



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: February 23, 2024
RE: File 1-SC-24-F, Agenda #31
Final Plat of The Highlands at Clear Spring, Unit 3

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 9/13/2018 as Planning Case 9-SE-18-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

9-SE-18-C: Approved by the Planning Commission (9/13/2018)
9-G-18-UR: Approved by the Planning Commission (9/13/2018)



Request to Postpone • Table • Withdraw

W. Scott Williams and Assoc.

1/31/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2/8/2024

Scheduled Meeting Date

1-SC-24-F

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the March 7 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZED SIGNATURE By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Williams

Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net; stacey@wscottwilliams.com

Phone Number

Email

STAFF ONLY

[Signature]
Staff Signature

Oscar Iniguez 2/2/24
Please Print Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

W. Scott Williams and Assoc.

1/4/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1/11/24

Scheduled Meeting Date

1-SC-24-F

File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 2/8/24 Planning Commission Meeting.

WITHDRAW

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TABLE

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TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Scott Williams

Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net

Phone Number

Email

STAFF ONLY

[Signature]
Staff Signature

Oscar Iniguez
Please Print

1/5/24
Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

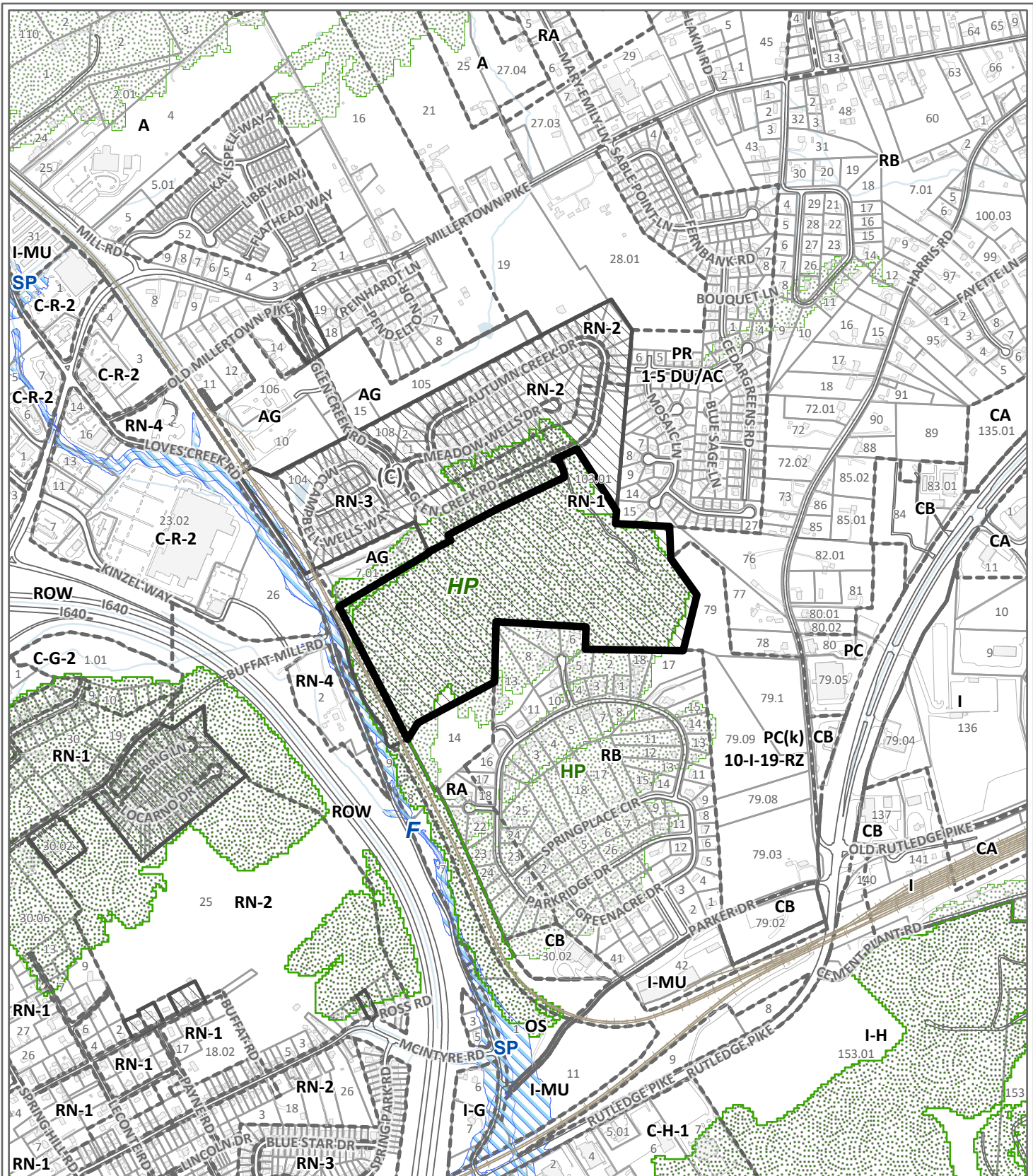
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



