



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 9-SB-22-F **AGENDA ITEM #:** 12  
**AGENDA DATE:** 9/8/2022

▶ **SUBDIVISION:** RESUBDIVISION OF MARS RIDGE SUBDIVISION

▶ **APPLICANT/DEVELOPER:** NATHAN BIRDWELL

OWNER(S): Knoxville Gospel Halls Inc. Knoxville Gospel Halls, Inc.

TAX IDENTIFICATION: 119 D D 00305 [View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 651 MARS HILL RD

▶ **LOCATION:** East side of N Gallaher View Rd, south and west of Mars Hill Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: N/A (Within City Limits)

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 1.87 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside and Ridgetop Protection Overlay)

SURVEYOR/ENGINEER: Nathan Bridwell, Barge Design Solutions

▶ **VARIANCES REQUIRED:** Reduce the utility and drainage easement from 10' to 5' along the proposed wall that will front N. Gallaher View Road.

**STAFF RECOMMENDATION:**

▶ **Approve the variance to reduce the utility and drainage easement from 10 ft to 5 ft along the western lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.**

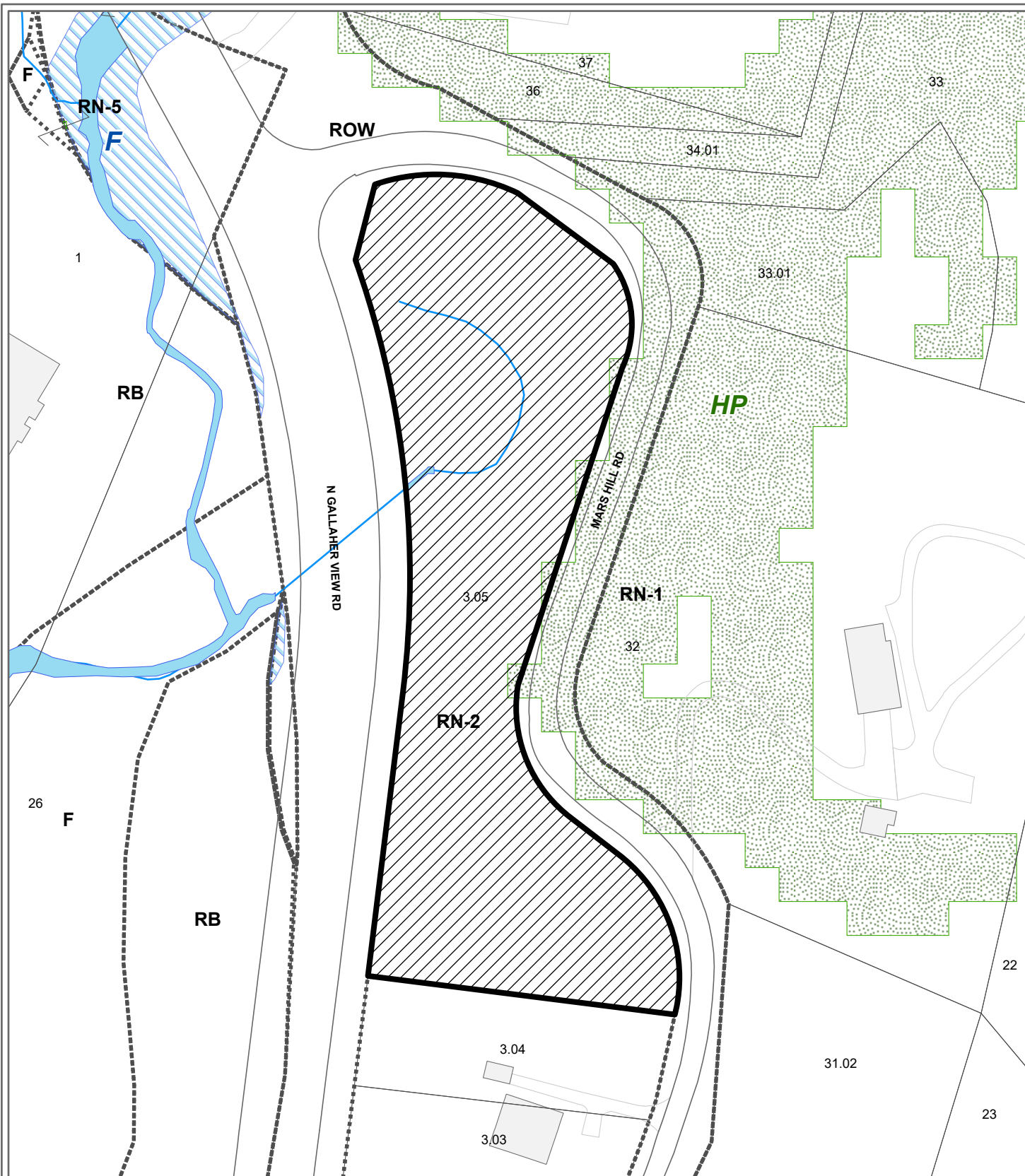
**Approve the subdivision plat because the plat is otherwise in compliance with the subdivision regulations.**

