



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 9-SC-22-F

AGENDA ITEM #: 13

AGENDA DATE: 9/8/2022

▶ **SUBDIVISION:** RESUBDIVISION OF LOT 24, SEQUOYAH GARDENS SUBDIVISION

▶ **APPLICANT/DEVELOPER:** ETHAN I. PHILLIPS

OWNER(S): Joyce L. Ouimet - Trustee

TAX IDENTIFICATION: 107 L A 046

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 4312 THISTLEWOOD WAY

▶ **LOCATION:** South side of Thistlewood Way, west of Sequoyah Gardens Way

SECTOR PLAN: West City

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

▶ **APPROXIMATE ACREAGE:** 12979 square feet

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

SURVEYOR/ENGINEER: Ethan I. Phillips, Benchmark Associates, Inc.

▶ **VARIANCES REQUIRED:** Reduce the utility and drainage easement area along rear lot line from 10 ft to 0 ft.

STAFF RECOMMENDATION:

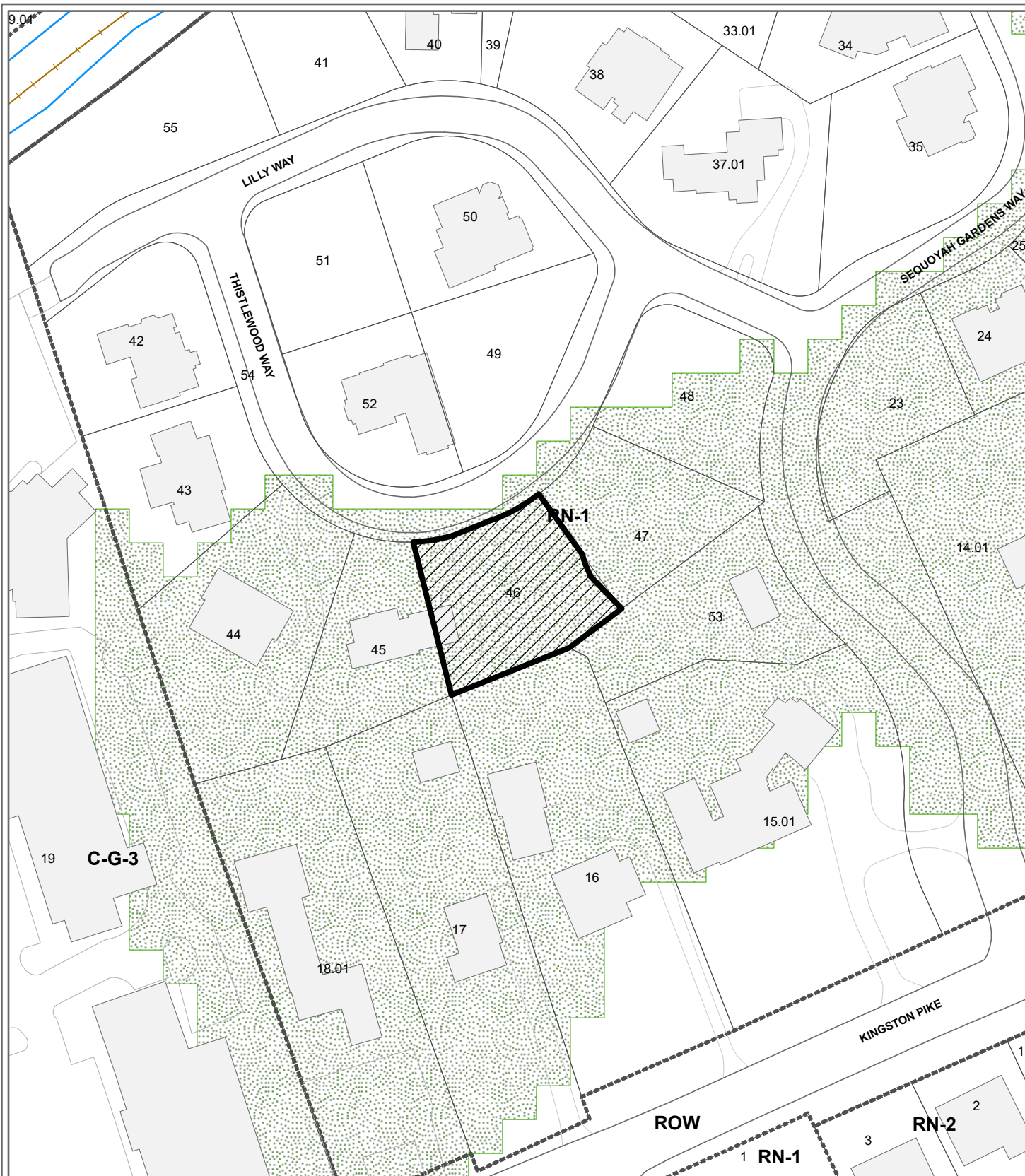
▶ **Approve the variance to eliminate the utility and drainage easement along the rear lot line because the Subdivision Regulations allow some flexibility for utility and drainage easements and the utility company has no issues with the reduction.**

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

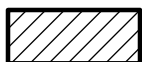
COMMENTS:

- 1) The purpose of this plat is to correct the City Ward Map to match the existing property line. The property line was previously changed via deed, which does not get incorporated into the City's Ward Map.
- 2) The property has challenging topography, and the applicant is requesting the variance to better locate the house on the lot.
- 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-SC-22-F
FINAL SUBDIVISION PLAT**



Final Plat For: Resubdivision of Lot 24, Sequoyah Gardens Subdivision

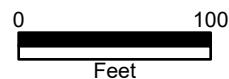
Original Print Date: 8/15/2022
 Knoxville - Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Ethan I. Phillips

Map No: 107

Jurisdiction: City



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce P.U. & D. Easement along rear Lot Line(s).

Justify request by indicating hardship: Existing topographic restraints will force the existing retaining wall to be moved closer to the rear of the lot line(s) than the existing P.U. & D. Easement would allow. This is needed to allow for a more sensible house layout and better manage the topography on site.

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: _____

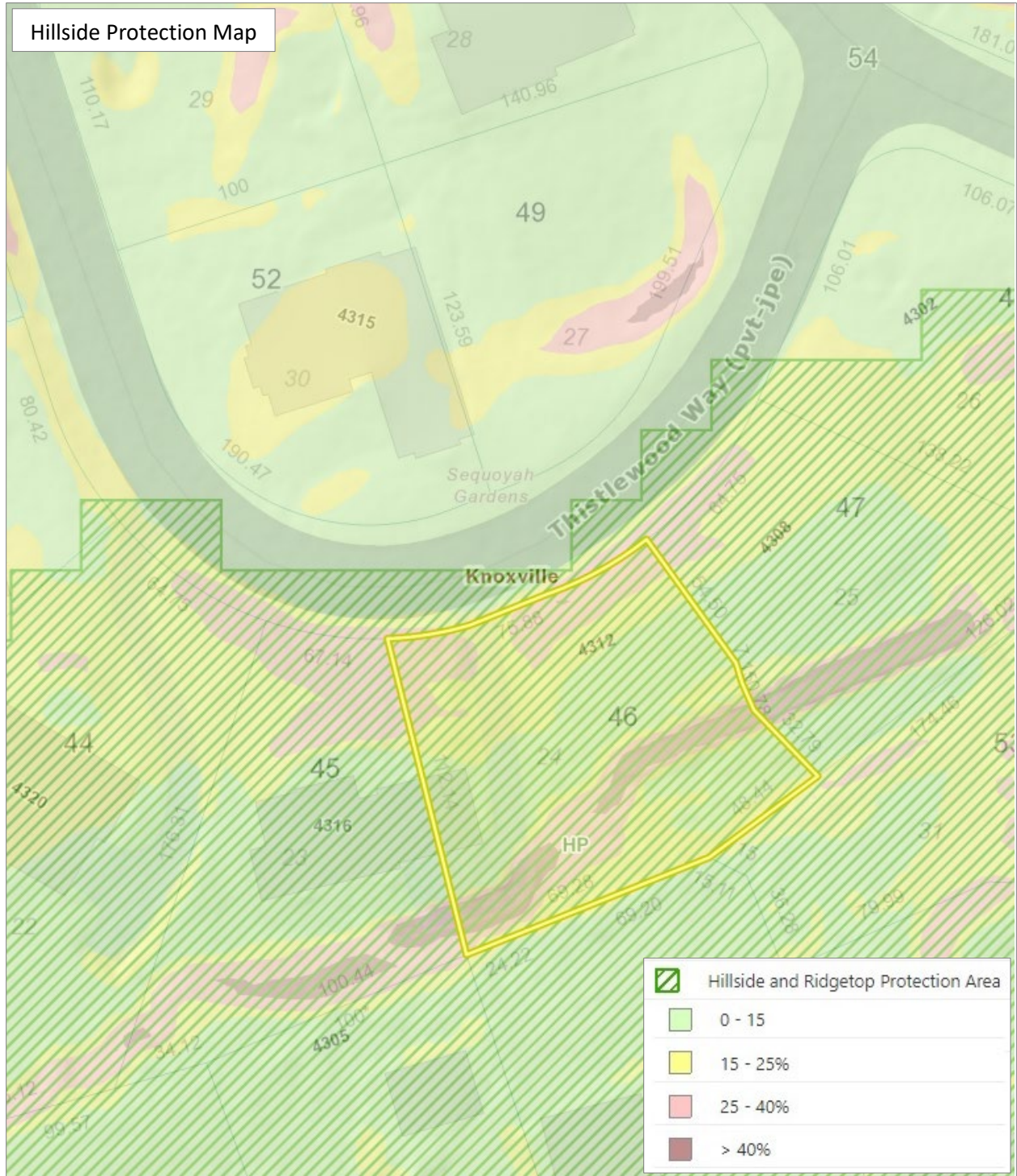
I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Alton Phillips
Signature

