



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: January 3, 2024  
RE: File # 1-SH-24-F Agenda #48  
Final Plat of Townhomes at Rather

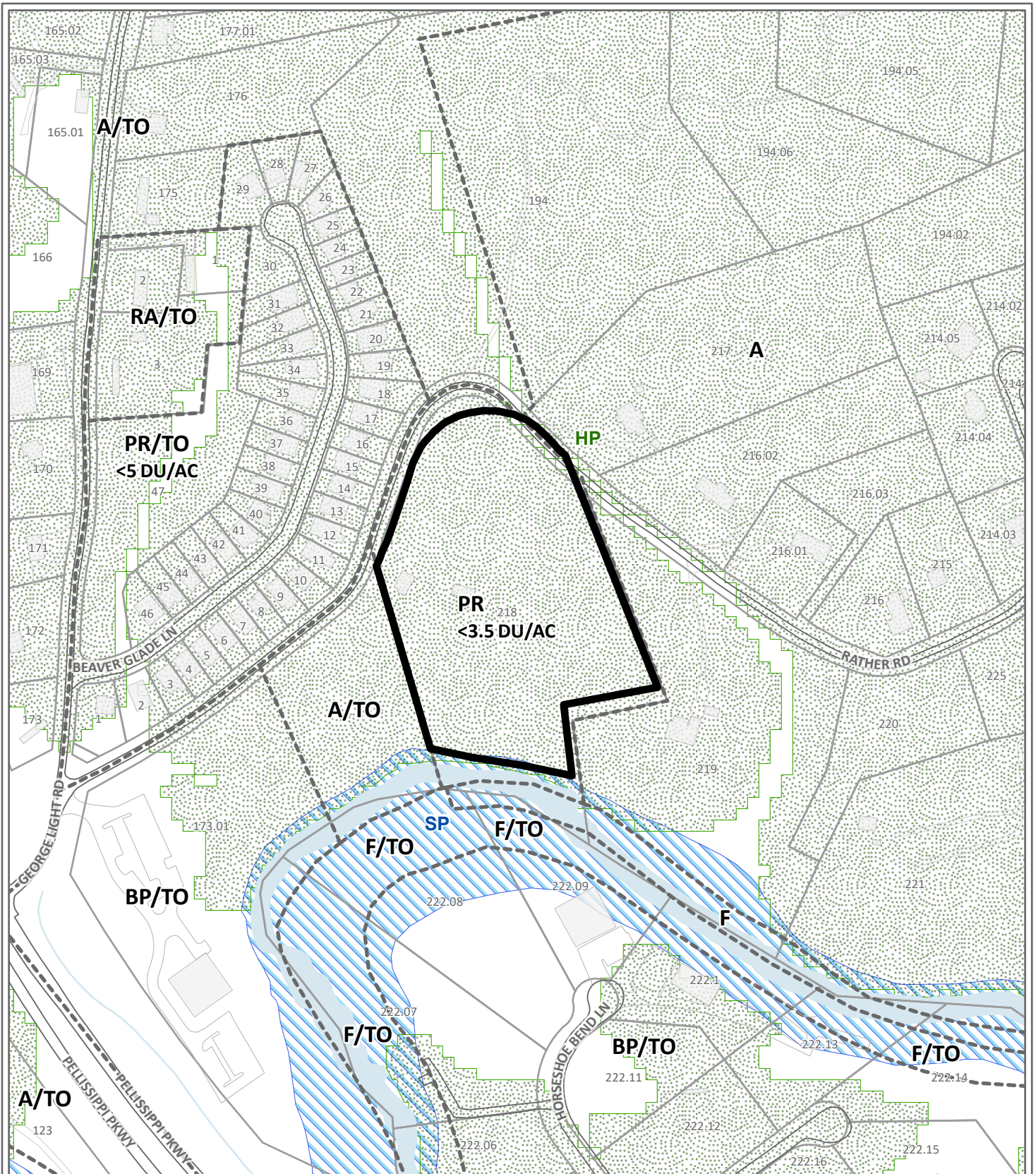
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#### **Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 6/13/2019 as Planning Case 6-SB-19-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**