**COMMENTS:**

- 1) The purpose of this plat is to reduce the utility and drainage (U&D) easement at the western property line from 10 ft to 5 ft.
- 2) The property has some site constraints and unique topography. To keep a structure out of the floodplains (both 100- and 500-year), the applicant needs to locate the building in the southern portion of the lot, which requires a retaining wall along the western property line. A reduction in the U&D easement area is need to locate the retaining wall accordingly.
- 3) The City of Knoxville’s Engineering Department can issue waivers for utility and drainage easements, but only for existing structures, which is not the case with the proposed plat. Variances are needed to reduce or eliminate the U&D easements for proposed structures.
- 4) The U&D easements would be retained along the remaining lot lines.
- 5) KUB has no issues with allowing the reduction of the U&D easements as described.

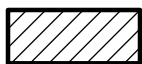
6) Since the Subdivision Regulations allow some flexibility regarding U&D easements, and the utility company has no issues with the reduction of the U&D easement along the rear lot line, Planning staff supports the variance request.

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-SB-22-F  
FINAL SUBDIVISION PLAT**

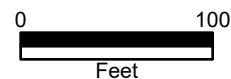
Petitioner: Nathan Birdwell

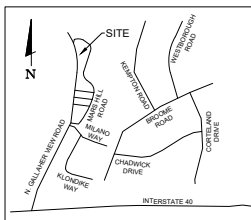


Final Plat For: Resubdivision of Mars Ridge Subdivision

Map No: 119  
Jurisdiction: City

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





VICINITY MAP  
(NOT TO SCALE)

NOTES:

- IRON RODS WITH CAPS SET AT ALL CORNER NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
- TAX MAP 119, INSERT D, GROUP D, PARCEL 003.05
- DEED REFERENCE - INSTRUMENT NUMBER 20210330 0079691 PLAT NUMBER 201804060059273 (LOT 4)
- PROPERTY IS ZONED RN-2. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT-ONLINE MAPPING-PARCEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
- 10' DRAINAGE AND/OR UTILITY EASEMENT INSIDE EXTERIOR LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
- 20' SANITARY SEWER EASEMENT, 10' EACH SIDE OF CENTERLINE OF AS-BUILT SEWER.
- THE PROPERTY IS 1.87 ACRES OR 81,293 SQUARE FEET AND CONTAINS 1 LOT.
- GRID NORTH IS BASED ON A BEARING OF NORTH 08°59'53" EAST FROM CITY CONTROL POINT #1165 TO #1170. DISTANCES HAVE NOT BEEN REDUCED TO GRID.

OWNER'S RESPONSIBILITY NOTE

THE PROPERTY OWNER(S) IS (ARE) RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. SEE COVENANTS DOCUMENT RECORDED WITH THE REGISTER OF DEEDS AS INSTRUMENT NO. 202205270089722.

Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my) 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(ies) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: ROBERT SMITH Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. Witness my hand and notarial seal, this day and year above.

Written, \_\_\_\_\_ Notary

My Commission expires "See"

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown herein is approved subject to the installation of public sanitary sewers and treatment facilities, 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 sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider \_\_\_\_\_

Authorized Signature for Utility 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 \_\_\_\_\_

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 were in place on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Registered Land Surveyor \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat 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 plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that the record plat is hereby approved for recording in the office of the Knoxville 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 affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Certification on Release of Easement

(I, We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before signing or constructing any building or structure.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

Owner Certification for Public Sewer and Water Service - Minor Subdivisions

(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.

