



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 11-SB-22-F **AGENDA ITEM #:** 37  
**AGENDA DATE:** 11/10/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE RESUBDIVISION OF THE BRANNIN & SUSAN TANAKA PROPERTY

▶ **APPLICANT/DEVELOPER:** ARTHUR CLAYTON  
**OWNER(S):** Brannin & Susan Tanaka

**TAX IDENTIFICATION:** 159 09405 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 1462 Tarklin Valley Rd.

▶ **LOCATION:** South side of Tarklin Valley Rd, just north of the Knox County-Blount County line

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 1.81 acres

▶ **NUMBER OF LOTS:** 0

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Eddy R. Garrett RLS #1544 Garrett and Associates

▶ **VARIANCES REQUIRED:**  
 1) Reduce the required pavement width to 16 ft overall with the Knox County Codes Administration and Enforcement Department approving narrower pavement widths at two creek crossings, the width of which is to be finalized during the permitting process.  
 2) Increase the maximum slope requirement for the private right-of-way from 12% to 15%.

**STAFF RECOMMENDATION:**

▶ Approve the variance requests to reduce the minimum driving surface width to 16 ft at most locations with pinch points at a narrower width to be determined by the Knox County Department of Codes Administration and Enforcement, and to increase the maximum slope allowed from 12% to 15%, since the access drive is existing and the plat is otherwise in compliance with the Subdivision Regulations.

