



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 10-SB-22-F **AGENDA ITEM #:** 35
POSTPONEMENT(S): 10/6/2022 **AGENDA DATE:** 11/10/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE GARY AND CATHERINE CALHOUN PROPERTY

▶ **APPLICANT/DEVELOPER:** CATHERINE CALHOUN
OWNER(S): Gary and Catherine Calhoun

TAX IDENTIFICATION: 7 L A 015 [View map on KGIS](#)
JURISDICTION: County Commission District 8
STREET ADDRESS: 10750 MOUNTAIN RD

▶ **LOCATION:** Westside of Mountain Rd, north of Emory Rd.

SECTOR PLAN: Northeast County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Flat Creek

▶ **APPROXIMATE ACREAGE:** 6.83 acres
▶ **NUMBER OF LOTS:** 3
▶ **ZONING:** A (Agricultural)
SURVEYOR/ENGINEER: Mark Comparoni Comparoni and Associates

▶ **VARIANCES REQUIRED:** 1. Reduce the minimum width required for a private right-of-way from 40 ft to 25 ft at the front of the property, tapering out to 40 ft as space allows.
2) Waive the requirement for a private right-of-way to be named.

STAFF RECOMMENDATION:

- ▶ Approve the variance request to reduce the minimum private right-of-way width requirement to 25 feet due to the existing flag stem preventing a wider right-of-way, and waive the requirement for a private right-of-way serving at least 6 lots to be named since it would cause other property owners whose properties are not a part of this plat to change their address.

COMMENTS:

- 1) This plat proposes to create three lots out of parcel 007LA015.
- 2) The property is currently a flag lot, with the flag stem providing access to three properties in addition to the subject property. Therefore, if this plat is approved, the right-of-way would serve 6 lots.
- 3) The three other lots served by the private right-of-way are not addressed off the private right-of-way. Therefore, if the private right-of-way is named, it would cause the other property owners to have to change their address according to the Addressing Department rules and regulations. Therefore, Planning supports the request to waive the naming requirement.
- 4) The existing flag stem is approximately 25 ft wide, so the plat requires a variance to reduce the width requirement of a private right-of-way from 40 ft to 25 ft until such point where the required width can be accommodated. Planning supports this waiver since the 40 ft width cannot physically be met, provided that the width tapers out to 40 ft as space allows.

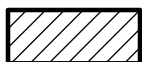
5) The flag stem crosses into the City of Blaine in Grainger County. Planning sent the plat to the City of Blaine for review. The Mayor of the City of Blaine, Marvin Braden, reviewed the plat and relayed his comments, which were incorporated into the plat.

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.



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

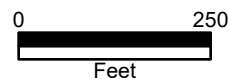
Petitioner: Catherine Calhoun



Final Plat For: Final plat of the Gary and Catherine Calhoun property

Map No: 7

Jurisdiction: County

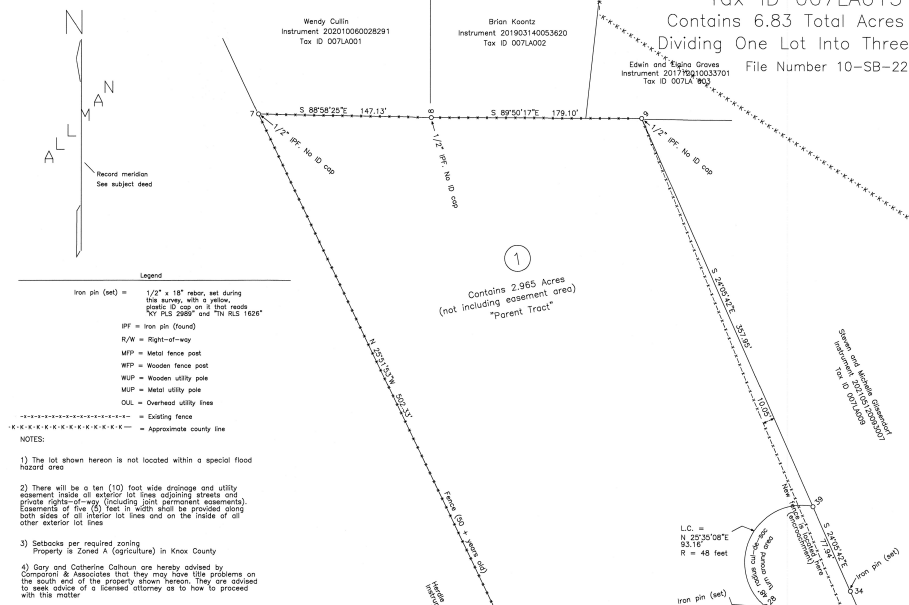
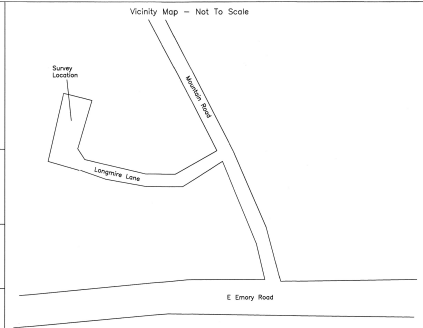