Owner(s) Printed Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_

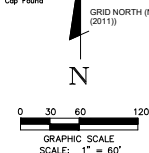
Date: \_\_\_\_\_

S61°07'50"W

183.12'

LEGEND

- IRN New Iron Rod Set
- IRD-C Old Iron Rod With Cap Found
- Number \_\_\_\_\_
- Field Location \_\_\_\_\_



Certification of Survey

I hereby certify that this is category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is 1:\_\_\_\_\_ as shown hereon. This survey has been prepared in accordance with The Standards of Practice for Land Survey in the state of Tennessee.

Tenn. Reg. No. \_\_\_\_\_

Date: \_\_\_\_\_

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

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 \_\_\_\_\_

Tennessee License No. \_\_\_\_\_

Date: \_\_\_\_\_

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.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director

Taxes and Assessments

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

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

City - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

City of Knoxville Department of Engineering

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Water: (Utility Agency Name) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sewer: (Utility Agency Name) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Electric: (Utility Agency Name) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Gas: (Utility Agency Name) \_\_\_\_\_

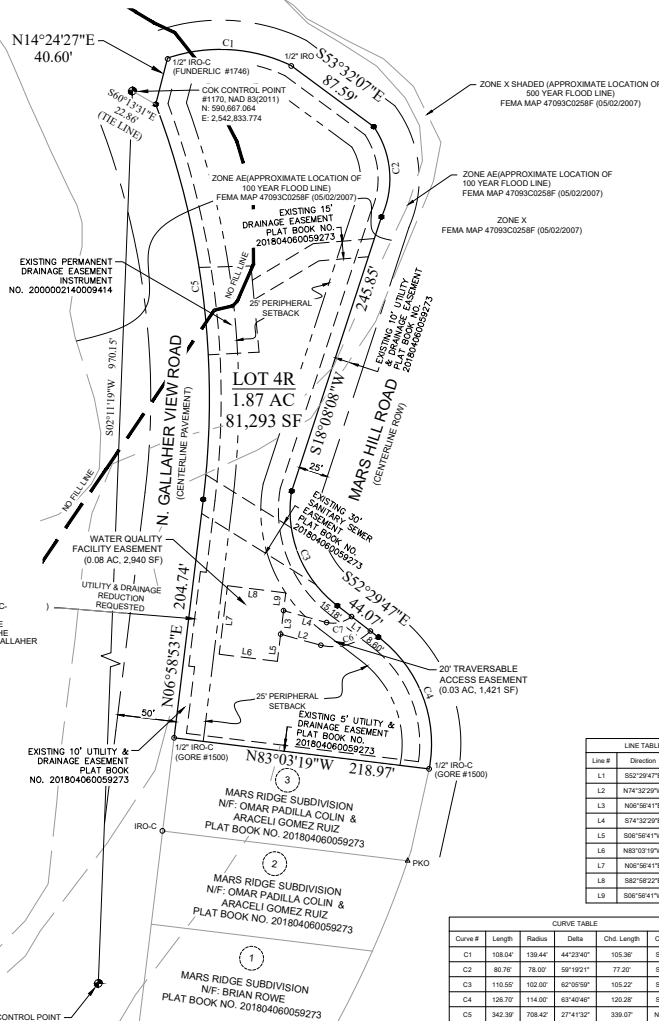
Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Telephone: (Utility Agency Name) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Cable Television: (Utility Agency Name) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_



Line #	Direction	Length
L1	S53°32'20"E	20.29
L2	N74°32'29"W	35.51
L3	N06°56'41"E	20.22
L4	S74°32'29"W	38.08
L5	S06°56'41"W	23.95
L6	N83°03'19"W	49.98
L7	N06°56'41"E	58.85
L8	S82°18'22"E	49.98
L9	S06°56'41"W	35.47

