



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 12-SC-21-F **AGENDA ITEM #:** 39
POSTPONEMENT(S): 12/9/2021 **AGENDA DATE:** 1/13/2022

▶ **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:

- ▶ 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.



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

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

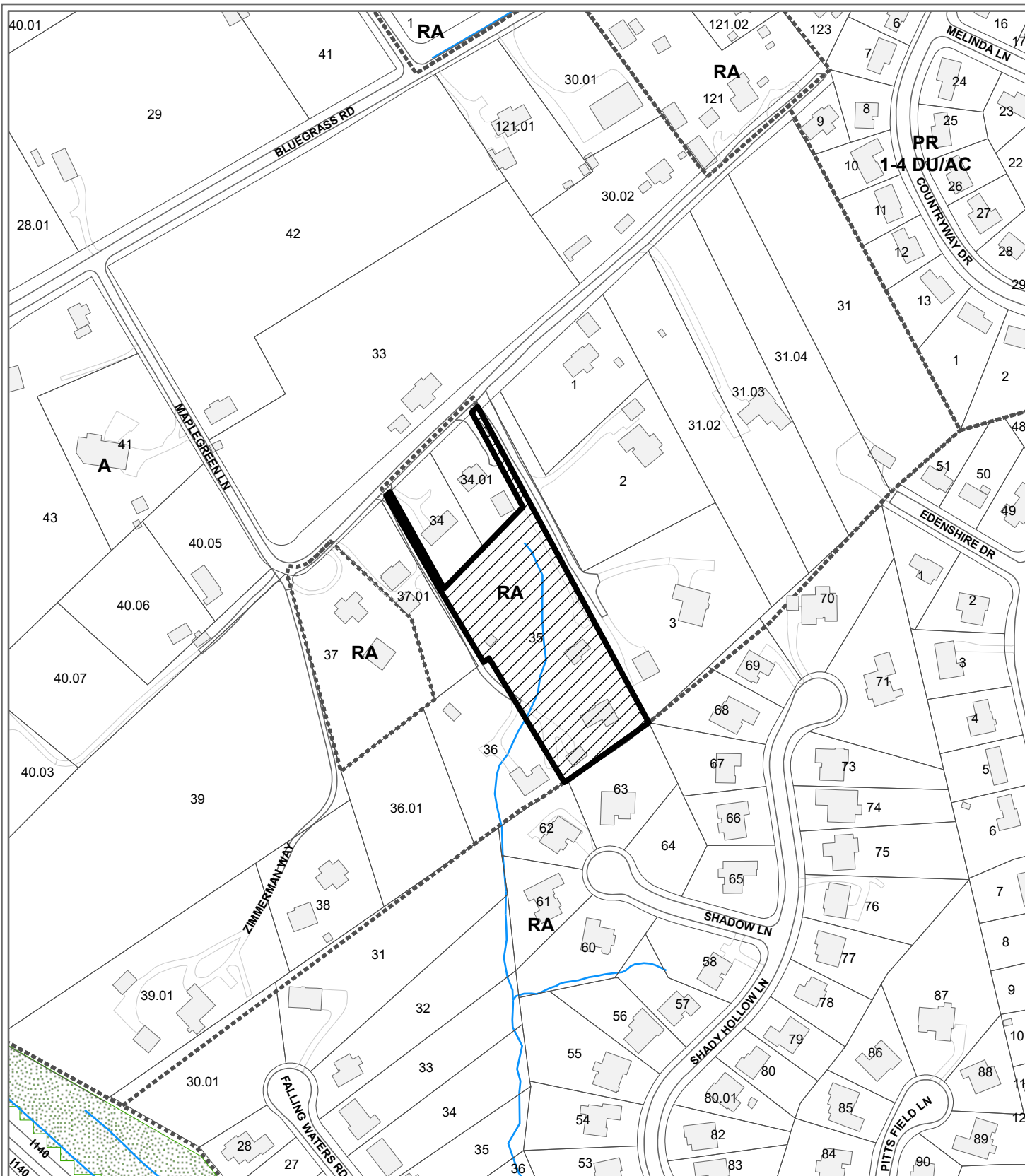
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

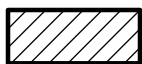
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

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**

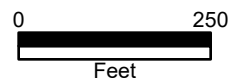


Final Plat For: The Beckham Property

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





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