

**DEVELOPMENT PLAN**

**7-G-24-DP**

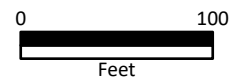
**Petitioner:** W. Scott Williams & Associates



Peripheral setback reduction from 25 ft to 20 ft on lot 18 in PR (Planned Residential) up to 3 du/ac

**Map No:** 91

**Jurisdiction:** County



**Original Print Date:** 6/3/2024

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



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

### W. Scott Williams & Associates

Applicant Name Affiliation

**5/28/2024** **7/11/2024** **7-G-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

**Worley Builders Inc. Worley Builders Inc. 6917 Ball Rd Knoxville TN 37931** **865-922-2600**

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

**3479 SPARKS SCENIC WAY**

Property Address

**91 G B 018** **4115 square feet**

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

**West side of Sparks Scenic Way, north of Ball Rd**

General Location

City **Commission District 6** **PR (Planned Residential) up to 3 du/ac** **Agriculture/Forestry/Vacant Land**

County District Zoning District Existing Land Use

**Northwest County** **SR (Suburban Residential)** **Planned Growth Area**

Planning Sector Land Use (City)/Place Type (County) 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) <b>Peripheral setback reduction from 25 ft to 20 ft on lot 18</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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 Rezoning Requests		
Additional Information		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$450.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

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

Applicant Signature	<b>W. Scott Williams &amp; Associates</b> Please Print	<b>5/28/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Worley Builders Inc. Worley Builders Inc.</b> Please Print	<b>5/28/2024</b> 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
  - PA
- Rezoning

W. SCOTT WILLIAMS + ASSOC.

Applicant Name

Engineer

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

**7-G-24-DP**

### 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 + ASSOC.

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)

6917 Ball Rd. Knox, TN 37931

Property Owner Address

865-922-2600

Property Owner Phone

3479 Sparks Scenic Way

Property Address

091GB018

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

N

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

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

Related City Permit Number(s)

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

Other (specify) reduce peripheral setback from 25ft to 20ft.

**SUBDIVISION REQUEST**

Sparks Meadow Lot 18  
Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number  Combine Parcels  Divide Parcel

Total Number of Lots Created

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

Attachments / Additional Requirements

**ZONING REQUEST**

Zoning Change  
Proposed Zoning \_\_\_\_\_

Pending Plat File Number

Plan Amendment Change  
Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre)

Previous Rezoning Requests

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

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review
- Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders
- Variance Request
- Amendment Request (*Comprehensive Plan*)

**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

Fee 1	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  
Applicant Signature

SCOTT WILLIAMS  
Please Print

5/20/24  
Date

865-692-9809  
Phone Number

WSCOTTWILL@COMCAST.NET  
Email

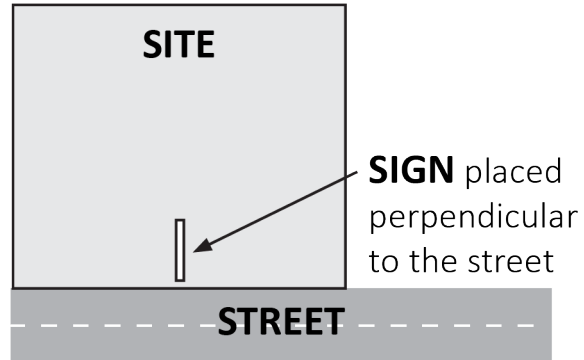
Christopher W. Hansard  
Property Owner Signature

Christopher W. Hansard  
Please Print

**5-28-2024**

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:***

\_\_\_\_\_ and \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** \_\_\_\_\_

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

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant