



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 12-SC-22-C

**AGENDA ITEM #:** 33

12-C-22-DP

**AGENDA DATE:** 12/8/2022

► **SUBDIVISION:** THE PRESERVE AT WHITES CREEK

► **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Randy Guinard Cafe International LLC

TAX IDENTIFICATION: 59 00201,002

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 4760 BEVERLY RD (0 NEW BEVERLY BAPTIST CHURCH RD)

► **LOCATION:** Northeast side of Beverly Rd, north of Greenway Dr

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Whites Creek

► **APPROXIMATE ACREAGE:** 84.56 acres

► **ZONING:** PR (Planned Residential), F (Floodway)

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

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Industrial, Agricultural/Forestry/Vacant -- I-G (General Industrial), I (Industrial)  
South: Single family residential, Rural residential, agricultural/forestry/vacant, Office, and Industrial -- RB (General Residential), RA (Low Density Residential), I (Industrial), A (Agricultural)  
East: Agricultural/forestry/vacant -- RB (General Residential), I (General Industrial), F (Floodway)  
West: Agricultural/forestry/vacant -- I-G (General Industrial District), HP (Hillside Protection Overlay), F (Floodplain Overlay)

► **NUMBER OF LOTS:** 196

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

ACCESSIBILITY: Access is via Beverly Road, a major collector with a pavement width of 21-ft within a right-of-way width of 48-ft.

► **SUBDIVISION VARIANCES REQUIRED:**  
1) REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67  
2) REDUCE ROAD A VERT. CURVE LENGTH FROM K=25 TO K=18.33 @ STA 0+93.22  
3) REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29  
4) REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+89.77

## STAFF RECOMMENDATION:

- **Postpone the concept plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**
  
- **Postpone the development plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**

## COMMENTS:

Staff is recommending postponement to allow additional time for staff and the applicant to discuss the items listed below.

- 1) The subdivision has 196 lots using a single entrance, which exceeds long-standing unwritten design policy requiring a second entrance or a boulevard entrance road design when a subdivision has more than 150 lots. A boulevard entrance road was requested by staff because a secondary access to a road that meets the County's minimum design standards is not likely. A stub-out is provided at the terminus of Road 'A' to the property to the east. However, its only viable road frontage is on McCampbell Road, which is a small, substandard street that frequently floods.
- 2) The applicant proposed a hybrid boulevard design because of the constraints on the north and south sides of the entrance road (steep slopes and floodplains). The boulevard is proposed with two 11-ft travel lanes separated by a 5-ft traversible median and a 1-ft wide drive-over curb on either side of the median. The median is proposed with a pervious paver system and a stormwater underdrain. The boulevard entrance road will not be recommended for acceptance as a public road.
- 3) The roads in the rest of the subdivision have a 24-ft pavement width, which does not meet the minimum pavement width of 26-ft. A 24-ft pavement width is not wide enough to allow on-street parking on both sides of the street and it isn't narrow enough to discourage on-street parking on both sides of the street.
- 4) A 15-ft minimum front yard setback is requested for the detached houses, which requires approval by the Board of Zoning Appeals. The Planning Commission cannot reduce the front yard setback below 20-ft for detached houses.
- 5) A 15-ft minimum front yard setback is requested for the attached houses. These range in width from 22-ft to 26-ft. The plan states that all detached and attached houses will have a 2-car garage. Floor plans are needed to verify that a 2-car garage is attainable in a 22-ft wide attached house, and that the garage is large enough to accommodate most vehicles. The concern is that the boulevard design pushes the travel lane to the curb line, and with the reduced front setback, vehicles that are parked on the driveway will be very close to the driving lane.
- 6) There are 9 guest parking spaces proposed for the 75 attached houses. The amount of guest parking may need to be increased since on-street parking will not be viable in the boulevard section. There are 5 guest parking spaces on the west side and 4 guest spaces on the east side of the attached houses.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

