

SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 2-SB-23-F **AGENDA ITEM #:** 14

AGENDA DATE: 2/9/2023

► **SUBDIVISION:** RESUB OF HAZENS ADDITION BLOCK 19 P/O LOTS 164 & 165

► **APPLICANT/DEVELOPER:** STEVEN ABBOTT (SURVEYOR)

OWNER(S): Braden Family Property & RajPaul Chema Braden Family Property & RajPaul Chema

TAX IDENTIFICATION: 82 J W 013 [View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 2323 E. Glenwood Ave.

► **LOCATION:** Northeast side of Glenwood Ave, west of Spruce St

SECTOR PLAN: Central City

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

► **APPROXIMATE ACREAGE:** 5584 square feet

► **NUMBER OF LOTS:** 1

► **ZONING:** RN-2 (Single-Family Residential Neighborhood)

SURVEYOR/ENGINEER: Steven W. Abbott, Jr.; Abbott Land Surveying LLC

► **VARIANCES REQUIRED:** 1) Allow the remainder of lot 165R to be shown on the plat without the benefit of a survey.

STAFF RECOMMENDATION:

- Approve the variance to plat the property as shown leaving the remainder of lot 165R without the benefit of a survey because the applicant does not own the adjoining property and has no authority to survey it, and because the plat would update the City Ward Map and property ownership records.

Approve the proposed plat because it otherwise meets the Subdivision Regulations.

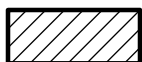
COMMENTS:

- 1) This purpose of this plat is to create a lot of record. This is a request by the City of Knoxville Plans Review and Inspection Department.
- 2) The original plat from 1891 showed the division of parcels with 50-ft wide lots along the street frontage (Coleman Street on the plat). The City's Ward Map shows lot widths of 40 ft, so the plat and the ward map are not consistent.
- 3) When a property owner wants to build an addition, such as a deck, they submit plans for permitting, and the plans must be in accordance with the zoning requirements. Due to the misalignment of the City Ward Map and the actual division of the land, the structure does not meet setback requirements and the applicant would be unable to build an addition.
- 4) The City Ward Map would be updated with the approval of this plat and it would show the correct land division and property ownership boundaries for this particular property.

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.



**2-SB-23-F
FINAL SUBDIVISION PLAT**



Resub of Hazens Addition Block 19 p/o lots 164 & 165

Original Print Date: 1/18/2023
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Abbott, Steven

Map No: 82
Jurisdiction: City



(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 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

State of _____, County of _____

Date: _____



Knox County Trustee: Signed: _____ Date: _____



ABBOTT LAND SURVEYING, LLC
STEVEN W. ABBOTT JR, RLS
1109 E. WOODSHIRE DR
KNOXVILLE, TN 37922
OFFICE: (865) 671-1149
Email: survmap@tds.net

1. IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 2. THE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JUNGLE PERMANENT EASEMENTS). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG SPECIFIC LOT LINES FOR UTILITY EASEMENTS AND 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.
 3. TOTAL NUMBER OF LOT IS TO, TOTAL ACREAGE 5,584 SF OR 0.128 AC.
 4. PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE PORTIONS OF EXISTING LOTS INTO ONE LOT.
 5. PROPERTY IS ZONED R-2. SEE CITY OF KNOXVILLE ZONING FOR USE AND SETBACKS.
 6. CITY OF KNOXVILLE B.Z.A. VARIANCE (10-C-22-VA) GRANTED ON OCTOBER 18TH, 2022 TO DECREASE THE MINIMUM LOT WIDTH FROM 50 FEET TO 40 FEET ON AN EXISTING LOT FOR A NEW SINGLE-FAMILY DWELLING IN THE LOT 102.
- THIS PLAT INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS. ADJOINING VARIANCE REQUESTOR AGREES TO SIGN AND SUBMIT AFTER THE ADOPTION OF PLANNING COMMISSION REGULATIONS AS ADOPTED.

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. SUB 2.13B LEAVING THE REMAINING BALANCE W/O BENEFIT OF SURVEY

Justify request by indicating hardship: Property transferred by will after adoption of MSR

2.

Justify request by indicating hardship: _____

3.

Justify request by indicating hardship: _____

4.

Justify request by indicating hardship: _____

5.

Justify request by indicating hardship: _____

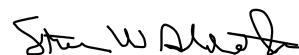
6.

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.