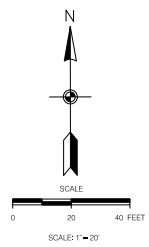
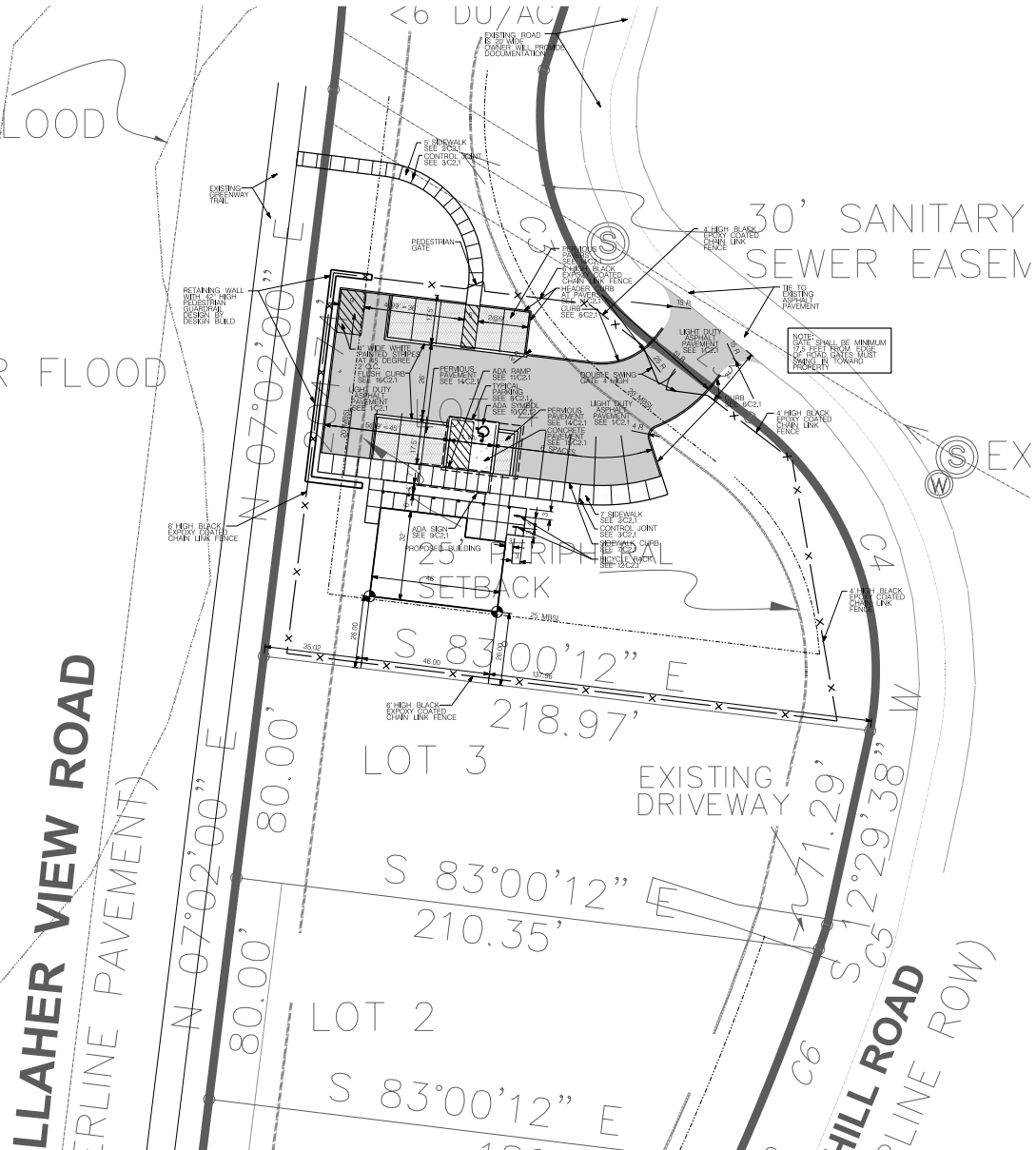
Curve #	Length	Radius	Delta	Chd Length	Chd Bearing
C1	108.04'	139.44'	44°22'40"	195.36'	S88°39'09"E
C2	86.70'	78.07'	59°19'51"	77.26'	S04°57'15"E
C3	116.85'	102.00'	42°05'59"	195.22'	S21°14'57"E
C4	126.70'	114.00'	69°40'46"	120.28'	S21°02'52"E
C5	342.39'	298.42'	27°41'52"	339.07'	N06°51'54"W
C6	45.95'	45.00'	58°32'24"	43.98'	S73°59'14"W
C7	22.64'	25.00'	51°59'14"	21.87'	N76°32'24"E