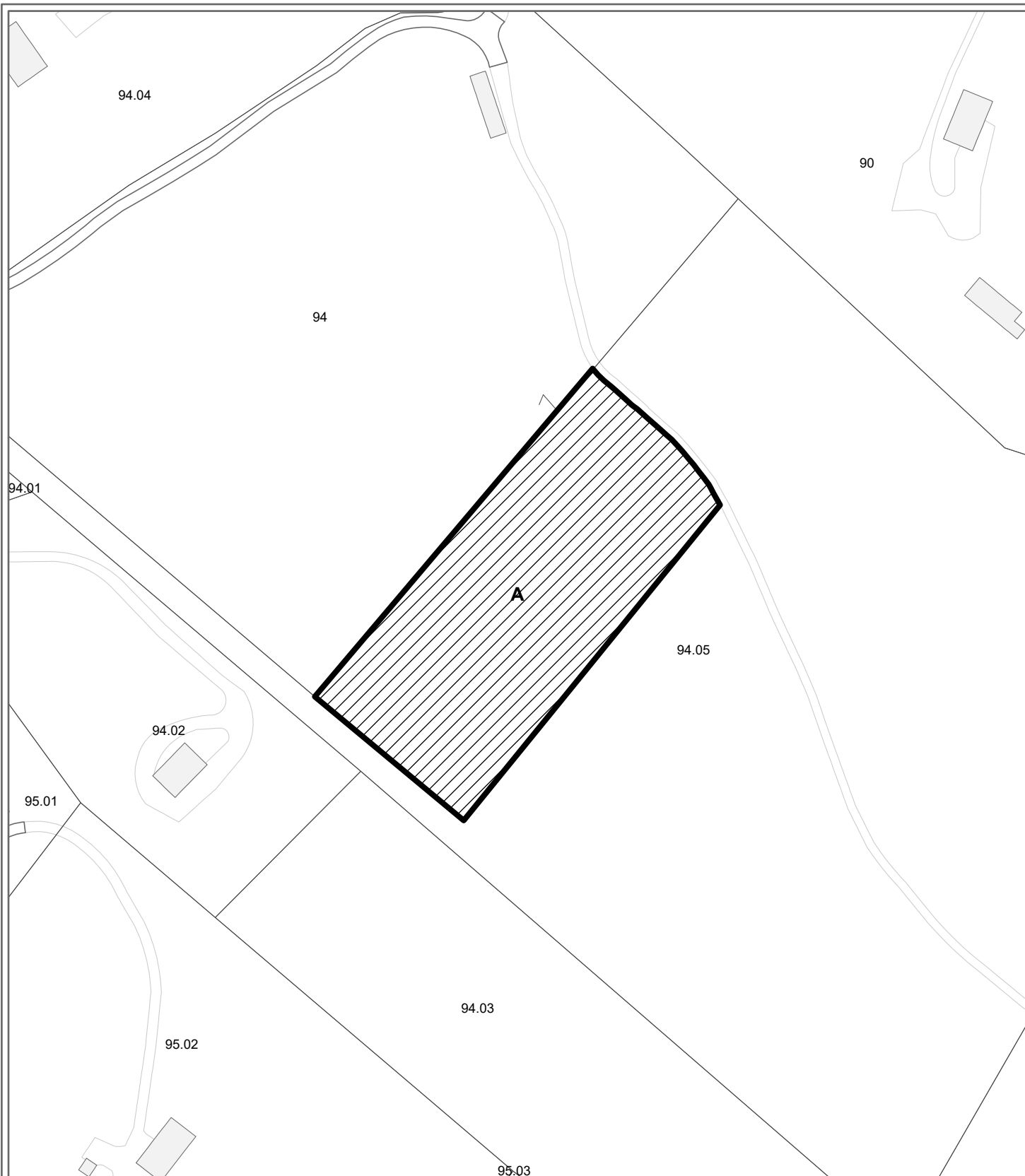
**COMMENTS:**

- 1) The purpose of this plat is to create a new lot on what had previously been platted as Lot 2.
- 2) A 40-ft wide joint permanent easement (JPE) across lots 1 and 2 was deeded in 2020 though a JPE was not a recognized means of access in the Subdivision Regulations at the time of the deed creation. The JPE was never reviewed by Knox County’s Department of Engineering and Public Works, Codes Administration and Enforcement, or Planning since deeds do not go through the review process. Therefore, to add an additional property to the existing JPE, it needs to become a type of access that meets the Subdivision Regulation requirements (Section 3.03).
- 3) The property contains steep slopes. The existing driveway up to the newly proposed lot has slopes of 15% or less. A variance is required for a slope over 12%. The Knox County Department of Engineering and Public

Works supports this variance request, as 15% is the maximum slope allowed for a public road and is what is required for emergency vehicles.

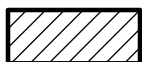
4) The existing private drive crosses a creek in two places with culverts at both locations. The pavement surface over the culverts is approximately 13 ft wide. One of the culverts has a steep slope dropping off directly from the pavement surface, and this would be difficult for emergency vehicles to navigate. Knox County's Department of Codes Administration and Enforcement has requested the culvert with the steep drop-offs be improved for safety purposes, and they will work through this issue with the applicant during the permitting process to establish the required improvements. A variance is required to have a pavement surface less than 20 ft wide. Since the road onto which the private drive is accessed is itself only 17-ft wide, Planning supports this variance request since requiring a width of 20 feet would make the private drive wider than the public road, and because the applicant will be working directly with Knox County to finalize needed safety improvements.

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.



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

Petitioner: Arthur Clayton



Final Plat of the Resubdivision of the Brannin & Susan  
Tanaka Property

Map No: 159  
Jurisdiction: County

Original Print Date: 10/17/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



KNOX COUNTY OWNERSHIP AND GENERAL DEDICATION  
I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT THIS AS MY (OUR) PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE OF KNOX COUNTY AND HEREBY CERTIFY THAT I (AM, WE ARE) THE OWNER(S) OF THE ENTIRE FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER(S) I HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR DRIVE EASEMENT AS SHOWN ON THIS PLAT.  
OWNER(S) PRINTED NAME: BRANNIN L TANAKA

SIGNATURE(S):  
OWNER(S) PRINTED NAME: SUSAN R TANAKA  
SIGNATURE(S):  
OWNER(S) PRINTED NAME: SANDRA TANAKA  
SIGNATURE(S):  
OWNER(S) PRINTED NAME:  
SIGNATURE(S):  
DATE:

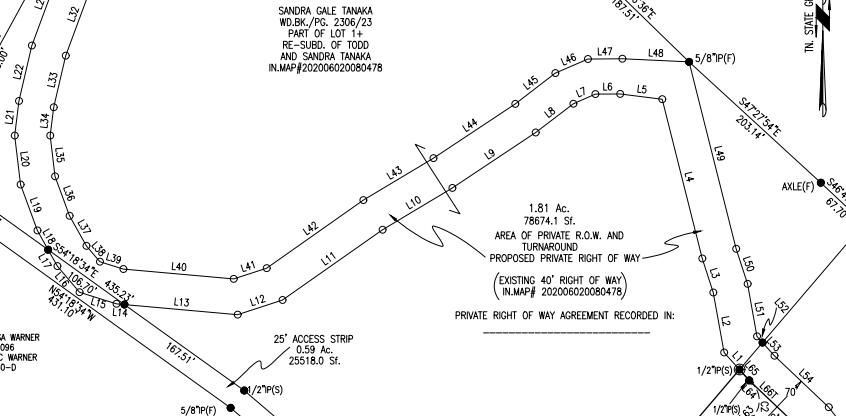
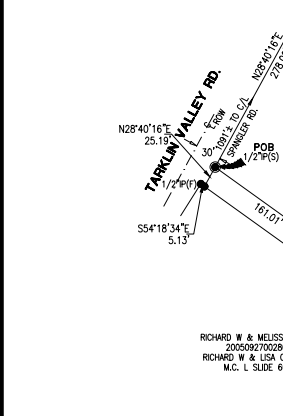
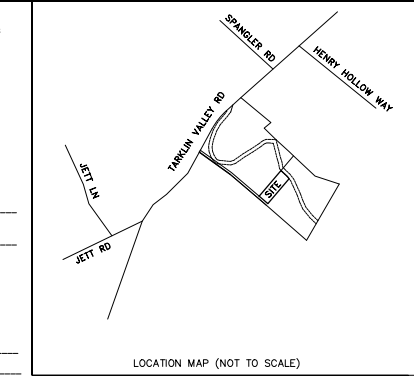
**LEGEND**  
● IP IRON PIN  
(F) EXISTING MONUMENTATION FOUND  
(S) MONUMENTATION 1/2" IRON PIN SET NEW  
WM WATER METER  
PP ELECTRIC POLE  
SP ELECTRIC SERVICE POLE  
LOT # NEW LOT NUMBER  
(T) ORIGINAL LOT NUMBER PRIOR TO RESUB.  
T (1) TOTAL

ADDRESSING DEPARTMENT CERTIFICATION  
I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN, 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.  
SIGNED:  
DATE:

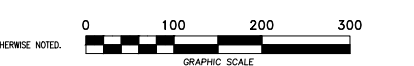
CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS  
IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE PUBLIC SANITARY SEWERS ARE NOT AVAILABLE, THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-13-401 THRU 68-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THEREIN, KNOX COUNTY HEALTH DEPARTMENT.  
DATE:

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS  
IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE PUBLIC SANITARY SEWERS ARE NOT AVAILABLE, THIS SUBDIVISION IS GENERALLY SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS, AND THIS IS TO NOTIFY THAT ALL LOTS ARE SUBJECT TO SECTIONS 68-13-401 THRU 68-13-413 OF THE TENNESSEE CODE, ANNOTATED, AND THE REGULATIONS PROMULGATED THEREIN, KNOX COUNTY HEALTH DEPARTMENT.  
DATE:

ENGINEERING/PUBLIC WORKS CERTIFICATION  
I HEREBY CERTIFY THAT THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAT ON THIS THE DAY OF \_\_\_\_\_ 20\_\_\_\_  
ENGINEERING DIRECTOR  
  
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.  
SIGNED: \_\_\_\_\_  
CITY TAX CLERK/DATE  
SIGNED: \_\_\_\_\_  
KNOX COUNTY TRUSTEE  
  
