



SUBDIVISION REPORT

▶ **FILE #:** 12-SC-21-F **AGENDA ITEM #:** 30

AGENDA DATE: 12/9/2021

▶ **SUBDIVISION:** THE BECKHAM PROPERTY
▶ **APPLICANT/DEVELOPER:** HINDS SURVEYING CO. STAN HINDS
OWNER(S): Sonya Leann Beckham

TAX IDENTIFICATION: 154 035 [View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1629 Maplegreen Ln.

▶ **LOCATION:** **1629 Maplegreen Ln.**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 2.29 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Two single family residences

▶ **PROPOSED USE:**

SURROUNDING LAND USE AND ZONING: North: Single family residential residences - RA (Low Density Residential)
South: Single family residential residences - RA (Low Density Residential)
East: Single family residential residences - A (Agricultural)
West: Single family residential residences - A (Agricultural)

▶ **NUMBER OF LOTS:** 3

SURVEYOR/ENGINEER: Hinds Surveying

ACCESSIBILITY: Maplegreen Lane is a local road with a 13.4-ft pavement width inside a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduce the required width of the Exclusive Permanent Access Easement width from 25 ft to 12 ft and 10 in at the right-of-way line, gradually widening to 20-ft wide as space allows.

STAFF RECOMMENDATION:

▶ Postpone the application for 30 days per the applicant's request to the January 13, 2022 meeting.

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden 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 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.



Request to Postpone • Table • Withdraw

Name of Applicant: Stan Hinds
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 12-SC-21-F

Date Scheduled for Planning Review: 12-09-2021

Date Request Filed: 10/29/2021 Request Accepted by: Sherry McKinney

REQUEST

Postpone

Please postpone the above application(s) until:

01-13-2022

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Stanley Hinds

PLEASE PRINT

Name: Stanley Hinds

Address: 35556 Windy J Farms

City: Louisville State: TN Zip: 37777

Telephone: 865-588-9799

Fax: _____

E-mail: tnsurvey@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

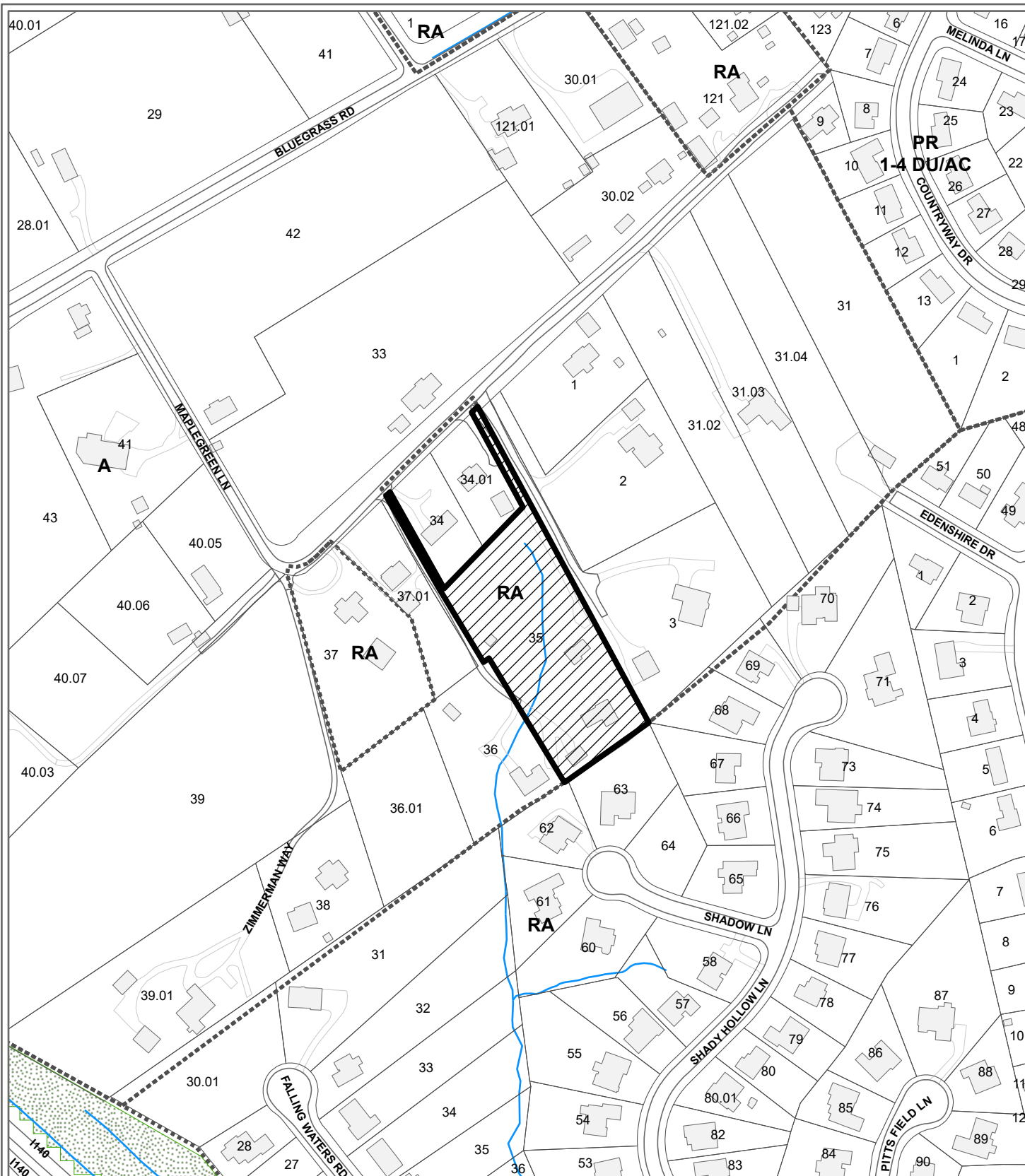
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