USER: JBRIDWELL  
FILE: F:\37879\927\92700\CAD\SURV\37879-00\Map 18.jpg Plot.dwg  
PLOTTED: 9/26/2022



RESUBDIVISION OF  
LOT 4 MARS RIDGE SUBDIVISION  
CITY BLOCK 46462, WARD 46, TAX MAP 119, INSERT D,  
GROUP D, PARCEL 003.05  
CITY OF KNOXVILLE, KNOX COUNTY, TENNESSEE

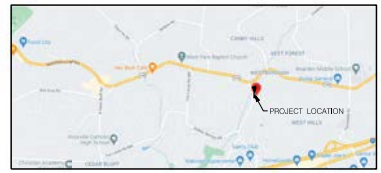
FILE #	DATE	USER	DESCRIPTION	STATUS
1	9/26/2022	JBRIDWELL	FINAL PLOT	PLOTTED



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
□	□	STRUCTURE
- - -	- - -	PROPERTY LINE
- - -	- - -	EASEMENT
---	---	EDGE OF PAVEMENT
---	---	STORM DRAIN
---	---	SANITARY SEWER
---	---	POTABLE WATER
---	---	NATURAL GAS
---	---	UNDERGROUND ELECTRICAL
○	○	MANHOLE
○	○	WATER METER
○	○	FIRE HYDRANT
→	→	SURFACE FLOW
⊗	⊗	ILT FENCING
---	---	CURB
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT
---	---	CONSTRUCTION ENTRANCE
---	---	EROSION CONTROL MAT

- SITE LAYOUT NOTES**
1. USE RELIGIOUS ZONING R-40; PARCEL 190000305
  2. TOTAL BUILDING AREA: PROPOSED 1,372 SF (1 STORY)
  3. TOTAL SITE 1.67 AC. TOTAL DIST AREA 0.72 AC. TOTAL NEW IMPERVIOUS 0.22 AC.
  4. DEED REFERENCE: 20210330-0079891, CITY BLOCK: 46462, WARD: 46
  5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAP 0258F
  6. SITE BENCHMARK: CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88.
  7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM A SURVEY BY BENCE GORE SURVEYING DATED 03/09. THE CONTRACTOR SHALL VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
  8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
  9. PARKING SUMMARY:  
TOTAL REQUIRED: MIN 15 MAX 30  
TOTAL PROVIDED: 17 CAR SPACES, 1 ADA SPACES  
GRADE: MIN 0.25 PER SEAT, MAX 0.50 PER SEAT  
BIC: PARKING REQUIRED: 2 SPACES, PROVIDED: 2 SPACES
  10. SETBACKS:  
FRONT: 20'  
SIDE: 5'  
REAR: 25'
  11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK. ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS.
  12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ACC OF AMERICA INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
  13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
  14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SEWALS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
  16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
  17. DIMENSIONS ARE TO FACE OF CURB EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
  18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DISTRIBUTION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.



CITY OF KNOXVILLE  
DEPARTMENT OF ENGINEERING  
APPROVED  
Gordon Frazier  
06/07/22



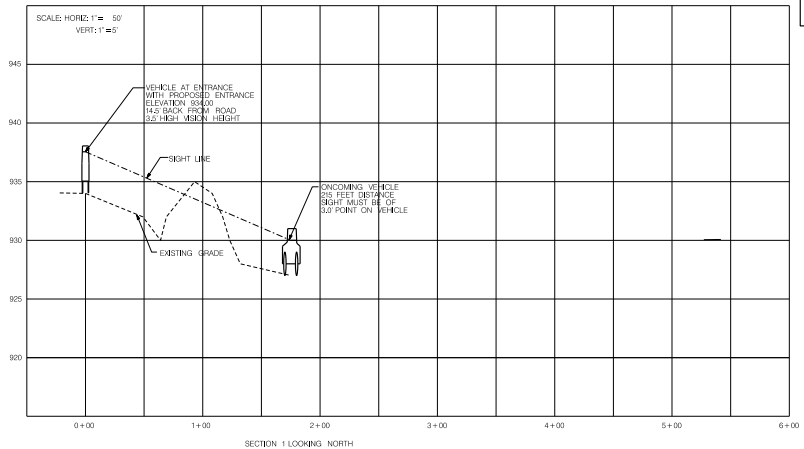
A NEW FACILITY FOR:  
**KGH WEST**  
651 MARS HILL ROAD  
KNOXVILLE, TN



