



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 12-SA-21-F **AGENDA ITEM #:** 28
AGENDA DATE: 12/9/2021

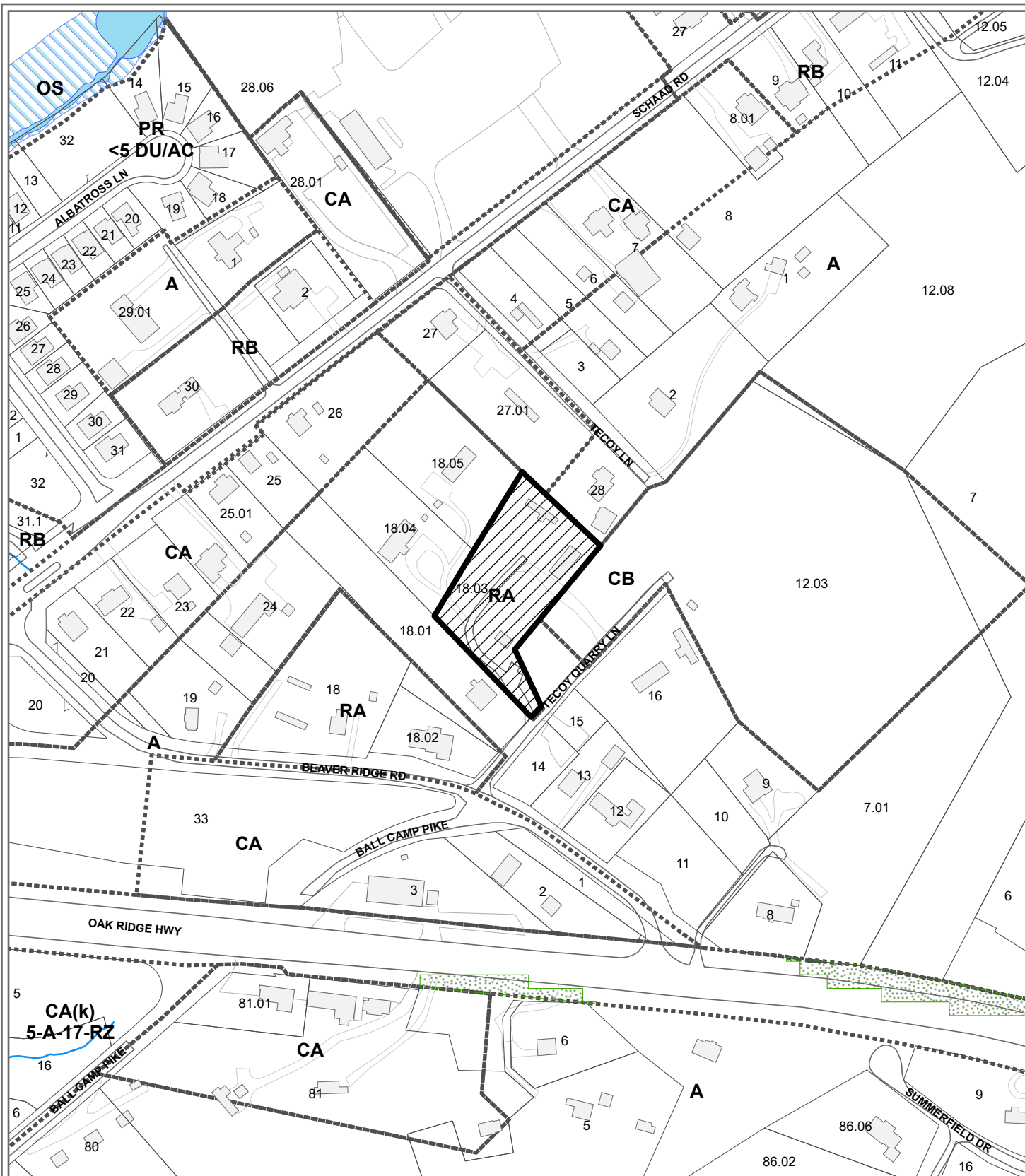
▶ **SUBDIVISION:** FINAL PLAT OF THE BILL & BRENDA JOHNSON PROPERTY
 ▶ **APPLICANT/DEVELOPER:** RICK FAGAN
 OWNER(S): Bill Johnson

