



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 8-SA-23-F

**AGENDA ITEM #:** 35

**AGENDA DATE:** 8/10/2023

▶ **SUBDIVISION:** PERALTA-RAMOS PROPERTY

▶ **APPLICANT/DEVELOPER:** TRACY TMW LAND SURVEYING, INC. WIDNER

**OWNER(S):** Maria Bachman

**TAX IDENTIFICATION:** 146 052

[View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 4320 Beechwood Rd.

▶ **LOCATION:** South of Beechwood Rd, west of Topside Rd.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 5.36 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** E (Estates), F (Floodway)

**SURVEYOR/ENGINEER:** TMW Landsurveying, Inc. Tracy Widner

- ▶ **VARIANCES REQUIRED:**
1. Reduce the required exclusive permanent access easement width from 25' to 20', allowing the existing 20' to remain at the subject property line.
  2. Establish a private right-of-way off of an existing joint permanent non-exclusive access easement to service lots 1 and 2, comprising approximately 2,923 sq ft.

### STAFF RECOMMENDATION:

- ▶ **Approve variance 1 because the access drive is existing and the reduction would not be likely to cause adverse impacts on surrounding properties or emergency services.**

**Approve variance 2 because joint permanent access easements were designed to service multiple lots, it is existing, and this would only add one additional lot to be serviced by it.**

**Approve the final plat because it is otherwise in compliance with the Subdivision Regulations.**

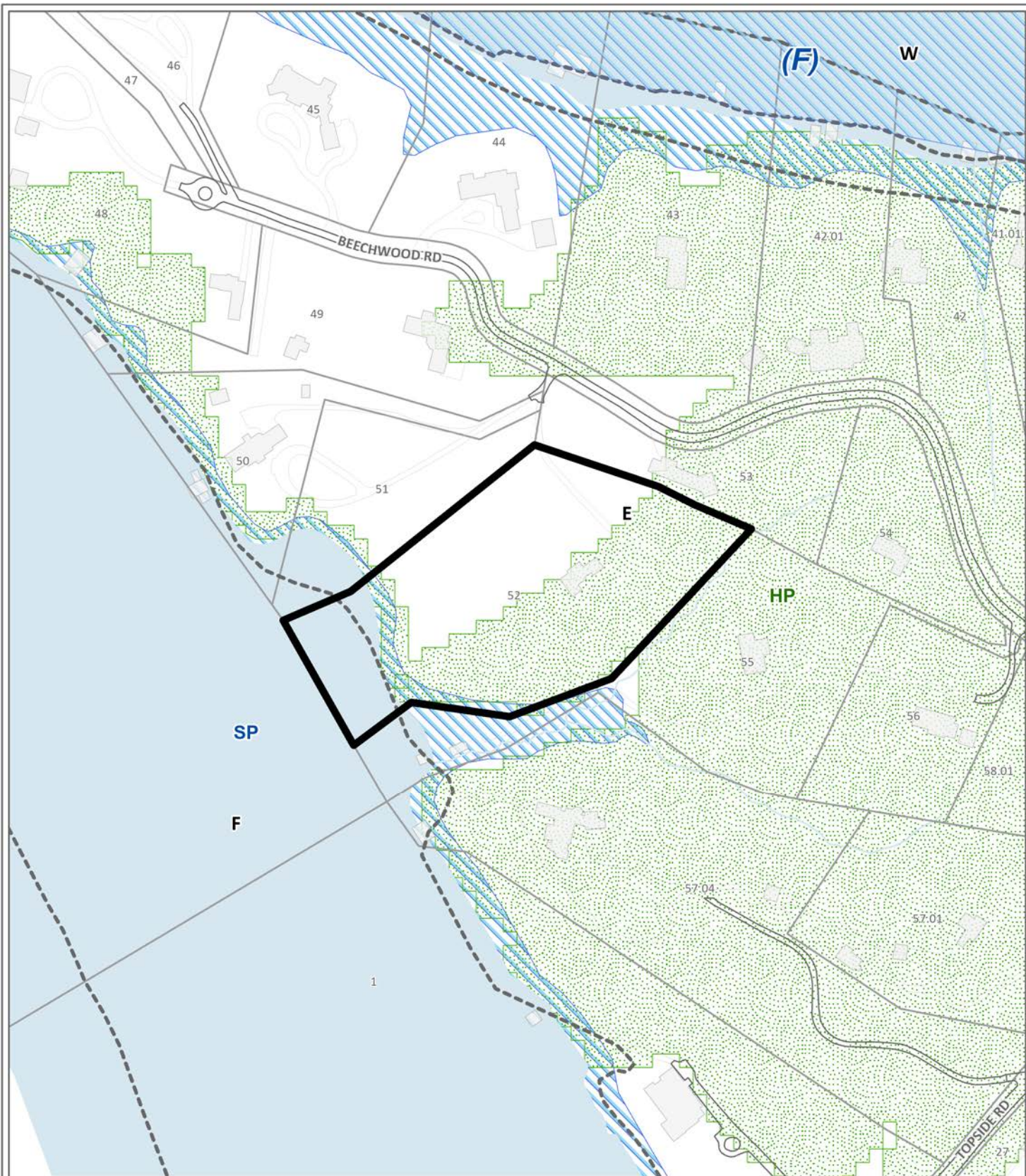
### COMMENTS:

- 1) This property is part of a group of 3 properties currently using a Joint Permanent Non-Exclusive Easement (JPE) for access that was platted in 1994. The JPE crosses the property with frontage on Beechwood Rd to serve the three existing lots to the south and southwest.
- 2) The purpose of this plat is to subdivide a larger property into 2 lots. The proposed subdivision would create one additional lot off of the existing JPE. The proposed access easement would connect to the existing JPE.
- 3) In situations where conditions are existing, if a plat creates a new lot off an existing access easement, that

easement is required to be brought up to standards. A JPE is now referred to as a private right-of-way in the current Subdivision Regulations. Private rights-of-way may serve any number of multiple lots.

- 4) In this case, the existing JPE meets private right-of-way standards and would not require any revisions. Planning Staff and the Knox County Engineering support the additional access easement off the existing joint permanent non-exclusive access easement that meets the Subdivision Regulations because it only adds one lot to the JPE and will not create any adverse effects to the surrounding community.
- 4) The applicant is seeking another variance to reduce the private right-of-way width requirement to 20 ft. Staff is supporting the variance request because the driveway over which the right-of-way will be created is existing and the width reduction would not be likely to cause adverse impacts on surrounding properties. The Knox County Department of Engineering and Public Works has also indicated their support of the variance.
- 5) With the requested variance from the right-of-way width, the proposed plat meets all of the above requirements.

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.



**FINAL SUBDIVISION PLAT**

**8-SA-23-F**

**Petitioner:** TMW LAND SURVEYING, INC.,  
TRACY, WIDNER

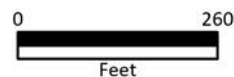


Final Plat For: PERALTA-RAMOS PROPERTY

**Original Print Date:** 7/18/2023

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 146  
**Jurisdiction:** County



**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, we, and 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.

Eunjae Kim Peralta-Ramos  
 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 lots and to pay for the installation of the required connections.

Eunjae Kim Peralta-Ramos  
 Owner(s) Printed Name: \_\_\_\_\_ Signature(s): \_\_\_\_\_  
 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: \_\_\_\_\_

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

City Tax Clerk: Signed: \_\_\_\_\_ N/A \_\_\_\_\_ Date: \_\_\_\_\_

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 certify that all lots are subject to Sections 68-1-401 thru 68-1-413 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 lots and to pay for the installation of the required connections.

KNOX CHAPMAN UTILITY DISTRICT  
 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 plat on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director: \_\_\_\_\_

**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 amended, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as indicated on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the \_\_\_\_\_ day of \_\_\_\_\_, DECEMBER, 2022.

