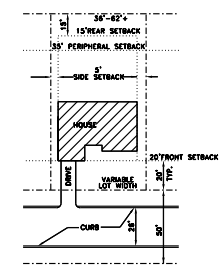
LEGEND

- | | |
|----------------------------------|---------------------------------|
| ----- EASEMENT | ----- BOUNDARY LINES |
| -X- FENCE | - - - - - PARCEL / ZONING LINES |
| -C- CENTERLINE PAVEMENT & R.O.W. | BUILDING SETBACK |
| ● UTILITY OR POWER POLE | ⊙ SIGN |
| ⊙ SANITARY SEWER MANHOLE | Ⓛ PROPOSED LOT NO. |
| -SA- SANITARY SEWER | ● PROPOSED FIRE HYDRANT |
| -W- WATER | |
| OVERHEAD ELECTRIC | |

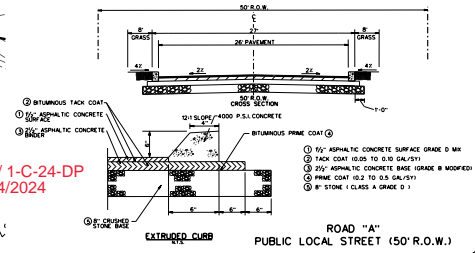
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS 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: 11/25/23

Scott Williams
 REGISTERED ENGINEER
 TENNESSEE LICENSE NO. 1914
 DATE: 11/25/23



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION



1-SD-24-C / 1-C-24-DP
 Revised: 1/4/2024

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/24/23	PRELIMINARY
2	1/4/24	REVISED PER COMMENT

CONCEPT PLAN (CONT.)
 SPARKS MEADOW WEST S/D



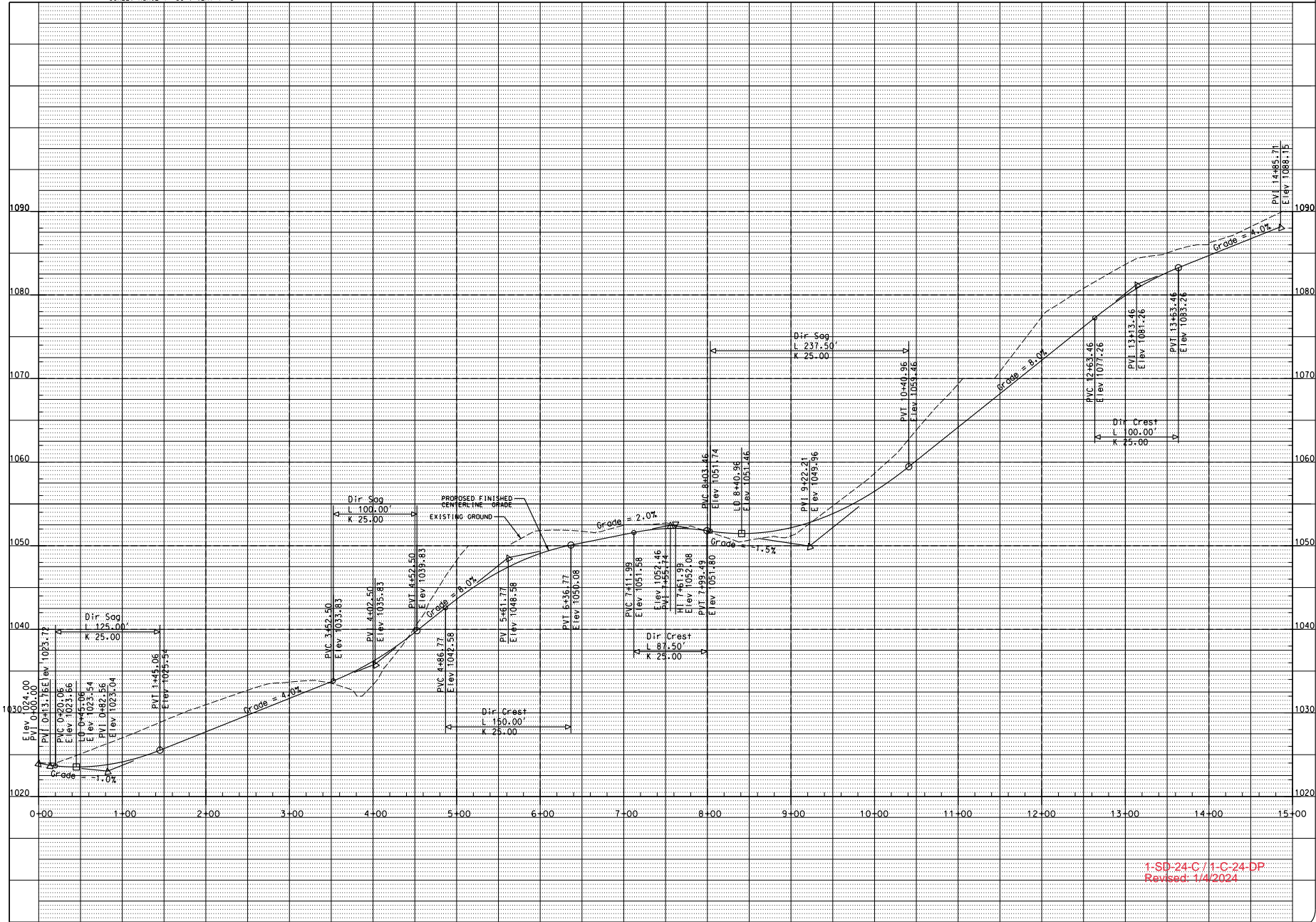
W. SCOTT WILLIAMS & ASSOCIATES
 ENGINEERING
 CIVIL ENGINEERING
 1700 N. W. 11th St.
 Knoxville, TN 37922-8000
 E-Mail: scott@scottwilliams.com

