



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 10-SA-22-F **AGENDA ITEM #:** 38

AGENDA DATE: 10/6/2022

▶ **SUBDIVISION:** FINAL PLAT OF THE FRED BLANKENSHIP II AND KELLY BLANKENSHIP PROPERTY

▶ **APPLICANT/DEVELOPER:** RICK FAGAN

OWNER(S): Fred and Kelly Blankenship

TAX IDENTIFICATION: 129 047.02

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2424 DIGGS RD

▶ **LOCATION:** East of Diggs Rd, south of Lovelace Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Clinch River and Hickory Creek

▶ **APPROXIMATE ACREAGE:** 4.98 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 27.95 ft.

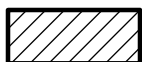
STAFF RECOMMENDATION:

▶ Postpone this request for 30 days to the November 10, 2022 Planning Commission meeting to give the applicant more time to bring the drawings into compliance with the Subdivision Regulations.

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-SA-22-F
FINAL SUBDIVISION PLAT**



Final Plat For: Final plat of the Fred Blankenship II and Kelly Blankenship Property

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

Revised:

Petitioner: Rick Fagan

Map No: 129

Jurisdiction: County

0 250
Feet



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Allow more than 1 lot to utilize 25' exclusive

Justify request by indicating hardship: permanent Access easement.

this property exist w/ only 27.95' of frontage
& since at least 1989

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

Date

8/10/22

Addressing Staff Review Comments

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

Proposed or Existing Subdivision or Street Name	Review Comments (Corrections, Reserved/Approved Date, Notes)
Diggs Gap Rd	OK
Lovelace Road	OK
Personal access easement?	Must name easement not enough addresses for assignments
	Please submit proposed names in writing for review
	Existing addresses will have to be reassigned to the new street Applicant is responsible for placing street sign
	Please call the Addressing Dept. if you have any questions and reference Planning File number 10-SA-22-F
Owner sent copy of review 8.18.2022	
	Feel free to contact us if you see any addressing issues, we may have overlooked
	Unresolved addressing issues may delay permitting.
	Addresses will be assigned or reassigned after final plat is recorded if applicable
	Site plan and/or floor plans may be required for addressing purposes.
	Applicable addressing fee will apply to 5 or more address assignments.
	Contact the Post Office to establish mail service at 865.925.0155 if applicable
	If private ROW serves 6 or more dwelling units or there are not addresses to give.

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Addressing Staff Contacts:	Donna Hill	donna.hill@knoxplanning.org	865.215.3872
	Andrea Kupfer	andrea.kupfer@knoxplanning.org	865.215.3797
	Both staff	addressing@knoxplanning.org	865.215.2507



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

Rick Fagan

Applicant Name

8/10/2022

Date Filed

10/6/2022

Planning Commission
Meeting (if applicable)

()

Legislative Meeting (if applicable)

10-SA-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

Fred and Kelly Blankenship

Owner Name (if different)

2424 Diggs Rd. Rd. Knoxville TN 37932

Owner Address

865-679-8053

Owner Phone / Email

2424 DIGGS RD

Property Address

129 047.02

Parcel ID

Part of Parcel (Y/N)?

4.98 acres

Tract Size

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Diggs Rd, south of Lovelace Rd

General Location

☐ City

Commission District 6

A (Agricultural)

Rural Residential

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

AG (Agricultural), HP (Hillside Protection)

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

Division of the Fred Blankenship II and Kelly Blankenship Property

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels

3

Total Number of Lots Created

Additional Information

☐ Attachments / Additional Requirements

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.

Rick Fagan, 4606 Clinton Hwy. Hwy. Knoxville TN 37912

8/10/2022

Application Authorized By

Affiliation

Date

865-382-6376 / richard.fagan@claytonhomes.com

Phone / Email

Erin Kelbly

Staff Signature

Please Print

Date Paid

Development Request Application

● Final Plat

Rick Fagan

Published Applicant Name

10/6/2022

Meeting Date

FILE NUMBER

10-SA-22-F

PROPERTY INFORMATION

COUNTY COMMISSION DISTRICT 6

2424 Diggs Rd

East of Diggs Rd, south of Lovelace Rd

129 04702;

Parcel ID

4.98 acres

Tract Size

Northwest County

Planning Sector

Rural Residential

Existing Land Use

AG (Agricultural), HP (Hillside Protection)

Sector Plan Land Use

A (Agricultural)

Zoning District

Rural Area

Growth Policy Plan

West Knox Utility District

Water Provider

West Knox Utility District

Sewer Provider

Hickory Creek, Clinch River

Watershed

Property Owner

Fred And Kelly Blankenship

2424 Diggs Rd

SUBDIVISION REQUEST

Division of the Fred Blankenship II and
Kelly Blankenship Property

divide

3

Proposed Subdivision Name

Property Change

Total Lots Created

PRIMARY CONTACT

Mark A.
Comparoni

Surveyor

P.O. Box 577
Williamsburg, KY 40769

606-499-2089

petemark@netzero.net

Fred and Kelly
Blankenship

Owner

2424 Diggs Rd
Knoxville, TN 37932

Rick Fagan

Applicant

Submittedby

PAID IN FULL

FEE CODE	DESCRIPTION	SUBTOTAL	
0205	Variance request	\$250	\$250

Originally submitted by Erin Kelbly on August 10, 2022 at 1:16 PM

Authorized by Rick Fagan [August 10, 2022 at 1:16 PM](#)

Completed by Erin Kelbly [August 10, 2022 at 1:29 PM](#)

[Paid August 10, 2022](#)