



# SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 1-SA-22-F **AGENDA ITEM #:** 40  
**AGENDA DATE:** 1/13/2022

► **SUBDIVISION:** RESUB OF LOT 1R3R5A & 1R3R4RB OF TURKEY CREEK S/D PHASE 1  
► **APPLICANT/DEVELOPER:** STEVEN ABBOTT  
**OWNER(S):** Turkey Creek Land Partners

**TAX IDENTIFICATION:** 131 02930 131ID001 [View map on KGIS](#)

**JURISDICTION:** City Council District 2

**STREET ADDRESS:** 0 Parkside Dr.

► **LOCATION:** E of Parkside Dr, W of Lovell Rd

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** N/A (Within City limits)

**WATERSHED:** Turkey Creek

► **APPROXIMATE ACREAGE:** 6.594 acres

► **NUMBER OF LOTS:** 2

► **ZONING:** C-R (Regional Commercial)

**SURVEYOR/ENGINEER:** Steven W. Abbott, Jr. / Abbott Land Surveying LLC

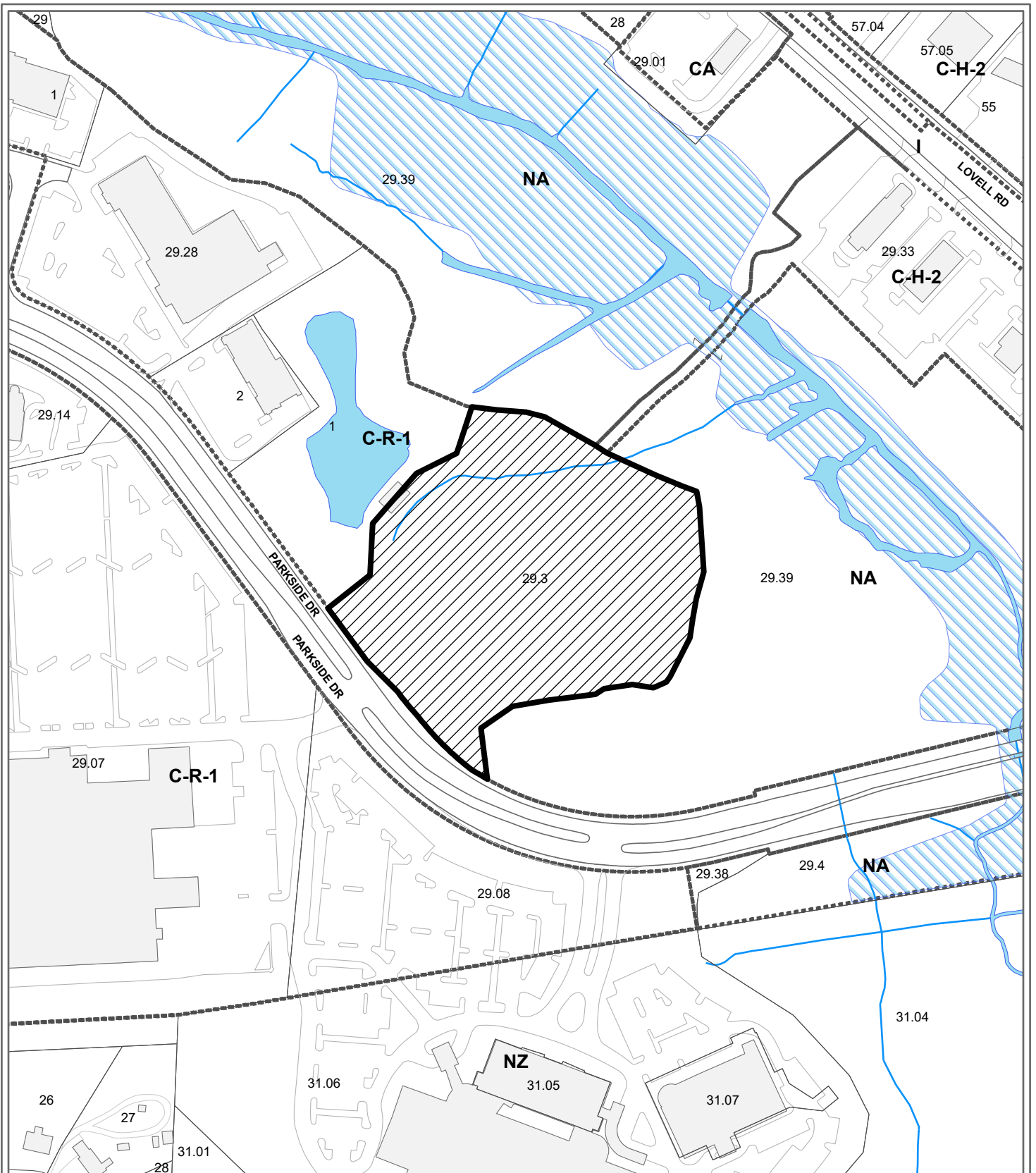
► **VARIANCES REQUIRED:** 1. To reduce the required utility and drainage easement from 10' to 0' as shown and designated by points A & B and for a total distance of 823'.

## STAFF RECOMMENDATION:

► **Approve the variance to reduce the required utility and drainage easement from 10' to 0' as shown beneath retaining walls and dumpster enclosures.**

1. Approve the requested variance to reduce the utility and drainage easements from 10' to 0' beneath retaining walls and dumpster enclosures because the site conditions restrict compliance with the Subdivision Regulations and the variance will help the development plans achieve sight distance at Parkside Drive.
2. With approval of the requested variance, the proposed plat would in compliance with the subdivision regulations.

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.



**1-SA-22-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Resub of Lot 1R3R5A & 1R3R4RB of Turkey Creek S/D  
Phase 1

Original Print Date: 12/3/2021  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Abbott, Steven

Map No: 131

Jurisdiction: City

0 250  
Feet







# 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

Steven W. Abbott Jr.

Surveyor

Applicant Name

1/13/2022

Affiliation

11/29/21

~~01/14/22~~

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SA-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

Steven W. Abbott Jr

Abbott Land Surveying, LLC

Name

Company

1109 E. Woodshire Dr

Knoxville

TN

37922

Address

City

State

ZIP

865.671.1149

survmap@tds.net

Phone

Email

## CURRENT PROPERTY INFO

Turkey Creek Land Partners, LLC

P.O. BOX 10226 Knoxville, TN 37939

865.809.9059

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10865 Parkside Drive

131 02930 and 131ID001

Property Address

Parcel ID

FUD

FUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

E. PARKSIDE DR; W. LOVELL RD

6.594

General Location **City Council 2nd**  
County Commission 5  
6th

Tract Size

C-R-1

Ag for Vac

☒ City ☐ County

District

Zoning District

Existing Land Use

Southwest County

RS

Urban N/A - City Limits

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

**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**

Related Rezoning File Number

Resub of Lot 1R3R5A &amp; 1R3R4RB of Turkey Creek S/D Phase 1

Proposed Subdivision Name

1 (2 total)

Unit / Phase Number

☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☒ Other (specify) variance request☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ 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


Fee 2

0207

\$250

\$450

Fee 3

**AUTHORIZATION**

Applicant Signature

Steven W. Abbott Jr.

Please Print

11/26/21

Date

865.671.1149

Phone Number

survmap@tds.net

Email

11/29 EK

Turkey Creek Land Partners, LLC

Please Print

11/26/21

Date

11/29/21 ek