



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 4-SB-22-F **AGENDA ITEM #:** 32
POSTPONEMENT(S): 4/14/2022 **AGENDA DATE:** 5/12/2022

▶ **SUBDIVISION:** RESUBDIVISION OF THE JERRY L. PRICE PROPERTY

▶ **APPLICANT/DEVELOPER:** TERRY E. ROMANS
OWNER(S): Dewey Hillard

TAX IDENTIFICATION: 111 05811 [View map on KGIS](#)
JURISDICTION: County Commission District 9
STREET ADDRESS: 1923 E. Governor John Sevier Hwy.

▶ **LOCATION:** West of East Governor John Sevier Highway, abutting French Broad River

SECTOR PLAN: South County
GROWTH POLICY PLAN: Planned Growth Area
WATERSHED: French Broad

▶ **APPROXIMATE ACREAGE:** 1.31 acres
▶ **NUMBER OF LOTS:** 0
▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER:

▶ **VARIANCES REQUIRED:** 1) Reduce the Private Right-of-Way width from 40 ft to 25 ft.
2) Eliminate the requirement for a turn-around area to be constructed.

STAFF RECOMMENDATION:

- ▶ **Approve the variance reducing the right-of-way width to 25 ft wide so that it matches up with the longer portion of the previously approved 25-ft wide joint permanent easement since there is not much distance left before the access terminates.**

Approve the subdivision plat because it is in compliance with the subdivision regulations.

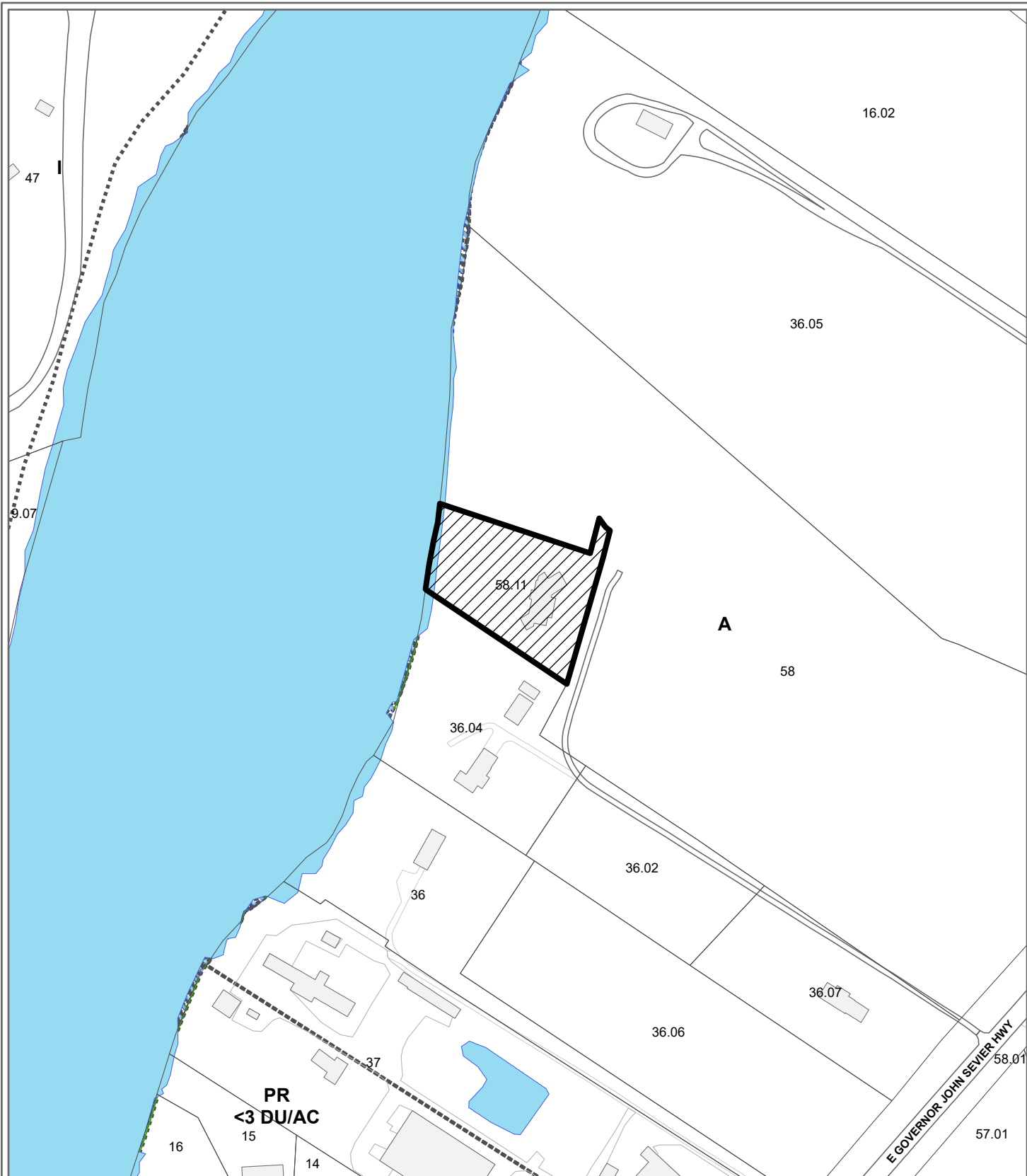
COMMENTS:

- 1) This plat is a re-subdivision of a small parcel abutting the French Broad River. It was first platted in 2001 with a 25-ft joint permanent access easement (JPE) in anticipation of a larger subdivision on the remainder of the larger property. The easement met the requirements in place at the time of the plat.
- 2) However, physical access to the property has been via a shared driveway with adjacent properties to the southwest. That shared driveway was recorded in 2013 as a 25-ft JPE and provides access to three properties, though one has direct access off of John Sevier Highway and could have its own access. The other properties utilizing the JPE are not part of this plat.
- 3) The subject property being replatted is at the end of the line of properties utilizing the access, and the larger section of the access strip up to this point is 25 ft.
- 4) There is already a turnaround area provided at the end of the driveway, though it does not meet Fire Code standards. The Seymour Volunteer Fire Department has sent a letter stating that they have served the property before and used the boat ramp to turn around.

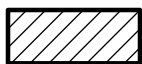
5) Staff supports both variances since the Fire Department does not need the turn-around space and the access easement is a minor extension of an existing easement that was approved by all departments in a prior plat.

6) However, if the remainder of the larger lot out of which the subject property were to be developed, and the subdivision provided a new access to this property, such access would be required to meet the Subdivision Regulations, as would any additional means of access for other properties.

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.



**4-SB-22-F
FINAL SUBDIVISION PLAT**



Final Plat For: Resubdivision of the Jerry L. Price Property

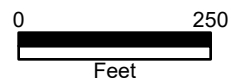
Original Print Date: 3/8/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Romans, Terry E.

Map No: 111

Jurisdiction: County



4-5B-22-F



Dori Caron <dori.caron@knoxplanning.org>

Postponement of plat ~~5-SB-22-F~~ 4-5B-22-F

Michelle Portier <michelle.portier@knoxplanning.org> Mon, Apr 4, 2022 at 11:16 AM
To: Terry Romans <romansengineering@gmail.com>, Applications <applications@knoxplanning.org>
Cc: "Brooks, Amy" <amy.brooks@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>

Good morning, Terry.

I got your voicemail stating you wanted to postpone this plat to the June Planning Commission meeting. Please fill out this [Postponement Request form](#) and send it to applications@knoxplanning.org. There is a \$50 postponement fee. Payment information is below.

Payment Options

1. Check made out to Knoxville-Knox County Planning
 - o Reply to this email and ensure applications@knoxplanning.org is copied
 - o Attach a color image of a completed check with [all four corners visible](#)
2. Credit or debit card (Visa, Mastercard or Discover)
 - o Call 865.215.3193 to pay over the phone
 - o 2.5% vendor fee applies (fee will be added at the time of payment)
3. URL payment link using a credit or debit card only (*do not use the check option*)
 - o Email applications@knoxplanning.org to request a URL payment link
 - o Payment must be completed the day the link is generated

Should you have any questions, call Planning's front desk at 865.215.3193.

Thank you,

...
Michelle Portier, AICP
Principal Planner
865.215.3821

Knoxville-Knox County Planning
400 Main Street, Suite 403 | Knoxville, TN 37902

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, DEWEY HILLARD, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS THE PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

OWNER (PRINTED NAME) _____ DATE _____

SIGNATURE _____ DATE _____

CERTIFICATE OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS, AND BENCHMARKS SET

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TEMORIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS WHICH HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT. THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS WERE IN PLACE ON THE 12/10/21.

