



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 8-SB-23-F

AGENDA ITEM #: 36

AGENDA DATE: 8/10/2023

▶ **SUBDIVISION:** KNOX TL LOT ACQUISITION LLC

▶ **APPLICANT/DEVELOPER:** KNOX TL LOT ACQUISITION LLC

OWNER(S): Knox TL Lot AcquisitionLLC

TAX IDENTIFICATION: 118 I G 014

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Letsinger Cove Ln.

▶ **LOCATION:** **At the southern terminus of Letsinger Cove Ln, south of Snyder Rd.**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 39491.49 square feet

▶ **NUMBER OF LOTS:** 3

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac

SURVEYOR/ENGINEER: Jim Sullivan, Jim Sullivan Land Surveyor

▶ **VARIANCES REQUIRED:** 1) Reduce the transitional cul-de-sac radius from 75' to 0' on the west side of the right-of-way next to the existing lot 12 and newly proposed lot 26.

STAFF RECOMMENDATION:

▶ **Approve the variance because the access drive is existing and the reduction in width would not be likely to cause adverse impacts to the surrounding properties.**

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

COMMENTS:

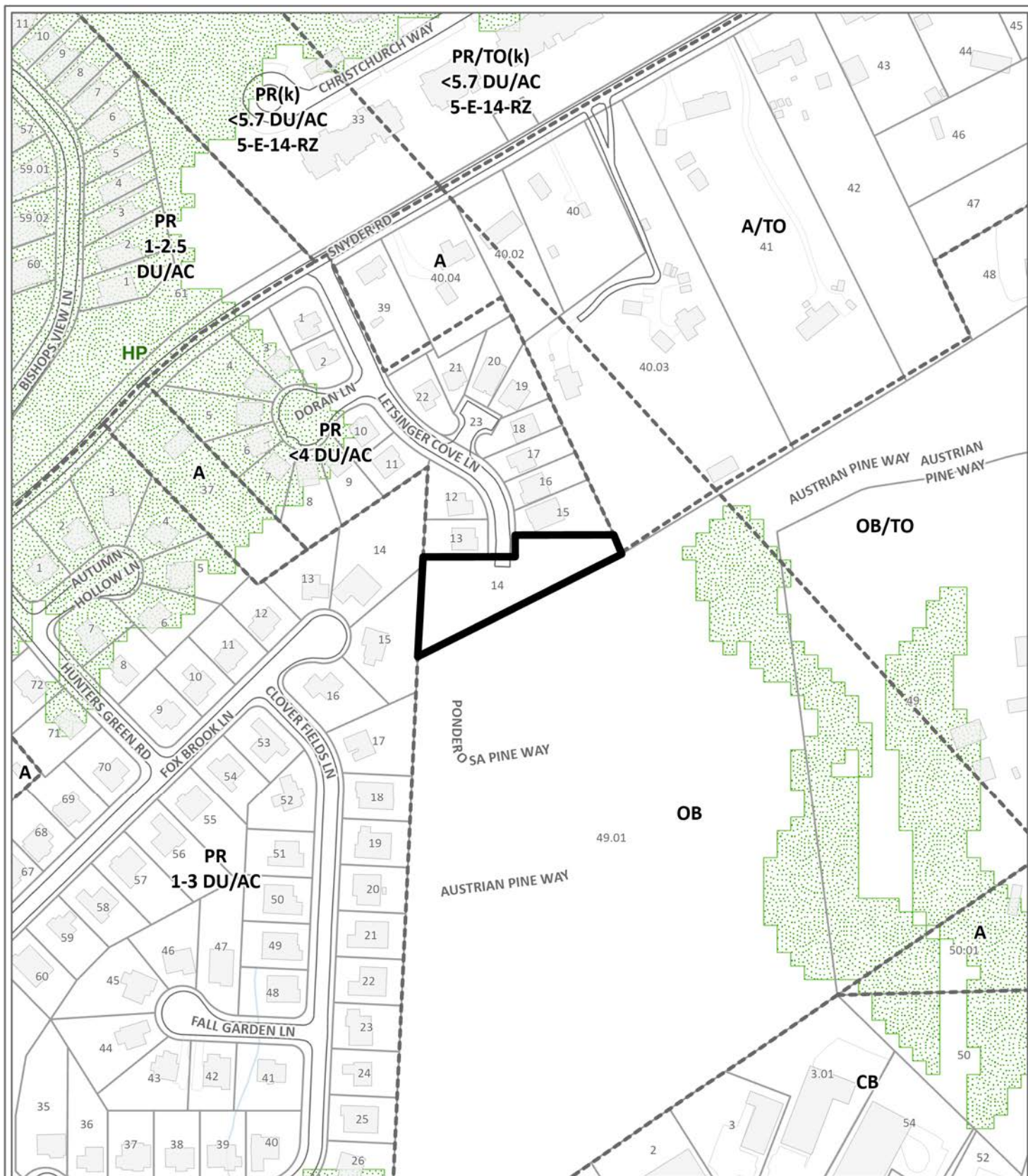
1) The purpose of this plat is to subdivide a larger property into 3 lots with a cul-de-sac. This property is an extension of the existing Letsinger Ridge subdivision. The remainder lot was previously utilized as a temporary turnaround.

