



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 9-SA-22-F **AGENDA ITEM #:** 29
AGENDA DATE: 9/8/2022

▶ **SUBDIVISION:** FINAL PLAT OF CARINA E. AND JOSEPH VALESQUEZ PROPERTY
 ▶ **APPLICANT/DEVELOPER:** SMOKY MOUNTAIN LAND SURVEYING CO INC
 OWNER(S): Carina and Joseph Velasquez

TAX IDENTIFICATION: 41 066 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8020 OUSLEY LN

▶ **LOCATION:** Southside of Ousley Lane, east of Shipe Road

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Strong Creek

▶ **APPROXIMATE ACREAGE:** 32.23 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Matthew J. Dawson, Smoky Mountain Land Surveying

▶ **VARIANCES REQUIRED:** To allow a 25-ft exclusive permanent access easement to serve 2 parcels.

STAFF RECOMMENDATION:

▶ **Approve the variance to allow a Permanent Exclusive Access Easement to serve two properties since the additional lot will not overburden the easement and it is supported by the Knox County Department of Engineering and Public Works.**

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

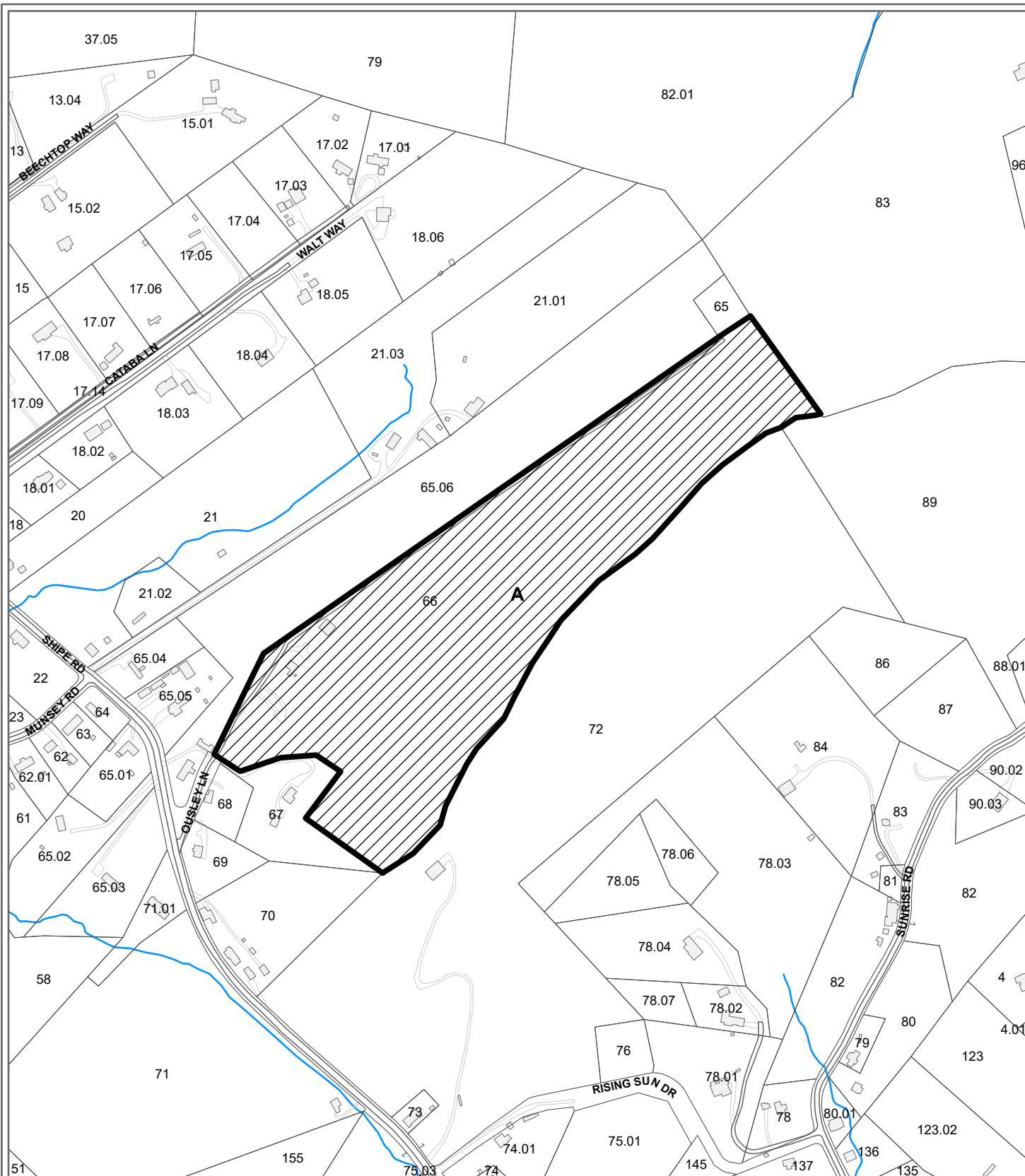
COMMENTS:

- 1) The purpose of this plat is to subdivide a smaller lot off of a larger, 32-acre parcel.
- 2) An existing 25-ft access easement currently provides access to a Knox Utility District structure that sits on a lot abutting the larger parent subject property. The applicant is proposing for the existing 25-ft access easement to be converted to a Permanent Exclusive Access Easement.
- 3) The Subdivision Regulations currently allow a Permanent Exclusive Access Easement to serve only one property (in addition to the property it crosses), and the easement must have a minimum width of 25 ft.
- 4) To serve 2 or more lots, a private right-of-way must be created, and private rights-of-way have additional criteria that must be met. These include a 40-ft right-of-way, 12% maximum grade, a turnaround space meeting AASHTO Guidelines, a homeowner's association, and it must be separate from the lots it serves (essentially carved out of the lots as its own entity).
- 5) The Knox County Engineering and Public Works Department is in support of utilizing the existing access

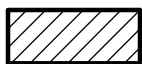
easement to serve the newly created lot.

6) Since the easement meets the width requirement, and the other lot utilizing the easement is a utility structure that does not generate daily traffic, staff supports the variance request to allow the easement to serve

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.



**9-SA-22-F
FINAL SUBDIVISION PLAT**

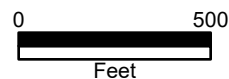


Final Plat For: Final plat of Carina E. and Joseph Valesquez Property

Original Print Date: 8/15/2022 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Smoky Mountain Land
 Surveying Co Inc

Map No: 41
 Jurisdiction: County



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. _____
Justify request by indicating hardship: _____

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.

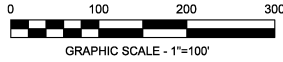

Signature

Date

LEGEND OF SYMBOLS

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ▨ BUILDING
- IP(F) IRON PIN - OLD (FOUND)
- IP(S) IRON PIN - NEW (SET)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S34°37'07"E	25.00'
L2	S55°22'53"W	88.40'
L3	S32°38'07"W	206.84'
L4	S58°25'58"W	116.22'
L5	S28°22'10"W	177.65'
L6	N58°25'58"E	117.59'
L7	N32°38'07"E	210.78'
L8	N51°53'08"W	25.53'



OWNER:
CARINA E. & JOSEPH VELASQUEZ
8020 OUSLEY LANE
CORYTON, TN 37721

Certificate of Ownership and General Dedication.
I, We, 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 forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plot.

Owner(s)
Printed Name: CARINA E. VELASQUEZ Signature(s): _____
JOSEPH VELASQUEZ

Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
I, 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.

Owner(s)
Printed Name: CARINA E. VELASQUEZ Signature(s): _____
JOSEPH VELASQUEZ

Date: _____

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 _____ Date: _____
Tennessee License No. _____

Certification of Final Plot - All Indicated Markers, Monuments and Benchmarks
I, the undersigned, 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 plot 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 plot. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor: _____ Date: _____
Matthew J. Dawson
Tennessee License No. _____

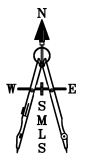
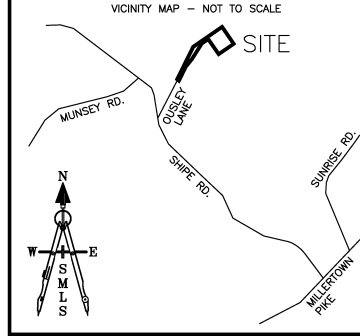
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown of Official Map: _____
By: _____ Date: _____

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.

Signed: _____ Date: _____

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

Knox County Trustee: Signed: _____ Date: _____



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 68-13-401 thru 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated thereto.

Knox County Health Department: _____
Date: _____

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 _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plot on this the _____ day of _____, 20____.