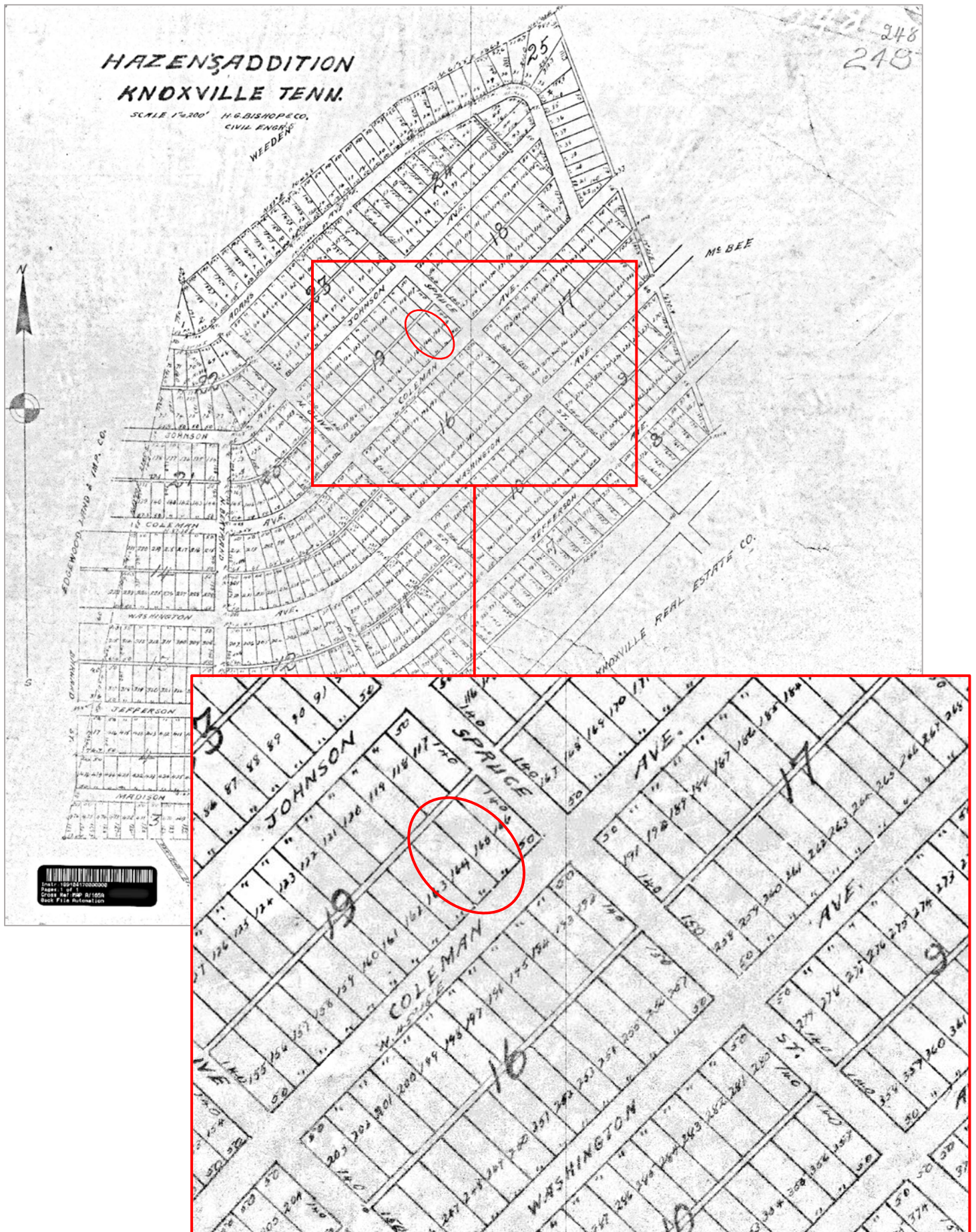


Signature

12/8/22

Date

Exhibit A. Plat from 1891



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)
East Glenwood Ave	OK
Spruce St	OK
	FORMERLY 3-I-22
	Unresolved addressing issues may delay permitting.
	Addresses will be assigned 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



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

Steven Abbott

Applicant Name

Surveyor

Affiliation

12/13/2022

Date Filed

2/9/2023

Meeting Date (if applicable)

2-SB-23-F / 3-I-22

File Number(s)

CORRESPONDENCE

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

Steven W. Abbott, Jr. Abbott Land Surveying LLC

Name / Company

1109 E. Woodshire Dr. Dr. Knoxville TN 37922

Address

865-671-1149 / survmap@tds.net

Phone / Email

CURRENT PROPERTY INFO

Braden Family Property & RajPaul Chem 303 Bob Smith Ln Knoxville TN 37924

Owner Name (if different)

Owner Address

865-696-7343

Owner Phone / Email

2323 E. Glenwood Ave.

Property Address

82 J W 013

Parcel ID

Part of Parcel (Y/N)?

5584 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

NE of Glenwood Ave, west of Spruce St

General Location

☒ City

Council District 6

RN-2 (Single-Family Residential Neighborhood)

☐ Count

District

Zoning District

Existing Land Use

Central City

Planning Sector

Sector Plan Land Use Classification

N/A (Within City Limits)

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

Resub of Hazens Addition Block 19 p/o lots 164 & 165	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	1
Total Number of Lots Created	
Additional Information	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$250.00	
<input checked="" type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input checked="" type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<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

Steven Abbott	12/13/2022
Applicant Signature	Date
Please Print	
Phone / Email	
Braden Family Property & RajPaul Chema Braden Family Property &	12/13/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

Steven W. Abbott Jr

Surveyor

Applicant Name

Affiliation

12/7/22

2/9/23

Date Filed

Meeting Date (if applicable)

Formerly 3-I-22

File Number(s)

New File # 2-SB-23-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

Steven W. Abbott Jr

Abbott Land Surveying, LLC

Name

Company

1109 E. Woodshire Dr

Knoxville

TN

37922

Address

City

State

ZIP

865.671.1149

Survmap@tds.net

Phone

Email

CURRENT PROPERTY INFO

Braden Family Property & RajPaul Chema

303 Bob Smith Ln Knoxville, TN 37924

865.696.7343

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2323 E. Glenwood Ave

082JW013

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

N. E. Glenwood Ave: W. Spruce St.

5,584 S.F.

General Location

Tract Size

6

RN-2

AgForVac

☒ City ☐ County

District

Zoning District

Existing Land Use

Central City

TDR

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

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

Resub of Hazens Addition Block 19 p/o lots 164 & 165

Proposed Subdivision Name

1

Unit / Phase Number ☒ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☒ Other (specify) **Variance Request for lot frontage**

☐ 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

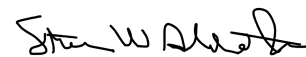
☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1	\$0.00	Total
0201	Paid March 2022	
Fee 2		\$250.00
0205	\$250.00	Paid 12/12/2022
Fee 3		M. Jones

AUTHORIZATION



Applicant Signature

Steven W. Abbott Jr

Please Print

12/7/22

Date

865.671.1149

Phone Number

survmap@tds.net

Email

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.