



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: February 24, 2025  
RE: Agenda # 26, File # 3-SB-25-F  
Final Plat of Winding Meadows Subdivision

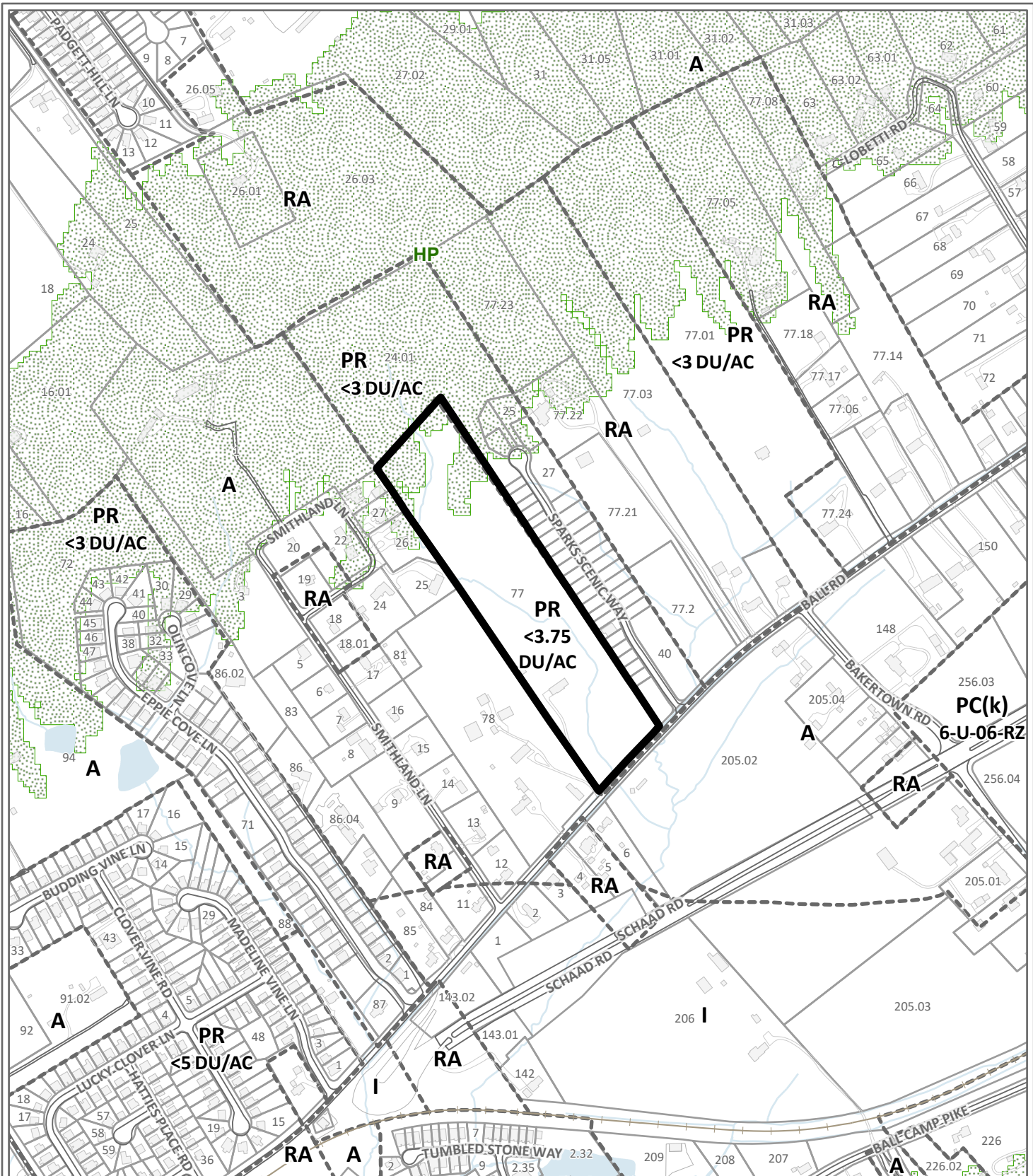
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**Recommendation**

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 1/11/2024 as Planning Case File # 1-SD-24-C.