TAX IDENTIFICATION: 79 J A 01803 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 6521 Tecoy Quarry Ln.
 ▶ **LOCATION:** **6521 Tecoy Quarry Ln**
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Grassy Creek
 ▶ **APPROXIMATE ACREAGE:** 1.302 acres
 ▶ **NUMBER OF LOTS:** 2
 ▶ **ZONING:** RA (Low Density Residential)
 SURVEYOR/ENGINEER: Comparoni & Associates
 ▶ **VARIANCES REQUIRED:** 1.Allow Alternative Access via a Permanent Cross Access Easement instead of a private right-of-way.
 2. Reduce the width of the Permanent Cross Access Easement from 40 ft to 27.97 ft at the right-of-way line,gradually widening to the required 40-ft width as space allows.

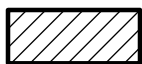
STAFF RECOMMENDATION:

▶ Postpone the application for 30 days to the January 13, 2022 meeting to allow planning staff to continue working with the County Codes office in forming a recommendation.

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



**12-SA-21-F
FINAL SUBDIVISION PLAT**

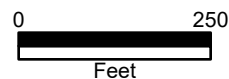


Final Plat For: Final Plat of the Bill & Brenda Johnson Property

Original Print Date: 11/15/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Fagan, Rick

Map No: 79
Jurisdiction: County





Michelle Portier <michelle.portier@knoxplanning.org>

Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

Fagan, Richard <Richard.Fagan@claytonhomes.com>
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Dec 1, 2021 at 2:30 PM

Per our conversation, the meeting has been postponed until further notice. I look forward to hearing from you and the details soon.

Thanks,

Rick Fagan

Clayton Homes
4606 Clinton Hwy.
Knoxville, TN 37912
Ph: 865-688-6110
richard.fagan@claytonhomes.com

From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Wednesday, December 1, 2021 2:08 PM

To: Fagan, Richard <Richard.Fagan@ClaytonHomes.com>

Subject: [EXTERNAL] Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

External email: careful w/ links or attachments

[Quoted text hidden]

[Quoted text hidden]

Final Plat of the Division of the Bill and Brenda Johnson Property
Instrument No. 202007080002087
Plat No. 199710130000660
Tax ID 079J A 01803
Dividing 1.302 Acres Into Two Lots



- Legend**
- Iron pin (set) = 1/2" x 18" rebar, set during this survey, with a yellow glossy ID cap on it that reads "KY PLS 2989" and "PLS 1824"
 - IPF = Iron pin (found)
 - R/W = Right-of-way
 - WUP = Wooden utility pole
 - OUL = Overhead utility lines
 - = Existing fence
 - - - - - = Overhead utility lines

- NOTES:**
- 1) Setbacks per required zoning. Property is currently zoned RA (low density residential).
 - 2) The property shown herein is not located within a special flood hazard area.
 - 3) There will be a standard drainage and utility easement ten (10) feet in width inside or exterior lot lines separating streets and private rights-of-way (including joint permanent easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all of other exterior lot lines.

Planning Staff Certification of Appraiser for Recording - Final Plat
This is to certify that the subdivision plat herein has been found to comply with the subdivision regulations of Knoxville and Knox County and with existing zoning maps, the location of any utilities and easements shown on this plat, and that the owner is hereby authorized for recording in the Office of the Knox County Register of Deeds. Pursuant to Section 13-2-002 of Tennessee Code, Annotated the approval of this plat by the zoning commission and the general corporation or other authority by the City of Knoxville or Knox County or the declaration of any street or other course upon the plat.

Signed	Date
Knox County Trustee	Date

Unless stated otherwise herein, this survey was prepared without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss existing to any matter that might be discovered by an abstract or title search of the property. Unless stated otherwise herein, no evidence of any type of easements, including prescriptive easements or any structures thereon were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures, which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify that the premises shown and described herein are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat herein or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown herein is correct. The survey was performed under my direct supervision using the random traverse method of surveying. Bearings and distances shown have not been adjusted for closure. The linear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the person, persons, or entity named in this certification. This certification does not extend to any unnoted persons, parties, or entities, without an express recertification by the surveyor signing hereon naming said person. I hereby further certify that this is a Certified Survey and that the unadjusted ratio of precision is 1 part in 14,428 feet.