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: \_\_\_\_\_



NOTES:  
NEW IRON PINS SET AT ALL CORNERS, AT TIME OF SURVEY, UNLESS OTHERWISE NOTED.  
PROPERTY CONSISTS OF ONE LOT WITH A TOTAL AREA OF 1.13 ACRES.  
LOT 2R WILL BE REQUIRED TO USE THE EXISTING 40 FT. ACCESS EASEMENT.  
PROPERTY IS ZONED A-BUILDING SETBACKS ARE PER ZONING.  
ALL SUBDIVISION VARIANCES MUST BE LISTED ON THE PLAT:  
1) REDUCE THE REQUIRED PAVEMENT WIDTH TO 16ft OVERALL WITH THE KNOX COUNTY CODES ADMINISTRATION AND ENFORCEMENT DEPARTMENT APPROVING NARROWER PAVEMENT WIDTHS AT TWO CREEK CROSSINGS, THE WIDTH OF WHICH TO BE FINALIZED DURING THE PERMITTING PROCESS.  
2) INCREASE THE MAXIMUM SLOPE REQUIREMENT FOR THE PRIVATE RIGHT-OF-WAY FROM 12% TO 15%.



Certification of Approval of Public Water System --- Minor Subdivisions  
This is to certify that the subdivision shown herein 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 property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Utility Provider  
Authorized Signature for Utility/Date

OWNER(S) PRINTED NAME: BRANNIN & SUSAN TANAKA  
1422 BARLIN VALLEY RD.  
KNOXVILLE, TN, 37920  
866-659-7173  
RE-SUBD. OF TODD AND SANDRA TANAKA  
IN.MAP# 20200620080478  
8.984 ACRES REMAINING AS PER TAX MAP 159 (8.939 AC. EXCLUDING AREA OF ACCESS STRIP)  
LOT 2R  
1.51 AC.  
DOES NOT INCLUDE THE AREA WITHIN THE PRIVATE RIGHT-OF-WAY  
ANTHONY CREECH  
2322 786  
MARK A & DONNA L SCOFIELD  
M.C. N SLIDE 60-D

OWNER(S) PRINTED NAME: BRANNIN & SUSAN TANAKA  
1422 BARLIN VALLEY RD.  
KNOXVILLE, TN, 37920  
866-659-7173  
RE-SUBD. OF TODD AND SANDRA TANAKA  
IN.MAP# 20200620080478  
8.984 ACRES REMAINING AS PER TAX MAP 159 (8.939 AC. EXCLUDING AREA OF ACCESS STRIP)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N41°31'11"W	28.01'	L33	S17°05'52"W	60.10'
L2	N10°13'09"W	69.35'	L34	S07°07'09"W	32.53'
L3	N17°55'02"W	40.59'	L35	S06°50'59"E	46.59'
L4	N14°08'03"W	186.56'	L36	S2°05'40"E	47.72'
L5	N8°24'52"W	48.13'	L37	S2°21'53"E	39.28'
L6	S89°28'24"W	28.21'	L38	S4°18'09"E	23.56'
L7	S66°35'14"W	27.32'	L39	S7°33'57"E	28.01'
L8	S52°30'04"W	53.87'	L40	S8°54'14"E	125.83'
L9	S56°25'24"W	113.77'	L41	N17°15'75"E	38.40'
L10	S59°02'57"W	92.41'	L42	N5°45'36"E	134.35'
L11	S54°53'36"W	138.90'	L43	N59°02'57"E	92.95'
L12	S71°57'57"W	53.62'	L44	N56°26'24"E	111.48'
L13	N84°54'14"W	129.18'	L45	N52°40'04"E	57.44'
L14	N84°54'14"W	9.16'	L46	N66°35'14"E	40.36'
L15	N72°33'57"W	43.91'	L47	N89°28'24"E	39.04'
L16	N40°19'09"W	38.96'	L48	S8°17'19"E	76.02'
L17	N2°21'18"W	21.31'	L49	S14°08'03"E	218.89'
L18	N29°21'53"W	25.04'	L50	S17°55'02"E	41.96'
L19	N2°05'40"W	56.61'	L51	S10°13'09"E	66.67'
L20	N20°50'59"W	56.13'	L52	S4°15'19"E	9.41'
L21	N07°07'09"E	39.63'	L53	S4°15'19"E	20.12'
L22	N13°06'52"E	64.70'	L54	S46°34'31"E	84.99'
L23	N20°16'08"E	100.40'	L55	S37°59'30"E	66.97'
L24	N2°03'42"E	92.52'	L56	S24°21'30"E	3.50'
L25	N40°37'53"E	129.81'	L57	S40°30'15"W	44.18'
L26	N37°24'59"E	41.50'	L58	N24°21'50"W	17.49'
L27	N69°22'29"W	7.80'	L59	N27°59'30"E	61.19'
L28	S15°03'14"W	78.66'	L60	N46°34'31"E	3.80'
L29	S37°24'59"W	60.93'	L61	S43°25'29"W	2.00'
L30	S40°37'53"W	126.89'	L62	N46°34'31"W	20.00'
L31	S29°03'42"W	85.39'	L63	N43°25'29"E	2.00'
L32	S20°16'08"W	94.82'	L64	N46°34'29"W	3.80'
			L65	N41°58'17"W	16.45'
			L66	N46°34'31"W	83.60'