**Associated Case and Decision**

File # 1-SD-24-C: Approved by the Planning Commission 1/11/2024  
File # 1-C-24-DP: Approved by the Planning Commission 1/11/2024



**FINAL SUBDIVISION PLAT**

**3-SB-25-F**

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

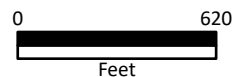


Final Plat For: The Final Plat of Winding Meadows S/D

**Original Print Date:** 1/31/2025

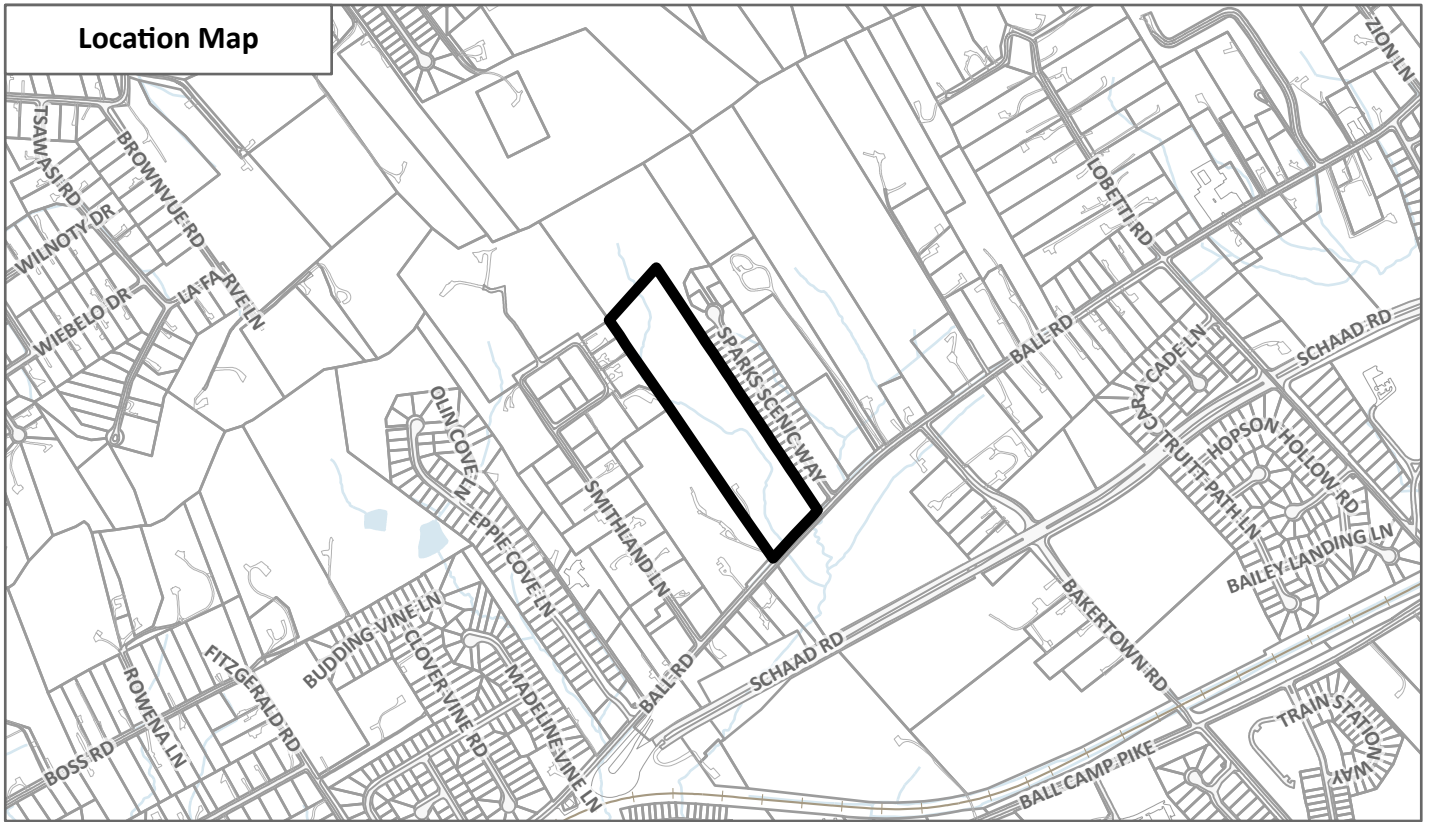
Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 91  
**Jurisdiction:** County