Registered Land Surveyor: \_\_\_\_\_ Tennessee License No. 2115  
 Date: 6-14-2023

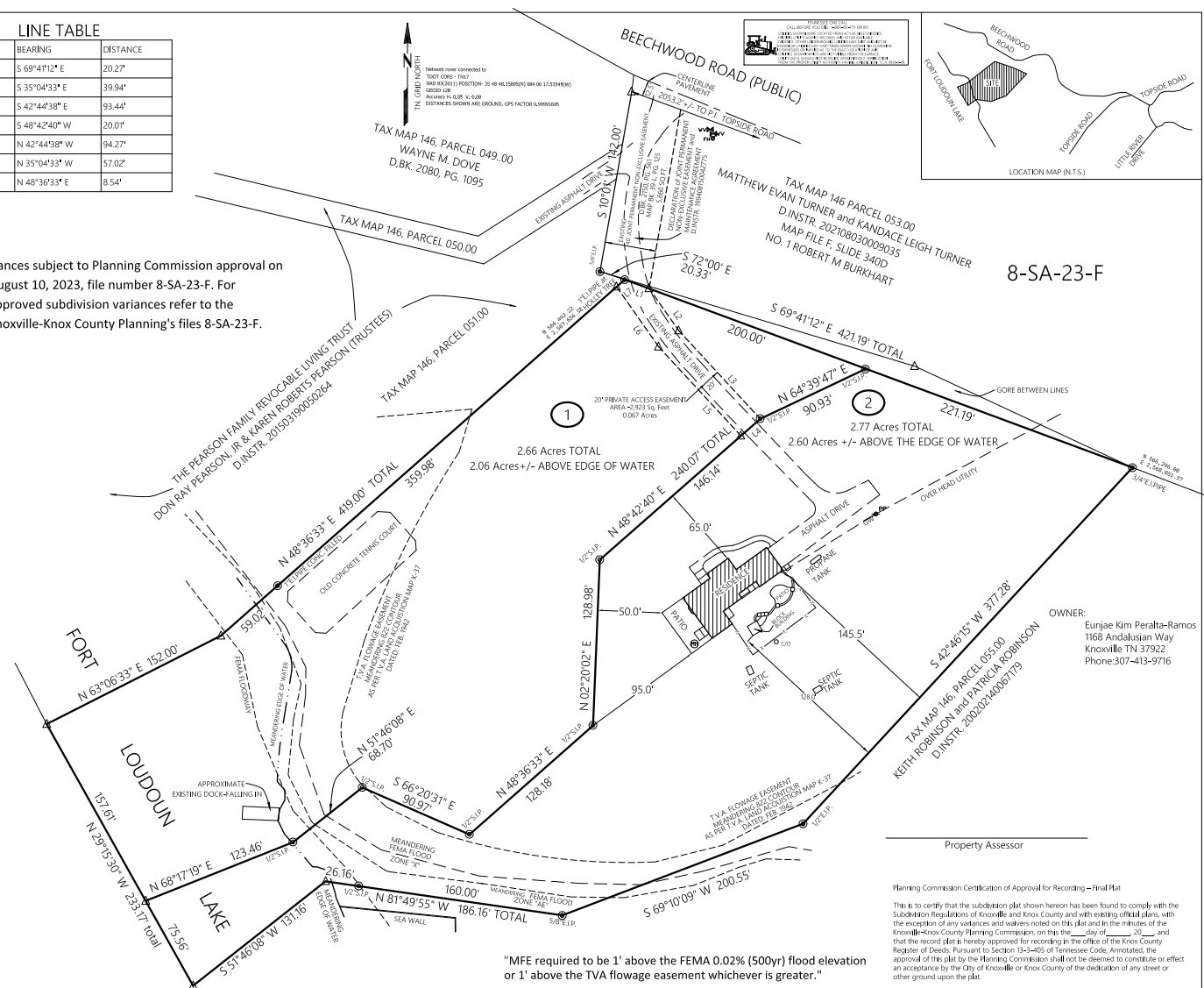
**Certification of the Accuracy of Survey**

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. I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000.  
 Registered Land Surveyor: \_\_\_\_\_  
 Tennessee License No. 2115  
 Date: 6-14-2023



LINE	BEARING	DISTANCE
L1	S 69°41'12" E	20.27'
L2	S 35°04'33" E	39.94'
L3	S 42°44'38" E	93.44'
L4	S 48°42'40" W	20.01'
L5	N 42°44'58" W	94.27'
L6	N 35°04'33" W	57.02'
L7	N 48°36'33" E	8.54'

Variances subject to Planning Commission approval on August 10, 2023, file number 8-SA-23-F. For approved subdivision variances refer to the Knoxville-Knox County Planning's files 8-SA-23-F.