27 - JULY - 2022 AD.
Date

9-SC-22-F

EXHIBIT A. CONTEXTUAL IMAGES





I hereby certify that the survey shown hereon is a category 1 survey and that the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon, no title opinion was furnished to this surveyor and easements shown and or not apparent in the field may or may not be discovered by a title search by a title attorney.

Surveyor
Tenn. Reg. No. 769

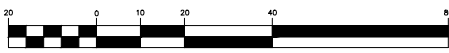
BUILDING SETBACKS PER ZONING

SITE NOTES

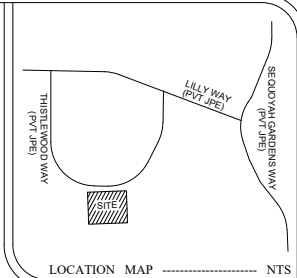
- CORNER MONUMENTS AS SHOWN HEREON
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- A 10' UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES, ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS OF (5) FEET IN WIDTH EXIST ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- PLAT REFERENCE: TOWN OF LOUDON, LOTS 75-76
- CLT MAP: 107, INSERT L GROUP A, PARCEL 46
- PROPERTIES ZONED: R1
- TOTAL AREA: 10,380.5± SQFT.
- NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPARENT IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.
- SURVEYED PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, RIGHT-OF-WAYS, & RESTRICTIONS OF RECORD OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY PUBLIC RECORDS.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION MAP NTS

LEGEND

●	- IRO (IRON ROD OLD)
⊙	- IRS (IRON ROD SET)

OWNER

OULMET JOYCE
4312 THISTLEWOOD WAY
KNOXVILLE, TN 37919

TOPOGRAPHIC SURVEY OF

SEQUOYAH GARDENS LOT 24

Scale: 1" = 20'	Approved by: Rel	Drawn by: RELjr.
Date: 6-21-2021	Rev:	
District 5, Ward 24, City Block 24520		
City of Knoxville * Knox County * Tennessee		
ADDRESS: 4312 THISTLEWOOD WAY Parcel ID: 107LA046		DRAWING NO.: 6069

**LeMAY AND ASSOCIATES
CONSULTING ENGINEERS**

10816 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37934
PH: 865-671-0183
FAX: 865-671-0213



File Number: 9-SC-22-F
 Site: Sequoyah Gardens
 Correspondent:
 Reviewed By: Donna Hill
 Review Date: 7.27.2022

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)
Thistlewood Way	OK
Lilly Way	OK
	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 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.