Surveyor's Signature Mark A. Comparoni Date 08/05/21 Tenn. Reg. No. 1626

Owner certification for Public Sewer and Water Service - Minor Subdivision
We, Bill and Brenda Johnson, the undersigned owners of the property shown herein understand that it is our responsibility to verify with the utility provider the availability of public sewer and water systems in the vicinity of the site and to pay for the installation of the required connections.

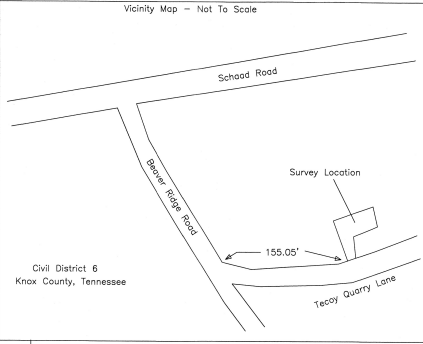
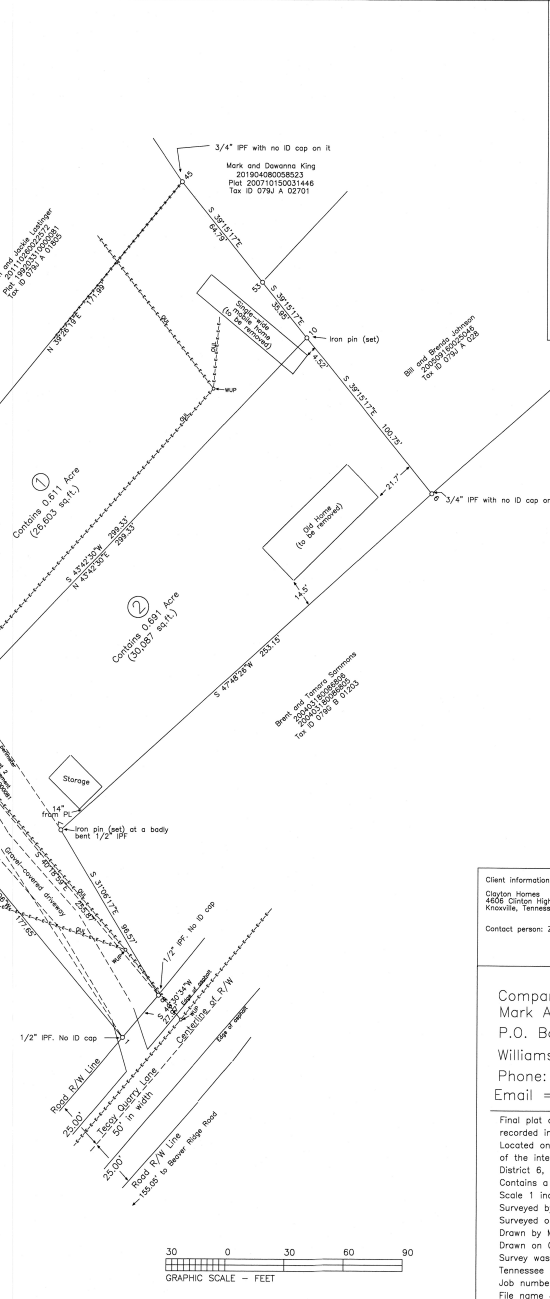
Owner signature <u>Bill Johnson</u>	Owner printed name <u>Bill Johnson</u>	Date
Owner signature <u>Brenda Johnson</u>	Owner printed name <u>Brenda Johnson</u>	Date

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Suburban/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission and these regulations.

Signed	Date
Knox County Department of Engineering and Public Works	Date

The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 2021.

Engineering Director	Date
----------------------	------



Certificate of Ownership and General Dedication
We, Bill and Brenda Johnson, the undersigned owners of the property shown herein, hereby certify that we are the owners of the parcel in the vicinity of the property, and we hereby agree to be a subdivision plat to be located right-of-way and/or right easement on status on the plat.

Owner signature <u>Bill Johnson</u>	Owner printed name <u>Bill Johnson</u>	Date
Owner signature <u>Brenda Johnson</u>	Owner printed name <u>Brenda Johnson</u>	Date

Certificate of Final Plat - All Indicated Markers, Measurements, and Descriptions Set
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 showing, easements, and measurements conform to the best of my knowledge to all applicable provisions of the Knoxville/Knox County Subdivision Regulations promulgated on May 19, 2011, and as amended on May 18, 2011 and that all the surveying instruments, methods, and procedures used have been approved as detailed on the first page of this plat. The indicated permanent markers and measurements, bearings and property measurements were taken on the 08/05/2021.