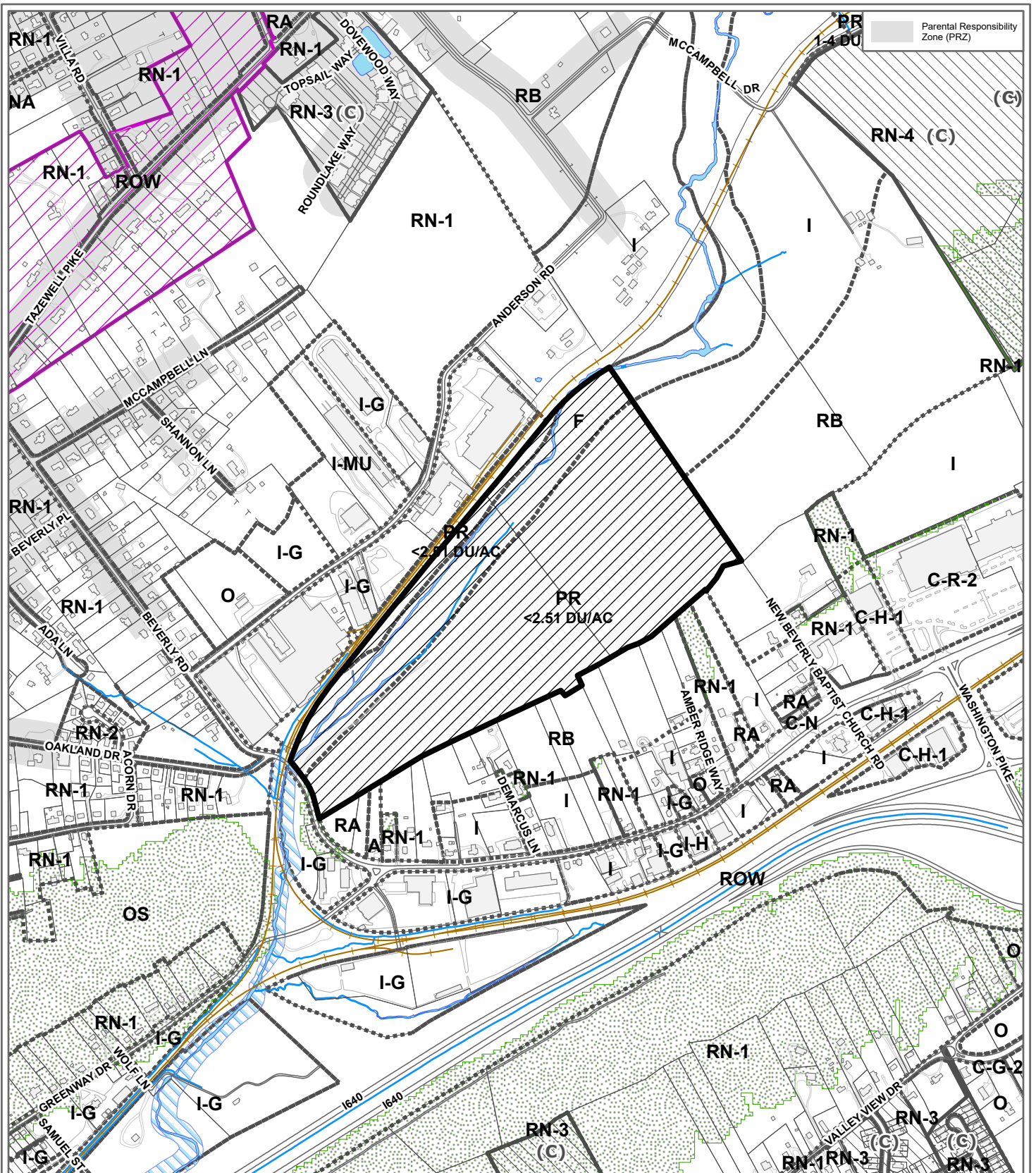
**ESTIMATED STUDENT YIELD:** 37 (public school children, grades K-12)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central 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.