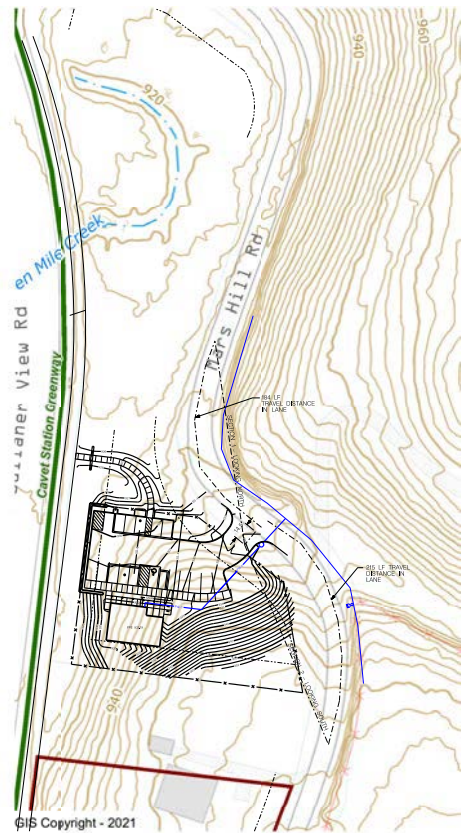
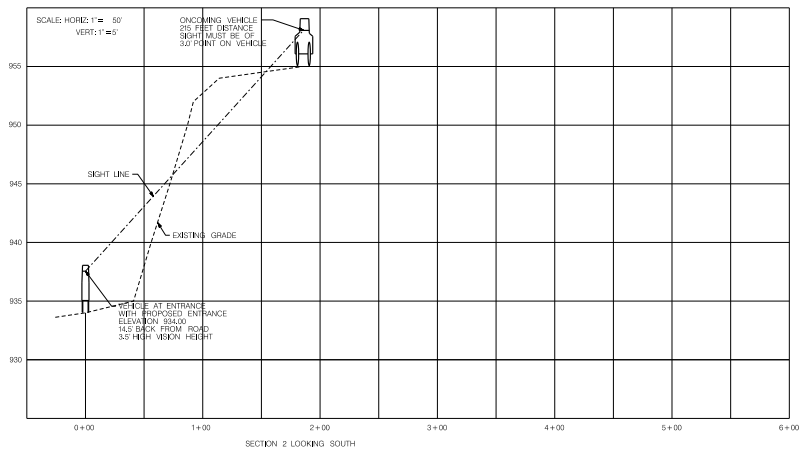
SITE LAYOUT PLAN

DATE: 30 SEP 2021  
PROJECT NO.: 19999  
PROJ. MGR.: GREG S. FRAZIER  
REV. 04-27-2022

C1.1



STOPPING SIGHT DISTANCE  
 LOOKING NORTH  
 50' BRIDGE SPAN, TRAVEL  
 30 MPH DESIGN SPEED = 84'  
 LOOKING SOUTH  
 50' BRIDGE SPAN, TRAVEL  
 30 MPH DESIGN SPEED = 210'



