



# SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 7-SE-22-F

**AGENDA ITEM #:** 47

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

► **SUBDIVISION:** FINAL PLAT OF FORD SUBDIVISION, RESUBDIVISION OF LOT 3R3 AND PART OF LOT 3

► **APPLICANT/DEVELOPER:** MATT DAWSON / SMOKY MOUNTAIN LAND SURVEYING CO., INC  
**OWNER(S):** Charles and Kathy S. Pruitt

**TAX IDENTIFICATION:** 123 M D 003 & 008 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9 & City Council District 1

**STREET ADDRESS:** 324 & 0 W. Ford Valley Rd.

► **LOCATION:** South side of W. Ford Valley Rd., south of Chapman Hwy.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area & within City limits

**WATERSHED:** Knob Creek

► **APPROXIMATE ACREAGE:** 3.17 ac

► **NUMBER OF LOTS:** 4

► **ZONING:** A (Agricultural) in Knox County and RN-1 in the City of Knoxville

**SURVEYOR/ENGINEER:** Matthew J. Dawson - Smoky Mountain Land Surveying

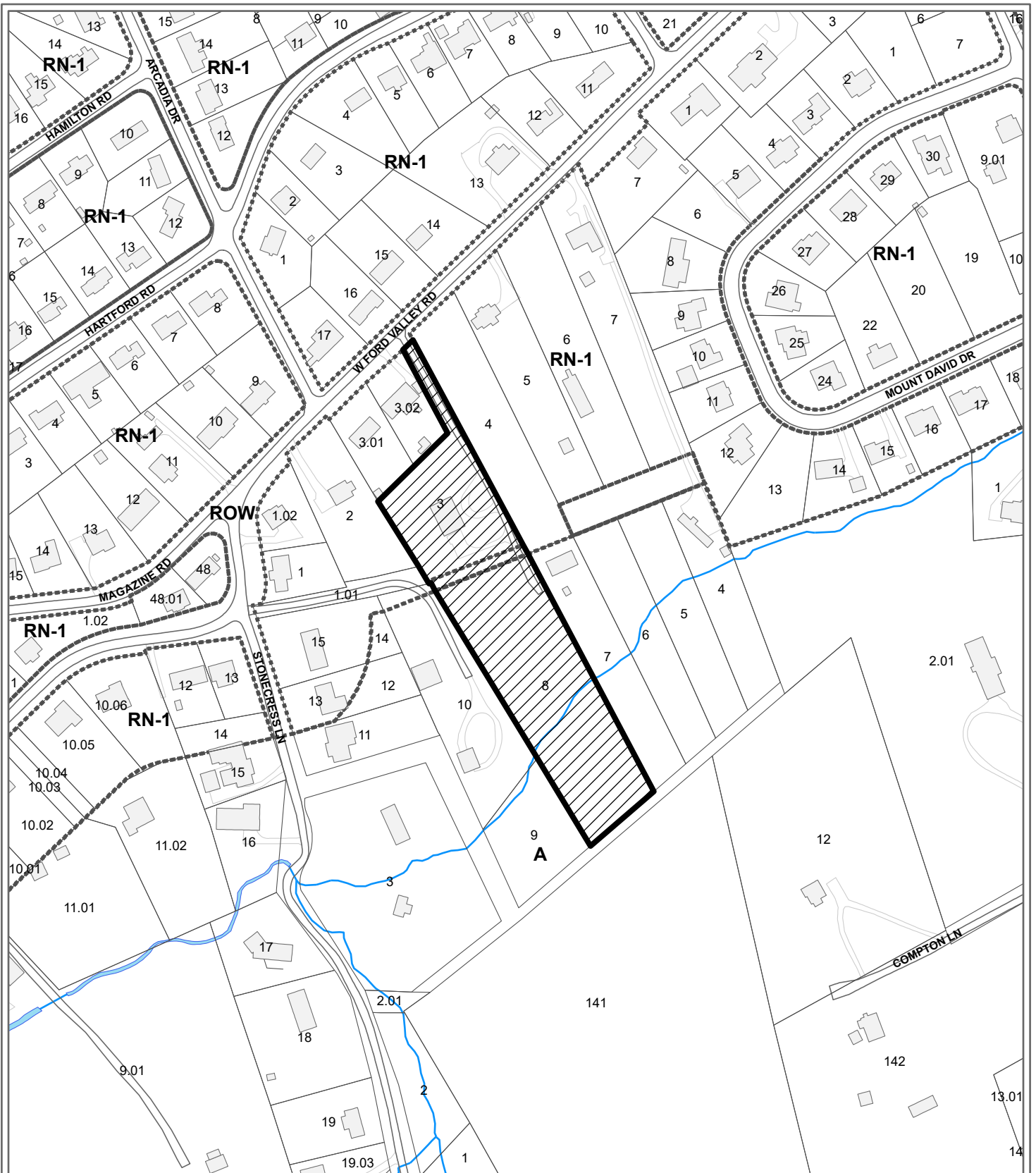
► **VARIANCES REQUIRED:**  
1. Eliminate the requirement for a turnaround in the private right-of-way (previously approved joint permanent access easement).  
2. Reduce the private right-of-way pavement width required from 40 ft to 25 ft.

