



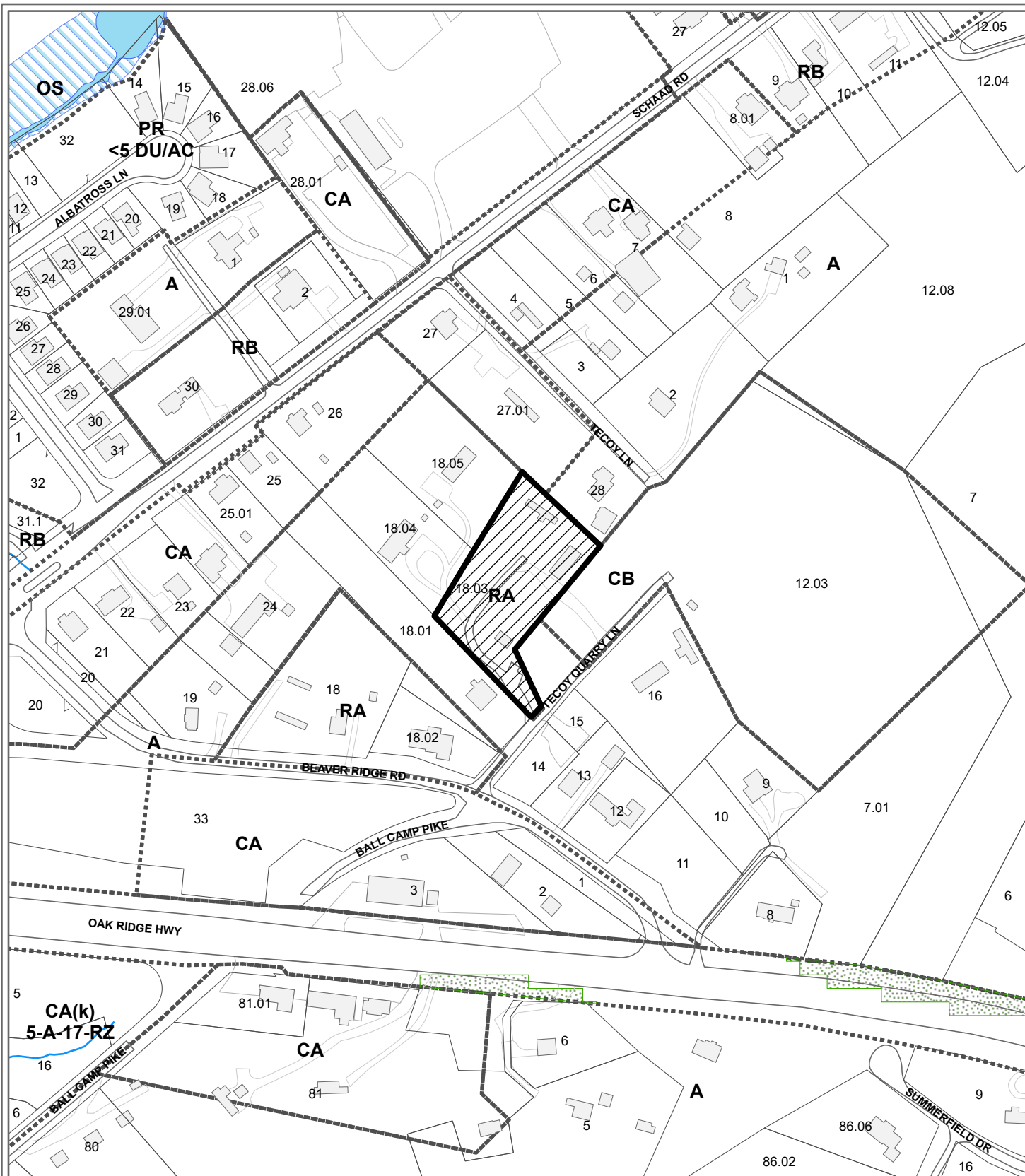
SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 12-SA-21-F **AGENDA ITEM #:** 38
 POSTPONEMENT(S): 12/9/2021 **AGENDA DATE:** 1/13/2022
 ▶ **SUBDIVISION:** FINAL PLAT OF THE BILL & BRENDA JOHNSON PROPERTY
 ▶ **APPLICANT/DEVELOPER:** RICK FAGAN
 OWNER(S): Bill Johnson

TAX IDENTIFICATION: 79 J A 01803 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 6521 Tecoy Quarry Ln.
 ▶ **LOCATION:** **6521 Tecoy Quarry Ln**
 SECTOR PLAN: Northwest City
 GROWTH POLICY PLAN: Urban Growth Area
 WATERSHED: Grassy Creek
 ▶ **APPROXIMATE ACREAGE:** 1.302 acres
 ▶ **NUMBER OF LOTS:** 2
 ▶ **ZONING:** RA (Low Density Residential)
 SURVEYOR/ENGINEER: Comparoni & Associates
 ▶ **VARIANCES REQUIRED:** 1. Reduce the width of the private right-of-way from 40 ft to 27.97 ft at the right-of-way line, gradually widening to the required 40-ft width as space allows.

