



# SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 7-SC-22-F

**AGENDA ITEM #:** 45

**AGENDA DATE:** 7/14/2022

► **SUBDIVISION:** FINAL PLAT OF TERRY MILLER MACKRARER PROPERTY & RANDALL AND JENNY BOYD PROPERTY, RESUBDIVISION OF LOT 1

► **APPLICANT/DEVELOPER:** RANDALL AND JENNY BOYD

OWNER(S): Randall Boyd

TAX IDENTIFICATION: 165 00501 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2704 Allee De Papillon Dr (part of)

► **LOCATION:** South side of Keller Bend Rd on Allee De Papillon Dr, a private right-of-way

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 12.06 ac

► **NUMBER OF LOTS:** 2

► **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: David Poe Batson, Himes, Norvell and Poe

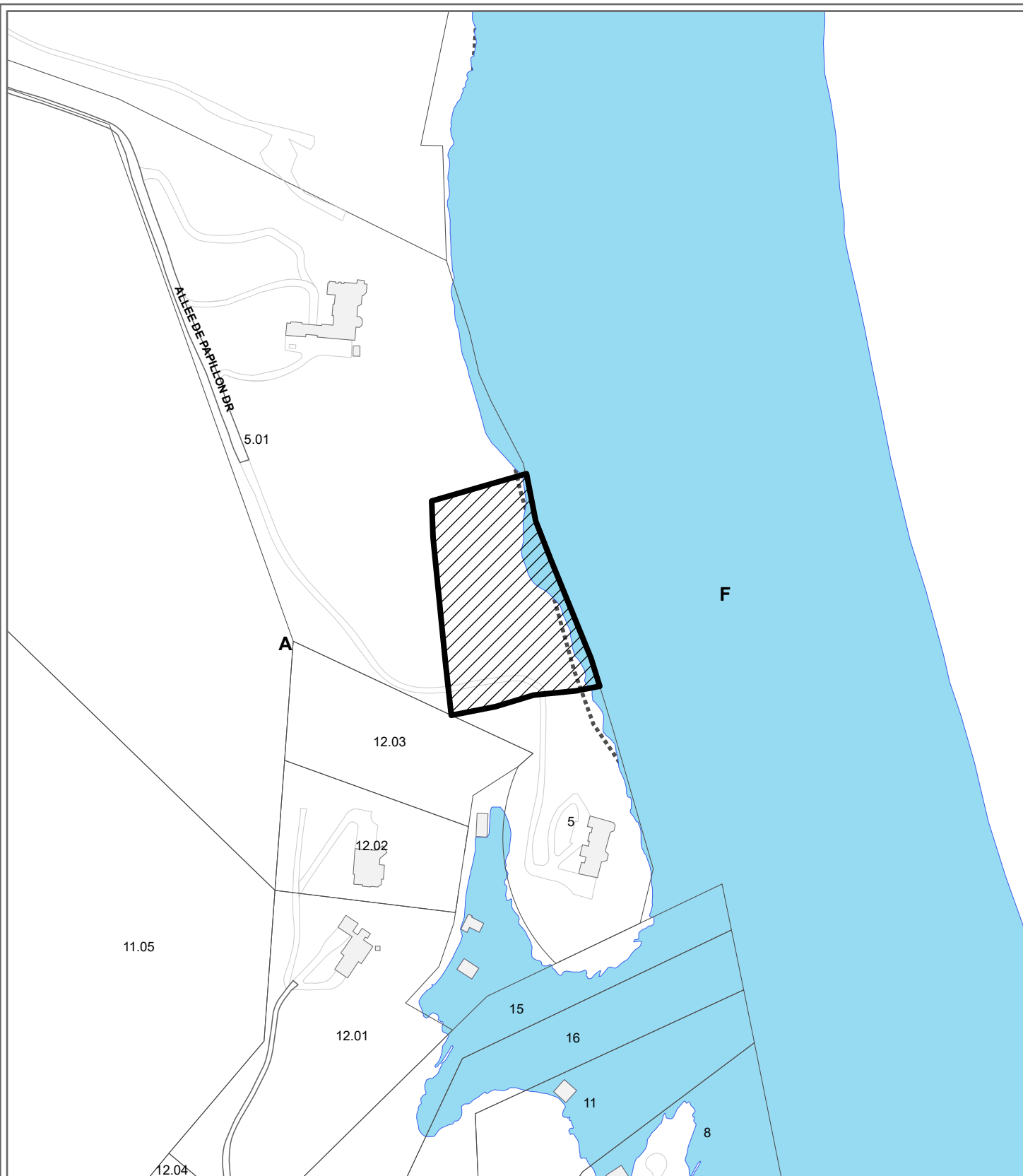
► **VARIANCES REQUIRED:**

- 1) Reduce the required pavement width of the private right-of-way from 20 ft to 11.5 ft.
- 2) Reduce the required right-of-way width of the private right-of-way from 40 ft to 25 ft.
- 3) Eliminate the requirement for a turn-around facility within the private right-of-way.
- 4) Increase the maximum slope allowed in a private right-of-way from 12% to 22.5%.