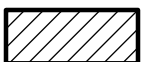
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**12-SC-22-C / 12-C-22-DP  
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: W. Scott Williams & Associates



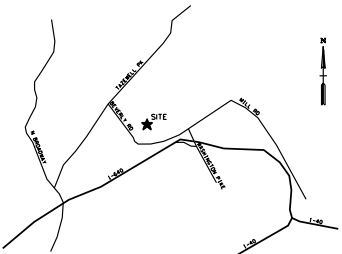
Attached and detached residential subdivision in PR (Planned Residential),  
F (Floodway)

Original Print Date: 11/15/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 59  
Jurisdiction: County  
0 870  
Feet







VICINITY MAP

NOTES:

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADINGS, DRAINAGE FACILITIES, ETC., MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.

THIS PROPERTY IS ZONED R-1 IN HICK COUNTY. REQUESTED ZONE IS PR.

BOUNDARY INFORMATION TAKEN FROM DEEDS. TOPOGRAPHY TAKEN FROM FIELD SURVEY AT 2' CONTOUR INTERVAL.

FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.

PROPERTY IS MOSTLY WOODED.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY LOCAL UTILITIES SHOWN FOR LOCATION ONLY.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

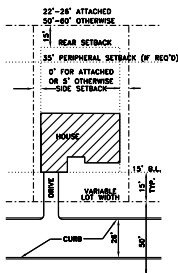
ALL ROADS TO BE DEDICATED PUBLIC RIGHT-OF-WAYS.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS ONLY.

ALL LOTS TO HAVE 2 CAR GARAGE.

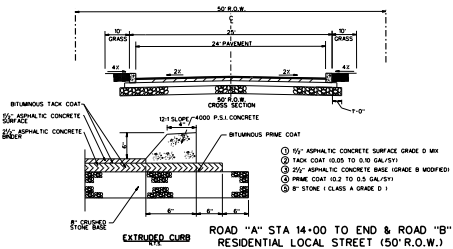
ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.

ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITIES, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' WIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' WIDE SIDE OF INTERIOR LOT PLUS OTHER EASEMENTS SHOWN.



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION

N.T.S.



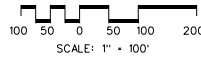
ROAD "A" STA 14+00 TO END & ROAD "B" RESIDENTIAL LOCAL STREET (50' R.O.W.)