STAFF RECOMMENDATION:
 ▶ Postpone the application for 30 days to the March 10, 2022 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.



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



Final Plat For: Final Plat of the Bill & Brenda Johnson Property

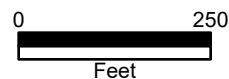
Original Print Date: 11/15/2021
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Fagan, Rick

Map No: 79

Jurisdiction: County





Michelle Portier <michelle.portier@knoxplanning.org>

Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

Fagan, Richard <Richard.Fagan@claytonhomes.com>
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Dec 1, 2021 at 2:30 PM

Per our conversation, the meeting has been postponed until further notice. I look forward to hearing from you and the details soon.

Thanks,

Rick Fagan

Clayton Homes
4606 Clinton Hwy.
Knoxville, TN 37912
Ph: 865-688-6110
richard.fagan@claytonhomes.com

From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Wednesday, December 1, 2021 2:08 PM

To: Fagan, Richard <Richard.Fagan@ClaytonHomes.com>

Subject: [EXTERNAL] Recommending postponement of plat for Bill and Brenda Johnson (Tecoy Quarry Ln plat)

External email: careful w/ links or attachments

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Final Plat of the Division of the Bill and Brenda Johnson Property
Instrument No. 202007080002087
Plat No. 199710130000660
Tax ID 079J A 01803
Dividing 1.302 Acres Into Two Lots



Survey location
See plat 199710130000660

Legend

- Iron pin (set) = 1/2" x 18" rebar, set during this survey, with a yellow, 20000 00000 tag so it has room "X" FLS 2988" and "74.000 162"
- IPF = Iron pin (found)
- R/W = Right-of-way
- BLUP = Buried utility pole
- OSL = Overhead utility lines
- = Existing fence
- = Overhead utility lines

- NOTES:**
1. Sublease per required zoning. Property is currently zoned RA (low density residential)
 2. The property when shown is not located within a special flood hazard area
 3. There will be a standard drainage and utility easement ten (10) feet in width outside the exterior lot lines adjacent to any private rights-of-way (including joint permanent easements). Easements of the 10-foot in width shall be provided along both sides of all interior lot lines and on the inside of all of all other exterior lot lines.

Planning Staff Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat herein complies with all the provisions of the laws and rules of the State of Tennessee relating to the subdivision of land, and that the plat is correct and true to the original survey and that the same has been approved by the Planning Commission of the City of Knoxville in accordance with the provisions of the City of Knoxville and Knox County of the subdivision of any parcel or other property of any kind.

Signer	Date

Notes and Assurances

This is to certify that all property taxes and assessments due on the property have been paid.

Knox County Taxes	Date

Unless stated otherwise herein, this survey was prepared without the benefit of abstract of title. No liability is assumed by the surveyor signing herein for any loss resulting to any matter that might be discovered by an abstract or title search of the property. Unless stated otherwise herein, no evidence of any type of easements, including utility easements or any structures, tunnels, were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing herein for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify. The premises shown and described herein are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat herein or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown herein is correct. The survey was performed under my direct supervision using the random traverse method of surveying. Bearings and distances shown have not been adjusted for closure. The linear and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the person, persons, or entity named in this certification. This certification does not extend to any unshown person, persons, or entity, without an express reservation by the surveyor signing herein naming said person, I hereby further certify that this is a Category I survey and that the undivided ratio of precision is 1 part in 14,428 feet.

Mark A. Comparoni
Surveyor's Signature 1626 08/04/21 Date

Owner Certification for Public Sewer and Water Service - Minor Subdivision

Ms. Bill and Brenda Johnson, the undersigned owners 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 site and to pay for the installation of the required connections.