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

22165 LOT 24R SEQUOYAH GARDENS

Mapcheck 5: 22165 LOT 24R SEQUOYAH GARDENS

Closure Summary

Precision, 1 part in: 108083.32'
Error distance: 0.00'
Error direction: S85.4834W (dms)
Area: 10383.82 Sq. Ft.
Square area: 10383.823
Perimeter: 410.62'

Point of Beginning

Easting: 2567577.7322'
Northing: 592202.9809'

Side 1: Line

Direction: S35.5029E (dms)
Angle: [-35.8414 (d)]
Deflection angle: [144.1586 (d)]
Distance: 54.18'
Easting: 2567609.4570'
Northing: 592159.0603'

Side 2: Line

Direction: S16.3358E (dms)
Angle: [-160.7247 (d)]
Deflection angle: [19.2753 (d)]
Distance: 7.16'
Easting: 2567611.4985'
Northing: 592152.1975'

Side 3: Line

Direction: S23.3228E (dms)
Angle: [173.0250 (d)]
Deflection angle: [-6.9750 (d)]
Distance: 10.81'
Easting: 2567615.8160'
Northing: 592142.2872'

Side 4: Line

Direction: S44.0515E (dms)
Angle: [159.4536 (d)]
Deflection angle: [-20.5464 (d)]
Distance: 32.96'
Easting: 2567638.7482'
Northing: 592118.6128'

Side 5: Line

Direction: S53.1401W (dms)
Angle: [-82.6789 (d)]
Deflection angle: [97.3211 (d)]
Distance: 48.46'
Easting: 2567599.9277'
Northing: 592089.6068'

Side 6: Line

22165 LOT 24R SEQUOYAH GARDENS

Direction: S68.1008W (dms)
Angle: [-165.0647 (d)]
Deflection angle: [14.9353 (d)]
Distance: 69.27'
Easting: 2567535.6255'
Northing: 592063.8473'

Side 7: Line

Direction: N13.5808W (dms)
Angle: [-82.1378 (d)]
Deflection angle: [97.8622 (d)]
Distance: 112.02'
Easting: 2567508.5844'
Northing: 592172.5545'

Side 8: Line

Direction: N72.0200E (dms)
Angle: [-93.9978 (d)]
Deflection angle: [86.0022 (d)]
Distance: 16.27'
Easting: 2567524.0610'
Northing: 592177.5732'

Side 9: Line

Direction: N68.0843E (dms)
Angle: [176.1119 (d)]
Deflection angle: [-3.8881 (d)]
Distance: 30.08'
Easting: 2567551.9792'
Northing: 592188.7706'

Side 10: Line

Direction: N61.0627E (dms)
Angle: [172.9622 (d)]
Deflection angle: [-7.0378 (d)]
Distance: 29.41'
Easting: 2567577.7284'
Northing: 592202.9806'



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

Ethan I. Phillips

Applicant Name

7/26/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

()

Legislative Meeting (if applicable)

9-SC-22-F

File Number(s)

CORRESPONDENCE

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

Ethan I. Phillips Benchmark Associates, Inc

Name / Company

10308 Hardin Valley Rd Knoxville TN 37932

Address

865-692-4090 / EPhillips@BMA-LS.com

Phone / Email

CURRENT PROPERTY INFO

Joyce L. Ouimet - Trustee

Owner Name (if different)

4312 Thistlewood Way

Owner Address

860-277-1126

Owner Phone / Email

4312 THISTLEWOOD WAY

Property Address

107 L A 046

Parcel ID

Part of Parcel (Y/N)?

12979 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Thistlewood Way, west of Lilly Way

General Location

City

Council District 2

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

West City

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

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 Lot 24, Sequoyah Gardens Subdivision

Proposed Subdivision Name

Unit / Phase Number

Other 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.

Ethan I. Phillips Benchmark Associates, Inc, 10308 Hardin Valley Rd Knoxville

7/26/2022

Application Authorized By

Affiliation

Date

865-692-4090 / EPhillips@BMA-LS.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

Ethan I. Phillips

Benchmark Associates, Inc.

Applicant Name

Affiliation

25 July 2022

08 September 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

9-SC-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

Ethan I. Phillips

Benchmark Associates, Inc.

Name

Company

10308 Hardin Valley Road

Knoxville

Tn

37932

Address

City

State

ZIP

865-692-4090

ephillips@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

Joyce L. Ouimet - Trustee

4312 Thistlewood Way

860-277-1126

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4312 Thistlewood Way

107LA046

Property Address

Parcel ID

KUB

KUB

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

FINAL PLAT OF LOT 24, SEQUOYAH GARDENS SUBDIVISION

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) **CORRECT CITY WARD MAP**

Attachments / Additional Requirements **PLAT (DRAFT), CLOSURE REPORT**

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



Ethan I. Phillips

25 JULY 2022

Applicant Signature

Please Print

Date

865-692-4090

EPHILLIPS@BMA-LS.COM

Phone Number

Email

Property Owner Signature

Please Print

Date