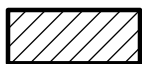
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



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

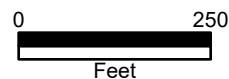


Final Plat For: The Beckham Property

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

Petitioner: Hinds Surveying Co., Stan Hinds

Map No: 154
 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) Printed Name: **SONYA LEANN BECKHAM**
 Signature(s): _____
 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) Printed Name: **SONYA LEANN BECKHAM**
 Signature(s): _____
 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____.
 Director: _____ Engineering

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS
 This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems, and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.
 Knox County Health Department
 Date: _____

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 .2021 .
 Registered Land Surveyor _____
 Tennessee License No. _____
 Date: _____

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said 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: _____

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: _____

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 _____

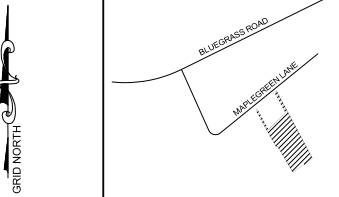
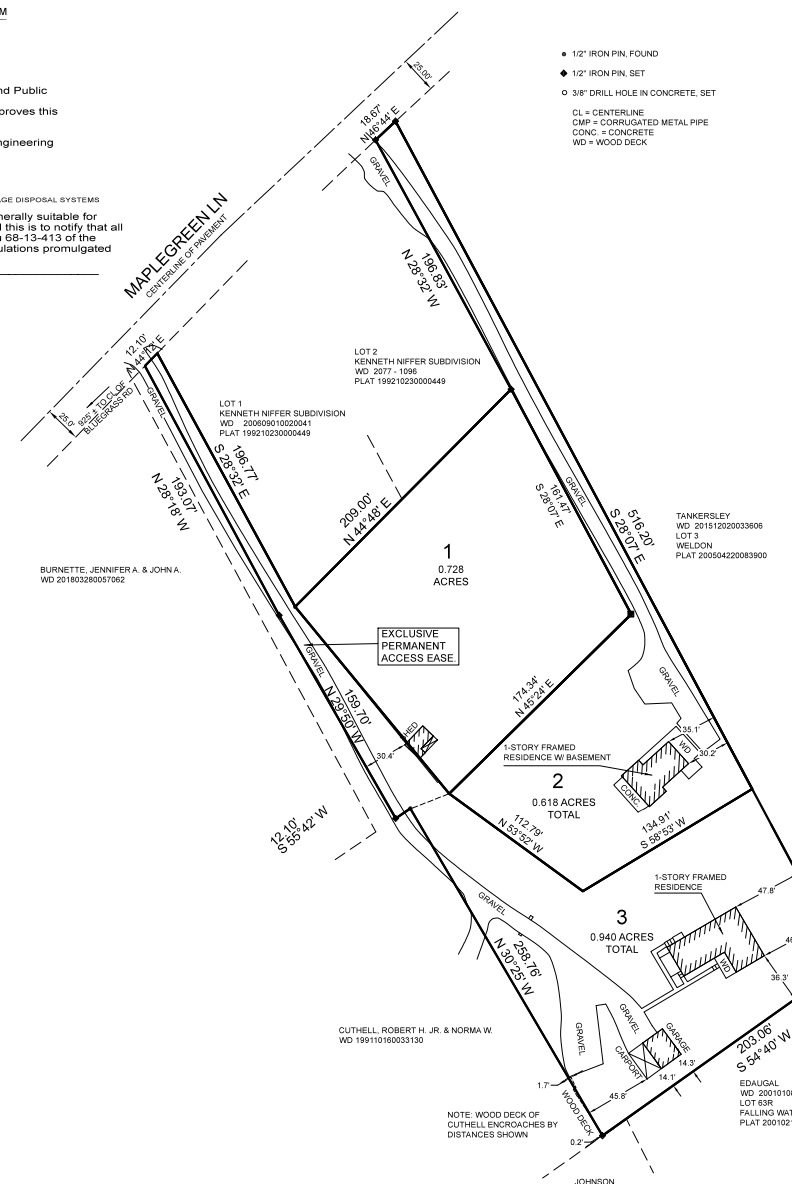
TAXES AND ASSESSMENTS
 This is to certify that all property taxes and assessments due on this property have been paid.
 Knox County Trustee: Signed: _____
 Date: _____