SITE DATA

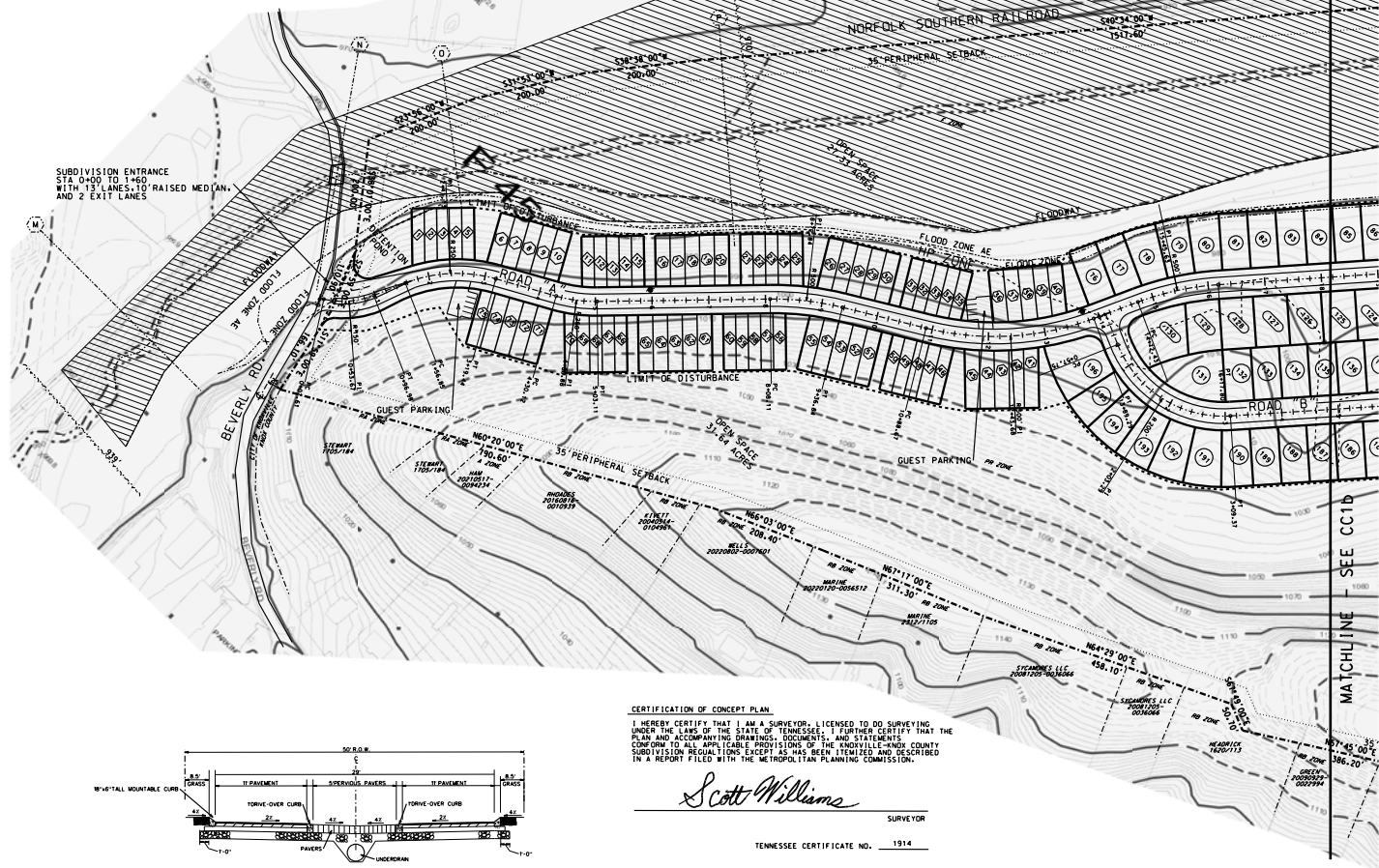
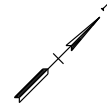
EXISTING:  
ZONING: PR & F  
DENSITY: LESS THAN 2.51 DU/AC  
BUILDING SETBACKS:  
FRONT - 15'  
SIDE - 5'  
REAR - 15'  
PERIPHERAL - 35'  
AREA: 84.56 ACRES +/-  
DENSITY: 196 LOTS AT 2.31 UNITS PER ACRE  
LOT SIZE: VARIES FROM 22'-60" WIDE X 80'-100' DEEP  
OPEN SPACE: 58.97 AC  
OSR = 10%  
PARKING:  
2 GARAGE SPACES PER LOT  
TOTAL DISTURBED AREA: 27.7 AC  
TOTAL DISTURBED AREA IN HP ZONE: 11.17 AC

LEGEND

- CENTERLINE PAVEMENT
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- PROPOSED LOT NO. - 22' WIDE ATTACHED
- PROPOSED LOT NO. - 26' WIDE ATTACHED
- PROPOSED LOT NO. - 50' WIDE DETACHED
- PROPOSED LOT NO. - 60' WIDE DETACHED



SCALE: 1" = 100'



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ALL ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS COMPLY WITH ALL APPLICABLE PROVISIONS OF THE KENTUCKY AND TENNESSEE SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Scott Williams

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

REQUESTED VARIANCES & ALTERNATIVE DESIGN STANDARDS:

- REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67
- REDUCE ROAD A VERT. CURVE LENGTH FROM 4+25 TO 4+18.33 @ STA 0+53.22
- REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29
- REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+69.77

12-SC-22-C / 12-C-22-DP  
Revised: 11/21/2022

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/21/22	PC COMM.