CLIENT:
WORLEY BUILDERS, INC.
 1700 N. W. 11th St.
 Knoxville, TN 37922-8000

ORIGINAL ISSUE:
 NOV. 25, 2023

SHEET NO.
CC1b
 JOB NO. 2191(2)

SCALE: HORIZ 1"=50', VERT 1"=5'



1-SD-24-C / 1-C-24-DP
Revised: 1/4/2024

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/21/24	FOR CONSTRUCTION
2	1/4/24	FOR CONSTRUCTION

ROAD PROFILE
SPARKS MEADOW WEST S/D
6825 BALL ROAD
MADISON, MISSISSIPPI 39109
CL: W. SCOTT WILLIAMS, INC.
1-382-6531, 1-382-6532



CLIENT:
WORLEY BUILDERS, INC.
101 NEW 7102, SUITE 200
OFFICE: 662-382-7500

ORIGINAL ISSUE:
NOV. 25, 2023
SHEET NO.

CC2
JOB NO. 2191121



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

11/28/2023	1/11/2024	1-SD-24-C / 1-C-24-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

Ingrid Elisabeth Ahten Hall	770 Edgewater Ave Dayton TN 37321	423-775-2672
Owner Name (if different)	Owner Address	Owner Phone / Email

6925 BALL RD

Property Address

91 077		15.8283 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

Northwest side of Ball Rd, southwest of Bakertown Rd

General Location

<input type="checkbox"/> City	Commission District 6	PR (Planned Residential) up to 3.75 du/ac
<input checked="" type="checkbox"/> County	District	Zoning District
		Agriculture/Forestry/Vacant Land
		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 West	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	59
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)		

3.73 du/ac

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
\$1,600.00	
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	11/28/2023
	Please Print	Date

Property Owner Signature	Ingrid Elisabeth Ahten Hall	11/28/2023
	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

ENGINEER

Applicant Name

Affiliation

11/27/2023

January 11, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SD-24-C

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

Ingrid Elisabeth Ahten Hall

770 Edgewater Ave. Dayton, TN 37321

423-775-2672

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6925 Ball Road Knoxville, TN 37931

091 077

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

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
 Related City Permit Number(s)

Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

SUBDIVISION REQUEST

Sparks Meadow West Related Rezoning File Number

Proposed Subdivision Name 11-J-23-RZ

_____ Combine Parcels
 Divide Parcel 59 lots

Unit / Phase Number Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change Pending Plat File Number

Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 1		Total
	0102	\$1,600.00	
	Fee 2		
			\$1,600.00
	Fee 3		

AUTHORIZATION

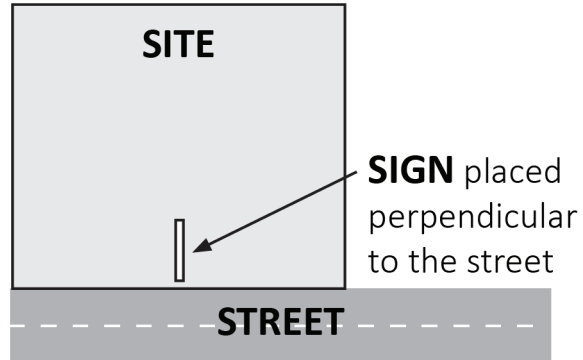
I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Scott Williams SCOTT WILLIAMS 11/22/23
 Applicant Signature Please Print Date

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

Ingrid Elisabeth Ahten Hall INGRID ELISABETH AHTEH HALL 11/28/2023, SG
 Property Owner Signature Please Print Date Paid

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:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: W. Scott Williams & Associates

Date: 11/28/2023

File Number: 1-SD-24-C & 1-C-24-DP

- Sign posted by Staff
- Sign posted by Applicant