6-SB-19-C: Approved by the Planning Commission 6/13/2019  
6-A-19-UR: Approved by the Planning Commission 6/13/2019



# **FINAL SUBDIVISION PLAT**

**1-SH-24-F / 5-P-22**

**Petitioner:** Mark Tucker



Final Plat For: Final Plat of Townhomes at Rather

**Original Print Date:** 12/18/2023

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

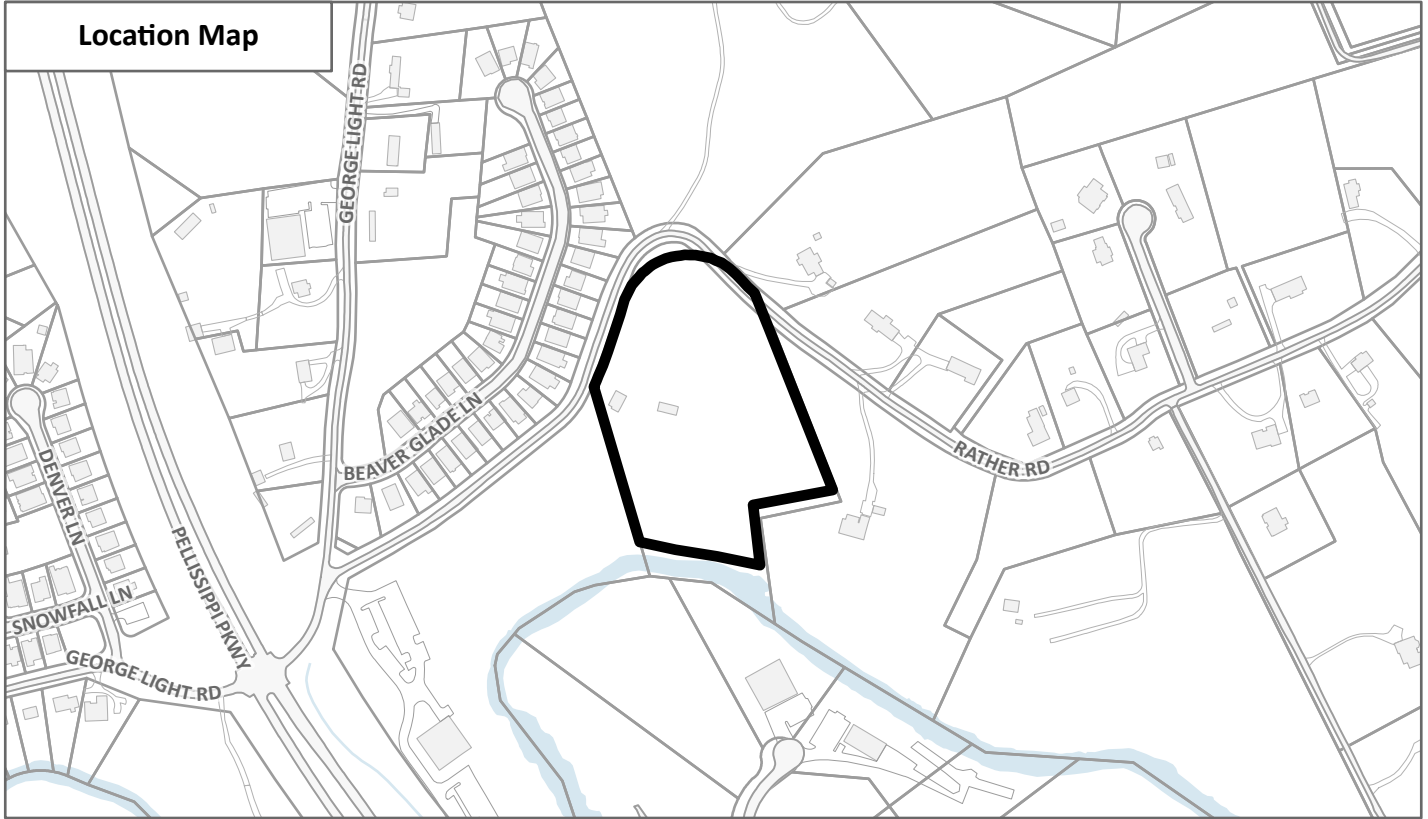
**Map No:** 89

**Jurisdiction:** County



## Exhibit A. Contextual Images

Location Map



Aerial Map

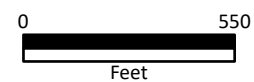


CONTEXTUAL MAPS 1

1-SH-24-F / 5-P-22



Case boundary





# CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property, and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) John King Date: 12-28-23

## TAXES AND ASSESSMENTS.

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## 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 Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## 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, with the exception of any variances and waivers noted on this plat. In the minutes of the Knoxville-Knox County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and that the record plat is hereby approved for recording in the Office of the Knox County Register of Deeds, Pursuant to Section 13-3-405 of 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: \_\_\_\_\_

Knox County Department of Engineering and Public Works

Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023

Engineering Director

## 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 all streets and related improvements including indicated permanent reference markers and monuments, benchmarks, and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

## CERTIFICATION OF THE ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors' Standards of Practice.

I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors' Standards of Practice.

Registered Land Surveyor

Tennessee License No. 1996  
Date: 12-28-23



## CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a Category I survey and the ratio of precision of the undisturbed survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors' Standards of Practice.

Registered Land Surveyor

Tennessee License No. 1996  
Date: 12-28-23

## 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 \_\_\_\_\_, 2023.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Dept: \_\_\_\_\_ Title: \_\_\_\_\_

## NOTES:

- EXISTING MONUMENTS AS SHOWN, ALL OTHERS SET BY RG&A.
- THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPES). EASEMENTS OF FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- ALL PINS ARE 1/2" UNLESS SHOWN DIFFERENTLY.
- SEE PLANNING COMMISSION FILES 6-SB-15LC AND 6-A-14UR FOR APPROVED VARIANCES AND CONDITIONS OF APPROVAL.
- ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
- SITE DISTANCE OF 250 FT. IS AVAILABLE FOR THE INTERSECTION OF WHISTLING STRAITS WAY AND RATHER ROAD.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING PROPERTY BOUNDARY CONFLICTS.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO.: 202312220031380.
- PRIVATE STREETS ARE NOT A PUBLIC ROADS AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
- DECLARATION OF PRNATE RIGHT-OF-WAY EASEMENT RECORDED AS INSTRUMENT NO.: \_\_\_\_\_
- ACCORDING TO FEMA FLOOD MAP NUMBER 4708030233G EFFECTIVE DATE AUGUST 5, 2013 A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE.
- BY EXECUTING THIS DOCUMENT THE OWNERS HEREBY DEDICATE A FLOATING/BLANKET TRAVERSABLE ACCESS EASEMENT ACROSS THE SUBJECT PROPERTY TO ALL STORMWATER FACILITIES LOCATED ON SITE FOR KNOX COUNTY, ITS AGENTS AND EMPLOYEES TO ENTER UPON THE PROPERTY TO INSPECT, MONITOR, REPAIR/MAINTAIN AS KNOX COUNTY DEEMS NECESSARY. IT IS UNDERSTOOD THAT REASONABLE CARE SHALL BE TAKEN BY THE EASEMENT HOLDER TO UTILIZE STANDARD THOROUGHFARES FOR EASEMENT USE, WHENEVER POSSIBLE, TO LIMIT IMPACT ON SITE. PROPERTY OWNER OR LESSEE SHALL NOT CONSTRUCT, INSTALL OR PLACE ANY STRUCTURE, OBJECT, TREE OR VEGETATION THAT WOULD MATERIALLY INTERFERE, OBSTRUCT, OR IMPIDE THE USE OF A MINIMUM 20 FOOT WIDE TRAVERSABLE ACCESS AREA FROM A PUBLIC RIGHT-OF-WAY TO SAID STORMWATER FACILITIES, AT ALL TIMES.