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 _____

Planning Staff 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 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: _____

12-SC-21-F / 12-25-21

THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
 G.P.S. RECEIVER INFO: SOKKIA MESA S/N 144387, TOPCON ANTENNA
 PG-S1 TOTAL STATION: TOPCON GPT-8205A
 VERTICAL DATUM IS NAVD83, GEOID12



- 1. IRON PIN AT EACH CORNER.
- 2. 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING 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 OTHER EXTERIOR LOT LINES.
- 3. 3 LOT EQUALING 2.28 ACRES.
- 4. ZONED "RA"
- 5. SETBACKS FRONT = 35' SIDE = 8' SINGLE STORY / 12' TWO STORY REAR = 25'

- 1/2" IRON PIN FOUND
 - ◆ 1/2" IRON PIN SET
 - 3/8" DRILL HOLE IN CONCRETE SET
- CL = CENTERLINE
 CMP = CORRUGATED METAL PIPE
 CONC = CONCRETE
 WD = WOOD DECK

OWNERS:
 BECKHAM, SONYA LEANN
 1829 MAPLEGREEN LN
 KNOXVILLE, TN 37922
 865-712-7789

GRAPHIC SCALE
 0 60 120 180

PLANNING #

FINAL PLAT OF THE SUBDIVISION OF THE BECKHAM PROPERTY

DISTRICT: 6 KNOX COUNTY

INSTR. - DEED 201309230020168

C.L.T. MAP - 154 035

SCALE : 1" = 60' DATE: 10/13/2021

HINDS SURVEYING CO.
 3555 WINDY F FARMS DR. LOUISVILLE, TN 37777
 865-588-9799 TNSURVEY@GMAIL.COM
 WWW.HINDSSURVEYING.COM

JOB NO. 2011011



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

Stan Hinds

Surveyor

Applicant Name

Affiliation

10/25/2021

12/9/21

File Number(s)

Date Filed

Meeting Date (if applicable)

12-SC-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

Stan Hinds

Hinds Surveying Co.

Name

Company

3555 Windy J Farms Dr.

Louisville

Tn.

37777

Address

City

State

ZIP

865-588-9799

tnsurvey@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Sonya Beckham

1629 Maplegreen Ln.

865-712-7789

Owner Name (if different)

Owner Address

Owner Phone

1629 Maplegreen Ln.

154 - 035

Property Address

Parcel ID

none

first utility

y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of Shady Ln, S of Bluegrass Rd

2.29 acres

General Location

Tract Size

City County

4
District

RA

Zoning District

RR

Existing Land Use

Southwest County

LDR, HP

Planned 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

final plat of the subdivision of the beckham property

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Other (specify) _____

Attachments / Additional Requirements

3

Total Number of Lots Created

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 |
|-------|-------|-------|
| 0205 | \$500 | \$850 |
| Fee 2 | | |
| 0208 | \$100 | |
| Fee 3 | | |
| 0207 | \$250 | |

AUTHORIZATION

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

Applicant Signature *Stanley Hinds*

Stan Hinds

Please Print

Date

865-588-9799

tnsurvey@gmail.com

Phone Number

Email

Staff Signature *Erin Kelbly*

Erin Kelbly

10/25/21 swm

Staff Signature

Please Print

Date