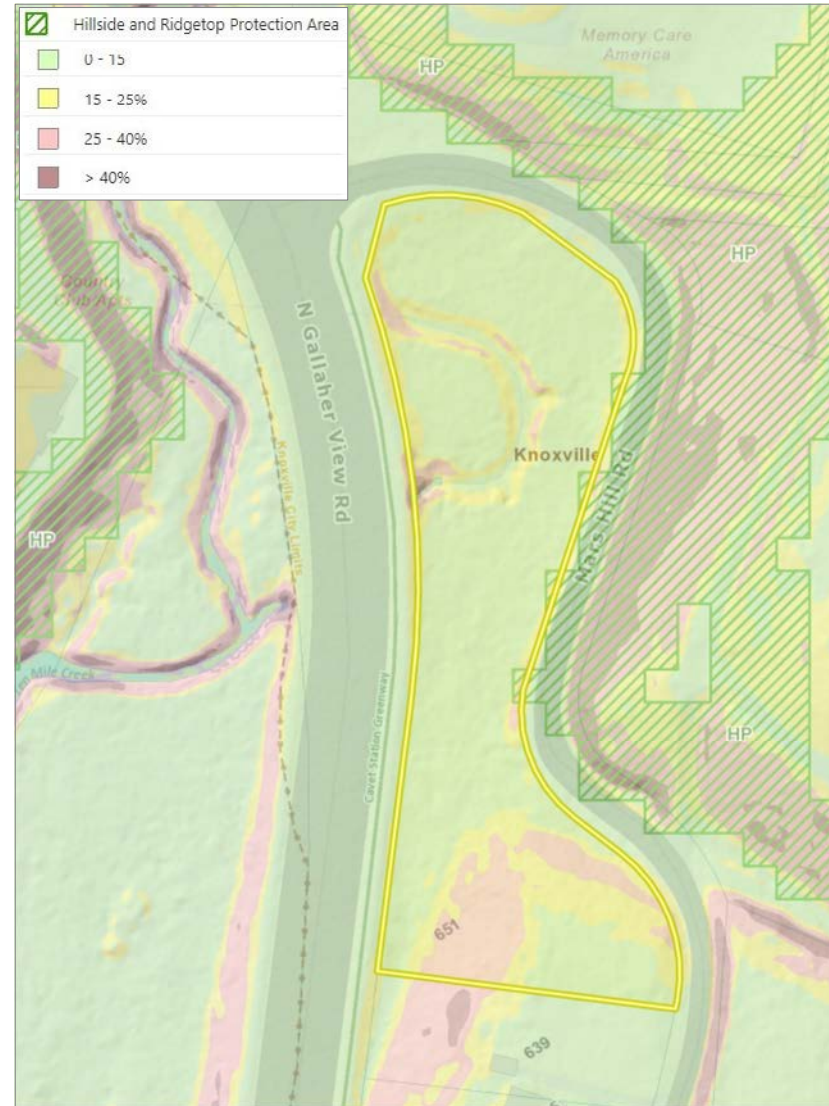
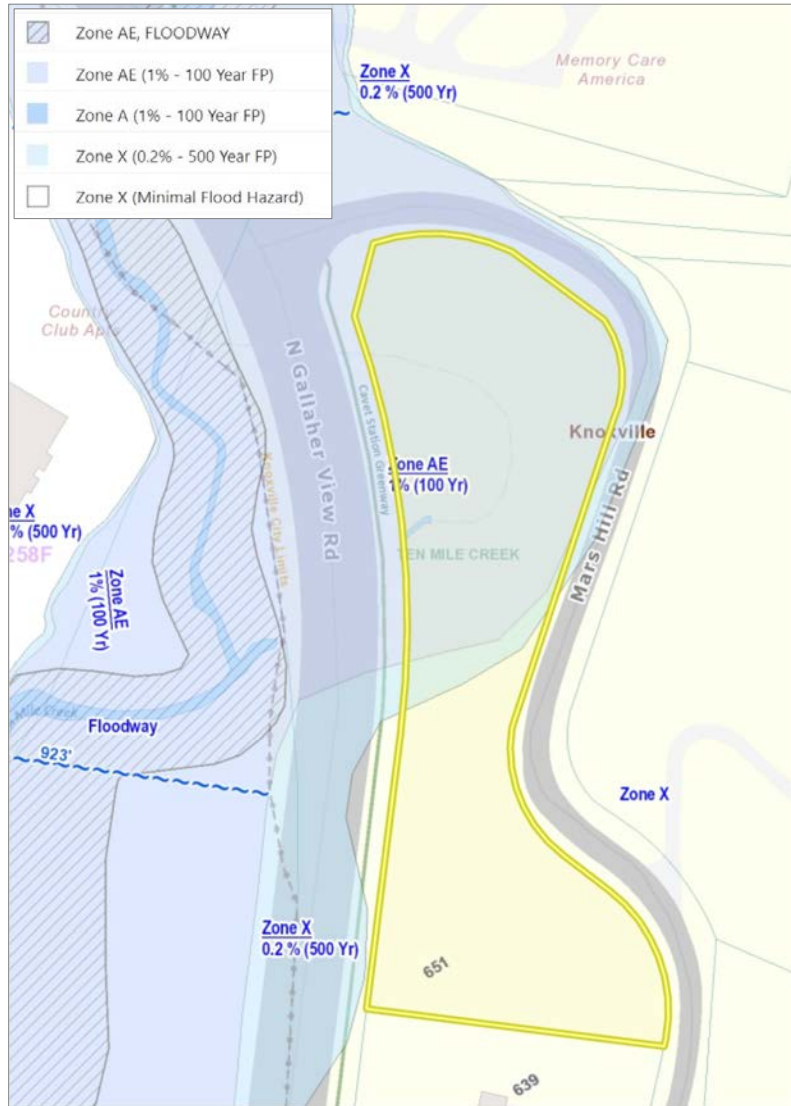
GIS Copyright - 2021  
 VISIBILITY SECTION LAYOUT



