



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 9-SD-22-F **AGENDA ITEM #:** 30
AGENDA DATE: 9/8/2022

▶ **SUBDIVISION:** KELLY PROPERTY MILDRED IMOGENE HAMMOND SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** RYAN LYNCH
 OWNER(S): Tony and Dena Kelly

TAX IDENTIFICATION: 33 066, 06607, 06606, & 06608 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3305 3307, 3309, & 3311 Hudson Rd.

▶ **LOCATION:** West side of Hudson Road, north of Dockery Drive

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Growth Area

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 5.41 acres

▶ **NUMBER OF LOTS:** 4

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Ryan S. Lynch, Lynch Surveys, LLC

▶ **VARIANCES REQUIRED:** Allow a 25-ft exclusive permanent access easement to serve two lots.

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) This is a plat containing four lots on the west side of Hudson Road north of Dockery Drive. The land involved in this request contains four lots that were created via deed. The deeds conveyed a 25-ft access easement that crossed the two properties fronting Hudson Drive with the centerline of the easement running down the shared property line.
- 2) The plat proposes to adjust the lot lines of lot 4, resulting in a smaller lot 4 and a larger lot 3. Lot 3 is nonconforming with regard to the lot size needed for two dwelling units. However, the dwellings have both been in existence since the mid-1990s, so they are legally vested. This plat proposes to lessen the degree of nonconformity.
- 3) This plat also proposes to abandon the access easement created by deed and replace it with a new, longer access easement crossing lots 1 and 2 to serve lots 3 and 4.
- 4) A Permanent Exclusive Access Easement must have a 25-ft easement width and are only allowed to serve one property.

- 5) To serve two 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, the creation of a homeowner's association, and it must be separate from the lots it serves (essentially carved out of the lots as its own entity).
- 6) The Knox County Engineering and Public Works Department is in support of utilizing the existing access easement to serve the newly created lot.
- 7) Staff finds one additional lot will not over-burden the existing easement.

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-SD-22-F
FINAL SUBDIVISION PLAT**

Petitioner: Ryan Lynch

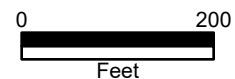


Final Plat For: Kelly Property Mildred Imogene Hammond Subdivision

Map No: 33

Jurisdiction: County

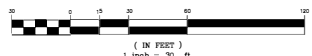
Original Print Date: 8/15/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



TOTAL AREA = 5.11 ACRES
(NOT INCLUDING EASEMENT)
TOTAL LOTS=4

SYMBOL LEGEND	
	IRON ROD FOUND
	IRON ROD SET
	SERVICE POLE
	POWER/TELE. POLE
	LIGHT POLE
	GUY WIRE
LINE LEGEND	
	CHAIN LINK FENCE
	POWER/TELE. LINE

GRAPHIC SCALE



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON Hiper SR NETWORK ROWER. DUAL FREQUENCY WAS USED. (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS (BASED ON TDDT CROSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK IS: 4 CM PLUS 20 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO MSL.

- IRON PINS SET AT ALL CORNERS. BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- CLT TAX MAP 033 PARCELS 066, 066.06, 066.07, & 066.08
- DEED REFERENCES - 2103-131 (199304220037327), 2056-951 (19911200020781), 201010100020122, 2010082002019423, W8 56 PG 485 PLAT REFERENCES - CAB M SLIDE 1470, MILDRED IMOGENE HAMMOND S/D (NR)
- THIS PROPERTY IS ZONED A
- THIS PROPERTY DOES NOT LIE WITHIN A 100/200 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C0201R EFFECTIVE DATE: MAY 2, 2007.
- ALL UNDERGROUND UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD
- NORTH ROTATION: NAD83(NSRS2007)
- THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING ZONED PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL EXTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VIOLATIONS FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
- WATER SERVICE PROVIDED TO LOTS BY PRIVATE WELL.
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR EXISTING LOT 1, 2, & 3 WHICH WERE CREATED BY DEED. THEY ARE PRE-EXISTING NON-CONFORMING LOT WITH REGARD TO LOT SIZE. THIS PLAT REDUCES NON-CONFORMING LOT SIZE OF LOT 3 BY ADDING LAND FROM LOT 1.
- LOT 3 IS PRE-EXISTING NON-CONFORMING WITH REGARD TO THE NUMBER OF DWELLINGS ON THE LOT. THIS PLAT REDUCES THE DEGREE OF NONCONFORMITY BY INCREASING THE LOT SIZE OF LOT 3.
- VARIANCE REQUESTED FOR TWO LOTS TO BE SERVED BY EXCLUSIVE PERMANENT ACCESS EASEMENT.

