



# SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 12-SB-21-F

**AGENDA ITEM #:** 29

**AGENDA DATE:** 12/9/2021

► **SUBDIVISION:** IDLEWOOD RESUBDIVISION OF LOT 32

► **APPLICANT/DEVELOPER:** AARON TOMLINSON (ACRE BY ACRE SURVEYING)

OWNER(S): Nicholas Guess

TAX IDENTIFICATION: 133 H A 032

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 637 Idlewood Ln.

► **LOCATION:** 637 Idlewood Ln

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 0.29 acres

► **NUMBER OF LOTS:** 0

► **ZONING:** PR (Planned Residential)

SURVEYOR/ENGINEER: Acre by Acre

► **VARIANCES REQUIRED:** 1. Reduce the lot width from 20 ft to 18 ft.

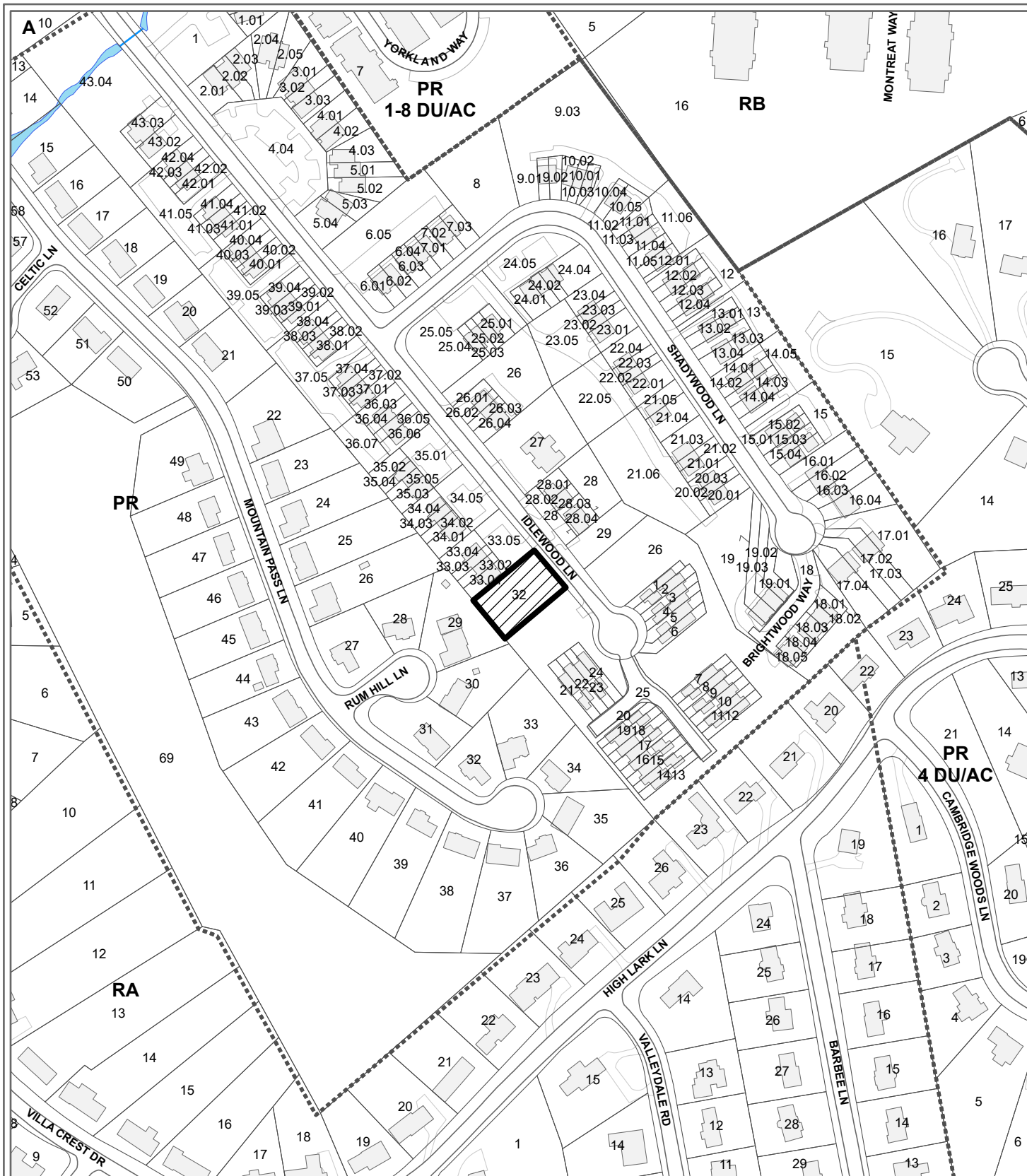
## STAFF RECOMMENDATION:

- 1. Approve the variance for a reduction in the lot width from 20 ft to 18 ft to be consistent with the rest of the development.
2. Approve the final plat including the use of an Alternative Design Standard for Alternative Access via a Permanent Cross Access Easement as shown on plat since it is consistent with the rest of this development that has been under development since the 1970s.