## STAFF RECOMMENDATION:

► Withdraw the proposed plat per the applicant's request.

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.



**7-SC-22-F  
FINAL SUBDIVISION PLAT**

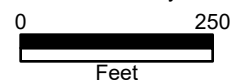


Final Plat For: Terry Miller MacKrarer Property & Randall and Jenny Boyd  
Property, Resubdivision of Lot 1

Original Print Date: 6/8/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Boyd, Randall and Jenny

Map No: 165  
Jurisdiction: County





# Request to Postpone • Table • Withdraw

DAVID POE BUMP / RANDY BOYD  
Applicant Name (as it appears on the current Planning Commission agenda)

7.6.22  
Date of Request

July 14 - 2022  
Scheduled Meeting Date

7-SC-22-F  
4-BB-22

File Number(s)

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *\*The refund check will be mailed to the original payee.*

## TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

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

Applicant Signature

Please Print

Phone Number

Email

## STAFF ONLY

Michelle Portier

Michelle Portier

Staff Signature

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Michelle Portier

7/6/2022

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. WIDTH OF PAVEMENT FROM 20 FEET TO 11.5 FEET

Justify request by indicating hardship:

THE COMMON DRIVEWAY IS ALREADY IN PLACE AND FUNCTIONAL,  
THE EASEMENT HAS BEEN RECORDED.

2. WIDTH OF EASEMENT FROM 40 FEET TO 25 FEET

Justify request by indicating hardship:

THE COMMON DRIVEWAY IS ALREADY IN PLACE AND FUNCTIONAL,  
THE EASEMENT HAS BEEN RECORDED.

3. NOT CONSTRUCTING TURN AROUND AT THE END OF THE  
EASEMENT

Justify request by indicating hardship:

THE COMMON DRIVEWAY IS ALREADY IN PLACE AND FUNCTIONAL,  
THE EASEMENT HAS BEEN RECORDED.

4. SLOPE GRADE FROM 12% TO 22.5%

Justify request by indicating hardship:

THE COMMON DRIVEWAY IS ALREADY IN PLACE AND FUNCTIONAL,  
THE EASEMENT HAS BEEN RECORDED.

5.

Justify request by indicating hardship:

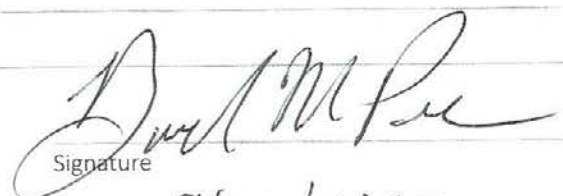
6.

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

5/26/2022

Date





# 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

RANDAL & JENNY BOYD

Applicant Name

25380 - BOYD PROPERTY

Affiliation

4.18.22

Date Filed

N/A 7/14/2022

Meeting Date (if applicable)

File Number(s)

4-BB-22 (Formerly)

July PC file number: 7-SC-22-C 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

DAVID POE

Name

BATSON, Himes, Norvell & Poe

Company

4334 PAPER MILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

Poe@bhn-p.com

Email

## CURRENT PROPERTY INFO

P.O. BOX 51887

KNOXVILLE, TN 37950

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2704 ALLEE DE PAPILLON DR

Property Address

TAX MAP 165, PART OF PARCEL 005.01

Parcel ID

FUD

Sewer Provider

FUD

Water Provider

Yes

Septic (Y/N)

## STAFF USE ONLY

Located on Allee De Papillon Dr, south of Keller bend Rd

12.059 acres

General Location

Tract Size

☐ City ☒ County 4

District

A

Zoning District

Ag/for/vac

Existing Land Use

Southwest County

RR

rural area

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

Related City Permit Number(s)

☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

**SUBDIVISION REQUEST**

Terry miller mackerer Property & Randal & Jenny Boyd Property Resubdivision of Lot 1

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels ☒ Divide Parcel

2

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

Fee 1

0201

\$200

Total

**ATTACHMENTS**

☐ Property Owners / Option Holders ☐ Variance Request

Fee 2

\$300

**ADDITIONAL REQUIREMENTS**

0208

\$100

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

Fee 3

**\$300 paid on 4/19/2022  
Additional Variance fee (0207) of  
\$250 charged on 5/27/22**

☐ COA Checklist (Hillside Protection)



Applicant Signature

DAVID POE  
Please Print

4-14-2022  
Date

865-588-6472  
Phone Number

Poe@bhn-p.com  
Email



Property Owner Signature

RANDY BOYD  
Please Print

4-15-22  
Date

LK-C 4/18/2022

4/19/2022 swm  
5/27/2022 swm