Addressing/Assignment 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 the property have been paid.

City Tax Clerk: Signed: _____ Date: _____

Knox County Trustee: Signed: _____ Date: _____

Zoning

Zoning Shown on Official Map: _____

Date: _____
By: _____

Certificate of Ownership and General Dedication

I, 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 plat

Owner(s) Printed Name: _____
Signature(s): _____
Date: _____

Certification of Approval of Subsurface Sewage Disposal System

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 thereat.

Knox County Health Department: Signed: _____ Date: _____

Knox County Department of Engineering and Public Works

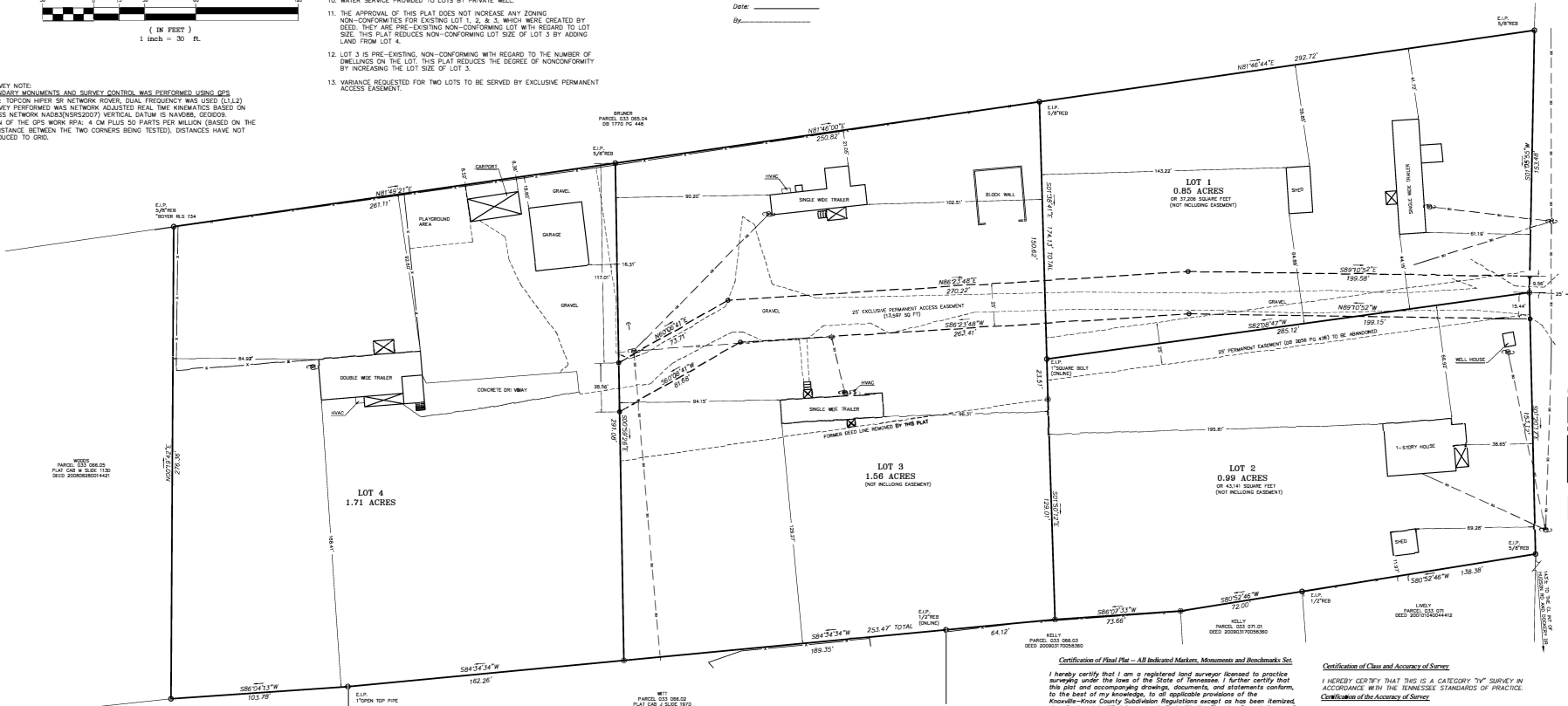
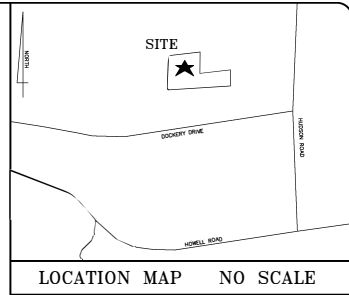
The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of 20____.