- NOTES: 1. SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.  
 2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.  
 3. PROPERTY ZONED E & F. 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. ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.  
 5. CATEGORY "1" SURVEY; RATIO OF PRECISION 1:10,000.  
 6. THE DESCRIBED PROPERTY IS CURRENTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP. MAP NO. 475330405F EFFECTIVE DATE: 5-2-2007  
 7. UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH 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.  
 8. REFERENCE: DEED INSTR. 20210280025871  
 MAP BK. 39L, PG. 125 (40' RIGHT OF WAY)  
 D.B.K. 2150, PG. 561 (D.INSTR. 199408150042775)  
 DECLARATION OF JOINT PERMANENT NON-EXCLUSIVE EASEMENT AND MAINTENANCE AGREEMENT

"MFE required to be 1' above the FEMA 0.02% (500yr) flood elevation or 1' above the TVA flowage easement whichever is greater."

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 \_\_\_\_\_ 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 13-2-405 of Tennessee Code, Annotated, the approval of this plat 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 plat.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**FINAL PLAT of PERALTA-RAMOS PROPERTY**  
 DISTRICT 9, KNOX CO., TN  
 TAX MAP 146, PARCEL 052.00  
 DATE: JUNE 14, 2023

LEGEND  
 ▲ NON-MONUMENT POINT  
 ● EXISTING IRON PIN  
 ⊙ SET IRON PIN  
 ⊖ UTILITY POLE  
 ⊕ MANHOLE  
 GW GULCH WIRE  
 ELP EXISTING IRON PIN  
 S.I.P. SET IRON PIN  
 W VALVE WATER VALVE  
 FDH FIRE HYDRANT

GRAPHIC SCALE 1"=60'  
 0 60 120 180

trmlandsurveying@comcast.net  
 TRACY LAND SURVEYING INC.  
 P.O. BOX 1838  
 KNOXVILLE, TN 37928  
 PHONE: 865-604-4333  
 DRAWING NO. 23-038-P



# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. To reduce the required access easement width from 25' to 20', allowing existing 20' to remain, at the subject property's property line.

Justify request by indicating hardship: The Declaration of Joint Permanent Non-Exclusive Easement Agreement defines a 40 foot permanent right of way to the benefit of two properties. Without the granting of this variance, the applicant and owner of 4320 Beechwood, does not have use of the 40 feet as originally declared as their right by the Easement.

2. Continued From #2 Above:

Justify request by indicating hardship: The size of the 4320 Beechwood parcel of land should allow for subdivision under the current zoning. However, there is no more space where the Right of Way Easement meets the 4320 Beechwood parcel to provide for the 25 foot width required.

3. To establish a 20' wide, ~2,923 square foot, Private Access Easement on and existing drive on Lot 1 to serve Lot 2

Justify request by indicating hardship: The existing Joint Permanent Non-Exclusive Easement currently serves three separate parcels of land: 4320 Beechwood (Applicant), 4322 Beechwood, and 4326 Beechwood. 4322 Beechwood and 4326 Beechwood are owned by a single owner as their lakefront home estate. The existing Easement connects these lots to Beechwood Rd., and they are unaffected by this requested

4. Continued From #3 Above:

Justify request by indicating hardship: subdivision on the 4320 Beechwood property. Thus, this requested new Easement serves as the access to only the newly subdivided 4320 Beechwood lots. The hardship is the controlling condition regarding the existing current Easement's connection to parcels that are unrelated to this subdivision request, and the existing Easement being the only access to Beechwood Rd.

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.