## 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.

## Utility Provider

Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

CHARLES AND SHIRLEY HOLLAND  
C/O QUAL PRO, INC.  
DEED BOOK: 1533 PAGE: 0001

## 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.

## Utility Provider

Authorized Signature for Utility \_\_\_\_\_ Date: \_\_\_\_\_

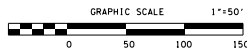
## CERTIFICATION OF FINAL PLAT - All Indicated Markers, Monuments, and Benchmarks to be Set When Construction is Completed

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat 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 itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks that property monuments upon completion of the subdivision.

Registered Land Surveyor

Tennessee License No. 1996  
Date: 12-28-23

PLAT SIZE IS 24" x 36"



## ZONING

Zoning shown on Official Map \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

AREA TO BE DEDICATED AS PUBLIC R.O.W.

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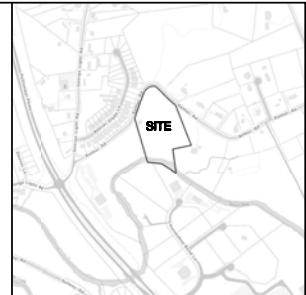
AREA TO BE DEDICATED AS PUBLIC R.O.W.

CUTHBERTSON REAL ESTATE, LLC  
DEED: 202105170094348  
PLAT: 199911120036678

JOHN & ANDREA MCCracken  
DEED: 202003270064290  
PLAT: 200909180020453

## VARIANCES:

- REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF WHISTLING STRAITS WAY AND RATHER ROAD FROM 25 FEET TO 10'.
- REDUCTION OF PAVEMENT TURNING RADIUS ON WHISTLING STRAITS WAY AT RATHER ROAD FROM 25 FEET TO 22 FEET.
- REDUCTION OF MINIMUM FRONTAGE FOR LOT 9 FROM 25' TO 22.83'



## LEGEND:

- EIP EXISTING IRON PIN FOUND
- IPS IRON PIN SET (1/4" REAR SET)
- PIPE PIPE FINDER
- WATER METER
- MANHOLE
- WATER VALVE
- FIRE HYDRANT
- POWER/TELEPHONE/CABLE
- LIGHT POLE

JERRY & RHONDA ANDERSEN  
DEED: 200005100031306

## CURVE TABLE

CURVE	BEARINGS	ARC LENGTH	RADIUS	CHORDS
C1	N28°22'W	38.37	25.00	75.38
C2	S63°58'W	38.27	25.00	75.38
C3	N28°22'W	38.27	25.00	75.38
C4	N68°42'W	18.47	125.00	84.44
C5	S52°51'W	56.78	25.00	45.34
C6	N68°42'W	38.10	25.00	75.38
C7	N68°42'W	38.42	185.00	39.79
C8	S77°51'W	25.87	225.00	28.86
C9	N68°42'W	37.58	225.00	27.64
C10	N68°42'W	22.84	225.00	22.64
C11	N79°54'W	35.12	225.00	35.12
C12	N79°54'W	35.12	225.00	35.12
C13	N68°42'W	25.52	225.00	25.52
C14	N68°42'W	12.98	85.00	12.98
C15	N68°42'W	12.91	7.07	42.96
C16	N28°12'W	52.26	35.00	47.54