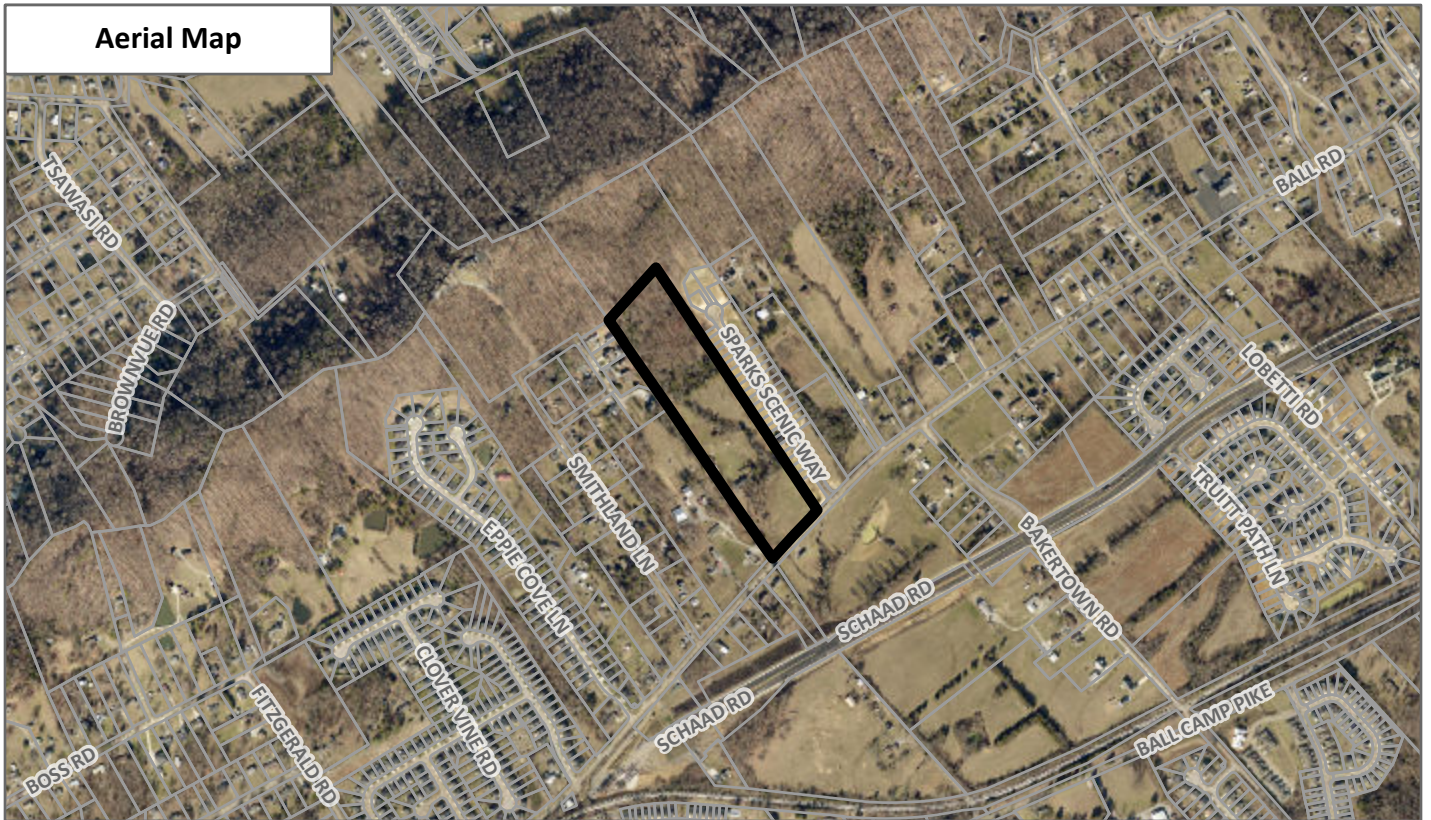


# Exhibit A. Contextual Images

Location Map



Aerial Map



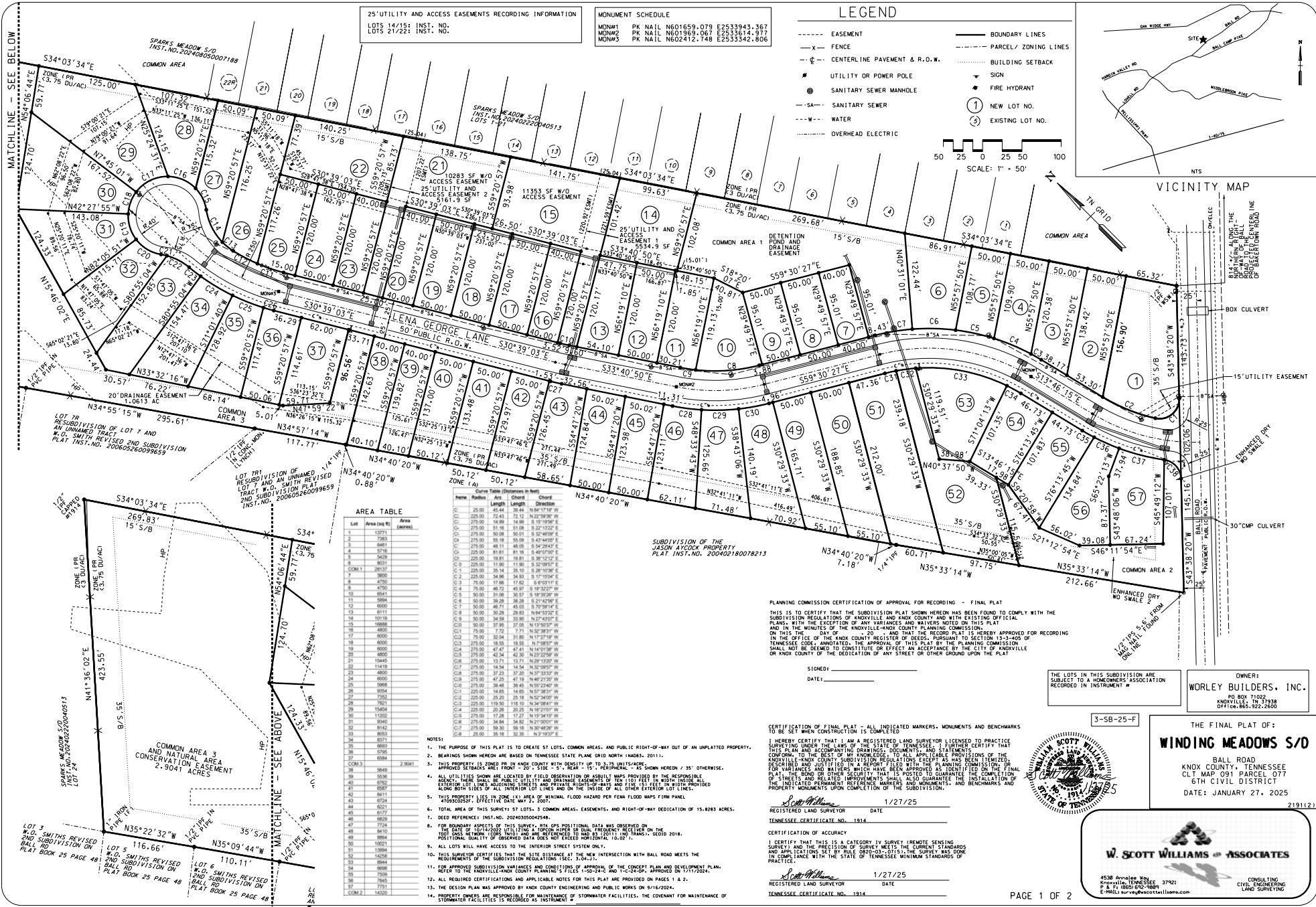
CONTEXTUAL MAPS 1

3-SB-25-F



Case boundary

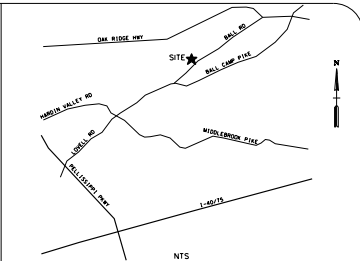
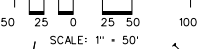
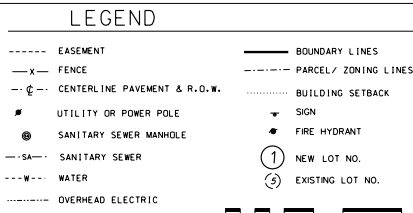




25' UTILITY AND ACCESS EASEMENTS RECORDING INFORMATION  
 LOTS 14/15: INST. NO.  
 LOTS 21/22: INST. NO.