Registered Land Surveyor	Tennessee License No. <u>1626</u>	Date <u>08/05/2021</u>
--------------------------	-----------------------------------	------------------------

Certificate of the Accuracy of Survey
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Geodesy and Land Surveying - Standards of Practice.

Registered Land Surveyor	Tennessee License No. <u>1626</u>	Date <u>08/05/2021</u>
--------------------------	-----------------------------------	------------------------

Certificate of Approval of Public Sewer System - Minor Subdivision
This is to certify that the subdivision shown herein is approved under the installation of public sewer system and treatment facilities, and that such installation shall be in accordance with state and local regulations. It is the responsibility of the property owner to verify with the utility provider the availability of sewer system in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider	Authorized Signature for Utility	Date
------------------	----------------------------------	------

Certificate of Approval of Public Water System - Minor Subdivision
This is to certify that the subdivision shown herein is approved under the installation of public water system, and that such installation shall be in accordance with state and local regulations. It is the responsibility of the property owner to verify with the utility provider the availability of water system in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider	Authorized Signature for Utility	Date
------------------	----------------------------------	------

Client information: Clayton Homes, 4656 Clinton Highway, Knoxville, Tennessee 37912
Owner information: Bill and Brenda Johnson, 6521 Teacy Quarry Road, Knoxville, Tennessee 37921
Contact person: Zach Roberts



Comparoni & Associates Surveying
Mark A. Comparoni, Tn. R.L.S. No. 1626
P.O. Box 577
Williamsburg, Kentucky 40769
Phone: 606-499-2089 Fax: 606-261-2141
Email = petemark@netzero.net

Final plat of the division of the Bill and Brenda Johnson property recorded in instrument No. 202007080002087 Located on the northwest side of Teacy Quarry Lane, 155.05 feet northeast of the intersection of Teacy Quarry Lane and Beaver Ridge Road, Civil District 6, Knox County, Tennessee. Containing a total of 1.302 acres. Scale 1 inch = 30 feet. Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626. Surveyed on 08/04/2021. Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626. Drawn on 08/04-05/2021. Survey was requested by Zach Roberts of Clayton Homes in Knoxville, Tennessee. Job number 21-175-99-107. File name JOHTUR.*



Comments due 9/17 Development Request

*distributed
9-7-21*

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

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

*updated to meeting plat
CMH
10-19-21*

rick fagan

Applicant Name

CMH

Affiliation

9-1-21

Date Filed

Meeting Date (if applicable)

File Number(s)

~~9-E-21~~

~~12-SA-21-F~~

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

rick fagan

CMH

Name

Company

4606 clinton hwy

knoxville

tn

37912

Address

City

State

ZIP

865-382-6376

richard.fagan@claytonhomes.com

Phone

Email

CURRENT PROPERTY INFO

bill johnson

6521 tecoy quarry ln

Owner Name (if different)

Owner Address

Owner Phone

6521 Tecoy Lane, Knoxville

079JA01803

Property Address

Parcel ID

kub ✓

kub ✓

N

Sewer Provider

Water Provider

Septic (Y/N)

*we checked IUGIS
9/7/21*

STAFF USE ONLY

N of Tecoy Quarry Ln, NE of Beaver Ridge Rd

General Location

1.302 acre

Tract Size

City County

6

District

RA

Zoning District

SFR

Existing Land Use

Northwest City

Planning Sector

LDR

Sector Plan Land Use Classification

Urban Growth

Growth Policy Plan Designation

21/P sub 2/2/2021

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

Division of the Bill and Brenda Johnson Property

Proposed Subdivision Name

Related Rezoning File Number

2

- Combine Parcels
- Divide Parcel

Unit / Phase Number

Total Number of Lots Created

7-12-A2-51

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

ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0201	200	\$ 300
0208	100	
Fee 3	10-19-21 paid	\$ 250.00
0207		

