



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 10-SB-22-F

AGENDA ITEM #: 39

AGENDA DATE: 10/6/2022

► **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.

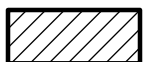
STAFF RECOMMENDATION:

► 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-SB-22-F
FINAL SUBDIVISION PLAT



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

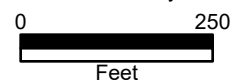
Original Print Date: 9/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Catherine Calhoun

Map No: 7

Jurisdiction: County



Division of the Gary and Catherine Calhoun Property
Instrument 20211080038068

Tax ID 007LA015
Contains 6.83 Total Acres
Dividing One Lot Into Three

Wendy Culin
Instrument 20201060028291
Tax ID 007LA001

Brian Koontz
Instrument 201903140053620
Tax ID 007LA002

Edwin and Elaine Graves
Instrument 201712010033701
Tax ID 007LA003



Legend
Iron pin (set) = 1/2" x 18" rebar, set during this survey, with a yellow plastic ID cap in it that reads "N 1/2 SB 22-F" and "7th RLS 1823"

IPF = Iron pin (found)
R/W = Right-of-way
MFP = Metal fence post
WFP = Wooden fence post
WUP = Wooden utility pole
MUP = Metal utility pole
OUL = Overhead utility lines

----- = Existing fence

NOTES:

- 1) The lot shown hereon is not located within a special flood hazard area.
- 2) There will be a ten (10) foot wide drainage and utility easement inside all exterior lot lines adjoining streets and private rights-of-way (including joint permanent 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.
- 3) Setbacks per required zoning.
- 4) Gary and Catherine Calhoun are hereby advised by Comparan & Associates that they may have title problems on the south end of the property shown hereon. They are advised 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 certify that we are the owners of the property shown hereon and we have no interest in the property shown hereon other than the interest shown hereon. We have no interest in the property shown hereon other than the interest shown hereon.

Owner Signature _____ Date _____
Owner Printed Name _____
Owner 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 was prepared in accordance with the Rules of the Tennessee Board of Land Surveyors - Standards of Practice.

I have prepared this plat in accordance with the Rules of the Tennessee Board of Land Surveyors - Standards of Practice. I have prepared this plat in accordance with the Rules of the Tennessee Board of Land Surveyors - Standards of Practice.

Registered Land Surveyor _____ Date 07/24/22
Tn. Lic. No. 1626

Registered Land Surveyor _____ Date 07/24/22
Tn. Lic. No. 1626

Certificate of Approval of Subsurface Storage System

This is to certify that this subdivision is generally suitable for subsurface storage of liquid and gaseous waste. The subdivision is generally suitable for subsurface storage of liquid and gaseous waste.

Knox County Health Department _____ Date _____

On the basis of my knowledge, information, and belief, I certify to Elizabeth Allman 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 random traverse method of surveying. Bearings and distances shown 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 unnamed person, persons, or entity, 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 unsaturated ratio of precision is 1 part in 14,295 feet.

Surveyor's Signature _____ Date 07/24/22
Tenn. Reg. No. 1626

Certificate of the Approval of Public Water System - Minor Subdivisions

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 applicant-owner to verify with the utility provider the ability of the site and to pay for the installation of the required connections.

Utility Provider _____ Authorized Signature _____ Date _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

We, Gary and Catherine Calhoun, the undersigned owners of the property shown hereon, hereby certify that we are the owners of the property shown hereon and we have no interest in the property shown hereon other than the interest shown hereon.

Owner Signature _____ Date _____
Owner Printed Name _____
Owner Signature _____ Date _____

Owner Signature _____ Date _____
Owner Printed Name _____

Zoning _____
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 _____, 2022.

Engineering Director _____

Planning Staff Certification of Approval for Rezoning - Final Plat

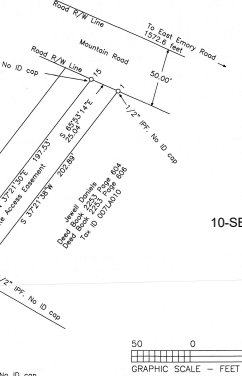
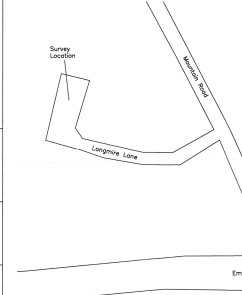
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of the rezoning and address shown on this plat, and that the rezoning plat is hereby approved.

Signature _____ Date _____
Knox County Trustee _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.

Signature _____ Date _____
Knox County Trustee _____

Vicinity Map - Not To Scale



10-SB-22-F
8/10/2022

10-SB-22-F
8/10/2022

Comparan & Associates Surveying
Mark A. Comparan, Tn. R.L.S. No. 1626
P.O. Box 577
Williamsburg, Kentucky 40769
Phone: 606-499-2089
Fax: 606-261-2141
E-mail: peterson@metzner.net

Comparan
& Since 1994
Associates

Division of the Gary and Catherine Calhoun property
recorded in Instrument 20220520088010
Located on the southwest side of Mountain Road, Civil District 8, Knox
County, Tennessee
Contains 6.83 acres
Scale 1 inch = 50 feet
Surveyed by Mark A. Comparan, Tn. R.L.S. No. 1626
Surveyed on 07/22/2022
Drawn on 07/23-24/2022
Survey was requested by Catherine via Chris Lane of Clayton Homes
Job number 22-192-70-71
File name JCRSWA*
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

Private Access Easement
(will not be maintained by Knox County)
Contains 1.533 Acres
Perimeter of 150' TVA Easement

Perimeter of 150' TVA Easement

Perimeter of 150' TVA Easement

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Perimeter of 150' TVA Easement

Perimeter of 150' TVA Easement

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce min r-o-w required for private row from 40' to 25.04' from front of property line to point where 40' can be accommodated.
Justify request by indicating hardship: Other homes exist with driveways leading to private Row that make it impossible to extend Row to 40' as normally required.
2. Allow private Row to connect to an easement instead of a public street
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.

Catherine Calhoun
Signature

8/22/2022
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

AG (Agricultural)

Rural Area

Planning Sector

Sector Plan Land Use Classification

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

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.

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

Planning
KNOXVILLE | KNOX COUNTY

APPLICANT
CATHERINE CALHOUN

Applicant Name

8/2/22

Date Filed

10/6/2022

Meeting Date (if applicable)

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

GARY & CATHERINE CALHOUN 10750 MOUNTAIN RD. 865 221 3011

Property Owner Name (if different)

Property Owner Address

37779

Property Owner Phone

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

DIVISION OF THE GARY & CATHERINE CALHOUN PROPERTY

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels☒ Divide Parcel

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____☐ Attachments / Additional Requirements**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	0208 \$500	Total
Fee 2	0208 \$160	\$660
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