Owner signature	Owner printed name	Date

Survey

Being Done on Official Map

Date: _____

By: _____

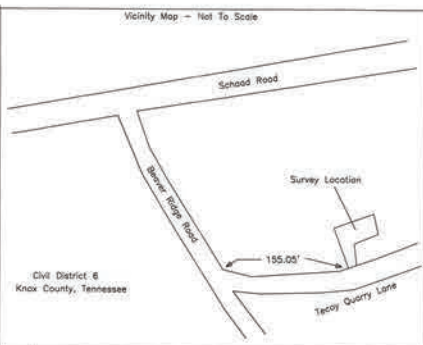
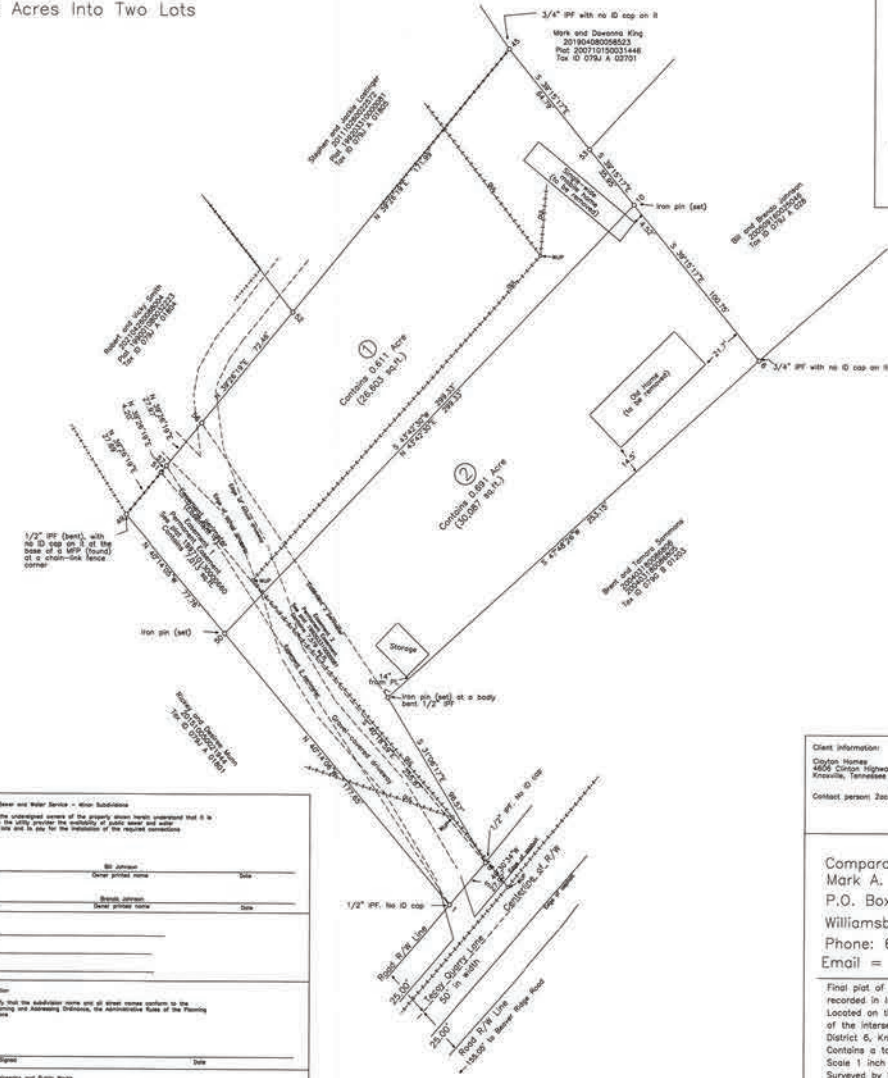
Addressing Department Certification

I, the undersigned, hereby certify that the subdivision complies with all street closure orders to the Surveyor/Platting Department and Addressing Division, the appropriate State of the Planning Commission, and other agencies.

Signer	Date

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat and so the this _____ day of _____, 2021

Engineering Director	Date



Certification of Surveyors and Owner Detestation

We, Bill and Brenda Johnson, the undersigned owners of the property shown herein, hereby certify that this is our plat of subdivision and include the same as shown to the public and further that having verified that we own the several lots shown on this plat and that the property owners have an undivided right to install right-of-way and/or grant easements as shown on this plat.

Owner signature	Owner printed name	Date

Certification of Final Plat - All Indicate Surveys, Instruments, and Resolutions Set

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I hereby certify that this plat and accompanying drawings, descriptions, and dimensions conform to the best of my knowledge to all applicable provisions of the Tennessee Survey, Subdivision Regulations and the rules, regulations, orders and policies of the State of Tennessee. I am the author of this plat. The plat contains all necessary surveys and instruments, bearings and distances, and is a true and correct copy of the original survey and instruments.