CONCEPT PLAN

THE PRESERVE AT  
WHITES CREEK

4740 BEVERLY ROAD  
CLT MAP 103 PARCELS 500 SEE 12-SC-22-C-01  
12-SC-22-C-12-C-22-DP



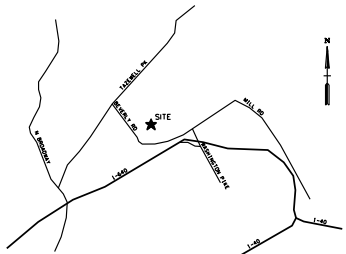
W. SCOTT WILLIAMS & ASSOCIATES  
2742  
CIVIL ENGINEERING  
LAND SURVEYING  
E-MAIL: scottwilliams@scottwilliams.net

CLIENT:  
CAFE INTERNATIONAL, LLC  
5408 FONTAIN GATE ROAD  
DUBLIN, OHIO 43017  
PH: 614.244.1800

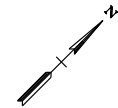
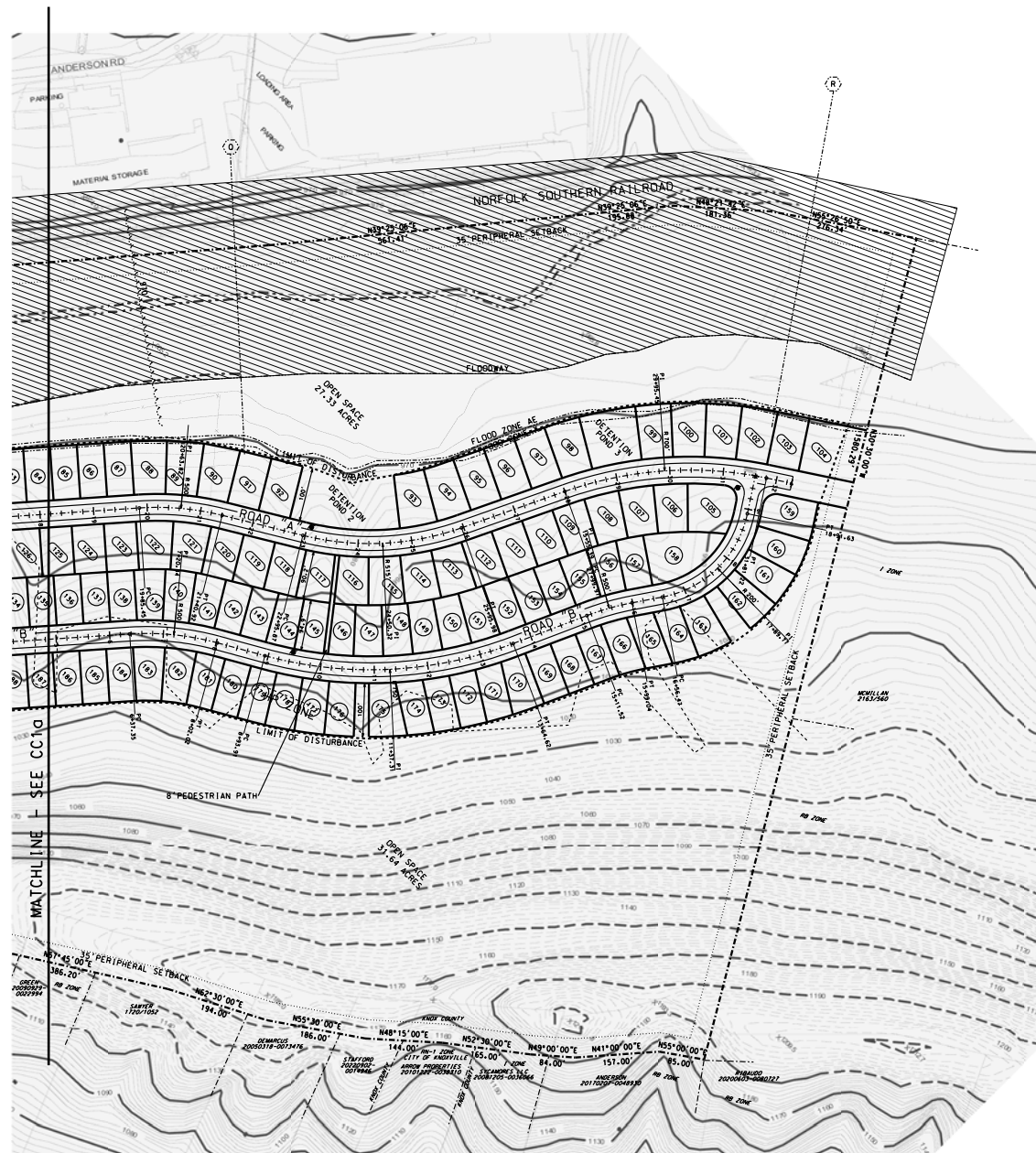
ORIGINAL ISSUE:  
OCT. 20, 2022