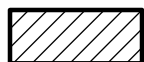
## COMMENTS:

1. This final plat is associated with a development plan that received Use on Review (UOR) approval by the Planning Commission in June 2021 (Case 6-E-21-UR). That approval included two conditions requiring approval during the final plat approval process: a variance reducing the lot width from 25 ft to 18 ft, and a Permanent Cross Access Easement as Alternative Access.
2. The Subdivision Regulations allow Alternative Access (Section 2.02.G) if approved by the Planning Commission. Cross Access Easements are not a permissible access in residential zones, but could be allowed as an alternative access. Utilizing the Permanent Cross Access Easement option is consistent with the other developed properties along Idlewood Lane, which are all part of the same development in this PR zone.
3. The approval for 6-E-21-UR allowed for a 3-ft setback on the south property line and a 5-ft setback on the north property line, and these are reflected on the plat.

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-SB-21-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Idlewood Resubdivision of Lot 32

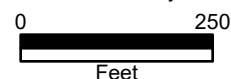
Original Print Date: 11/15/2021  
 Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Tomlinson, Aaron

Map No: 133

Jurisdiction: County



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) Name Printed: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Certification for Public Sewer and Water Service – Minor Subdivisions

(I, We) the undersigned owner(s) 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 lot(s) and to pay for the installation of the required connections.

Owner(s) Name Printed: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Certification of Approval of Public Sanitary Sewer System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers 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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

Certification of Approval of Public Water System – Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a 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 lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_  
Authorized Signature for Utility \_\_\_\_\_ Date \_\_\_\_\_

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map \_\_\_\_\_  
Date: \_\_\_\_\_  
By \_\_\_\_\_

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 Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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 \_\_\_\_\_

Knox County Property Assessor \_\_\_\_\_ Date \_\_\_\_\_

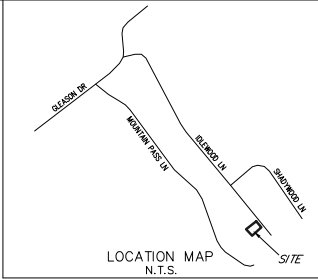
CURVE	CHORD	BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C1	S	84°22'10" E	7.07'	7.85'	5.00'	5.00'

LINE	BEARING	DISTANCE
L1	N 39°22'10" W	3.22'
L2	S 50°37'50" W	49.14'
L3	N 39°22'10" W	74.97'
L4	N 50°37'50" E	26.00'
L5	S 39°22'10" E	44.97'
L6	N 50°37'50" E	18.14'
L7	S 39°22'10" E	25.00'
L8	N 39°22'10" W	3.43'
L9	S 39°22'10" E	5.00'

- VARIANCE REQUEST:
1. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTHERN LINE OF LOT 32R4 TO 5 FEET.
  2. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG THE NORTHERN LINE OF LOT 32R1 TO 5 FEET.
  3. TO REDUCE THE REQUIRED LOT WIDTH TO 18 FEET.
  4. TO REDUCE THE REQUIRED UTILITY AND DRAINAGE EASEMENT ALONG THE NORTHEASTERN LINES OF LOTS 32R1–32R4 TO 6 FEET.
  5. TO ALLOW ALTERNATIVE ACCESS VIA A PERMANENT CROSS ACCESS EASEMENT AS SHOWN ON THE PLAT.

LEGEND:

1/2" IRON PIN AND CAP SET  
1/2" IRON PIN FOUND  
UTILITY POLE  
MANHOLE  
WATER METER  
EDGE PAVEMENT  
SEWER LINE  
FENCE



NOTES:

1. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THE SURVEYOR PRIOR TO THE SURVEY.
2. UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE, OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH WERE VISIBLE FROM THE SURFACE.
3. FOR THE APPROVED USE ON REVIEW PLAN, SEE KNOXVILLE PLANNING COMMISSION FILE 6-E-21-UR. AT THE TIME OF APPROVAL, THIS PROPERTY WAS ZONED PR-K7 DU/AC.  
FRONT SETBACK: 20'  
REAR SETBACK: 15'  
SIDE SETBACK (NORTH PROPERTY LINE): 5'  
SIDE SETBACK (SOUTH PROPERTY LINE): 3'
4. THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS) UNLESS OTHERWISE SHOWN ON THE PLAT. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN FIVE (5) FOOT BUILDING SETBACK EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
5. QUALITY OF NORTH IS BASED ON GLOBAL POSITIONING SYSTEM DATA COLLECTED IN REAL TIME USING THE TENNESSEE GEODETIC REFERENCE NETWORK, AN ORDER B GEODETIC ACCURACY, RELATIVE TO THE NATIONAL GEODETIC SURVEY NAD83(2011). DISTANCES HAVE NOT BEEN REDUCED TO GRID.
6. ALL OR PART OF THIS SURVEY WAS PERFORMED USING A DUAL FREQUENCY TOPCON HIPER HR GPS RECEIVER, MODEL #106555-01.  
POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL.  
TYPE OF GPS PROCEDURE: REAL TIME KINEMATIC NETWORK  
DATUM/EPOCH: HORIZONTAL–NAD83, VERTICAL–NAVD88  
PUBLISHED/FIXED CONTROL USED: TDOT GNSS REFERENCE NETWORK  
GEOID MODEL: 2017  
COMBINED GRID FACTORS: NONE APPLIED
7. THIS PROPERTY CONTAINS 12,523.4 S.F. (0.29 ACRE) INTO FIVE LOTS.
8. THIS PROPERTY IS A PORTION OF LOT 32, AS SHOWN ON A PLAT TITLED "IDLEWOOD SUBDIVISION", RECORDED IN PLAT CABINET E, SLIDE 260A.
9. DECLARATION OF PERMANENT CROSS ACCESS EASEMENT IS RECORDED AS INST#XXXXXXXXXXXXXX.
10. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOME OWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INST#XXXXXXXXXXXXXX.