Engineering Director _____

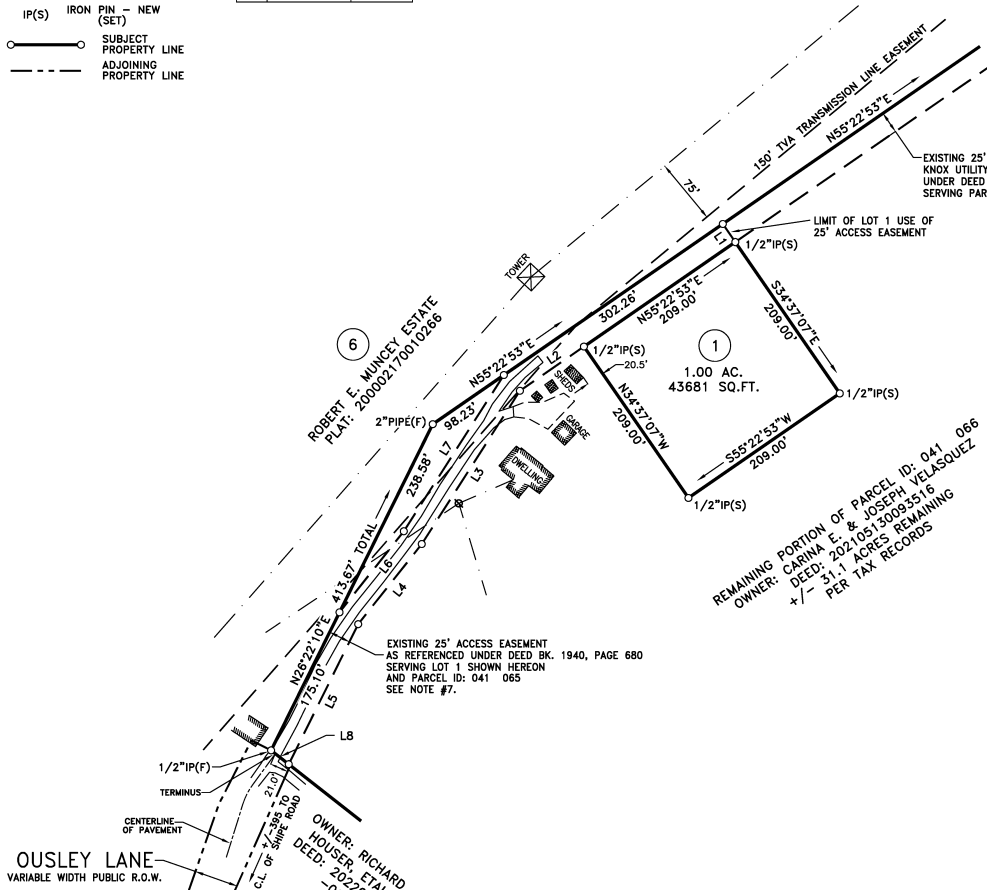
Planning Commission Certification of Approval for Recording - Final Plot

This is to certify that the subdivision plot shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plot, and that the record plot 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 plot 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 plot.

Signed: _____ Date: _____

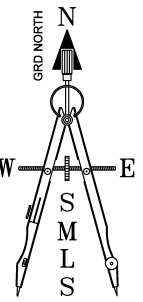
KNOX PLANNING FILE # 9-SA-22-F

8/17/2022
SUBDIVISION REGULATION VARIANCE REQUESTED
1.) TO ALLOW ONE 25 FOOT EXCLUSIVE ACCESS EASEMENT TO SERVE 2 PARCELS. -- SEE NOTE 7 FOR USE RESTRICTIONS.
DATE APPROVED: _____



OUSLEY LANE
VARIABLE WIDTH PUBLIC R.O.W.
OWNER: RICHARD HOUSER, ETAL
DEED: 20203522-0072580

- NOTES:
- 1) 1 LOT CONTAINING 1.00 ACRES TOTAL.
 - 2) UTILITY AND DRAINAGE EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS AND 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) PROPERTY IS ZONED: "A" PER CURRENT K.G.I.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - 4) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 5) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 6) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
-G.P.S. RECEIVER INFO: FOIF A90
-BASE INFO: TDOT CORP BASE ID TN15
-G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
 - 7) IN REFERENCE TO THE SUBDIVISION REGULATION VARIANCE REQUESTED ON THIS PLOT -- ONE USE OF THE 25 FOOT EXCLUSIVE ACCESS EASEMENT IS FOR LOT 1 AS SHOWN WHILE THE SECOND USE IS TO SERVE PARCEL ID: 041 065 WHICH IS IMPROVED WITH A WATER TANK AND OWNED BY NORTHEAST KNOX UTILITY AND IS NOT INTENDED TO SERVE ANY ADDITIONAL DWELLING UNITS.
 - 8) UNLABELED CORNERS ARE CALCULATED, UN-MONUMENTED POINTS.