MONUMENT SCHEDULE

|       |         |              |              |
|-------|---------|--------------|--------------|
| MON#1 | PK NAIL | NO.01659.079 | E2533943.367 |
| MON#2 | PK NAIL | NO.01969.067 | E2533614.377 |
| MON#3 | PK NAIL | NO.02412.748 | E2533342.806 |



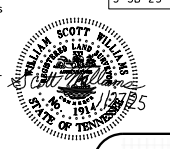
AREA TABLE

| Lot   | Area (sq ft) | Area (acres) |
|-------|--------------|--------------|
| 1     | 12771        | 0.291        |
| 2     | 6481         | 0.149        |
| 3     | 6481         | 0.149        |
| 4     | 6481         | 0.149        |
| 5     | 6481         | 0.149        |
| 6     | 6481         | 0.149        |
| 7     | 6481         | 0.149        |
| 8     | 6481         | 0.149        |
| 9     | 6481         | 0.149        |
| 10    | 6481         | 0.149        |
| 11    | 6481         | 0.149        |
| 12    | 6481         | 0.149        |
| 13    | 6481         | 0.149        |
| 14    | 6481         | 0.149        |
| 15    | 6481         | 0.149        |
| 16    | 6481         | 0.149        |
| 17    | 6481         | 0.149        |
| 18    | 6481         | 0.149        |
| 19    | 6481         | 0.149        |
| 20    | 6481         | 0.149        |
| 21    | 6481         | 0.149        |
| 22    | 6481         | 0.149        |
| 23    | 6481         | 0.149        |
| 24    | 6481         | 0.149        |
| 25    | 6481         | 0.149        |
| 26    | 6481         | 0.149        |
| 27    | 6481         | 0.149        |
| 28    | 6481         | 0.149        |
| 29    | 6481         | 0.149        |
| 30    | 6481         | 0.149        |
| 31    | 6481         | 0.149        |
| 32    | 6481         | 0.149        |
| 33    | 6481         | 0.149        |
| 34    | 6481         | 0.149        |
| 35    | 6481         | 0.149        |
| 36    | 6481         | 0.149        |
| 37    | 6481         | 0.149        |
| 38    | 6481         | 0.149        |
| 39    | 6481         | 0.149        |
| 40    | 6481         | 0.149        |
| 41    | 6481         | 0.149        |
| 42    | 6481         | 0.149        |
| 43    | 6481         | 0.149        |
| 44    | 6481         | 0.149        |
| 45    | 6481         | 0.149        |
| 46    | 6481         | 0.149        |
| 47    | 6481         | 0.149        |
| 48    | 6481         | 0.149        |
| 49    | 6481         | 0.149        |
| 50    | 6481         | 0.149        |
| 51    | 6481         | 0.149        |
| 52    | 6481         | 0.149        |
| 53    | 6481         | 0.149        |
| 54    | 6481         | 0.149        |
| 55    | 6481         | 0.149        |
| 56    | 6481         | 0.149        |
| 57    | 6481         | 0.149        |
| TOTAL | 369612       | 8.400        |

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT  
 TO BE SET WHEN CONSTRUCTION IS COMPLETED  
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HERON 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 DAY OF JANUARY 20, 2025 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: \_\_\_\_\_

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A HOMEOWNERS ASSOCIATION RECORDED IN INSTRUMENT # \_\_\_\_\_  
 OWNER:  
**WORLEY BUILDERS, INC.**  
 PO BOX 71022  
 KNOXVILLE, TN 37938  
 615.446.865.922.2600



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 OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED AND NOTED ON THIS PLAT AND IN THE MINUTES OF THE PLANNING COMMISSION, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS, WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT, THE BOUND 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 1/27/25  
 REGISTERED LAND SURVEYOR DATE  
 TENNESSEE CERTIFICATE NO. 1914

CERTIFICATION OF ACCURACY  
 I CERTIFY THAT THIS IS A CATEGORY IV SURVEY (REMOTE SENSING SURVEY) AND THE PRECISION OF SURVEY MEETS THE CURRENT STANDARDS IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams 1/27/25  
 REGISTERED LAND SURVEYOR DATE  
 TENNESSEE CERTIFICATE NO. 1914

THE FINAL PLAT OF:  
**WINDING MEADOWS S/D**  
 BALL ROAD  
 KNOX COUNTY, TENNESSEE  
 CLT MAP 031 PARCEL 077  
 6TH CIVIL DISTRICT  
 DATE: JANUARY 27, 2025  
 2191121

**W. SCOTT WILLIAMS & ASSOCIATES**  
 4538 Annalee Way 37621  
 P O # 1855 624-8889  
 E-MAIL: wsw@wscottwilliams.com  
 CONSULTING  
 CIVIL ENGINEERING  
 LAND SURVEYING