# 9-SB-22-F

## EXHIBIT A. CONTEXTUAL IMAGES

The subject property has site constraints with FEMA-designated floodplains and significant slopes on the property.





# 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)
Mars Hill Road	OK
N Gallaher View Road	OK
City control 1170	OK
	Unresolved addressing issues may delay permitting.
	<b>Addresses will be assigned or reassigned after final plat is recorded if applicable</b>
	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 buildings, a street name is required and the owner/developer is responsible for installing street signs

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

<b>Addressing Staff Contacts:</b>	Donna Hill	<a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	865.215.3872
	Andrea Kupfer	<a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	865.215.3797
	Both staff	<a href="mailto:addressing@knoxplanning.org">addressing@knoxplanning.org</a>	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

**Nathan Birdwell**

Applicant Name

**7/12/2022**

Date Filed

**9/8/2022**

Planning Commission Meeting (if applicable)

**()**

Legislative Meeting (if applicable)

**9-SB-22-F**

File Number(s)

## CORRESPONDENCE

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

**Nathan Bridwell Barge Design Solutions**

Name / Company

**520 West Summit Hill Drive, Suite 1202 Knoxville TN 37902**

Address

**865-934-4169 / nathan.bridwell@bargedesign.com**

Phone / Email

## CURRENT PROPERTY INFO

**Knoxville Gospel Halls Inc. Knoxville Gos PO Box 3068**

Owner Name (if different)

Owner Address

Owner Phone / Email

**651 MARS HILL RD**

Property Address

**119 D D 003.05**

Parcel ID

Part of Parcel (Y/N)?

**1.87 acres**

Tract Size

**KUB SEWER**

Sewer Provider

**KUB WATER**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**East side of N Gallaher View Rd, south and west of Mars Hill Rd**

General Location

City

**Council District 2**

**RN-2 (Single-Family Residential Neighborhood), HP (Hillside and Ridgetop Protection Overlay)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential), HP (Hillside and Ridgetop)**

Sector Plan Land Use Classification

**N/A (Within City Limits)**

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

### Resubdivision of Mars Ridge Subdivision

Proposed Subdivision Name

Unit / Phase Number

Combined Parcels

Total Number of Lots Created

**1**

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

**\$500.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

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

**Nathan Bridwell Barge Design Solutions, 520 West Summit Hill Drive, Suit**

**7/12/2022**

Application Authorized By

Affiliation

Date

**865-934-4169 / nathan.bridwell@bargedesign.com**

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

Nathan Bridwell

Project Surveyor

Applicant Name

Affiliation

06-24-2022

File Number(s)

Date Filed

Meeting Date (if applicable)

9-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

Nathan Bridwell

Barge Design Solutions

Name

Company

520 West Summit Hill Drive, Suite 1202

Knoxville

TN

37902

Address

City

State

ZIP

865-934-4169

nathan.bridwell@bargedesign.com

Phone

Email

## CURRENT PROPERTY INFO

Knoxville Gospel Halls Inc.

P.O. Box 3068

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

651 Mars Hill Road

119DD00305

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

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

Resubdivision of Mars Ridge Subdivision

Proposed Subdivision Name

Unit / Phase Number    Combine Parcels    Divide Parcel   1 Total Number of Lots Created

Other (specify) Final plat of a Stormwater Detention Easement and 20' Traversable Access Easement

Attachments / Additional Requirements

Related Rezoning File Number

### 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	Total
Fee 2	
Fee 3	

### AUTHORIZATION

  
Applicant Signature

Nathan Bridwell

Please Print

06/24/2022

Date

Phone Number

Email



Robert Smith

Please Print

7/7/2022

Date

Property Owner Signature