FINAL SUBDIVISION PLAT

1-SC-24-F

Petitioner: W. Scott Williams & Associates



Final Plat For: The Highlands At Clear Spring

Original Print Date: 12/18/2023

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

Map No: 60

Jurisdiction: City

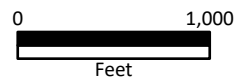
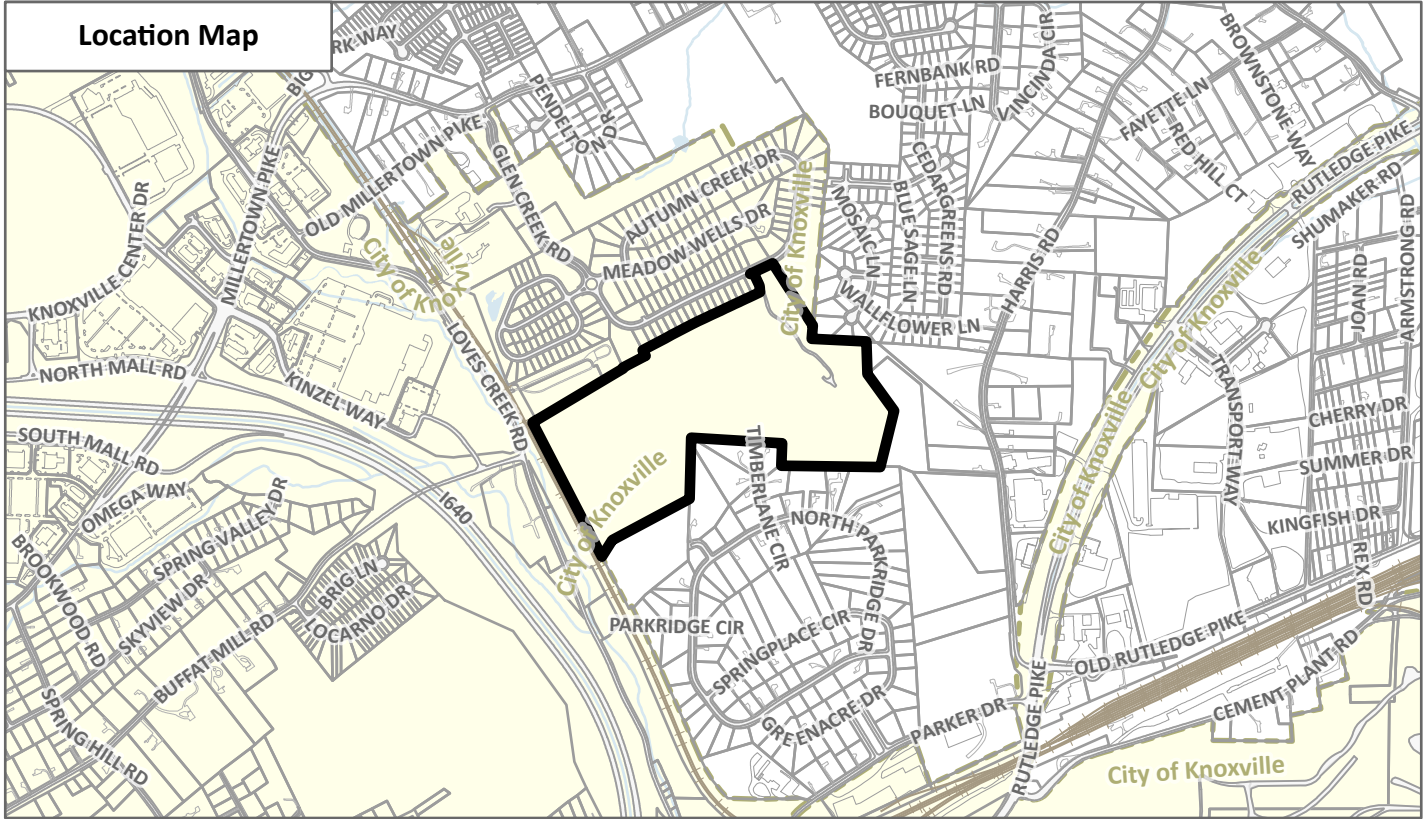
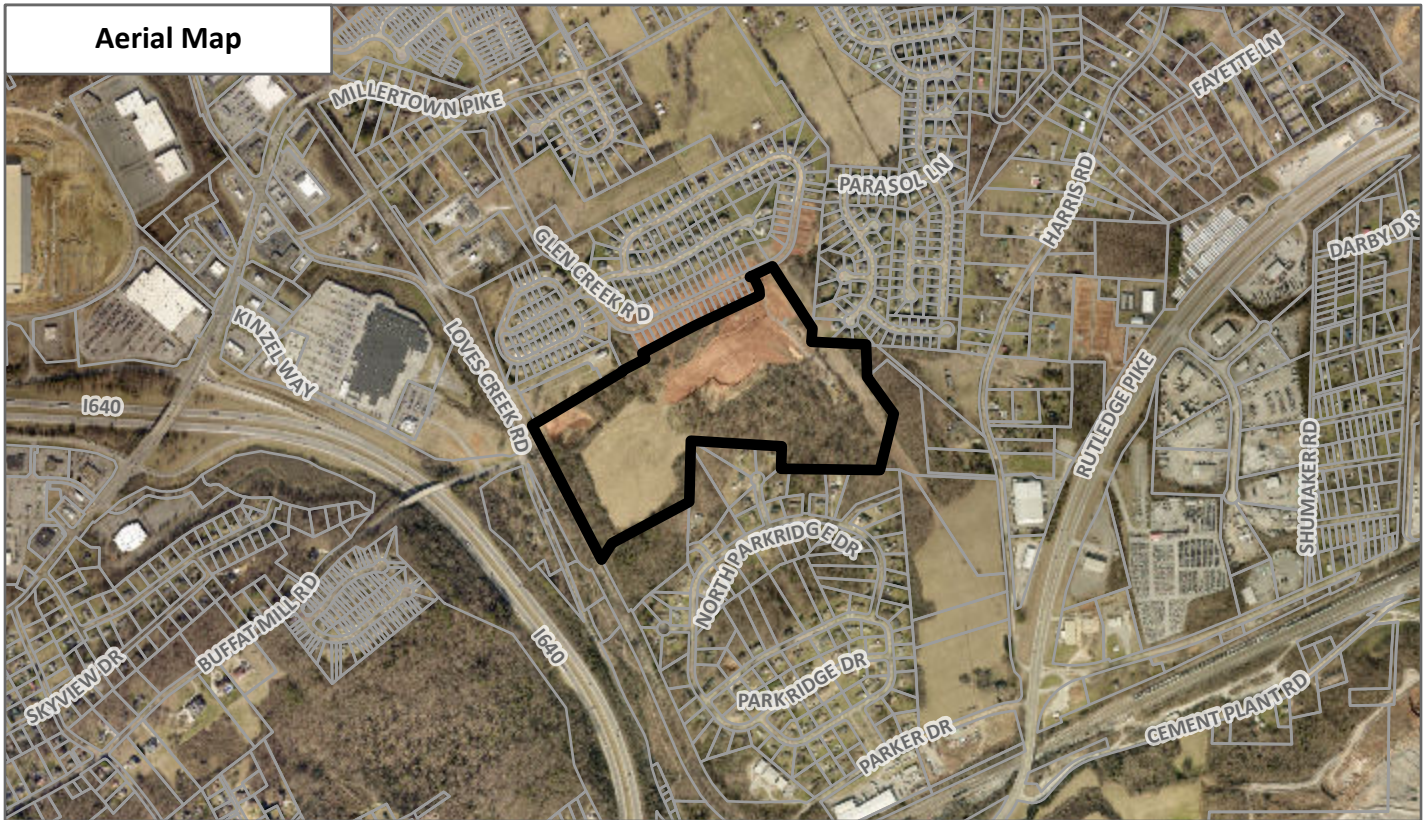


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

1-SC-24-F



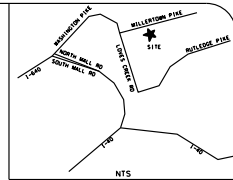
Case boundary



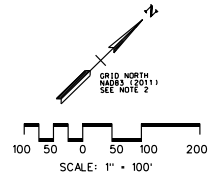
PLANNING COMMISSION CERTIFICATE OF APPROVAL FOR RECORDING - FINAL PLAT

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 PLATS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT. ON THIS DATE OF APPROVAL, THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-1-403 OF THE TENNESSEE CODE, ANNOTATED, HAS APPROVED THIS PLAT BY THE PLANNING COMMISSION. THIS PLAT 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: _____



VICINITY MAP



LEGEND

- IPF 1/2" IRON PIN FOUND (OLD)
- 1/2" IRON PIN SET (NEW)
- EASEMENT
- GAS LINE
- CENTERLINE PAVEMENT
- OVERHEAD ELECTRIC
- BOUNDARY LINES
- (24) NEW LOT NUMBERS
- (92) ADJOINING/OLD LOT NUMBERS
- ADJOINER LINE
- BUILDING SETBACK

MONUMENT TABLE
ALL PERMANENT MONUMENTS SHOWN BELOW ARE IRON PINS SET IN ASPHALT.