TWER

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 5/6/22

CERTIFICATION OF THE ACCURACY OF SURVEY

SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

TWER

REGISTERED LAND SURVEYOR
TENNESSEE LICENSE NUMBER: 2116
DATE: 5/6/22

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS; AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-1-1 TO 68-1-13 THRU 68-1-13.413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS PROMULGATED THERETO.

KNOX COUNTY HEALTH DEPARTMENT _____ DATE _____

PUBLIC WATER SYSTEM

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF PUBLIC WATER SYSTEM AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF WATER SYSTEMS IN THE VICINITY OF THE LOTS AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

KNOX CHAPMAN UTILITY DISTRICT _____ DATE _____

AUTHORIZED SIGNATURE FOR UTILITY _____ DATE _____

OWNER CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISIONS

I, DEWEY HILLARD, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS MY RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOTS AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER (PRINTED NAME) _____ DATE _____

SIGNATURE _____ DATE _____

ZONING

ZONING DISTRICT(S) IN WHICH THE LAND BEING SUBDIVIDED IS LOCATED SHALL BE INDICATED AS SHOWN ON THE ZONING MAP BY THE PLANNING COMMISSION AS FOLLOWS:

ZONING SHOWN ON OFFICIAL MAP: _____

DATE: _____ BY: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNATURE _____ DATE _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE _____ DAY OF _____, 2021

ENGINEERING DIRECTOR _____ DATE _____

TAXES AND ASSESSMENTS

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

KNOX COUNTY TRUSTEE _____ DATE _____

PLANNING STAFF CERTIFICATION OF APPROVAL RECORDING-FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OPTICAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS. PURSUANT TO SECTION 13-3-405 OF TENNESSEE CODE, ANNOTATED, THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED TO CONSTITUTE OR EFFECT AN ACCEPTANCE BY THE CITY OF KNOXVILLE OR KNOX COUNTY OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.

SIGNATURE _____ DATE _____

KNOX COUNTY PROPERTY ASSESSOR

NAME _____ DATE _____

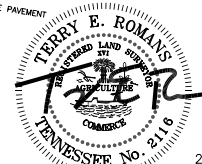
NOTES

1. PROPERTY OWNERS:
DEWEY HILLARD
5903 THORNGROVE PIKE
KNOXVILLE, TN 37914
2. SURVEY REQUESTED BY:
JERRY PRICE
(865) 679-6282
3. SURVEY REQUESTED FOR:
LOT LINE ADJUSTMENT.
4. REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED SETBACKS.
5. THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THAT HERON DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE.

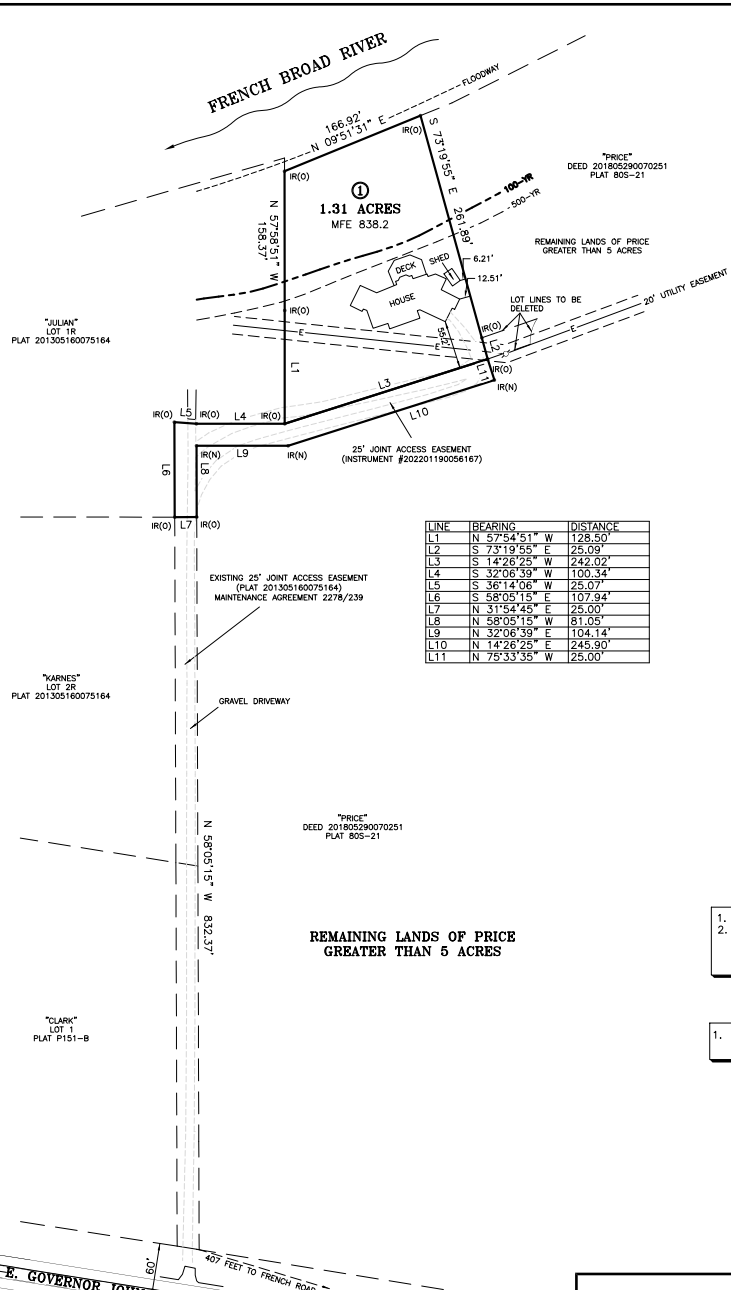
MAP#: 47093C0310F
EFFECTIVE DATE: 05/02/2007
6. BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITIES.
7. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS:
10 FEET ALONG ALL EXTERIOR LOT LINES AND ALONG ROADS. 5 FEET ALONG ALL INTERIOR LOT LINES.