## LINE TABLE

LINE	BEARINGS	DISTANCE
L1	S77°22'W	24.45
L2	S77°22'W	42.50
L3	S77°22'W	5.00
L4	N44°38'W	5.00
L5	S77°22'W	25.50
L6	S77°22'W	25.50
L7	S77°22'W	5.00
L8	S77°22'W	37.48
L9	N77°58'W	48.00
L10	N77°58'W	5.00
L11	N77°58'W	35.00
L12	N77°58'W	35.00
L13	S77°13'W	5.00
L14	S77°58'W	25.86
L15	N77°58'W	7.87
L16	S74°32'W	42.50
L17	S79°58'W	1.50
L18	S79°58'W	33.00
L19	S79°58'W	5.17
L20	N62°58'W	7.48
L21	N62°58'W	30.00
L22	N62°58'W	9.49
L23	N42°51'W	7.87
L24	S63°22'W	25.00
L25	S79°58'W	35.48
L26	N25°58'W	8.00
L27	N44°38'W	5.00
L28	S79°58'W	25.50
L29	S77°22'W	37.08
L30	N77°58'W	35.00
L31	S77°13'W	42.50
L32	S77°58'W	35.00
L33	S77°58'W	40.95

SETBACKS:  
FRONT - 20'  
REAR - 15'  
SIDE - 5'  
PERIPHERAL - 25' FOR LOTS 13-15  
PERIPHERAL - 35' FOR ALL OTHER LOTS

CLT MAP: 089  
PARCEL: 218  
DEED REFERENCE: 202209070015614  
PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 7.84 ACRES  
FLOODWAY AREA: 0.25 ACRES  
NUMBER OF LOTS: 26 (3.4 DU/AC)

DEDICATED RIGHT-OF-WAY  
RATHER ROAD: 17,395 SF OR 0.40 ACRES

PLANNING SERVICES FILE NO.: 1-SH-24-F

FINAL PLAT OF

TOWNHOMES AT RATHER

DIST. NO. SIX

SCALE: 1"=50'

DRAWN BY: DLB

SURVEYED BY: ROBERT G. CAMPBELL & ASSOC., L.P.

DATE: 05/30/19

REVISED: 10/30/23

PROJECT NUMBER: 17101



# 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

**Mark Tucker**

Applicant Name

Affiliation

**5/10/2022**

Date Filed

**1/11/2024**

Meeting Date (if applicable)

**1-SH-24-F / 5-P-22**

File Number(s)

## CORRESPONDENCE

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

**Mark C Tucker RLS Robert G. Campbell & Assoc. L.P.**

Name / Company

**7523 Taggart Lane Knoxville TN 37938**

Address

**865-947-5996 / mtucker@rgc-a.com**

Phone / Email

## CURRENT PROPERTY INFO

**King Properties**

Owner Name (if different)

**531 Callahan Drive Knoxville TN 37912**

Owner Address

**865-560-9402**

Owner Phone / Email

**10620 Rather Rd.**

Property Address

**89 218**

Parcel ID

**7.84 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**South side of Rather Road, 870 degrees east of George Light Road**

General Location

☐ City **Commission District 6 PR (Planned Residential), 3.5 du/ac**

☒ 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

### Final Plat of Townhomes at Rather

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number   ☒ Split Parcels

26

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

**\$1,120.00**

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.

Mark Tucker

5/10/2022

Applicant Signature

Please Print

Date

Phone / Email

King Properties

5/10/2022

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

Applicant Name

Affiliation

5/10/2022

~~N/A~~ 1/11/2024

Date Filed

Meeting Date (if applicable)

1-SH-24-F

File Number(s)

~~5 P 22~~

## 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

Name

Company

Address

City

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

N  
Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

3.5 du/ac

Rural

☐ City ☐ County

District

Zoning District

Existing Land Use

MU-SD

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

## 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 Townhomes At Rather

Proposed Subdivision Name

\_\_\_\_\_ ☐ Combine Parcels   ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- ☐ Staff Review   ☒ Planning Commission  
AK 12/6/2024

### 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
0206	\$1,020	
Fee 2		\$1,120
0208	\$100	
Fee 3		

## AUTHORIZATION



Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date

LKC

5/10/2022

swm  
5/10/2022