MW#1	N 625182.398 E	2602048.669
MW#2	N 624946.660 E	2602259.842 ELEV. 1088.0
MW#3	N 624766.135 E	2601985.859
MW#4	N 625022.606 E	2601856.351
MW#5	N 624595.572 E	2601920.196
MW#6	N 624363.993 E	2601481.311
MW#7	N 625002.150 E	2601121.959
MW#8	N 624155.629 E	2600862.271

HOMEOWNERS ASSOCIATION
INSTRUMENT NO.
202012300052967

OWNER:
FOG-REE Knoxville LLC, a Delaware limited liability company
1100 Brookstone Centre Pkwy
Columbus, GA 31904
17667 580-9580

1-SC-24-F

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3

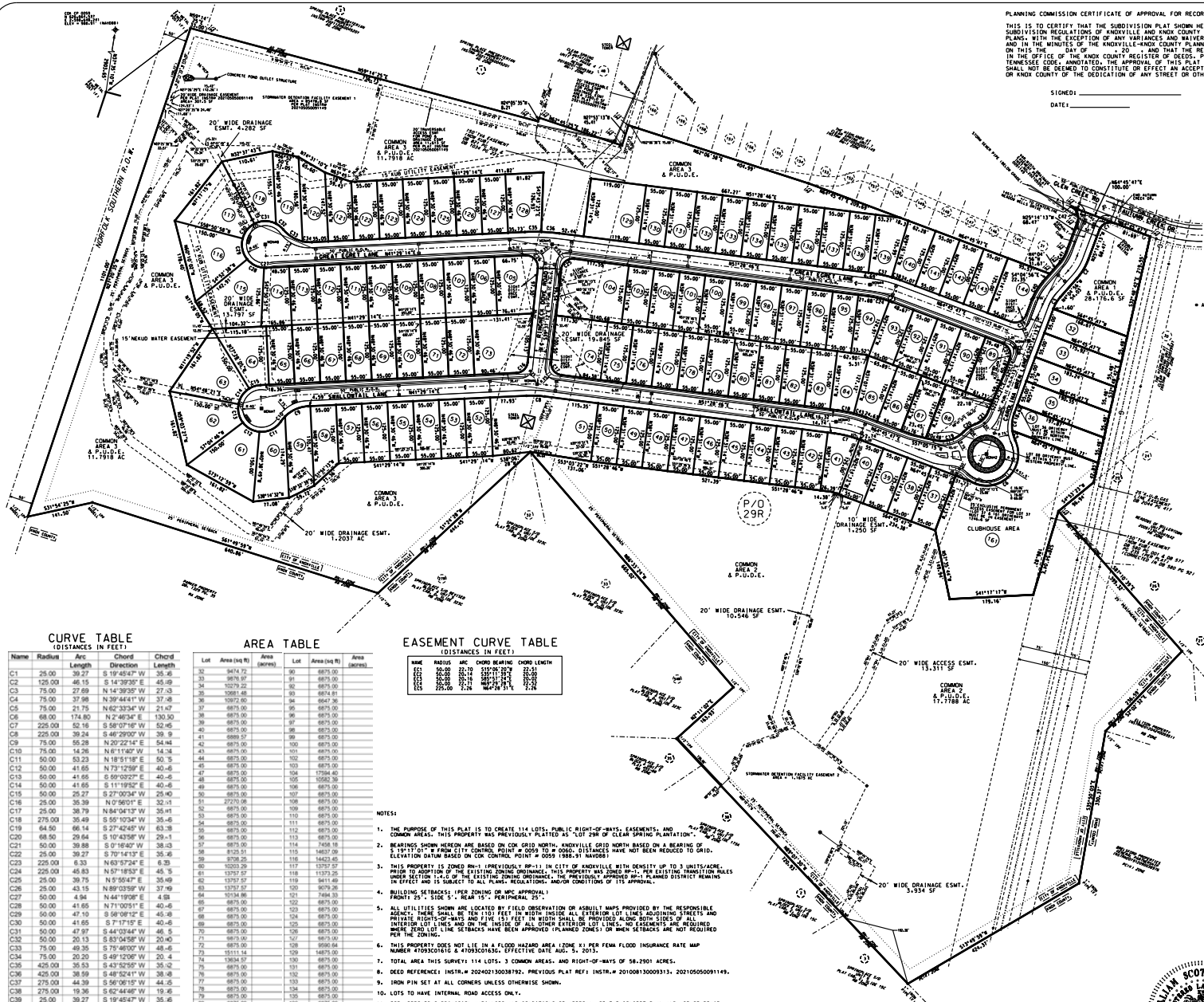
RESUBDIVISION OF LOT 29R OF UNIT 1, CLEAR SPRING PLANTATION

AUTUMN CREEK DRIVE
KNOXVILLE, TENNESSEE
CLT MAP 60 IN E PARCEL, P.O.D. 103-01
CITY OF KNOXVILLE, BLOCK 32546
DATE: FEB. 14, 2024

JOB #1843



SEE PAGES 2-4 FOR ADDITIONAL PLAT CERTIFICATIONS AND INCREASED BOUNDARY INFORMATION LEGIBILITY



CURVE TABLE
(DISTANCES IN FEET)

