



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 4-SB-22-F

**AGENDA ITEM #:** 57

**AGENDA DATE:** 4/14/2022

▶ **SUBDIVISION:** RESUBDIVISION OF THE JERRY L. PRICE PROPERTY

▶ **APPLICANT/DEVELOPER:** TERRY E. ROMANS

**OWNER(S):** Dewey Hillard

**TAX IDENTIFICATION:** 111 05811

[View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 1923 E. Governor John Sevier Hwy.

▶ **LOCATION:** **West of East Governor John Sevier Highway, abutting French Broad River**

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** French Broad

▶ **APPROXIMATE ACREAGE:** 1.31 acres

▶ **NUMBER OF LOTS:** 0

▶ **ZONING:** A (Agricultural)

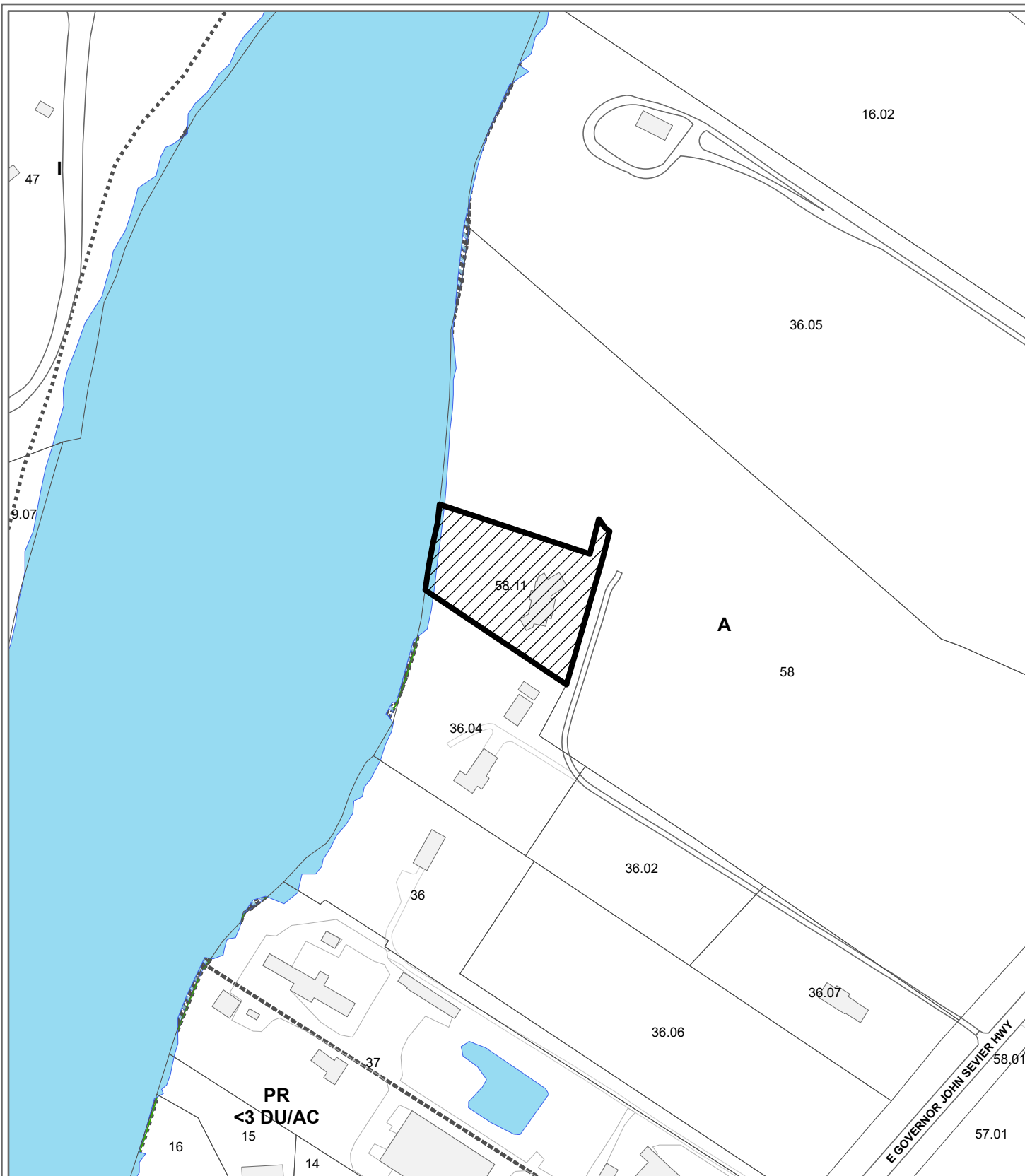
**SURVEYOR/ENGINEER:**

▶ **VARIANCES REQUIRED:** Request to reduce the private right-of-way width requirement from 40 ft to 25 ft.