Owner Certification for Public Sewer and Water Service---Minor Subdivision  
I, (We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.  
Owners Printed Name(s): \_\_\_\_\_  
Signature(s): \_\_\_\_\_  
Date: \_\_\_\_\_

NOTES PERTAINING TO PRIVATE RIGHT OF WAY:  
-PRIVATE RIGHT OF WAY IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.  
-PRIVATE RIGHT OF WAY WILL ALSO FUNCTION AS A UTILITY EASEMENT.  
-PER SUBDIVISION REGULATIONS, SECTION 1.09.B, PERTAINING TO MINOR SUBDIVISIONS, IF ANOTHER IS CREATED IN ANY OF THE RESULTING LOTS CREATED BY THE JUNE 2, 2020 SUBDIVISION, IN.SI#20200620080478, OF THE ORIGINAL PROPERTY, SAID ADDITIONAL LOT WOULD MAKE THE 6th LOT CREATED FOR THE ORIGINAL PROPERTY AND A CONCEPT PLAN WOULD BE REQUIRED.

EDDY R. GARRETT  
KNOX COUNTY LAND SURVEYOR  
1/7/2022  
TENNESSEE NO. 1544

**11-SB-22-F** 11/9/22  
Final Plat of  
**ARTHUR CLAYTON PROPERTY**  
Located within the 9th district of KNOX county, Tennessee  
LOT 2 RE-SUBDIVISION OF TODD & SANDRA TANAKA  
SUBDIVISION: (IN.MAP# 20200620080478)  
PART OF  
Tax Map/Group/Parcel# 159/-/094.05 Deed Ref. Bk/Pg: 20200620085501  
Bearing Base: In. State Grid

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 EXISTING OFFICIAL PLANS, WITH THE EXCEPTIONS OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT THE RECORDED 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 OF THE DEDICATION OF ANY STREET OR OTHER GROUND UPON THE PLAT.  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_