Name	Radius	Arc Length	Chord Length	Chord Direction
C1	25.00	39.27	5.19	S 19°45'47" W 35.46
C2	125.00	46.15	5.14	S 14°39'50" E 45.89
C3	75.00	27.69	5.14	S 14°39'50" E 27.63
C4	75.00	37.98	5.14	N 39°44'41" W 37.48
C5	75.00	21.75	5.14	N 62°33'54" W 21.47
C6	68.00	174.80	19.28	N 82°48'34" E 130.30
C7	225.00	50.18	5.56	S 56°07'16" W 52.45
C8	225.00	39.24	5.46	S 20°02' W 39.9
C9	75.00	50.28	5.20	N 20°22'14" E 54.84
C10	75.00	14.26	5.11	N 8°11'40" W 14.34
C11	50.00	53.23	5.11	N 18°51'18" E 50.5
C12	50.00	41.65	5.11	N 72°12'08" E 40.46
C13	60.00	41.65	5.59	S 59°32'27" E 40.46
C14	50.00	41.65	5.11	S 11°19'52" E 40.46
C15	50.00	28.27	5.27	S 27°00'34" W 28.40
C16	25.00	35.39	5.07	S 60°01" E 32.11
C17	25.00	36.79	5.07	N 84°04'12" W 35.46
C18	275.00	38.49	5.95	S 10°30'41" W 38.46
C19	64.50	66.14	5.27	S 27°42'45" W 63.81
C20	68.00	29.84	5.07	S 10°43'00" W 29.41
C21	50.00	39.88	5.07	S 6°16'50" E 38.53
C22	25.00	39.27	5.70	S 70°14'13" W 35.46
C23	225.00	6.33	5.63	N 63°57'24" E 6.39
C24	225.00	45.83	5.57	N 18°50'51" E 45.5
C25	25.00	39.75	5.97	N 9°50'47" E 38.49
C26	25.00	43.15	5.89	S 39°59'59" W 37.48
C27	50.00	4.94	5.14	N 64°19'06" E 4.98
C28	50.00	41.65	5.11	N 71°03'51" E 40.46
C29	50.00	47.10	5.56	S 0°10'12" E 45.89
C30	50.00	41.65	5.11	S 19°17'12" E 40.46
C31	50.00	47.97	5.44	S 44°03'44" W 46.5
C32	50.00	20.13	5.83	S 83°04'58" W 20.40
C33	75.00	40.35	5.78	S 40°00" W 48.46
C34	75.00	20.20	5.49	S 12°00" W 20.4
C35	425.00	38.53	5.43	S 23°50'55" W 38.52
C36	425.00	38.59	5.48	S 23°50'55" W 38.58
C37	275.00	44.39	5.56	S 56°06'15" W 44.25
C38	275.00	19.36	5.62	S 44°46" W 19.46
C39	25.00	39.27	5.19	S 19°45'47" W 35.46
C40	125.00	46.15	5.14	S 14°39'50" E 45.89
C41	75.00	27.69	5.14	S 14°39'50" W 27.63
C42	25.00	39.27	5.70	S 70°14'13" W 35.46
C43	275.00	38.27	5.81	S 61°49'02" W 38.39

AREA TABLE

Lot	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	
32	3474.72	50	6875.00	34	6875.00
33	6875.00	51	6875.00	35	6875.00
34	10273.21	52	6875.00	36	6875.00
35	12081.48	53	6875.00	37	6875.00
36	10372.62	54	6847.96	38	6875.00
37	6875.00	55	6875.00	39	6875.00
38	6875.00	56	6875.00	40	6875.00
39	6875.00	57	6875.00	41	6875.00
40	6875.00	58	6875.00	42	6875.00
41	6875.00	59	6875.00	43	6875.00
42	6875.00	60	6875.00	44	6875.00
43	6875.00	61	6875.00	45	6875.00
44	6875.00	62	6875.00	46	6875.00
45	6875.00	63	6875.00	47	6875.00
46	6875.00	64	6875.00	48	6875.00
47	6875.00	65	6875.00	49	6875.00
48	6875.00	66	6875.00	50	6875.00
49	6875.00	67	6875.00	51	6875.00
50	6875.00	68	6875.00	52	6875.00
51	6875.00	69	6875.00	53	6875.00
52	6875.00	70	6875.00	54	6875.00
53	6875.00	71	6875.00	55	6875.00
54	6875.00	72	6875.00	56	6875.00
55	6875.00	73	6875.00	57	6875.00
56	6875.00	74	6875.00	58	6875.00
57	6875.00	75	6875.00	59	6875.00
58	6875.00	76	6875.00	60	6875.00
59	6875.00	77	6875.00	61	6875.00
60	6875.00	78	6875.00	62	6875.00
61	6875.00	79	6875.00	63	6875.00
62	6875.00	80	6875.00	64	6875.00
63	6875.00	81	6875.00	65	6875.00
64	6875.00	82	6875.00	66	6875.00
65	6875.00	83	6875.00	67	6875.00
66	6875.00	84	6875.00	68	6875.00
67	6875.00	85	6875.00	69	6875.00
68	6875.00	86	6875.00	70	6875.00
69	6875.00	87	6875.00	71	6875.00
70	6875.00	88	6875.00	72	6875.00
71	6875.00	89	6875.00	73	6875.00
72	6875.00	90	6875.00	74	6875.00
73	6875.00	91	6875.00	75	6875.00
74	6875.00	92	6875.00	76	6875.00
75	6875.00	93	6875.00	77	6875.00
76	6875.00	94	6875.00	78	6875.00
77	6875.00	95	6875.00	79	6875.00
78	6875.00	96	6875.00	80	6875.00
79	6875.00	97	6875.00	81	6875.00
80	6875.00	98	6875.00	82	6875.00
81	6875.00	99	6875.00	83	6875.00
82	6875.00	100	6875.00	84	6875.00
83	6875.00	101	6875.00	85	6875.00
84	6875.00	102	6875.00	86	6875.00
85	6875.00	103	6875.00	87	6875.00
86	6875.00	104	6875.00	88	6875.00
87	6875.00	105	6875.00	89	6875.00
88	6875.00	106	6875.00	90	6875.00
89	6875.00	107	6875.00	91	6875.00
90	6875.00	108	6875.00	92	6875.00
91	6875.00	109	6875.00	93	6875.00
92	6875.00	110	6875.00	94	6875.00
93	6875.00	111	6875.00	95	6875.00
94	6875.00	112	6875.00	96	6875.00
95	6875.00	113	6875.00	97	6875.00
96	6875.00	114	6875.00	98	6875.00
97	6875.00	115	6875.00	99	6875.00
98	6875.00	116	6875.00	100	6875.00
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109	6875.00	127	6875.00	111	6875.00
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126	6875.00	144	6875.00	128	6875.00
127	6875.00	145	6875.00	129	6875.00
128	6875.00	146	6875.00	130	6875.00
129	6875.00	147	6875.00	131	6875.00
130	6875.00	148	6875.00	132	6875.00
131	6875.00	149	6875.00	133	6875.00
132	6875.00	150	6875.00	134	6875.00
133	6875.00	151	6875.00	135	6875.00
134	6875.00	152	6875.00	136	6875.00
135	6875.00	153	6875.00	137	6875.00
136	6875.00	154	6875.00	138	6875.00
137	6875.00	155	6875.00	139	6875.00
138	6875.00	156	6875.00	140	6875.00
139	6875.00	157	6875.00	141	6875.00
140	6875.00	158	6875.00	142	6875.00
141	6875.00	159	6875.00	143	6875.00
142	6875.00	160	6875.00	144	6875.00
143	6875.00	161	6875.00	145	6875.00
144	6875.00	162	6875.00	146	6875.00
145	6875.00	163	6875.00	147	6875.00
146	6875.00	164	6875.00	148	6875.00
147	6875.00	165	6875.00	149	6875.00
148	6875.00	166	6875.00	150	

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO THEIR RECORDED BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DATE OF 2/24/24

ENGINEERING DIRECTOR
 PLANNING COMMISSION CERTIFICATE 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 PLATS WITH THE EXCEPTION OF ANY VARIANCES, VARIATIONS OR NOTES ON THIS PLAT AND THAT THE CITY OF KNOXVILLE PLANNING COMMISSION HAS REVIEWED AND APPROVED FOR RECORDING ON THIS DATE OF 2/24/24 AND THAT THE RECORDING COMMISSION HAS REVIEWED AND APPROVED FOR RECORDING ON THIS DATE OF 2/24/24 AND THAT THE RECORDING COMMISSION HAS REVIEWED AND APPROVED FOR RECORDING ON THIS DATE OF 2/24/24 AND THAT THE RECORDING COMMISSION HAS REVIEWED AND APPROVED FOR RECORDING ON THIS DATE OF 2/24/24

SIGNED: _____ 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.

NORTHEAST KNOX UTILITY DISTRICT
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY 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
 K.U.B.
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE

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 THE 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: _____

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 STORMWATER PLANS WHICH WERE APPROVED THE DATE OF 2/24/24

SIGNED: _____

DATE: _____

DEPT: _____

TITLE: _____

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 PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE PLANNING COMMISSION SUBDIVISION REGULATIONS AND THE KNOX COUNTY PLANNING COMMISSION SUBDIVISION REGULATIONS AS DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR THIS PROJECT AND THAT THE SURVEY HAS 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 AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams
 REGISTERED LAND SURVEYOR DATE: 2/14/24

TENNESSEE CERTIFICATE NO. 1314

CERTIFICATION OF ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES, TENNESSEE PLATE BOARD P.L.B. 100-01-001, AND THE KNOXVILLE PLANNING COMMISSION SUBDIVISION REGULATIONS AND THE KNOX COUNTY PLANNING COMMISSION SUBDIVISION REGULATIONS AS DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION FOR THIS PROJECT AND THAT THE SURVEY HAS 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 AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams
 REGISTERED LAND SURVEYOR DATE: 2/14/24

TENNESSEE CERTIFICATE NO. 1314

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

CITY TAX CLERK: SIGNED: _____ DATE: _____

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 PLANNING COMMISSION SUBDIVISION REGULATIONS AND THE KNOX COUNTY PLANNING COMMISSION SUBDIVISION REGULATIONS AND THE ADDRESSING RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____

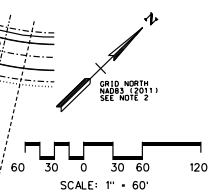
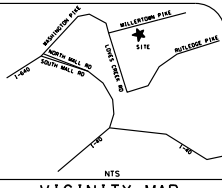
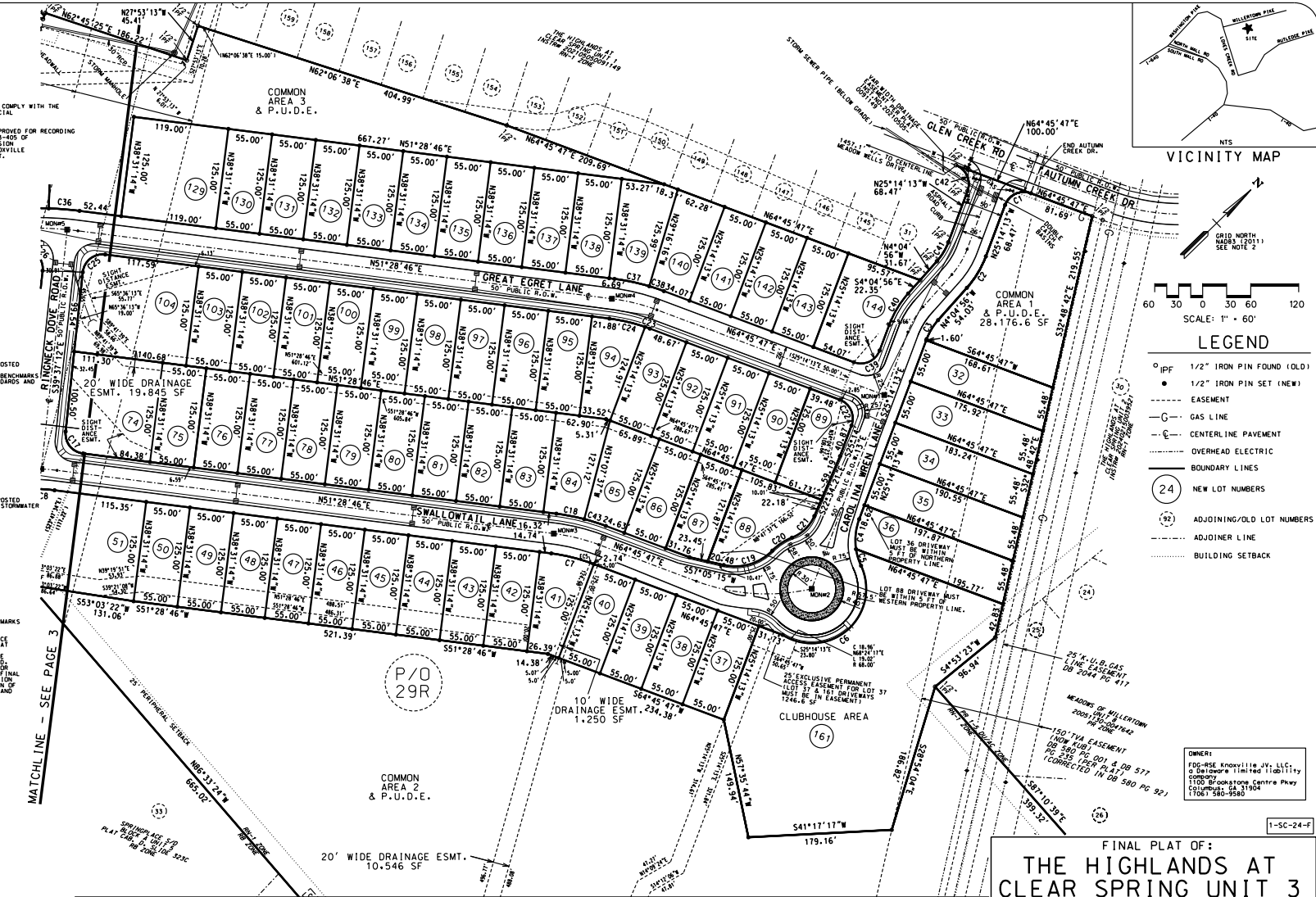
DATE: _____

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

ZONING SHOWN ON OFFICIAL MAP

DATE: _____

BY _____



MATCHLINE - SEE PAGE 4

20' WIDE DRAINAGE ESMT. 10.546 SF

10' WIDE DRAINAGE ESMT. 1.250 SF

CLUBHOUSE AREA

COMMON AREA 2 & P.U.D.E.