2) The applicant is requesting a variance to the cul-de-sac transitional radius reducing it from 75' to 0' along existing Lot 12, which is privately owned.

3) The reduced radius variance request will not impact the turnaround for emergency services.

4) With the requested variance of transitional radius of the cul-de-sac, the proposed plat meets all of the Subdivision Regulations.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission appeal hearing will depend on when the appeal application is filed.



FINAL SUBDIVISION PLAT

8-SB-23-F

Petitioner: Knox TL Lot Acquisition LLC

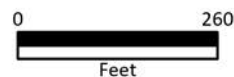


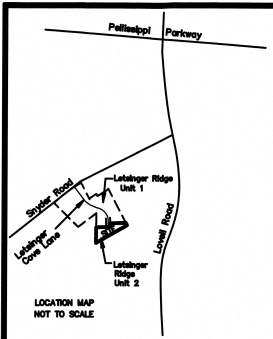
Final Plat For: Knox TL Lot Acquisition LLC

Original Print Date: 7/18/2023

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

Map No: 118
Jurisdiction: County





Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions

This is to certify that the subdivision shown hereon 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 Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (myour) 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: Scott Smith Signature(s) _____
 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 amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances 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 Certificate No. _____
 Date: _____

Certification of Category and Accuracy of Survey

I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:_____ as shown hereon and that said 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 Certificate No. _____
 Date: _____

NOTES:

1. CLT MAP 018G, GROUP I, PARCEL 014.
2. NO. OF LOTS - 3.
3. AREA SUBDIVIDED - 0.906 ACRES (39,475 SQ.FT.)
4. IRON PINS AT ALL CORNERS "E" EXISTING, "S" SET. ALL PINS SET UNLESS NOTED OTHERWISE.
5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE LOT LINES, 5' INSIDE ALL INTERIOR LOT LINES AND OTHER EXTERIOR LOT LINES.
6. THIS PROPERTY IS ZONED PR.
7. 7.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
8. BUILDING SETBACKS: FRONT - 30' SIDE - 5' REAR - 10' PERIPHERAL - 30'
9. PROPERTY RECORDING DATA - 20190324 0061088
10. BEARINGS REFERENCED TO HUNTER ESTATES, RECORDING REFERENCE 20080109 0058701, SHOWING A 02-19-2004 MAGNETIC.
11. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILES 8-SB-14-C AND 8-K-14-J-R.
12. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED ON APRIL 20, AS INSTRUMENT #20190420-0060992.
13. KNOX COUNTY NOTICE OF COVERAGE NO. THO #050054.
14. HOMEOWNERS ASSOCIATION DOCUMENTS ADDRESSING MAINTENANCE ARE RECORDED AT INST. NO. 20190427-0062162.
15. ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
16. FOR APPROVED SUBDIVISION VARIANCES REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING FILES 8-SB-23-F.

Owner Certification for Public Sewer and Water Service
 (I, We) the undersigned owner(s) of the property shown hereon 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: _____

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 _____

Certification of Approval of Public Water System - Minor Subdivisions

This is to certify that the subdivision shown hereon 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 _____

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 _____

Zoning

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 on Official Map _____

Date: _____
 By: _____

Inspection of Completed Streets and Related Improvements

I, the undersigned, hereby certify this subdivision has been inspected and all streets and related improvements have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and have been officially accepted as built by the appropriate official(s).

Signed _____
 Date: _____
 Dept. _____
 Title _____

Jeremy & Cory T. Busby
 D.B.20100601-0074879

Hunter Estates
 Plat Ref. 20080109 0058701

Anthony J. & Audra Colozzi
 D.B.20211222-0049852

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed _____ Date _____
 Signed _____ Date _____

Guarantee of Completion of Storm Water Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion and stabilization of all stormwater facilities as shown on the stormwater plan which were approved the ____ day of _____, 20__.

Signed _____ Date _____
 Dept. _____ Title _____

Inspection of Completed Storm Water Facilities

I, the undersigned, hereby certify this subdivision has been inspected and the stormwater facilities have been completed in a manner that meets all city and county standards and specifications (whichever is appropriate) and are fully stabilized and have been officially accepted as built by the appropriate official(s).

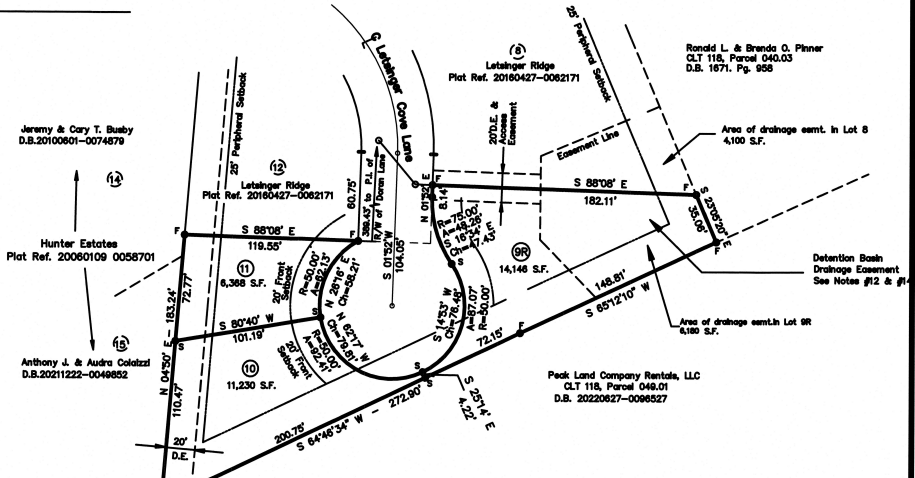
Signed _____ Date _____
 Dept. _____ Title _____