Original Print Date: 9/7/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Final Plat of the Division of the Gary and Catherine Calhoun Property
Instrument 202111080038068

Tax ID 007LA015
Contains 6.83 Total Acres
Dividing One Lot Into Three
File Number 10-SB-22-F

10-SB-22-F
11.3.22



- Legend**
- Iron pin (set) = 1/2" x 18" iron set during this survey, with a yellow plastic ID cap or ID flag reads KY RLS 2089 and TN RLS 1628*
 - RP = Iron pin (found)
 - R/W = Right-of-way
 - MFP = Metal fence post
 - WFP = Wooden fence post
 - WUP = Wooden utility pole
 - MUP = Metal utility pole
 - CLL = Overhead utility lines
 - = Existing fence
 - = Approximate county line

- NOTES:**
- The lot shown hereon is not located within a special flood hazard area.
 - There will be a ten (10) foot wide drainage and utility easement outside all exterior lot lines including streets and private rights-of-way (including easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.
 - Setbacks per required zoning. Property is Zoned A (agriculture) in Knox County.
 - Gary and Catherine Calhoun are hereby advised by Comparoni & Associates that they may have title problems on the south end of the property shown hereon. They are directed to seek advice of a licensed attorney as to how to proceed with this matter.

Certificate of Ownership and General Dedication
We, Gary and Catherine Calhoun, the undersigned owners of the property shown herein, hereby do hereby do this as our part of dedication and dedicate the streets shown to the public use forever and hereby certify that we are the owners in fee simple of the property and the property shown hereon has no unperfected rights to dedicate right-of-way and/or grant easement as shown on this plat.

Certificate of Final Plat - All Indented Markers, Monuments, and Beacons
I hereby certify that I am a registered and surveyed to produce surveying under the laws of the State of Tennessee. I am hereby certifying that this plat was prepared in accordance with the provisions of the Tennessee Code Annotated, Title 55, Chapter 100, and the rules and regulations of the Board of Standards and Practices for Land Surveyors - Standards of Practice.

Certificate of Accuracy of Survey
I hereby certify that this survey was prepared in compliance with the current edition of the Rules of the Board of Standards and Practices for Land Surveyors - Standards of Practice.

Certificate of Approval of Subsurface Sewage Disposal System
This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and this is to certify that all lots are subject to Sections 58-12-1401 thru 58-12-1413 of the Tennessee Code Annotated, and the regulations promulgated hereon.

Certificate of Approval of Public Water System - Minor Subdivision
On the basis of my knowledge, information, and belief, I certify to Elizabeth Almon 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 hereon is correct. The survey was performed under my direct supervision using the modern traverse method of surveying. Bearings and distances shown hereon 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 unperfected persons, persons, or entities without an express recertification by the surveyor signing hereon naming said person, persons, or entity. I hereby further certify that this is a Category 1 survey and that the unadjusted note of precision is 1 part in 14229 feet.

Certificate of the Approval of Public Water System - Minor Subdivision
This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with state and local regulations. It is the responsibility of the person or persons named hereon to secure the availability of a water system in the vicinity of the lots and to pay for the installation of the required connection.

Adjoining 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 _____, 2022.

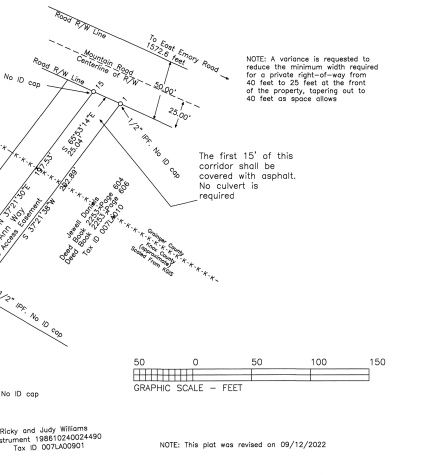
Signature: _____ Date: _____
Engineering Director

Planning Commission Certification of Approval for 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 official state, with the exception of corrections and amendments noted on this plat, and is in compliance with the provisions of the Knoxville-Knox County Planning Commission and the Knoxville-Knox County Planning Commission. This plat is hereby approved for recording in the Office of the Clerk of the County Register of Deeds, Pursuant to Section 17-10-105 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute an effect or endorsement by the City of Knoxville or Knox County of the desirability of any area or other ground used hereon.