COMMON AREA 3 & P.U.D.E.

P/O 29R

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3
 RESUBDIVISION OF LOT 29R OF UNIT 1, CLEAR SPRING PLANTATION
 AUTUMN CREEK DRIVE
 KNOXVILLE, TENNESSEE
 CLT MAP 60 W E PARCEL P/O 103-01
 CITY OF KNOXVILLE WARD 32 BLOCK 32546
 DATE: FEB. 14, 2024

OWNER:
 FOG-REE Knoxville JV, LLC,
 a Delaware limited liability
 company
 1100 Brookstone Centre Pkwy
 Columbia, GA 31004
 17667-580-9580

1-SC-24-F

W. SCOTT WILLIAMS & ASSOCIATES
 4538 Annals Way, Suite 3702
 Knoxville, TN 37921
 P: 615 625 6258
 E: williams@wscottwilliams.com

CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

STATE OF TENNESSEE
 SCOTT WILLIAMS
 REGISTERED LAND SURVEYOR
 NO. 1914
 EXPIRES 2/14/24

OWNER'S Responsibility Note
 The property owner(s) is/are responsible for providing stormwater facilities on this property. See Government Document recorded with the Registrar of Deeds by Instrument No. 2088010200206 & 20200110041870.

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) CERTIFICATION STAMP:
 STATE OF _____ COUNTY OF _____
 I, _____ DO HEREBY BE THE PERSON BEFORE ME PERSONALLY APPEARED TO ME WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.
 WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.
 BY _____ MY COMMISSION EXPIRES _____ YEAR "SEAL"

SEE PAGE 1 FOR ADDITIONAL PLAT NOTES
 PAGE 2 OF 4

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DAY OF 2024.

ENGINEERING DIRECTOR
 PLANNING COMMISSION CERTIFICATE 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 WILKETS OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS DAY OF 2024, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 153-402 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: _____

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.
 NORTHWEST KNOX UTILITY DISTRICT
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY 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.
 K.U.B.
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY DATE: _____
 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 PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.
 SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____

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 STORMWATER PLANS WHICH HAVE BEEN APPROVED BY THE CITY OF KNOXVILLE.
 SIGNED: _____ DATE: _____
 DEPT: _____ TITLE: _____

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 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 WHICH HAVE BEEN TITLED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, AND THAT 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 AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR DATE: 2/14/24
 TENNESSEE CERTIFICATE NO. 1914

CERTIFICATION OF ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES, TENNESSEE STATE BOARD OF LAND SURVEYING, AND THE STANDARDS OF PRACTICE SET FORTH IN THE PRELIMINARY SURVEY REPORT. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRELIMINARY SURVEY REPORT AND THE STANDARDS OF PRACTICE SET FORTH IN THE PRELIMINARY SURVEY REPORT.

REGISTERED LAND SURVEYOR DATE: 2/14/24
 TENNESSEE CERTIFICATE NO. 1914

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

CITY TAX CLERK: SIGNED: _____ DATE: _____
 KNOX COUNTY TRUSTEE: SIGNED: _____ DATE: _____

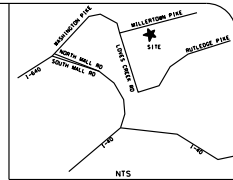
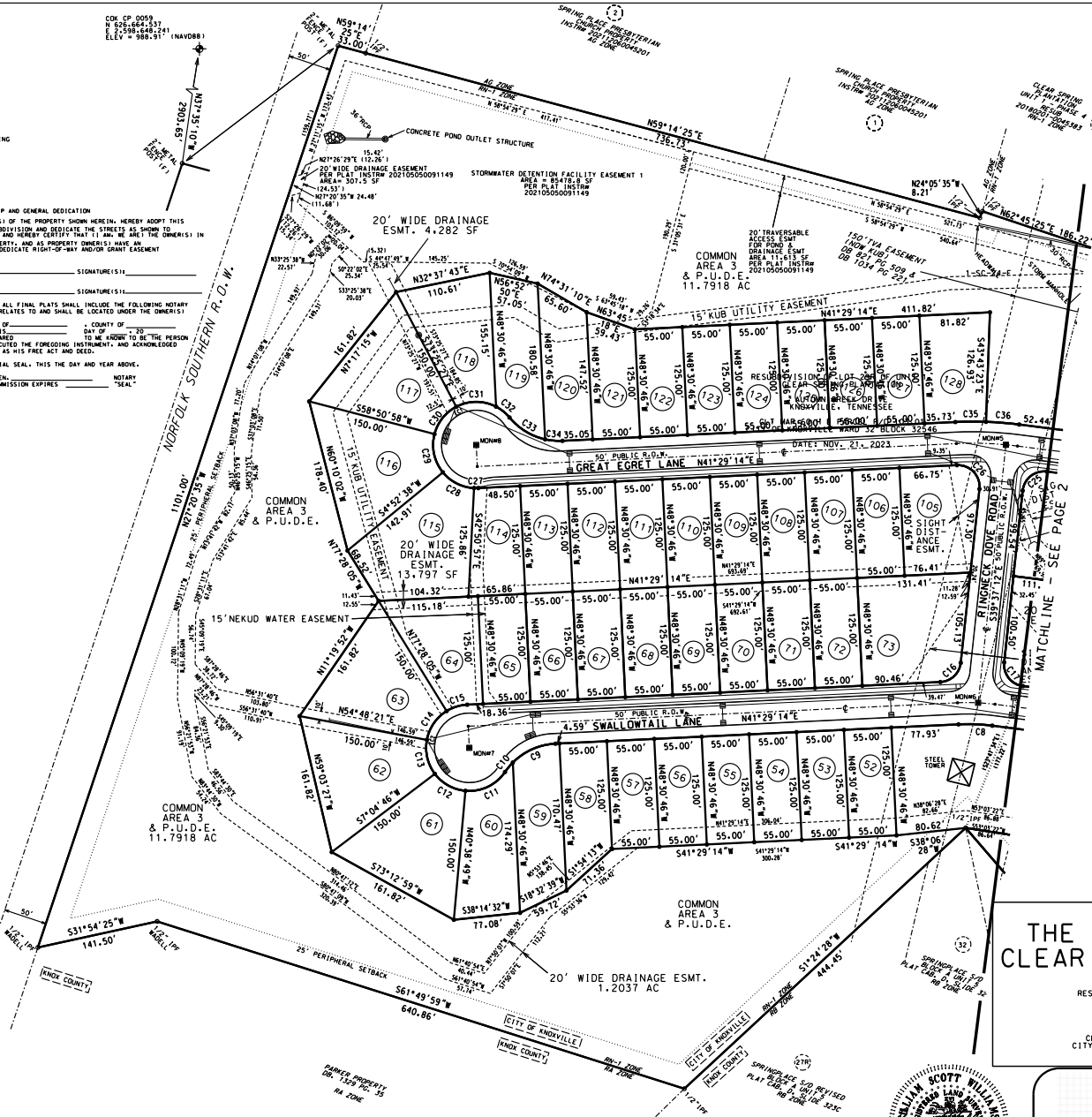
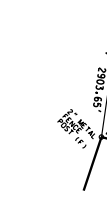
ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE-KNOX COUNTY ADDRESSING DEPARTMENT CERTIFICATION AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