---

## STAFF RECOMMENDATION:

► Postpone this request for 30 days to the September 8, 2022 meeting 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-SE-22-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Final Plat of Ford Subdivision, Resubdivision of Lot 3R3 and part of Lot 3

Original Print Date: 6/15/2022  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Dawson / Smoky Mountain Land Surveying Co., Inc, Matt

Map No: 123

Jurisdiction: County

0 250  
Feet





# Request to Postpone • Table • Withdraw

MATTHEW J. DAWSON

07/01/2022

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

7-14-2022

Scheduled Meeting Date

7-SE-22-F

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 8-11-2022 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.

MATTHEW J. DAWSON

Applicant Signature

Please Print

865-579-4075

mattjdawson@bellsouth.net

Phone Number

Email

## STAFF ONLY

CAMERON TAYLOR

Please Print

7/1/22

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# 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

MATTHEW J. DAWSON

OWNER

Applicant Name

Affiliation

06/01/2022

7/14/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

7-SE-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

MATTHEW J. DAWSON

SMOKY MOUNTAIN LAND SURVEYING CO., INC.

Name

Company

P.O. BOX 9691

KNOXVILLE

TN

37940

Address

City

State

ZIP

865-579-4075

mattjdawson@bellsouth.net

Phone

Email

## CURRENT PROPERTY INFO

CHARLES E. PRUITT & KATHY S. PRUITT

115 FOX CHASE WAY, LOUISVILLE, TN 3777 865-924-1967

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

326 & 324 W FORD VALLEY ROAD

123MD003 & 123ME008

Property Address

Parcel ID

~~KNOX CHAPMAN~~

KUB

~~KNOX CHAPMAN~~

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

Southside of W Ford Valley Rd

3.17 ac

General Location

CITY COUNCIL 1ST R-1 CITY

Tract Size

☒ City ☒ County

COUNTY COMM. 9th

A COUNTY

SFR, Ag For Vac

District

Zoning District

Existing Land Use

South County

LDR, AG

N/A, Rural

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**

F.P. OF FORD SUBDIVISION, RESUB. OF LOT 3R3 AND PART OF 3

Proposed Subdivision Name

4

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

Fee 2

0208 | \$100

Fee 3

0207 | \$250

Total

\$1020

20%  
Late Fee \$170**AUTHORIZATION**

Applicant Signature

MATTHEW J. DAWSON

Please Print

06/01/2022

Date

865-579-4075

Phone Number

mattjdawson@bellsouth.net

Email

swm / 6/2/2022

Property Owner Signature

Please Print

Date

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



TO APPROVE THE EXISTING CONFIGURATION OF THE EXISTING JOINT PERMANENT WITH NO

1. TURN AROUND AT TERMINUS.

Justify request by indicating hardship: PRE-EXISTING JOINT PERMANENT EASEMENT CONFIGURATION.

2. TO APPROVE THE EXISTING CONFIGURATION OF THE EXISTING JOINT PERMANENT EASEMENT WITH A WIDTH OF 25 FEET

Justify request by indicating hardship: PRE-EXISTING JOINT MERMANENT EASEMENT CONFIGURATION.

3. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_

Justify request by indicating hardship: \_\_\_\_\_

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.

Matthew J. Davis  
Signature

06/01/2022  
Date