Registered Land Surveyor	1626	08/05/2021	Date

Certification of the Accuracy of Survey

I hereby certify that this survey was prepared in accordance with the current edition of the Rules of the State of Tennessee - Surveying and Subdivision - General and Particular.

Registered Land Surveyor	1626	08/05/2021	Date

Certification of Approval of Public Sewer Service System - Minor Subdivision

This is to certify that the subdivision shown herein is prepared subject to the installation of public sewer service and related facilities, and that such installation shall be in accordance with state and local laws and regulations. It is the responsibility of the property owner to verify with the utility provider the availability of sewer service in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider	Authorized Signature for Utility	Date

Certification of Approval of Public Water Service System - Minor Subdivision

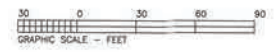
This is to certify that the subdivision shown herein is prepared subject to the installation of a public water system, and that such installation shall be in accordance with state and local laws and regulations. It is the responsibility of the property owner to verify with the utility provider the availability of water service in the vicinity of the site and to pay for the installation of the required connections.

Utility Provider	Authorized Signature for Utility	Date

Client Information: Clayton Homes 4650 Simpson Highway Knoxville, Tennessee 37912 Contact person Zach Roberts	Owner Information: Bill and Brenda Johnson 6527 Teacy Quarry Road Knoxville, Tennessee 37921	Comparoni & Associates Since 1994
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Comparoni & Associates Surveying
Mark A. Comparoni, Tn. R.L.S. No. 1626
P.O. Box 577
Williamsburg, Kentucky 40769
Phone: 606-499-2089 Fax: 606-261-2141
Email = petemark@netzero.net

Final plat of the division of the Bill and Brenda Johnson property recorded in Instrument No. 202007080002087. Located on the northwest side of Teacy Quarry Lane, 155.05 feet northeast of the intersection of Teacy Quarry Lane and Beaver Ridge Road, Civil District 6, Knox County, Tennessee. Containing a total of 1.302 acres. Scale 1 inch = 30 feet. Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626. Surveyed on 08/04/2021. Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626. Drawn on 08/04-05/2021. Survey was requested by Zach Roberts of Clayton Homes in Knoxville, Tennessee. Job number 21-175-99-107. File name J0HTUR.*





Comments due 9/17 Development Request

*distributed
9-7-21*

- DEVELOPMENT**
- Development Plan
 - Planned Development
 - Use on Review / Special Use
 - Hillside Protection COA

- SUBDIVISION**
- Concept Plan
 - Final Plat

- ZONING**
- Plan Amendment
 - SP OYP
 - Rezoning

*updated to meeting plat
CMH 10-19-21*

rick fagan

Applicant Name

CMH

Affiliation

9-1-21

Date Filed

Meeting Date (if applicable)

File Number(s)

~~9-E-21~~

~~12-SA-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

rick fagan

CMH

Name

Company

4606 clinton hwy

knoxville

tn

37912

Address

City

State

ZIP

865-382-6376

richard.fagan@claytonhomes.com

Phone

Email

CURRENT PROPERTY INFO

bill johnson

6521 tecoy quarry ln

Owner Name (if different)

Owner Address

Owner Phone

6521 Tecoy Lane, Knoxville

079JA01803

Property Address

Parcel ID

kub ✓

kub ✓

N

Sewer Provider

Water Provider

Septic (Y/N)

*we checked IUGIS
9/7/21*

STAFF USE ONLY

N of Tecoy Quarry Ln, NE of Beaver Ridge Rd

General Location

1.302 acre

Tract Size

City County

6
District

RA
Zoning District

Zoning District

SFR
Existing Land Use

Existing Land Use

Northwest City
Planning Sector

Planning Sector

LDR
Sector Plan Land Use Classification

Sector Plan Land Use Classification

Urban Growth
Growth Policy Plan Designation

Growth Policy Plan Designation

21/P sub 2/2/2021

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

Division of the Bill and Brenda Johnson Property
Proposed Subdivision Name

Related Rezoning File Number
2

- Combine Parcels
- Divide Parcel

Unit / Phase Number _____ Total Number of Lots Created _____

7-12-A2-51
 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

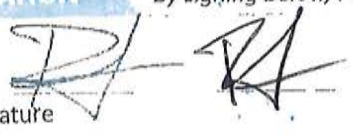
ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1		Total
0201	200	\$ 300
0208	100	
Fee 3	10-19-21 paid	\$ 250.00
0207		