Certification of Final Plat – All Indicated Markers, Monuments and Benchmarks 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 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 indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. - \_\_\_\_\_  
Date: \_\_\_\_\_

Certification of Category and 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 Examiners for Land Surveyors – Standards of Practice.

Registered Land Surveyor \_\_\_\_\_  
Tennessee License No. - \_\_\_\_\_  
Date: \_\_\_\_\_

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: \_\_\_\_\_

OWNER:  
NICHOLAS GUESS  
637 IDLEWOOD LN  
KNOXVILLE, TN 37923  
865-566-3900  
INST#202101060054689



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: \_\_\_\_\_

12-SB-21-F

FINAL PLAT  
OF  
RESUBDIVISION OF PART OF LOT 32  
IDLEWOOD SUBDIVISION

LOCATION: TAX I.D. # 133HA032  
6th CIVIL DISTRICT  
KNOX COUNTY, TENNESSEE  
DEED REF: INST# 202101060054689  
PLAT BOOK: PLAT CABINET E, SLIDE 260A  
DATE: 01/12/21 SCALE 1"=20'

ACRE by ACRE SURVEYING

P.O. BOX 18435  
KNOXVILLE, TN. 37928-2435  
PHONE (865) 686-0696  
EMAIL: [surmsted@bellsouth.net](mailto:surmsted@bellsouth.net) DRAWING # 21007



## DEVELOPMENT REQUEST

### DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☐ Use on Review / Special Use

### SUBDIVISION

- ☐ Concept Plan  
☒ Final Plat

### ZONING

- ☐ Plan Amendment  
☐ Rezoning

AARON TOMLINSON

SURVEYOR

Applicant Name

Affiliation

09/01/21

was 9-C-21 12-SB-21-F

Date Filed

Meeting Date (if applicable)

File Numbers(s)

## 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

AARON TOMLINSON

ACRE BY ACRE SURVEYING, LLC

Name

Company

P.O. BOX 18435

KNOXVILLE

TN

37918

Address

City

State

Zip

865-414-1372

ajt603@hotmail.com

Phone

Email

## CURRENT PROPERTY INFO

NICHOLAS GUESS

637 IDLEWOOD LN

865-566-3900

Owner Name (if different)

Owner Address

Owner Phone

637 IDLEWOOD LN

133HA032

Property Address

Parcel ID

SOUTHWEST KNOX COUNTY

0.29 ACRE, 12523 sq ft

General Location

Tract Size

5

PR

Jurisdiction (specify district above)

☐ City ☒ County

Zoning District

SOUTHWEST COUNTY

MDR *HP*

PLANNED GROWTH

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vac

n

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

# REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): _____		
	RESUBDIVISION OF PART OF LOT 32 IDLEWOOD SUBDIVISION		
SUBDIVISION	<input checked="" type="checkbox"/> Proposed Subdivision Name _____		Unit / Phase Number _____
	<input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel    Total Number of Lots Created: <u>5</u> <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements		
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)		
<input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____			

STAFF USE ONLY	<b>PLAT TYPE</b> <input checked="" type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>FEE 1:</b> 0205    500	<b>TOTAL:</b> \$600
	<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>FEE 2:</b> 0208    100	
	<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	<b>FEE 3:</b> 0207, 250.00	
	<p style="text-align: right;">paid 10/22/21</p>		

## AUTHORIZATION

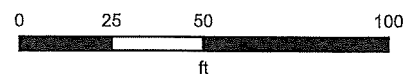
By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Aaron Tomlinson <small>Digitally signed by Aaron Tomlinson Date: 2021.09.01 14:18:33 -04'00'</small>	AARON TOMLINSON	09/01/21
Applicant Signature	Please Print	Date
865-414-1372	ajt603@hotmail.com	
Phone Number	Email	
Erin Kelbly <small>Digitally signed by Erin Kelbly Date: 2021.09.01 14:46:17 -04'00'</small>	Erin Kelbly	9-2-21 ek
Staff Signature	Please Print	Date

Submitted as 10-22-21



Knoxville - Knox County - KUB Geographic Information System



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