Engineering Director: _____

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 ordinances, 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 Knox County Register of Deeds Pursuant to Section 13-3-403 of Tennessee Code, Annotated. The approval of this plat by the Planning Commission shall not be deemed to constitute or imply an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground on the plat.

Signed: _____ Date: _____



NOTE: SURVEY POINTS ARE INDICATED BY THE LOCATION OF THE PROPERTY ON THE FIELD MAP. ALL MEASUREMENTS AND ANGLES ARE PROVIDED IN THE FIELD.



8/29/2022
9-5D-22-F

Certification of No Recreational Easements

This is to certify that there are no known recorded drainage or utility easements on lot line(s) being eliminated on this subdivision plat.

Registered Land Surveyor: _____
Tennessee License No. _____
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 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: _____

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE. **Certification of Class and 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: _____

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

REVISIONS	
DRAWN BY: C. WTKUS	1 PLANNING COMMENTS 8/13/2022
CHECKED BY: R. LYNCH	2 PLANNING COMMENTS 8/29/2022
APPROVED BY: R.S.L.	3
SCALE: 1"=30'	4
DATE: 06/09/2022	5
	6

Tony & Dena Kelly
6622 Babelay Road
Knoxville, Tennessee 37924
Phone: (865) 388-9702

Kelly Property
Mildred Imogene Hammond S/D
Hudson Road
District 8, Knox County, Tennessee

PROJECT NO.
4631



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

Ryan Lynch

Applicant Name

7/11/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

()

Legislative Meeting (if applicable)

9-SD-22-F

File Number(s)

CORRESPONDENCE

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

Ryan S. Lynch Lynch Surveys, LLC

Name / Company

4405 Coster Rd. Rd. Knoxville TN 37912

Address

865-584-2630 / rlynch@lynchsurvey.com

Phone / Email

CURRENT PROPERTY INFO

Tony and Dena Kelly

Owner Name (if different)

6622 Babelay Rd Knoxville TN 37924

Owner Address

865-388-9702

Owner Phone / Email

3305 HUDSON RD / 3307, 3309, 3311 HUDSON RD

Property Address

33 066.07,066.06,066.08,066

Parcel ID

5.41 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 Hudson Road, north of Dockery Drive

General Location

City **Commission District 8 A (Agricultural)**

County District Zoning District

Single Family Residential, Rural Residential

Existing Land Use

Northeast County AG (Agricultural)

Planning Sector Sector Plan Land Use Classification

Rural Growth 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

Kelly Property Mildred Imogene Hammond Subdivision

Proposed Subdivision Name

Unit / Phase Number

Resub Parcels

4

Total Number of Lots Created

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

\$940.00

Fee 2

Fee 3

Total

AUTHORIZATION

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

Ryan S. Lynch Lynch Surveys, LLC, 4405 Coster Rd. Rd. Knoxville TN 37912

7/11/2022

Application Authorized By

Affiliation

Date

865-584-2630 / rlynch@lynchsurvey.com

Phone / Email

Erin Kelbly

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

Ryan Lynch

Land Surveyor

Applicant Name

Affiliation

07/08/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

~~7-22-~~

9-SD-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

Ryan Lynch

Lynch Surveys LLC

Name

Company

4405 Coster Road

Knoxville

TN

37912

Address

City

State

ZIP

865-584-2630

rlynch@lynchsurvey.com

Phone

Email

CURRENT PROPERTY INFO

Tony & Dena Kelly

6622 Babelay Road, Knoxville, TN 37924

865-388-9702

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3305 Hudson Road, Mascot, TN 37806

03306607, 03306606,

Property Address

Parcel ID

N/A

N/A

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

Final Plat of Kelly Property

Proposed Subdivision Name _____

Unit / Phase Number _____

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

2

Other (specify) _____

Divide one parcel and dissolve line on other parcel

Attachments / Additional Requirements

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
202	\$500.00	\$690.00
Fee 2		\$940.00 Total*
208	\$190.00	*Became mtg. plat 9-SD-22-F
Fee 3		
205	\$250.00	
for variance request		

AUTHORIZATION



Applicant Signature

Ryan Lynch

Please Print

07/08/2022

Date

865-584-2630

Phone Number

rylnch@lynchsvey.com

Email

Property Owner Signature

Please Print

Date