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS  
 ALL FINAL PLATS WITHIN KNOX COUNTY SHALL BE CERTIFIED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS PRIOR TO FINAL CERTIFICATION BY THE PLANNING COMMISSION AND SHALL BE INCLUDED ON THE PLAT AS FOLLOWS:  
 KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS  
 THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

ENGINEERING DIRECTOR

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

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

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

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: \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

WEST KNOX UTILITY DISTRICT  
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

WEST KNOX UTILITY DISTRICT  
 UTILITY PROVIDER

AUTHORIZED SIGNATURE FOR UTILITY \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE OR KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

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

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 ENSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS, INCLUDING PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS, AND OTHER 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 ENSURE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

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

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

DEPT: \_\_\_\_\_

TITLE: \_\_\_\_\_

ZONING: \_\_\_\_\_

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_

DATE \_\_\_\_\_

BY \_\_\_\_\_

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 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: \_\_\_\_\_

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 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 AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

Scott Williams 1/27/25

REGISTERED LAND SURVEYOR DATE

TENNESSEE CERTIFICATE NO. 1914

CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS IS A CATEGORY IV SURVEY (REMOTE SENSING SURVEY) AND THE PRECISION OF SURVEY MEETS THE CURRENT STANDARDS AND APPLICATIONS SET BY RULES 0802-03-017(1). THE SURVEY WAS DONE IN COMPLIANCE WITH THE STATE OF TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Scott Williams 1/27/25

REGISTERED LAND SURVEYOR DATE

TENNESSEE CERTIFICATE NO. 1914

3-SB-25-F



OWNER:  
**WORLEY BUILDERS, INC.**  
 PO BOX 71022  
 KNOXVILLE, TN 37988  
 OFFICE: 865.922.2600

THE FINAL PLAT OF:  
**WINDING MEADOWS S/D**  
 BALL ROAD  
 KNOX COUNTY, TENNESSEE  
 CLI MAP 0511 PARCEL 077  
 6TH CIVIL DISTRICT  
 DATE: JANUARY 27, 2025  
 2191121

**W. SCOTT WILLIAMS & ASSOCIATES**  
 4538 Annaba Way  
 Knoxville, Tennessee 37921  
 P O # 18055 692-9889  
 E-MAIL: survey@scottwilliams.com  
 CONSULTING  
 CIVIL ENGINEERING  
 LAND SURVEYING



# 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.<br>Applicant Name   | Engineer<br>Affiliation                   |
| 1/27/2025<br>Date Filed  | 3/13/2025<br>Meeting Date (if applicable) |
| File Number(s)<br><div style="border: 1px solid black; padding: 10px; display: inline-block; color: red; font-weight: bold;">3-SB-25-F</div> |   |

### 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<br>Name      | W. SCOTT WILLIAMS & ASSOC.<br>Company |
| 4530 ANNALEE WAY<br>Address | KNOXVILLE TN 37921<br>City State ZIP  |
| 865-692-9809<br>Phone       | WSCOTTWILL@COMCAST.NET<br>Email       |

### CURRENT PROPERTY INFO

|  |  |                                      |
|--|--|--------------------------------------|
| Worley Builders Inc.<br>Property Owner Name (if different) | PO BOX 71022 KNOXVILLE, TN 37938<br>Property Owner Address | 865-922-2600<br>Property Owner Phone |
| 6925 Ball Rd.<br>Property Address                          | 091 077<br>Parcel ID                                       |                                      |
| WKUD<br>Sewer Provider                                     | WKUD<br>Water Provider                                     | N<br>Septic (Y/N)                    |

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

**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) \_\_\_\_\_

**SUBDIVISION REQUEST**

The Final Plat of  
*Winding Meadow S/D*

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

Total Number of Lots Created  
*57*

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   |
|-------|---------|---------|
| 0203  | \$1,700 | \$2,450 |
| Fee 2 |         |         |
| 0208  | \$750   |         |
| Fee 3 |         |         |

**AUTHORIZATION**

**By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**

*Scott Williams*  
Applicant Signature

SCOTT WILLIAMS / ENGINEER  
Print Name / Affiliation

*1/27/25*  
Date

*865-692-9809*  
Phone Number

WSCOTTWILL@COMCAST.NET  
Email

Property Owner Signature

Please Print

Date Paid