AUTHORIZATION

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

Applicant Signature 

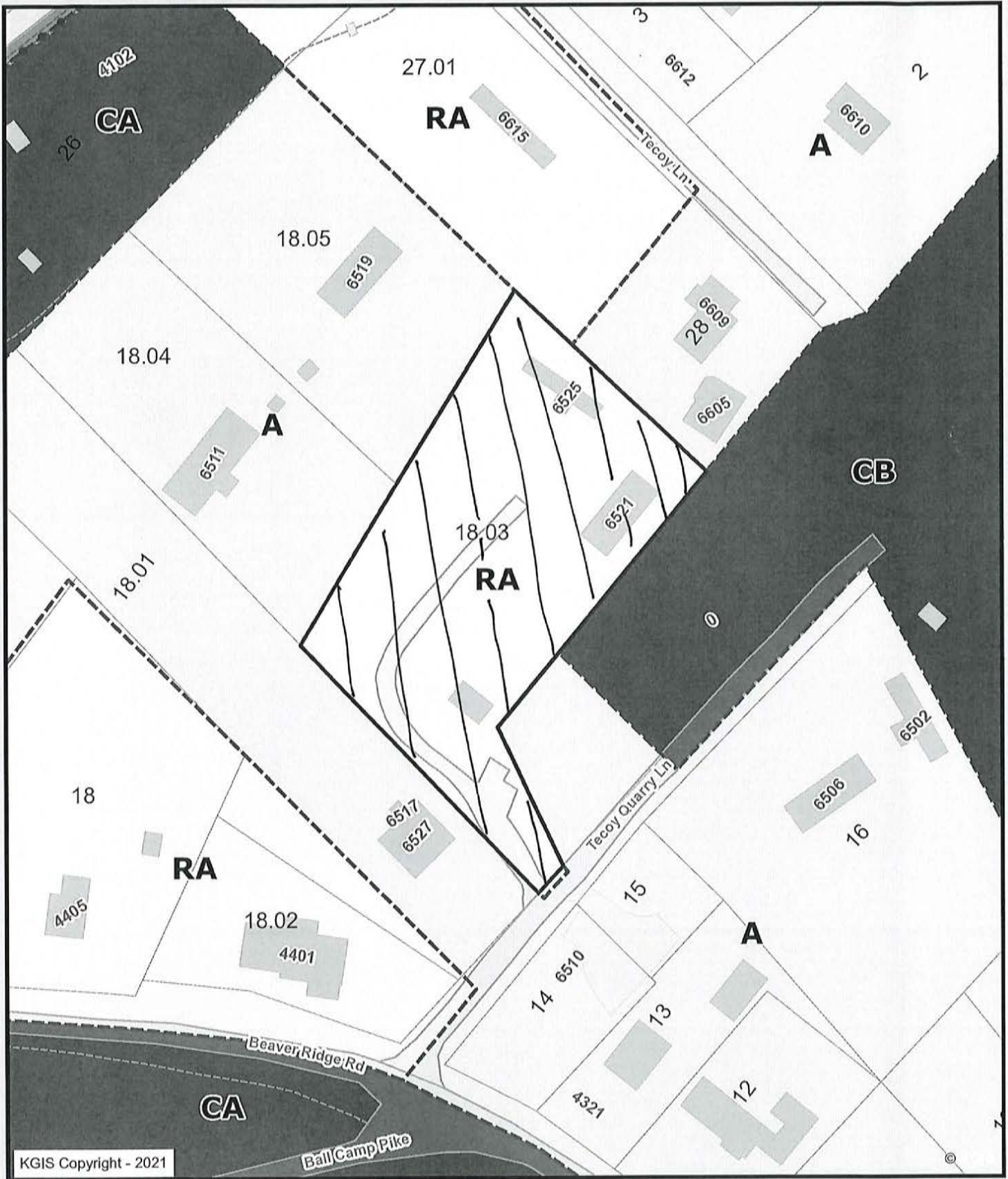
rick fagan
Please Print
10/19/21
9-1-21
Date

865-382-6376
Phone Number

richard.fagan@claytonhomes.com
Email


Staff Signature
Emilee Dills

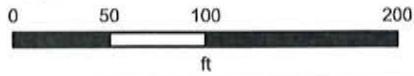
Emilee Dills
Please Print
Date
10-19-21



12-SA-21-F



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Knoxville - Knox County - KUB Geographic Information System

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