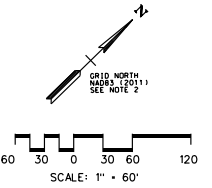
ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:
 ZONING SHOWN ON OFFICIAL MAP

DATE: _____ BY: _____

COK OP 0099
 N 925.684-531
 E 2378.648-241
 ELEV 989.917 (NAV88)



VICINITY MAP



SCALE: 1" = 60'

LEGEND

- 1/2" IRON PIN FOUND (OLD)
- 1/2" IRON PIN SET (NEW)
- EASEMENT
- G- GAS LINE
- E- CENTERLINE PAVEMENT
- E- OVERHEAD ELECTRIC
- BOUNDARY LINES
- (24) NEW LOT NUMBERS
- (92) ADJOINING/OLD LOT NUMBERS
- ADJOINER LINE
- BUILDING SETBACK

OWNER:
 FOG-REE Knoxville JV, LLC,
 a Delaware limited liability
 company
 1100 Brookstone Centre Pkwy
 Columbus, GA 31904
 17667-580-9580

1-SC-24-F

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3

RESUBDIVISION OF LOT 29R OF UNIT 1,
 CLEAR SPRING PLANTATION
 AUTUMN CREEK DRIVE
 KNOXVILLE, TENNESSEE
 CLT MAP 80 W E PARCEL PVD 103-01
 CITY OF KNOXVILLE WARD 32 BLOCK 32546
 DATE: FEB. 14, 2024

JOB #1843



W. SCOTT WILLIAMS & ASSOCIATES
 4538 Annals Way, Knoxville, Tennessee 37921
 P: 865.642.8889
 E: williams@wscottwilliams.com
 CONSULTING CIVIL ENGINEERING LAND SURVEYING

Owner's Responsibility Note
 The property owner(s) is (are) responsible for maintaining stormwater facilities on this property. See Covenants document describing the maintenance responsibilities. See Instrument No. 20080789025026 & 20200110041610.

CERTIFICATION BY THE KNOXVILLE DEPARTMENT OF ENGINEERING
 ALL FINAL PLATS WITHIN THE CITY OF KNOXVILLE SHALL BE CERTIFIED BY THE KNOXVILLE DEPARTMENT OF ENGINEERING PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:
 CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
 THE KNOXVILLE DEPARTMENT OF ENGINEERING HEREBY APPROVES THIS PLAT ON THIS DAY OF 2020

ENGINEERING DIRECTOR
 PLANNING COMMISSION CERTIFICATE 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 2020 AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 153-1402 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: _____
 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.
 NORTHWEST KNOX UTILITY DISTRICT
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ 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.
 K.U.V.B.
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____
 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: _____

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 STORMWATER PLANS WHICH WERE APPROVED THE ____ DAY OF _____, 20____.

SIGNED: _____
 DATE: _____
 DEPT: _____
 TITLE: _____

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 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. RECEIPTS HAS BEEN PREPARED, 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, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams
 REGISTERED LAND SURVEYOR _____ DATE: 2/14/24
 TENNESSEE CERTIFICATE NO. 1914

CERTIFICATION OF ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES, TENNESSEE PLATE BOARD OF SURVEYING AND MAPPING, STANDARDS OF PRACTICE, BOARD OF PRACTICE AND THE REGULATIONS OF THE BOARD OF PRACTICE. THE BOARD OF PRACTICE OF THE UNADJUSTED SURVEY IS 1101000 AS SHOWN HEREON. THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams
 REGISTERED LAND SURVEYOR _____
 TENNESSEE CERTIFICATE NO. 1914
 DATE: 2/14/24

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

CITY TAX CLERK: SIGNED: _____ DATE: _____
 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 REGULATIONS, AND THESE REGULATIONS.

SIGNED: _____
 DATE: _____

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

ZONING SHOWN ON OFFICIAL MAP

DATE: _____
 BY: _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPt THIS AS INCURRY 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.

