



SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 8-SB-24-F

AGENDA ITEM #: 7

AGENDA DATE: 8/8/2024

▶ **SUBDIVISION:** FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR

▶ **APPLICANT/DEVELOPER:** JENNIFER ROBERTSON

OWNER(S): Taylor Fugatt

TAX IDENTIFICATION: 82 E G 001

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1006 Andes Rd.

▶ **LOCATION:** East of Andes Rd, south of Wimpole Ave

SECTOR PLAN: East City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Holston-French Broad

▶ **APPROXIMATE ACREAGE:** 39204 square feet

▶ **NUMBER OF LOTS:** 1

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

SURVEYOR/ENGINEER: Mark A Comparoni Comparoni & Associates Surveying

▶ **VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ Approve the final plat for one lot and an Alternate Access Standard in the RN-1 zone.

COMMENTS:

This property was purchased by the current owner in January of 2024. The proposed plat is establishing a lot of record with access off of Andes Road via an access easement as described in the Estate Deed of Johnnie James Shands, Deceased (Instrument # 200701300061845).

The Subdivision Regulations require access to a property via one of a number of options pursuant to Section 3.03. One of these options is an alternative access standard (Section 3.03.H of the April 1, 2024 Subdivision Regulations - the applicable version at the time of the application submittal). This section allows the applicant to use an alternate means of access other than the options listed in the applicable version of the Subdivision Regulations (Sections 3.03.B-G), though this requires Planning Commission approval.

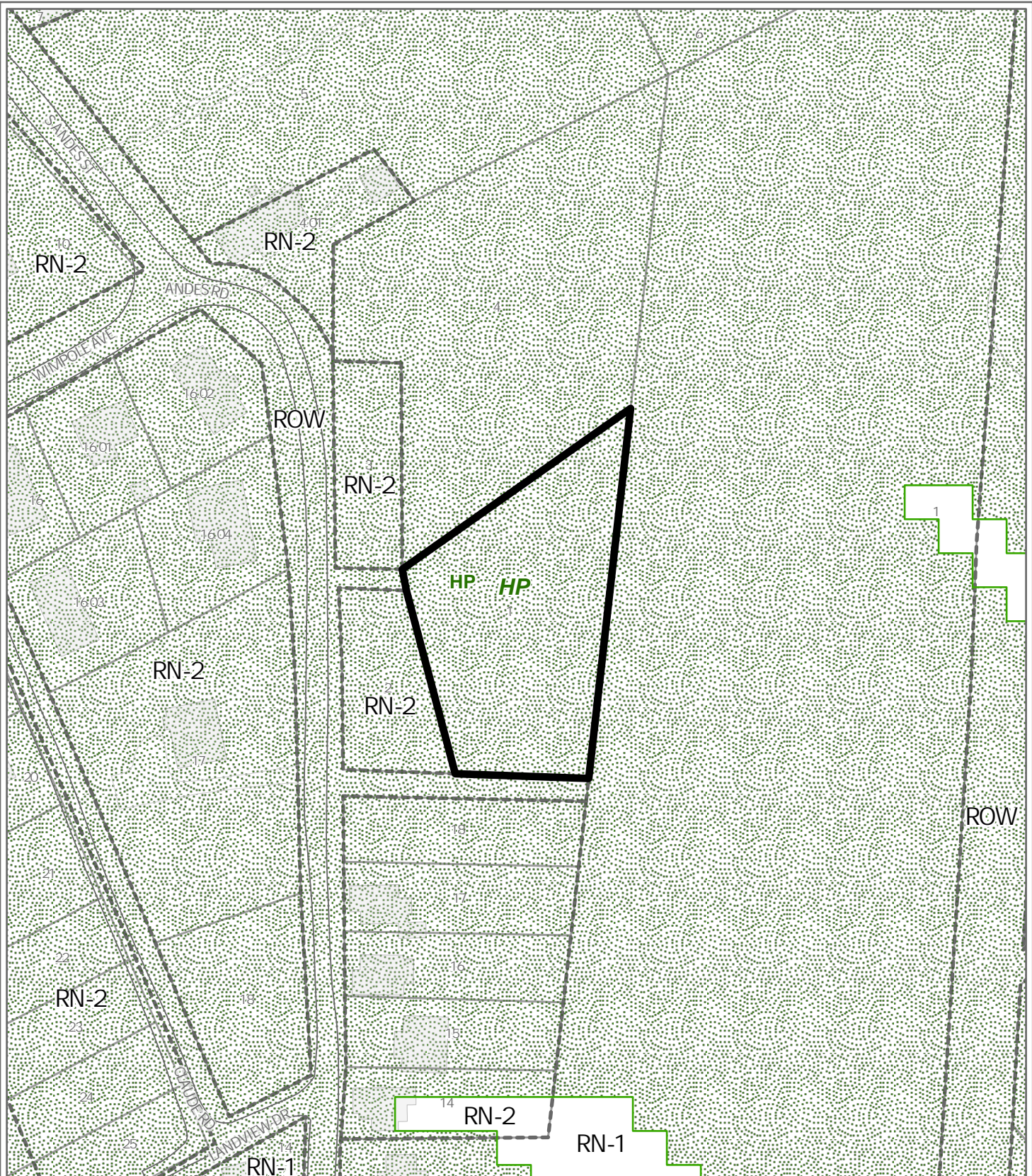
Section 3.03.H pertaining to Alternate Access Standards states that applicants cannot use this section in lieu of seeking a variance, meaning if the sole reason an applicant is proposing another means of access is due to the subdivision not meeting the standards, this would not meet the intent of this section. In this case, the property was created by will, the access easement is pre-existing, and the nonconformity is not a result of

any actions of the applicant. For these reasons, Planning supports approval of an Alternative Access Standard per Section 3.03.H.