Signature: _____ Date: _____
Knox County Trustee

Certification of No Recorded Easements
This is to certify that all property taxes and assessments due on this property have been paid.

Signature: _____ Date: 11/01/22
Registered Land Surveyor
In Reg. No. 1626



This plat indicates a property boundary encroachment, it has not been addressed by said reviewing agencies. Owners are responsible for resolving property boundary conflicts.

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
E-mail: petemarker@metro.net

Division of the Gary and Catherine Calhoun property
Located in Instrument 2022050008000
Contains 6.83 acres
Scale 1 inch = 50 feet
Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626
Surveyed on 07/22/2022
Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626
Drawn on 07/23-24/2022
Drawn by Catherine via Chris Lane of Clayton Homes
Job number 22-182-70-71
File name JORSWA*
Bearings are based on record meridian. See subject deed.

Subject property location:
10750 Mountain Road
Luttrell, Tennessee 37779

Owner and client information:
Gary and Catherine Calhoun
5321 Nickle Road
Knoxville, Tennessee 37921

(1) Download and fill out this form at your convenience.
(2) Sign the form digitally or print, sign, and scan.

(3) This form must be submitted as an attachment to your application. Print the completed form if applying in person or send it via email with your completed application.

Reset Form

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce minimum right-of-way width required from 40' to 25.04' from the front of the property line to a point where 40' can be accommodated.

Justify request by indicating hardship: Existing flag stem is only 25.04'.

2. Waive the requirement for a right-of-way serving 6 or more lots to be named.

Justify request by indicating hardship: There are already 3 properties being served by this right-of-way, but they are not addressed off of the right-of-way. Naming the right-of-way would require for those homeowners to change their address.

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.

Catherine J. Calhoun
Signature

11/3/2022
Date



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Catherine Calhoun

Applicant Name

8/22/2022

Date Filed

10/6/2022

Planning Commission Meeting (if applicable)

()

Legislative Meeting (if applicable)

10-SB-22-F

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Mark Comparoni Comparoni and Associates

Name / Company

PO Box 577 Williamsburg KY 40769

Address

606-499-2089 / PeteMark@NetZero.net

Phone / Email

CURRENT PROPERTY INFO

Gary and Catherine Calhoun

Owner Name (if different)

10750 Mountain Rd Luttrell TN 37779

Owner Address

865-221-3011 / Cat.Calhoun@h

Owner Phone / Email

10750 MOUNTAIN RD

Property Address

7 L A 015

Parcel ID

6.83 acres

Tract Size

Part of Parcel (Y/N)?

Luttrell-Blaine-Corryton Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Westside of Mountain Rd, north of Emory Rd

General Location

City

Commission District 8

A (Agricultural)

Rural Residential

Count

District

Zoning District

Existing Land Use

Northeast County

Planning Sector

AG (Agricultural)

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

10750 Mountain Rd

Proposed Subdivision Name

Unit / Phase Number

Split Parcels

3

Total Number of Lots Created

Additional Information _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$250.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Gary and Catherine Calhoun, 10750 Mountain Rd Luttrell TN 37779

8/22/2022

Application Authorized By

Affiliation

Date

865-221-3011 / Cat.Calhoun@hotmail.com

Phone / Email

Staff Signature

Please Print

Date Paid



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

Applicant Name
 CATHERINE CALHOUN

Date Filed
 8/2/22

Meeting Date (if applicable)
 10/6/2022

Affiliation

File Number(s)
~~8-C-22~~
 10-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

Name _____ **Company** _____

Address _____ **City** _____ **State** _____ **ZIP** _____

Phone _____ **Email** _____

CURRENT PROPERTY INFO

Property Owner Name (if different) GARY & CATHERINE CALHOUN
Property Owner Address 10750 MOUNTAIN RD. 37779
Property Owner Phone 865 221 3011

Property Address _____ **Parcel ID** _____

Sewer Provider _____ **Water Provider** _____ **Septic (Y/N)** _____

STAFF USE ONLY

General Location _____ **Tract Size** _____

City County
District _____ **Zoning District** _____ **Existing Land Use** _____

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

Proposed Subdivision Name DIVISION OF THE GARY + CATHERINE CALHOUN PROPERTY

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Total Number of Lots Created 3

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	0202 \$500	Total \$660
Fee 2	0208 \$160	
Fee 3	205 \$250.00 variance fee	\$910.00

Catherine L. Calhoun
Applicant Signature

Catherine L. Calhoun
Please Print

8/2/2022
Date

865-221-3011
Phone Number

cat.calhoun@hotmail.com
Email

Property Owner Signature

Please Print

Date