I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.

FINAL PLAT OF THE
CARINA E. & JOSEPH VELASQUEZ PROPERTY

SURVEY FOR DISTRICT 8 COUNTY KNOX CITY _____ WARD _____ STATE TN
LOT NO. _____ BLOCK _____ IN _____
ADDRESS OUSLEY LANE
PLAT REFERENCE _____
DEED REFERENCE 202105130093516
TAX MAP 041 GROUP _____ PARCEL P.O. 066
CITY BLOCK NO. _____ SCALE 1"=100'
DATE 06/29/2022 REVISION DATE _____
CENSUS TRACT NO. 52.04 DRAWN BY MJD
BEARING BASE GRID NORTH

SMKS
SMOKY MOUNTAIN LAND SURVEYING CO., INC.
MATTHEW J. DAWSON
R.L.S. #3050
P.O. BOX 9691
KNOXVILLE, TN 37940
PH: (865) 579-4075
FAX: (865) 333-5788
SMLS DWG NO. 220040-FF



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

Smoky Mountain Land Surveying Co Inc

7/1/2022

Applicant Name

Date Filed

9/8/2022

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9-SA-22-F

Planning Commission Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Matthew J. Dawson Smoky Mountain Land Surveying

Name / Company

P.O. Box 9691 Knoxville TN 37940

Address

865-579-4075 / mattjdawson@bellsouth.net

Phone / Email

CURRENT PROPERTY INFO

Carina and Joseph Velasquez

8020 Ousley Ln Corryton TN 37721

Owner Name (if different)

Owner Address

Owner Phone / Email

8020 OUSLEY LN

Property Address

41 066 (part of)

32.23 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knoxville Utilities Board

Northeast Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southside of Ousley Lane, east of Shipe Road

General Location

City

Commission District 8

A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

AG (Agricultural), HP (Hillside and Ridgetop Protection)

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

Final plat of Carina E. and Joseph Valesquez Property

Proposed Subdivision Name

Unit / Phase Number

Split Parcels

Additional Information

Attachments / Additional Requirements

2

Total Number of Lots Created

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Proposed Density (units/acre) Previous Zoning Requests

Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

Pending Plat File Number

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

\$550.00

Fee 2

Fee 3

Total

AUTHORIZATION

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

Matthew J. Dawson Smoky Mountain Land Surveying, P.O. Box 9691 Kno

7/1/2022

Application Authorized By

Affiliation

Date

865-579-4075 / mattjdawson@bellsouth.net

Phone / Email

Cameron Taylor

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

SMOKY MOUNTAIN LAND SURVEYING CO., INC.

SURVEYOR

Applicant Name

Affiliation

06/30/2022

File Number(s)

Date Filed

Meeting Date (if applicable)

9-SA-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

MATTHEW J. DAWSON

SMOKY MOUNTAIN LAND SURVEYING CO., INC.

Name

Company

P.O. BOX 9691

KNOXVILLE

TN

37940

Address

City

State

ZIP

865-579-4075

mattjdawson@bellsouth.net

Phone

Email

CURRENT PROPERTY INFO

CARINA E. & JOSEPH VELASQUEZ

8020 OUSLEY LN, CORRYTON, TN 37721

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8020 OUSLEY LN

041 066

Property Address

Parcel ID

N/A

N.E. KNOX.

Y

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

F.P. OF THE CARINA E. & JOSEPH VELASQUEZ PROPERTY

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Other (specify) _____

Attachments / Additional Requirements

1

Total Number of Lots Created

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
Fee 2	
Fee 3	

AUTHORIZATION


Applicant Signature

SMOKY MOUNTAIN LAND SURVEYING CO., 06/30/2022

Please Print

Date

865-579-4075

mattjdawson@bellsouth.net

Phone Number

Email

Property Owner Signature

Please Print

Date