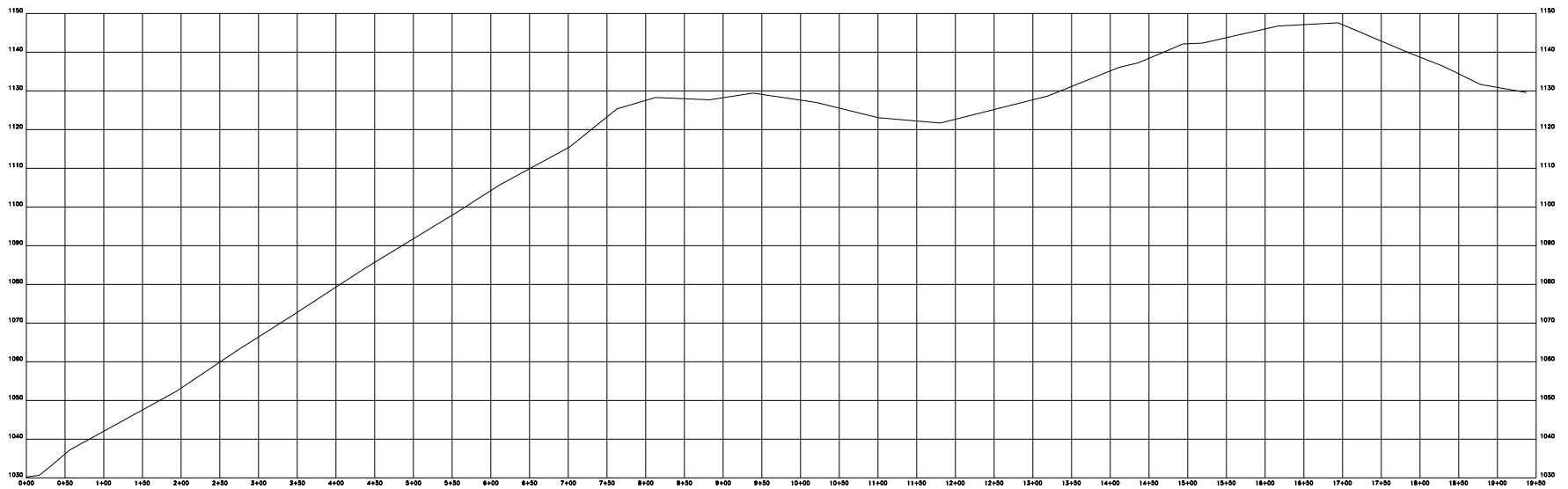
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET.  
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, 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 are in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Registered Land Surveyor: EDDY R. GARRETT  
Tennessee License No. 1544  
Date: 7/7/2022

Certification of the Accuracy of Survey  
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.  
Registered Land Surveyor: Eddy R. Garrett  
Tennessee License No. 1544  
Date: 7/7/2022

FLOOD CERTIFICATION  
This is to certify that I have examined the federal insurance administration flood hazard map and found the described property is NOT located within a special flood hazard area.  
  
CERTIFICATE OF ACCURACY AND PRECISION  
I hereby certify that this is a category IV survey and the ratio of precision of the unadjusted survey is 1:15,000 or greater as shown hereon and that this survey was performed in compliance with current Tennessee Minimum Standards of Practice.  
  
Part of All of this survey was performed using a CARLSON BR70 MULTIPLE FREQUENCY RECEIVER.  
Positional accuracy: 10mm+1ppm horizontal, 15mm+1ppm vertical.  
Type of GPS field procedure: Real Time Kinematic Network  
Datum/Epoch: Horizontal-WG 83, Vertical-NAVD 83  
Published/field-control used: TDDT ONSD 2014 Network  
Geoid Model: 2008  
Compass/level photos: none required  
Eddy R. Garrett  
EDDY R. GARRETT, TENNESSEE CERTIFICATE NO. 1544

**GARRETT & ASSOCIATES**  
EDDY R. GARRETT, RLS#1544  
4839 SHADY RD., STAMBERY PLAINS, TN 37871  
PHONE: (865)-933-5622 FAX: (865)-933-1274  
EMAIL: GARRETT1544@BELL.SOUTH.NET  
LAND SURVEYORS  
DATE 7/7/2022  
REVISIONS  
DRAWN BY: GAB TDH  
SCALE 1"=100'  
DRAWING NO 20-068A

11-SB-22-F 11/9/22



# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce the required pavement width to 16 ft overall with the Knox County Codes Administration and Enforcement Department approving narrower pavement widths at two creek crossings, the width of which is to be finalized during the permitting process.