David O'Leary  
Signature

6/26/2023  
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

#### TRACY TMW LAND SURVEYING, INC. WIDNER

Applicant Name		Affiliation
<b>6/26/2023</b>	<b>8/10/2023</b>	<b>8-SA-23-F</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

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

#### TMW Landsurveying, Inc. Tracy Widner

Name / Company

#### PO Box 18358 Knoxville TN 37928

Address

#### 865-689-4303 / tmwlandsurveying@comcast.net

Phone / Email

### CURRENT PROPERTY INFO

<b>Maria Bachman</b>	<b>4320 Beechwood Rd Knoxville TN 37920</b>	
Owner Name (if different)	Owner Address	Owner Phone / Email

#### 4320 Beechwood Rd.

Property Address

<b>146 14605200</b>		<b>5.36 acres</b>
Parcel ID	Part of Parcel (Y/N)?	Tract Size

<b>Knox-Chapman Utility District</b>	<b>Knox-Chapman Utility District</b>	<b>Yes</b>
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

#### South of Beechwood Rd west of Topside Rd.

General Location

<input type="checkbox"/> City	<b>Commission District 9</b>	<b>E (Estates) F (Floodway)</b>	
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

<b>South County</b>		<b>Planned Growth Area</b>
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>PERALTA-RAMOS PROPERTY</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>1</b> Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	<b>\$600.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>TRACY TMW LAND SURVEYING, INC. WIDNER</b> Please Print	<b>6/26/2023</b> Date
Phone / Email		
Property Owner Signature	<b>Maria Bachman</b> Please Print	<b>6/26/2023</b> Date



# 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

Tracy Widner

Surveyor

Applicant Name

Affiliation

6-26-2023

8-10-2023

File Number(s)

Date Filed

Meeting Date (if applicable)

## 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

Tracy Widner

TMW Land Surveying, Inc

Name

Company

P.O.Box 18358

Knoxville

TN

37928

Address

City

State

ZIP

865-689-4303

tmwlandsurveying@comcast.net

Phone

Email

## CURRENT PROPERTY INFO

Eunjae Kim Peralta-Ramos

1168 Andalusian Way

307-413-9716

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4320 Beechwood Road Knoxville, TN 37920

146 - 052.00

Property Address

Parcel ID

N/A

Knox Chapman

y

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

NW of Topside Rd, SW of Beechwood Rd

5.49 ac.

General Location

Tract Size

City  County

9

E/F

RR

District

Zoning District

Existing Land Use

South County

LDR/HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023



### DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) _____	Related City Permit Number(s)   
--	---

### SUBDIVISION REQUEST

<b>Peralta-Ramos Property</b> Proposed Subdivision Name _____  Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>2</u> Total Number of Lots Created  <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number   
---	--

### ZONING REQUEST

<input type="checkbox"/> Zoning Change    _____ Proposed Zoning  <input type="checkbox"/> Plan Amendment Change    _____ Proposed Plan Designation(s)	Pending Plat File Number   
Proposed Density (units/acre)    _____    Previous Rezoning Requests    _____ <input type="checkbox"/> Other (specify) _____	

### STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Design Plan Certification ( <i>Final Plat</i> ) <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fee 1</td> <td style="padding: 5px;"></td> <td style="padding: 5px;">Total</td> </tr> <tr> <td style="padding: 5px;">0201</td> <td style="padding: 5px;">\$250.00</td> <td rowspan="3" style="padding: 5px; vertical-align: middle;">\$600.00</td> </tr> <tr> <td style="padding: 5px;">Fee 2</td> <td style="padding: 5px;"></td> </tr> <tr> <td style="padding: 5px;">0205</td> <td style="padding: 5px;">\$250.00</td> </tr> <tr> <td style="padding: 5px;">Fee 3</td> <td style="padding: 5px;"></td> <td></td> </tr> <tr> <td style="padding: 5px;">0207</td> <td style="padding: 5px;">\$100.00</td> <td></td> </tr> </table>	Fee 1		Total	0201	\$250.00	\$600.00	Fee 2		0205	\$250.00	Fee 3			0207	\$100.00	
Fee 1		Total															
0201	\$250.00	\$600.00															
Fee 2																	
0205	\$250.00																
Fee 3																	
0207	\$100.00																

### AUTHORIZATION

**I declare under penalty of perjury the foregoing is true and correct:**  
**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

 Applicant Signature	Tracy Widner Please Print	6-26-2023 Date
865-689-4303 Phone Number	tmwlandsurveying@comcast.net Email	
_____ Property Owner Signature	_____ Please Print	_____ Date Paid