**STAFF RECOMMENDATION:**

▶ Postpone this request to the May 12, 2022 Planning Commission meeting to give the applicant time to work through issues with 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.



**4-SB-22-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Resubdivision of the Jerry L. Price Property

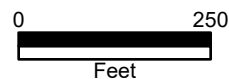
Original Print Date: 3/8/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Romans, Terry E.

Map No: 111

Jurisdiction: County



4-5B-22-F



Dori Caron <dori.caron@knoxplanning.org>

**Postponement of plat ~~5-SB-22-F~~ 4-5B-22-F**

Michelle Portier <michelle.portier@knoxplanning.org> Mon, Apr 4, 2022 at 11:16 AM  
To: Terry Romans <romansengineering@gmail.com>, Applications <applications@knoxplanning.org>  
Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Good morning, Terry.

I got your voicemail stating you wanted to postpone this plat to the June Planning Commission meeting. Please fill out this [Postponement Request form](#) and send it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org). There is a \$50 postponement fee. Payment information is below.

**Payment Options**

1. Check made out to Knoxville-Knox County Planning
  - o Reply to this email and ensure [applications@knoxplanning.org](mailto:applications@knoxplanning.org) is copied
  - o Attach a color image of a completed check with [all four corners visible](#)
2. Credit or debit card (Visa, Mastercard or Discover)
  - o Call 865.215.3193 to pay over the phone
  - o 2.5% vendor fee applies (fee will be added at the time of payment)
3. URL payment link using a credit or debit card only (*do not use the check option*)
  - o Email [applications@knoxplanning.org](mailto:applications@knoxplanning.org) to request a URL payment link
  - o Payment must be completed the day the link is generated

Should you have any questions, call Planning's front desk at 865.215.3193.

Thank you,

...  
**Michelle Portier, AICP**  
Principal Planner  
865.215.3821

**Knoxville-Knox County Planning**  
400 Main Street, Suite 403 | Knoxville, TN 37902



# 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

Terry E. Romans

Surveyor

Applicant Name

Affiliation

02/28/2022

4/14/22

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SB-22-F

### 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

Terry E. Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

ZIP

(865) 676-5736

romansengineering@gmail.com

Phone

Email

### CURRENT PROPERTY INFO

Dewey Hillard

5903 Thorngrove Pike

(XXX) XXX-XXXX

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1923 East Governor John Sevier Highway

111 058.11

Property Address

Parcel ID

N/A

Knox Chapman Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

### STAFF USE ONLY

W of E Governor John Sevier Hwy, abutting French Broad River

1.31 acres

General Location

Tract Size

City  County

9

A

SFR

District

Zoning District

Existing Land Use

South County

LDR, SPA

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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Resubdivision of the Jerry L. Price Property

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels    Divide Parcel

1

Total Number of Lots Created

 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	\$550
Fee 2		
0208	\$100	
Fee 3		
0207	\$250	

**AUTHORIZATION**

Terry E. Romans

Digitally signed by Terry E. Romans  
Date: 2022.02.28 09:10:51 -05'00'

Terry E. Romans

02/28/2022

Applicant Signature

Please Print

Date

(865) 679-5736

romansengineering@gmail.com

Phone Number

Email

3/1/22 EK

swm 3/1/22

Property Owner Signature

Please Print

Date

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Request to reduce Joint Access Easement from 40' to 25'.

Justify request by indicating hardship: The purpose of this request is to extend an existing 25' easement.

2. \_\_\_\_\_

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

3. \_\_\_\_\_

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

4. \_\_\_\_\_

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

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.

Signature

2/28/22

Date