LEGEND

- Property line and iron pins. "P" indicates existing iron pin, "S" indicates iron pin set.
- Building Setback Line, distance as indicated
- Easement lines as noted

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approve this plat on this the ____ day of _____, 20__

Engineering Director _____



Peak Land Company Rentals, LLC
 CLT 118, Parcel 048.01
 D.B. 20220627-0065227

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivisions 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 Knox 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 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: _____



KNOX PLANNING FILE NO. 8-SB-23-F

FINAL PLAT OF THE RE-SUBDIVISION OF LOT 9 OF

LETSINGER RIDGE UNIT 2

CLT MAP 118I, GROUP G, PARCEL 014

DISTRICT 6 - KNOX CO., TENN.

SCALE: 1"=50' JUNE 19, 2023

OWNER:
 Knox TL Lot Acquisition LLC
 405 MONTEBROOK LANE
 KNOXVILLE, TN 37919
 PH. (865) 539-1112

SURVEYOR:
 JIM SULLIVAN
 2543 CREEKSTONE CIRCLE
 MARYVILLE, TN 37804
 PH. 406-7324

MAGNETIC NORTH (SEE NOTE NO. 10)

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Radius of reverse curve at cal-de-sa from 75' to 0
Justify request by indicating hardship: Owner does not control property of Lot 12

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



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

Knox TL Lot Acquisition LLC

Applicant Name Affiliation

6/30/2023

8/10/2023

8-SB-23-F

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.

Jim Sullivan Jim Sullivan Land Surveyor

Name / Company

2543 Creekstone Circle Maryville TN 37804

Address

865-406-7324 / Jsullivansurveyor@Gmail.com

Phone / Email

CURRENT PROPERTY INFO

Knox TL Lot Acquisition LLC

0 Letsinger Cove Ln Knoxville TN 37932

865-539-1112

Owner Name (if different)

Owner Address

Owner Phone / Email

0 Letsinger Cove Ln.

Property Address

118 I G 014

39491.49 square feet

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of Letsinger Cove Ln and Snyder Rd.

General Location

City **Commission District 6 PR (Planned Residential) 1-3 DU/AC**

County District

Zoning District

Existing Land Use

Northwest County

Planned Growth Area

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

Knox TL Lot Acquisition LLC	Related Rezoning File Number 8-SD-14-C, 8-K-14-UR
Proposed Subdivision Name	
Unit / Phase Number _____	3 Total Number of Lots Created
Additional Information Reduce the cul-de-sac radius from 75' to 0'.	
<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

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	Total
\$930.00	
Fee 2	
Fee 3	

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	Knox TL Lot Acquisition LLC Please Print	6/30/2023 Date
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Phone / Email

Property Owner Signature	Knox TL Lot Acquisition LLC Please Print	6/30/2023 Date
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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

Jim Sullivan Surveyor
 Applicant Name Affiliation

June 26, 2023 Meeting Date (if applicable) 8-SB-23-F
 Date Filed File Number(s)

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

Jim Sullivan Jim Sullivan, Lead Surveyor
 Name Company

2543 Creekstone Circle Maryville, TN 37804
 Address City State ZIP

865-406-7324 JSULLIVANSURVEYOR@gmail.com
 Phone Email

CURRENT PROPERTY INFO

Knox TL Lot Acquisition LLC 865-539-1112
 Property Owner Name (if different) Property Owner Address Property Owner Phone

Letsinger Cove Lane CLT 118-1, Group C, Parcel 01
 Property Address Parcel ID

West Knox Utility West Knox Utility N
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

on south side of Snyder Road 1/4 mi west of Lovell Rd 0.906 A
 General Location Tract Size

City County 6 resert
 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

Letsinger Ridge
 Proposed Subdivision Name

2 Combine Parcels
 Divide Parcel 3
 Unit / Phase Number Total Number of Lots Created

Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change N/A
 Proposed Zoning

Plan Amendment Change N/A
 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 <u>20</u> \$ <u>500.00</u>	Total \$930.00
Fee 2 <u>0205</u> \$ <u>250</u>	
Fee 3 <u>0208</u> \$ <u>180</u>	

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

Jim Sullivan Jim Sullivan 6-26-23
 Applicant Signature Please Print Date

(866) 406-7324 JSULLIVANSURVEYOR@gmail.com
 Phone Number Email

Scott Sullivan SCOTT SULLIVAN 8-SB-23-F OI
 Property Owner Signature Please Print Date Paid