EXISTING NON-CONFORMING STRUCTURES
THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

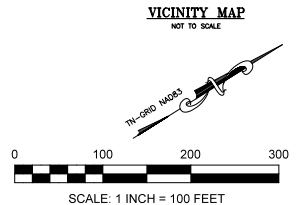
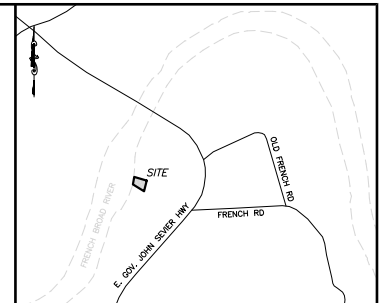
PART OR ALL OF THIS SURVEY WAS PERFORMED USING A GARMIN 870T MULTIFREQUENCY RECEIVER.
POSITIONAL ACCURACY: 10MM+1PPM HORIZONTAL, 15MM+1PPM VERTICAL.
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK.
DATA/OUTPUT: HORIZONTAL-WAD, VERTICAL-WAD 8S.
PUBLISHED/UNPUBLISHED CONTROL USED: TYPICAL GRID REFERENCE NETWORK.
GRID: NAD83, 2011
COMBINED GRID FACTORS: NONE APPLIED



2/28/22
REV: 5/6/22



LINE	BEARING	DISTANCE
L1	N 57°54'51" W	128.50'
L2	S 73°19'55" E	25.09'
L3	S 14°26'25" W	242.02'
L4	S 32°06'39" W	100.34'
L5	S 36°14'06" W	25.07'
L6	S 58°05'15" E	107.94'
L7	N 31°54'45" E	25.00'
L8	N 58°05'15" W	81.05'
L9	N 32°06'39" E	104.14'
L10	N 14°26'25" E	245.90'
L11	N 75°33'35" W	25.00'



LEGEND

- IR(N) * IRON ROD (NEW)
1/2-INCH DIAMETER IRON ROD
W/ PLASTIC CAP ENGRAVED WITH
"ROMANS 2116"
- IR(O) * IRON ROD OLD
- E ELECTRIC LINE
- ⊥ POWER POLE
- + GUY WIRE
- LINE NOT SURVEYED

VARIANCE REQUEST

1. TO REDUCE JOINT ACCESS EASEMENT FROM 40 FT. TO 25 FT.
2. TO NOT CONSTRUCT A TURNAROUND. SEMOUR VOLUNTEER FIRE DEPARTMENT CHIEF STATES THAT THE EXISTING DRIVEWAY PROVIDES ENOUGH ROOM FOR A EMERGENCY VEHICLE TURNAROUND. SEE ATTACHED LETTER.