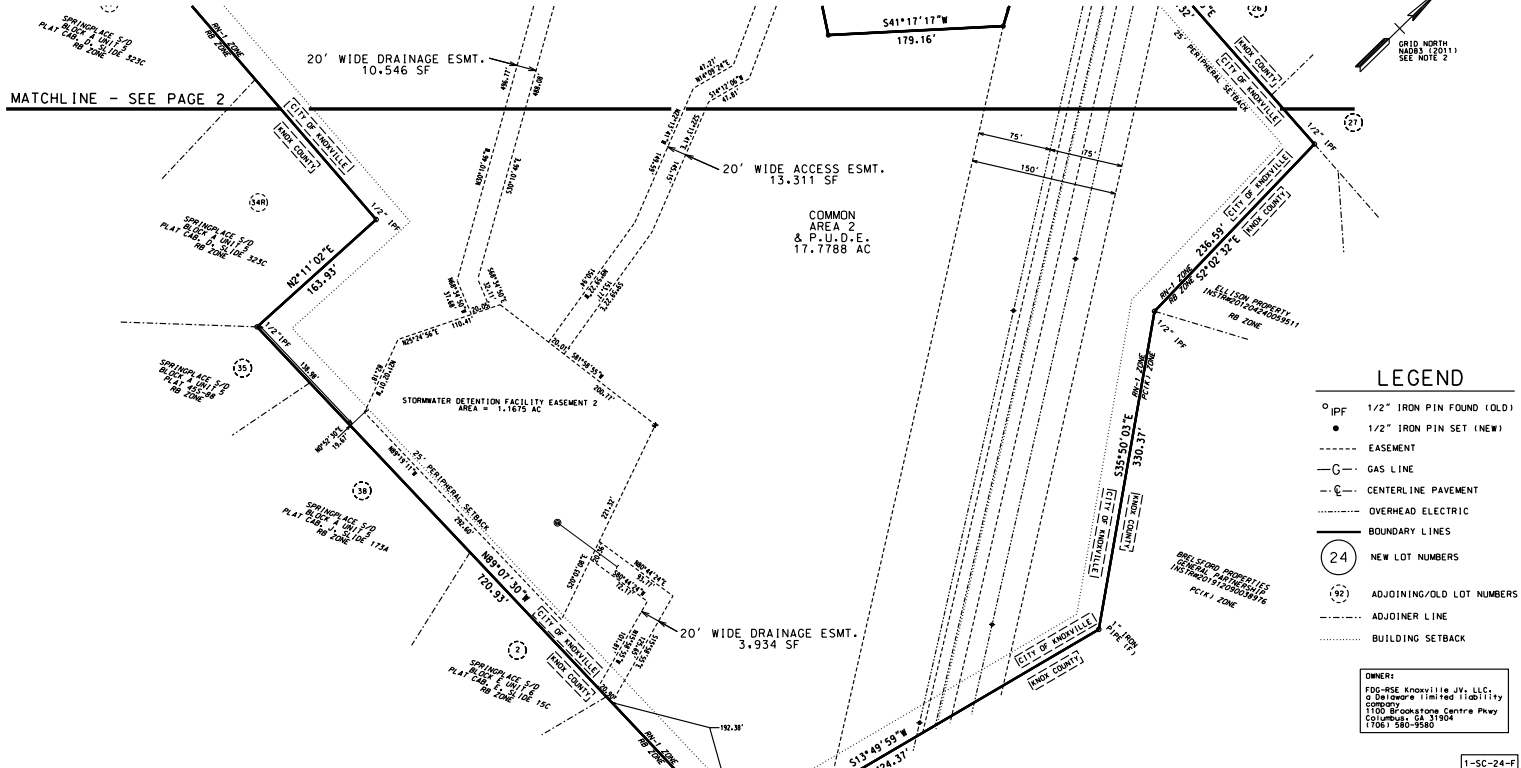
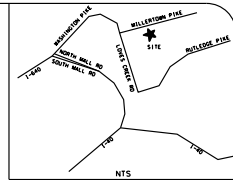
OWNER(S) PRINTED NAME: _____ SIGNATURE(S): _____
 DATE: _____ SIGNATURE(S): _____

IN THE CITY OF KNOXVILLE, ALL FINAL PLATS SHALL INCLUDE THE FOLLOWING NOTARY CERTIFICATION STAMP THAT RELATES TO AND SHALL BE LOCATED UNDER THE OWNER(S) CERTIFICATION STAMP.

STATE OF _____ COUNTY OF _____
 I, _____ DO HEREBY BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE.
 WRITTEN: _____ NOTARY SEAL
 MY COMMISSION EXPIRES _____

Owner's Responsibility Note
 The property owner(s) is/are responsible for pointing/stormwater facilities on this property. See Governmental records with the Register of Deeds for Instrument Nos. 2080109002206 & 20200110041870.



- LEGEND**
- I.P.F. 1/2" IRON PIN FOUND (OLD)
 - 1/2" IRON PIN SET (NEW)
 - EASEMENT
 - G — GAS LINE
 - C — CENTERLINE PAVEMENT
 - OVERHEAD ELECTRIC
 - BOUNDARY LINES
 - 24 ○ NEW LOT NUMBERS
 - 24 ○ ADJOINING/OLD LOT NUMBERS
 - ADJOINER LINE
 - BUILDING SETBACK

OWNER:
 FOG-REE Knoxville JV, LLC,
 a Delaware limited liability
 company
 1100 Brookstone Centre Pkwy
 Columbus, GA 31904
 17067-580-9580

FINAL PLAT OF:
THE HIGHLANDS AT CLEAR SPRING UNIT 3
 RESUBDIVISION OF LOT 29R OF UNIT 1,
 CLEAR SPRING PLANTATION
 AUTUMN CREEK DRIVE
 KNOXVILLE, TENNESSEE
 CLT MAP 80 W E PARCEL PLO 103-01
 CITY OF KNOXVILLE WARD 32 BLOCK 32546
 DATE: FEB. 14, 2024



W. SCOTT WILLIAMS & ASSOCIATES
 4538 Annaba Way
 Knoxville, Tennessee 37921
 P O # 1805 692-8889
 E-MAIL: wsw@scottwilliams.com
 CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

SEE PAGE 1 FOR ADDITIONAL PLAT NOTES
PAGE 4 OF 4



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

11/29/2023	1/11/2024	1-SC-24-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 & Associates

Name / Company

4530 Annalee Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Trans-South Properties G P	2368 McCampbell Well Way Louisville TN 3777	865-567-0071
Owner Name (if different)	Owner Address	Owner Phone / Email

2175 Glen Creek Rd.

Property Address

60 H E 103 01 (part of)	58.2901 acres
Parcel ID	Tract Size

Knoxville Utilities Board	Northeast Knox Utility District	No
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

South of Glen Creek Road and Autumn Creek Drive

General Location

<input checked="" type="checkbox"/> City	Council District 4	RN-1 (Single-Family Residential Neighborhood), HP
<input type="checkbox"/> County	District	Zoning District
		Existing Land Use

Northeast County	Urban Growth Area (Inside City Limits)
Planning Sector	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

The Highlands At Clear Spring	Related Rezoning File Number
Proposed Subdivision Name	
<u>3</u>	<u>114</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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

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
\$2,780.00	
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	11/29/2023
	Please Print	Date

Phone / Email

Property Owner Signature	Trans-South Properties G P	11/29/2023
	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

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

File Number(s)

1-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

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

Septic (Y/N)

STAFF USE ONLY

South of Glen Creek Rd/Autumn Creek Dr

58.2901 acres

General Location

Tract Size

RN-1/HP

AgForVac

City County

District

Zoning District

Existing Land Use

Northeast County

LDR/HP

Urban Growth

Planning Sector

Sector Plan Land Use Classification

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

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) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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
0203	\$2780	
Fee 2		\$2780.00
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

Applicant Signature

Please Print

Date

Phone Number

Email

11/27 SS

Property Owner Signature

Please Print

Date Paid