



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 12-SC-21-F **AGENDA ITEM #:** 29
POSTPONEMENT(S): 12/9/2021, 1/13/2022 **AGENDA DATE:** 2/10/2022
► **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
► **NUMBER OF LOTS:** 0
► **ZONING:** RA (Low Density Residential)
SURVEYOR/ENGINEER: Hinds Surveying
► **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:

- Table the application per request of the applicant.

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: Sonya LeAnn Beckham
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

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

Date Scheduled for Planning Review: SC 2-10-22

Date Request Filed: 1-27-22 Request Accepted by: Sherry Michon

REQUEST

☐ **Postpone**

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

☒ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

plat map needs to be revised for extra emergency drain fill area, sewage to be on property.

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: Sonya LeAnn Beckham

PLEASE PRINT

Name: Sonya LeAnn Beckham

Address: 1629 maplegreen Ln.

City: Knoxville State: TN Zip: 37922

Telephone: 805-209-6919

Fax: _____

E-mail: malia2446@yahoo.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

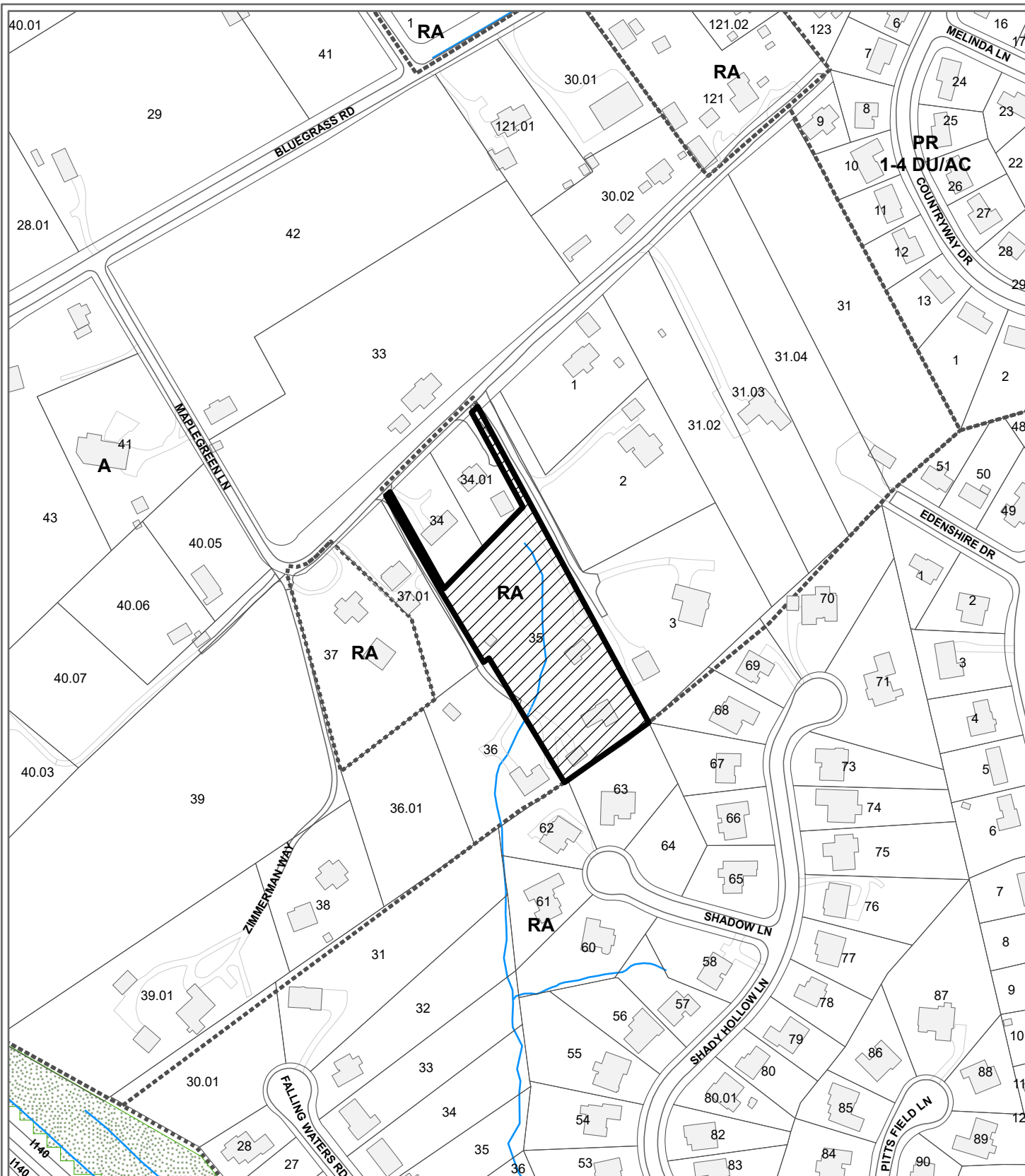
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

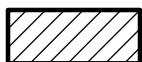
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

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

0 250
Feet





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 Michienz

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

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TABLINGS

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WITHDRAWALS

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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) 12-SC-21-F
Date Filed	Meeting Date (if applicable)	

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
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	4	RA
District	Zoning District	RR
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

3

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

0205

\$500

Total

Fee 2

0208

\$100

\$850

Fee 3

0207

\$250

AUTHORIZATION

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

Stanley Hinds

Applicant Signature

Stan Hinds

Please Print

Date

865-588-9799

tnsurvey@gmail.com

Phone Number

Email

Erin Kelbly

Erin Kelbly

10/25/21 swm

Staff Signature

Please Print

Date