WAIVER REQUEST

1. NEED A WAIVER FROM THE U&D EASEMENT FOR THE EXISTING SHED ON THE SIDE LOT LINE.

4-SB-22-F

ROMANS Engineering

1923 Hopewell Road
Knoxville, TN 37920
Phone (865) 679-5736
romansengineering@gmail.com

RESUBDIVISION OF THE JERRY L. PRICE PROPERTY

ADDRESS EAST GOVERNOR JOHN SEVIER HIGHWAY

CITY: KNOXVILLE STATE: TN ZIP CODE: 37920

DISTRICT: 9th COUNTY: KNOX ZONE: A

TAX MAP: 111 INSERT: GROUP: PARCEL: 058.11

WARD: BLOCK: SCALE: 1"=100'

DEED: 200201030054151 DATE: 5/6/22

PLAT: 20011160039353 DRAWN BY: JME

MAP CAR: SLIDE: SHEET: 1 OF 1

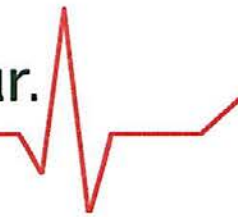
LOT NO.: DWG NO.: 21-117-1

SUBDIVISION NAME: FINAL PLAT FOR JERRY L. PRICE



Do *more* for Seymour.

North Sevier • South Knox • East Blount



May 3, 2022

BOARD OF DIRECTORS

Gary Pryor, **Chair**
Mark Dixon, **Vice Chair**
Ron French, **Treasurer**
Clayton Weaver, **Secretary**
Terry Chandler
Chris Clepper
Kevin Ford
Joseph Fowler, III
Sol Miller
Jerry Price
Gary Thorne

DEPARTMENT STAFF

John Linsenbigler
Chief & Executive Admin
Nicole Browning
Admin Assistant
Elaina DeLozier
Development Director

OFFICERS

Josh Tucker
Assistant Chief
Andy Berelsman
Assistant Chief
Al Leitch
Assistant Chief
Aaron Myers
Captain
Brody Timmerman
Captain
Ryan Spencer
Captain
Chris Griffith
Lieutenant
Chris Harrington
Lieutenant
Luke Thompson
Lieutenant
Samuel Swaney
Lieutenant
Adam Linsenbigler
Chaplain

To Whom It May Concern,

Upon review of the driveway leading back to 1923 E. Governor John Sevier Hwy there are **no** accessibility issues.

SeymourVFD has responded to calls for the homes in this area and has used the boat ramp into the river.

The homeowners will be the responsible parties to provide normal driveway maintenance.

Sincerely,

John Linsenbigler

Our Mission: "To Be There For You"

Admin Office: 7915 Chapman Hwy Knoxville, TN 37920

Office: (865) 851-1157 option 2 Fax: (865) 579-4110 Email: svfd@seymourvfd.com



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

Terry E. Romans

Surveyor

Applicant Name

Affiliation

02/28/2022

4/14/22

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SB-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

Terry E. Romans

Romans Engineering

Name

Company

1923 Hopewell Rd

Knoxville

TN

37920

Address

City

State

ZIP

(865) 676-5736

romansengineering@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Dewey Hillard

5903 Thorngrove Pike

(XXX) XXX-XXXX

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1923 East Governor John Sevier Highway

111 058.11

Property Address

Parcel ID

N/A

Knox Chapman Utility District

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W of E Governor John Sevier Hwy, abutting French Broad River

1.31 acres

General Location

Tract Size

City County

9

A

SFR

District

Zoning District

Existing Land Use

South County

LDR, SPA

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Resubdivision of the Jerry L. Price Property

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels Divide Parcel

1

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

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	\$550
Fee 2		
0208	\$100	
Fee 3		
0207	\$250	

AUTHORIZATION

Terry E. Romans

Digitally signed by Terry E. Romans
Date: 2022.02.28 09:10:51 -05'00'

Terry E. Romans

02/28/2022

Applicant Signature

Please Print

Date

(865) 679-5736

romansengineering@gmail.com

Phone Number

Email

3/1/22 EK

swm 3/1/22

Property Owner Signature

Please Print

Date

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Request to reduce Joint Access Easement from 40' to 25'.

Justify request by indicating hardship: The purpose of this request is to extend an existing 25' easement.

2. _____

Justify request by indicating hardship: _____

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.

Signature

2/28/22

Date