SHEET NO.  
CC1a

JOB NO. 1935



VICINITY MAP



LEGEND

- CENTERLINE PAVEMENT
- BOUNDARY LINES
- PARCEL/ZONING LINES
- BUILDING SETBACK
- PROPOSED FIRE HYDRANT
- ① PROPOSED LOT NO. - 22' WIDE ATTACHED
- ⑤ PROPOSED LOT NO. - 26' WIDE ATTACHED
- ⑩ PROPOSED LOT NO. - 50' WIDE DETACHED
- ⑫ PROPOSED LOT NO. - 60' WIDE DETACHED

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING ORDINANCES, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOX COUNTY SUBDIVISION REGULATION EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

*Scott Williams*

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	11/21/22	PC CORR.

CONCEPT PLAN  
THE PRESERVE AT  
WHITES CREEK  
4740 BEVERLY ROAD  
KNOXVILLE, TN 37922  
CLT MAP 153 PARCELS 1006 SEE 12-SC-22-C  
12-SC-22-C / 12-C-22-DP



CLIENT:  
CAFE INTERNATIONAL, LLC  
5408 FONTAINE GATE ROAD  
KNOXVILLE, TN 37922  
2022-11-21

ORIGINAL ISSUE:

OCT. 20, 2022

SHEET NO.

CC1b

JOB NO. 1935

12-SC-22-C / 12-C-22-DP  
Revised: 11/21/2022



12-SC-22-C / 12-C-22-DP  
Revised: 11/21/2022

FOR REVIEW - NOT FOR CONSTRUCTION

[illegible]

ROAD PROFILES  
THE PRESERVE AT  
WHITES CREEK  
4760 BEVERLY ROAD  
KNOX COUNTY, TENNESSEE  
CLT MAP 059 PARCELS 002 & .002



**W. SCOTT WILLIAMS & ASSOCIATES**  
CONSULTING  
CIVIL ENGINEERING  
LAND SURVEYING  
4530 Annalee Way  
Knoxville, TENNESSEE 37921  
P & F (865) 692-0889

CLIENT:

CALFE INTERNATIONAL • LLC

5408 FOUNTAIN GATE ROAD  
SUITE 100  
OFFICE: 865-244-8050

ORIGINAL ISSUE:  
OCT. 20, 2022

SHEET NO.

CC2

JOB NO. 1935

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. REDUCE ROAD A HORIZ. CURVE RADIUS FROM 250' TO 150' @ STA 0+53.67

Justify request by indicating hardship: Topographic steep slope limitations.

2. REDUCE ROAD A VERT. CURVE LENGTH FROM K=25 TO K=18.33 @ STA 0+93.22

Justify request by indicating hardship: Topographic steep slope limitations.

3. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 2+03.29

Justify request by indicating hardship: Topographic steep slope limitations.

4. REDUCE ROAD B HORIZ. CURVE RADIUS FROM 250' TO 200' @ STA 17+89.77

Justify request by indicating hardship: Topographic steep slope limitations.

5. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

William Scott Williams  
Signature

Digitally signed by William Scott Williams  
Date: 2022.11.21 15:19:30 -05'00'

11/21/22

Date





# 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

10/25/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-SC-22-C / 12-C-22-DP

File Number(s)

## CORRESPONDENCE

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

W. 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

Randy Guinard Cafe International LLC

Owner Name (if different)

2109 Dutch Valley Dr Knoxville TN 37918

Owner Address

865-244-8050

Owner Phone / Email

4760 BEVERLY RD / 0 NEW BEVERLY BAPTIST CHURCH RD

Property Address

59 00201,002

Parcel ID

Part of Parcel (Y/N)?