AUTHORIZATION

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

Applicant Signature

rick fagan

Please Print

10/19/21

9-1-21

Date

865-382-6376

richard.fagan@claytonhomes.com

Email

Staff Signature

Emilee Dills

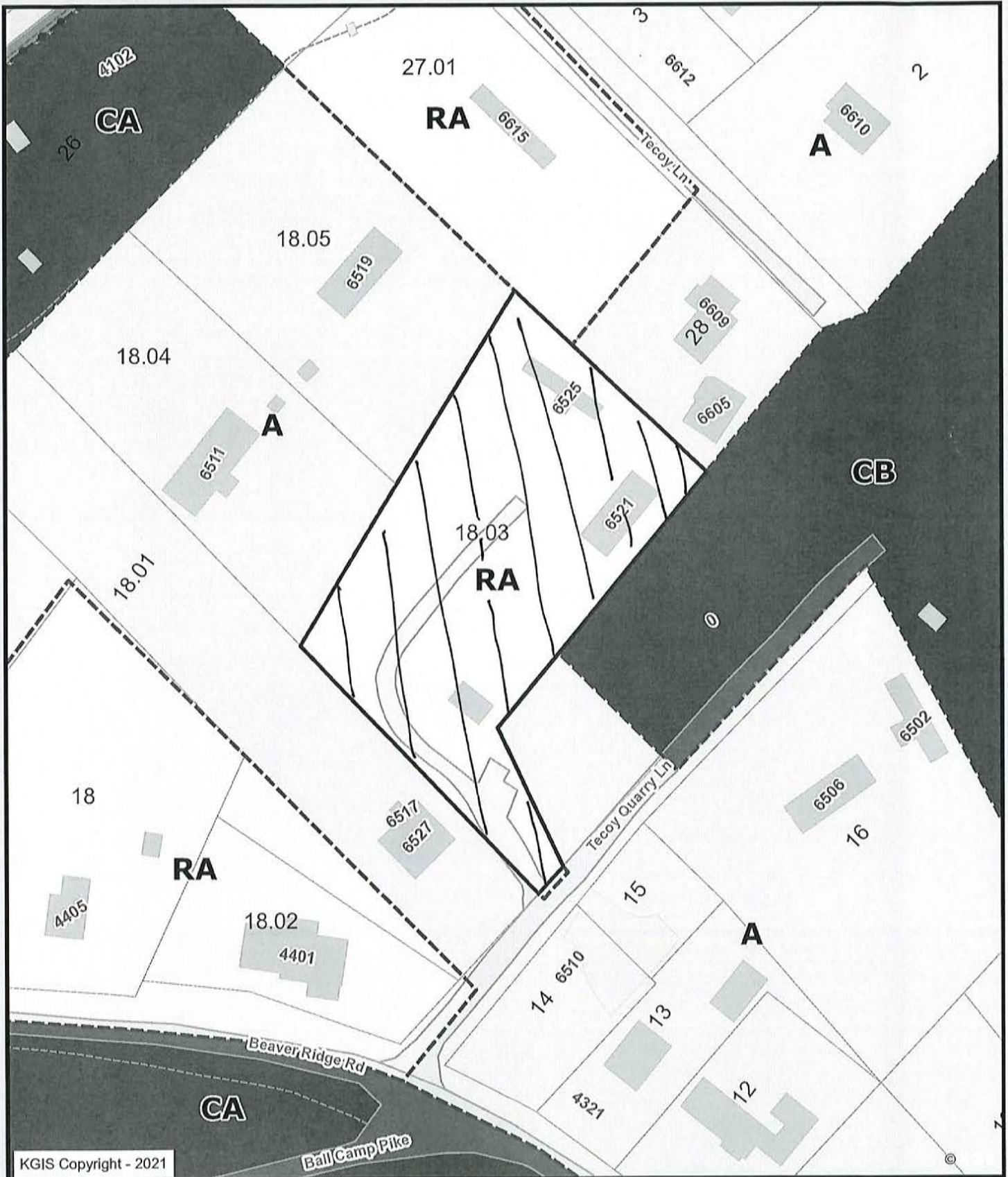
Please Print

Date

Emilee Dills

Emilee Dills

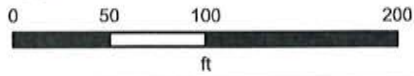
10-19-21



12-SA-21-F



Printed: 10/19/2021 at 3:32:04 PM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.