Justify request by indicating hardship: The existing drive is 8 ft wide concrete with approximately 2 ft of gravel on each side, and the property is too steep to clear and make a wider drive without a significant removal of trees and dirt. The desire of all current property owners is to preserve as much of the landscape as possible.

2. Increase the maximum slope requirement for the private right-of-way from 12% to 15%.

Justify request by indicating hardship: The driving surface is already in existence and being utilized by property owners.

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   
Date 11-4-2022



# 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

**Arthur Clayton**

Applicant Name

Affiliation

**9/1/2022**

Date Filed

**11/10/2022**

Meeting Date (if applicable)

**11-SB-22-F**

File Number(s)

## CORRESPONDENCE

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

**Eddy R. Garrett RLS #1544 Garrett and Associates**

Name / Company

**4839 Shady Rd. Rd. Strawberry Plains TN 37871**

Address

**865-933-5622 / 2edgarr@bellsouth.net**

Phone / Email

## CURRENT PROPERTY INFO

**Brannin & Susan Tanaka**

Owner Name (if different)

**1462 Tarklin Valley Rd Knoxville TN**

Owner Address

Owner Phone / Email

**1462 Tarklin Valley Rd.**

Property Address

**159 09405**

Parcel ID

**1.81 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

**Yes**

Septic (Y/N)

## STAFF USE ONLY

**South side of Tarklin Valley Rd, just north of the Knox County-Blount County line**

General Location

City **Commission District 9 A (Agricultural)**

County District

Zoning District

Existing Land Use

**South County**

Planning Sector

Sector Plan Land Use Classification

**Rural Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>Final Plat of the Resubdivision of the Brannin &amp; Susan Tanaka Property</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____ Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>2</b> Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
_____		
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
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	Total
<b>\$600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

<b>Arthur Clayton</b>	<b>9/1/2022</b>
Applicant Signature	Date
Please Print	

Phone / Email

<b>Brannin &amp; Susan Tanaka</b>	<b>9/1/2022</b>
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



applications@knoxplanning.org  
#350



# 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: ARTHUR CLAYTON Affiliation: \_\_\_\_\_

Date Filed: 9/1/22 Meeting Date (if applicable): \_\_\_\_\_

File Number(s)  
11-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: ARTHUR CLAYTON Company: \_\_\_\_\_

Address: 6972 YELLOW OAK LANE City: KNOXVILLE State: TN ZIP: 37931

Phone: 865-680-6058 Email: AWCLAYTON1@gmail.com

### CURRENT PROPERTY INFO

Property Owner Name (if different): BRENNEN & SUSAN TANAKA Property Owner Address: 1462 TARKLIN VALLEY RD Property Owner Phone: 865-660-4370

Property Address: 1454 TARKLIN VALLEY RD Parcel ID: LOT 2R OF 202006020085501

Sewer Provider: \_\_\_\_\_ Water Provider: KURB Septic (Y/N):

### STAFF USE ONLY

General Location: E of Tarklin Valley Rd, W of Henry Hollow Way Tract Size: 1.81 acres

City  County 9 District: A Zoning District: AgForVac Existing Land Use: \_\_\_\_\_

Planning Sector: South County Sector Plan Land Use Classification: AG/HP Growth Policy Plan Designation: Rural Area

**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**

Proposed Subdivision Name ARTHUR CLAYTON SUBDIVISION  
 Unit / Phase Number \_\_\_\_\_  
 Combine Parcels   
  Divide Parcel   
 1 (LOT 2R)  
 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) \_\_\_\_\_  
 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
0201	\$250	\$600
Fee 2		
0207	\$100	
Fee 3		
0205	\$250	

**AUTHORIZATION**

[Signature]   
 ARTHUR CLAYTON   
 8-30-22  
 Applicant Signature   
 Please Print   
 Date  
865-680-6058   
AWCLAYTON1@GMAIL.COM  
 Phone Number   
 Email

Property Owner Signature   
 Please Print   
 Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.