84.56 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northeast side of Beverly Rd, north of Greenway Dr

General Location

☐ City

Commission District 8

PR (Planned Residential), F (Floodway)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

North City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection), S

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit

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) **Attached and detached residential subdivision**

Related City Permit Number(s)

## SUBDIVISION REQUEST

**The Preserve at Whites Creek**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number   ☒ Split Parcels

**196**

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

**\$1,600.00**

Total

Fee 2

Fee 3

## AUTHORIZATION

**W. Scott Williams & Associates**

**10/25/2022**

Applicant Signature

Please Print

Date

Phone / Email

**Randy Guinard Cafe International LLC**

**10/25/2022**

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



# 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  
Applicant Name

Engineer  
Affiliation

10/24/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

File Number(s)

12-SC-22-C\_12-C-22-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 & ASSOCIATES  
Company

4530 Annalee way  
Address

Knoxville  
City

TN  
State

37921  
ZIP

865-692-9809  
Phone

wscottwill @ comcast.net  
Email

## CURRENT PROPERTY INFO

Cafe International LLC 2109 Dutch Valley Dr. Knox, TN 37918 865-244-8050  
Property Owner Name (if different) Property Owner Address Property Owner Phone

- ① 0 New Beverly Baptist Church Rd.  
② 4760 Beverly Rd.  
Property Address

059 002  
059 00201  
Parcel ID

KUB

Sewer Provider

KUB

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Northeast side of Beverly Rd, north of Greenway Dr

- ① Parcel to NW of (Approx 1200ft) Greenway Dr + New Beverly Baptist Church Rd.  
② Parcel to E of intersection of Beverly Rd + Greenway Dr.

General Location

84.56 acres

Tract Size

☐ City ☒ County

8  
8  
District

F and  
> PR < 2.51 DU/AC

Zoning District

> Ag for Vac

Existing Land Use

North City  
Planning Sector

LDR & HP & SP  
Sector Plan Land Use Classification

> Urban Growth  
Growth Policy Plan Designation

August 29, 2022

**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) Attached and detached residential subdivision**SUBDIVISION REQUEST**The Preserve at Whites Creek  
Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 196  
Total Number of Lots Created1-E-21-RZ☐ Other (specify) Attached and detached residential subdivision☐ 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

**ADDITIONAL REQUIREMENTS**

- ☐
- Design Plan Certification (
- Final Plat*
- )
- 
- ☐
- Use on Review / Special Use (
- Concept Plan*
- )
- 
- ☐
- Traffic Impact Study
- 
- ☐
- COA Checklist (
- Hillside Protection*
- )

Fee 1		Total  <
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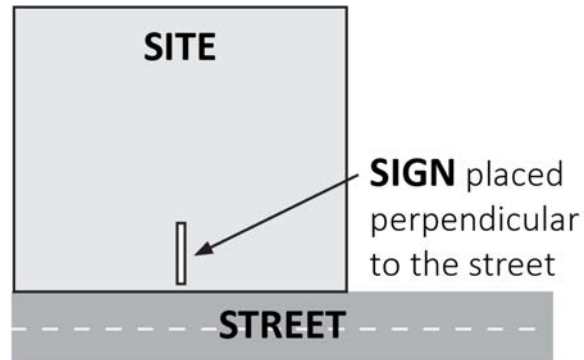
MR

**AUTHORIZATION**  
Applicant SignatureSCOTT WILLIAMS  
Please Print10/12/22  
Date865-692-9809  
Phone Numberwscothwill@comcast.net  
Email  
Property Owner SignatureRandy Guignard  
Please Print10/14/22  
Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.



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:***

\_\_\_\_\_ 11/25/2022 \_\_\_\_\_ and \_\_\_\_\_ 12/9/2022 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** W. Scott Williams & Associates

**Date:** 10/25/22

**File Number:** 12-C-22-C\_12-C-22-DP

☒ Sign posted by Staff  
☐ Sign posted by Applicant