Alternative Access Standards: Section 3.03.H:

The Planning Commission, with support of the Knoxville Department of Engineering or the Knox County Department of Engineering and Public Works, may consider alternative access standards for a subdivision of property that would address unique conditions of a site or development allowed under the requirements of the Knoxville or Knox County Zoning Ordinances. Alternative access standards may also be used for property with a previously existing nonconforming access. Legal documentation of the new or existing alternative access shall be required pursuant to Section 3.03.I. This section shall not be used in lieu of approval for a variance from another access standard.

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-24-F

Petitioner: Robertson, Jennifer



Final Plat For: FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR

Map No: 82
Jurisdiction: City

Original Print Date: 7/16/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

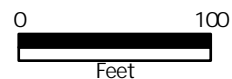
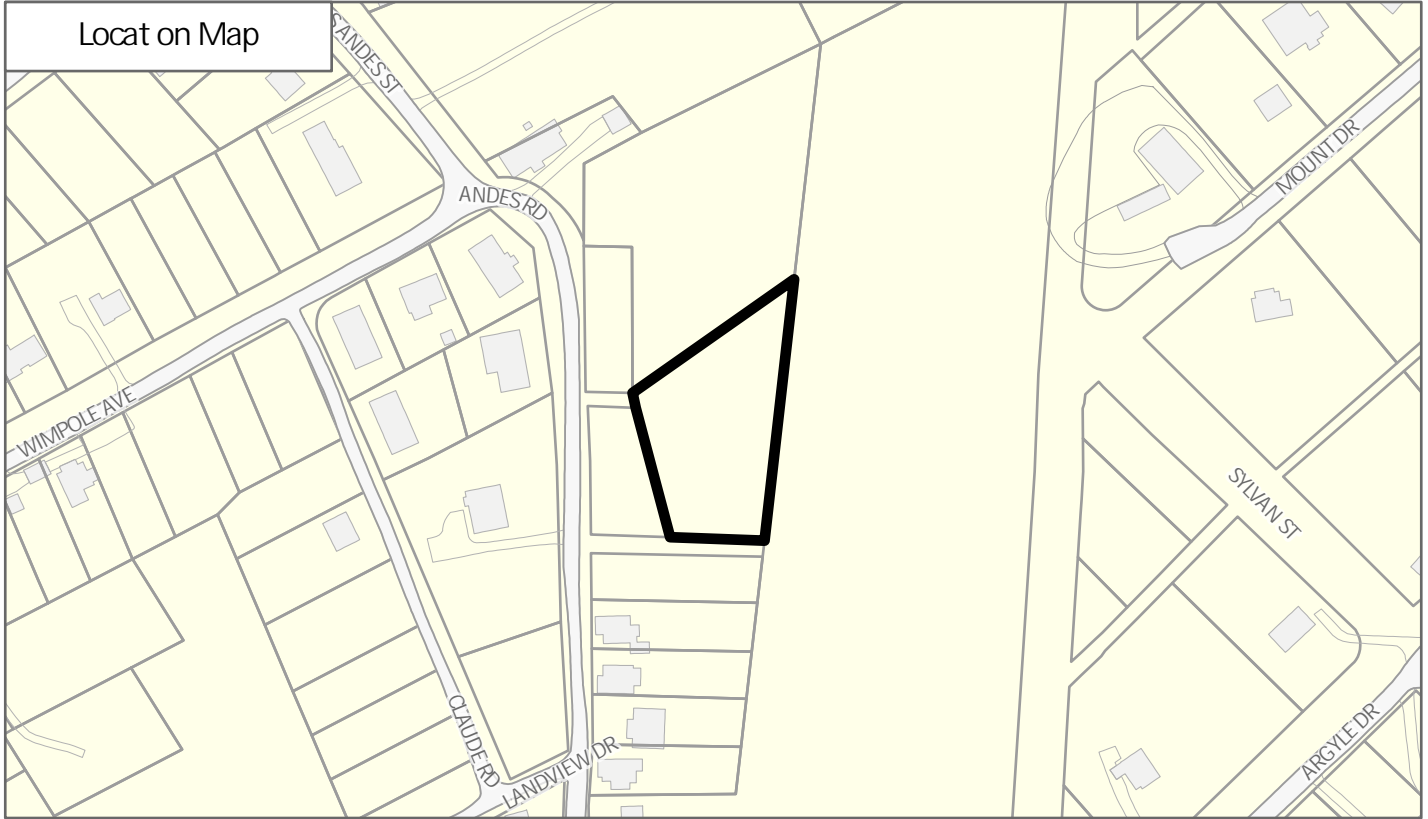
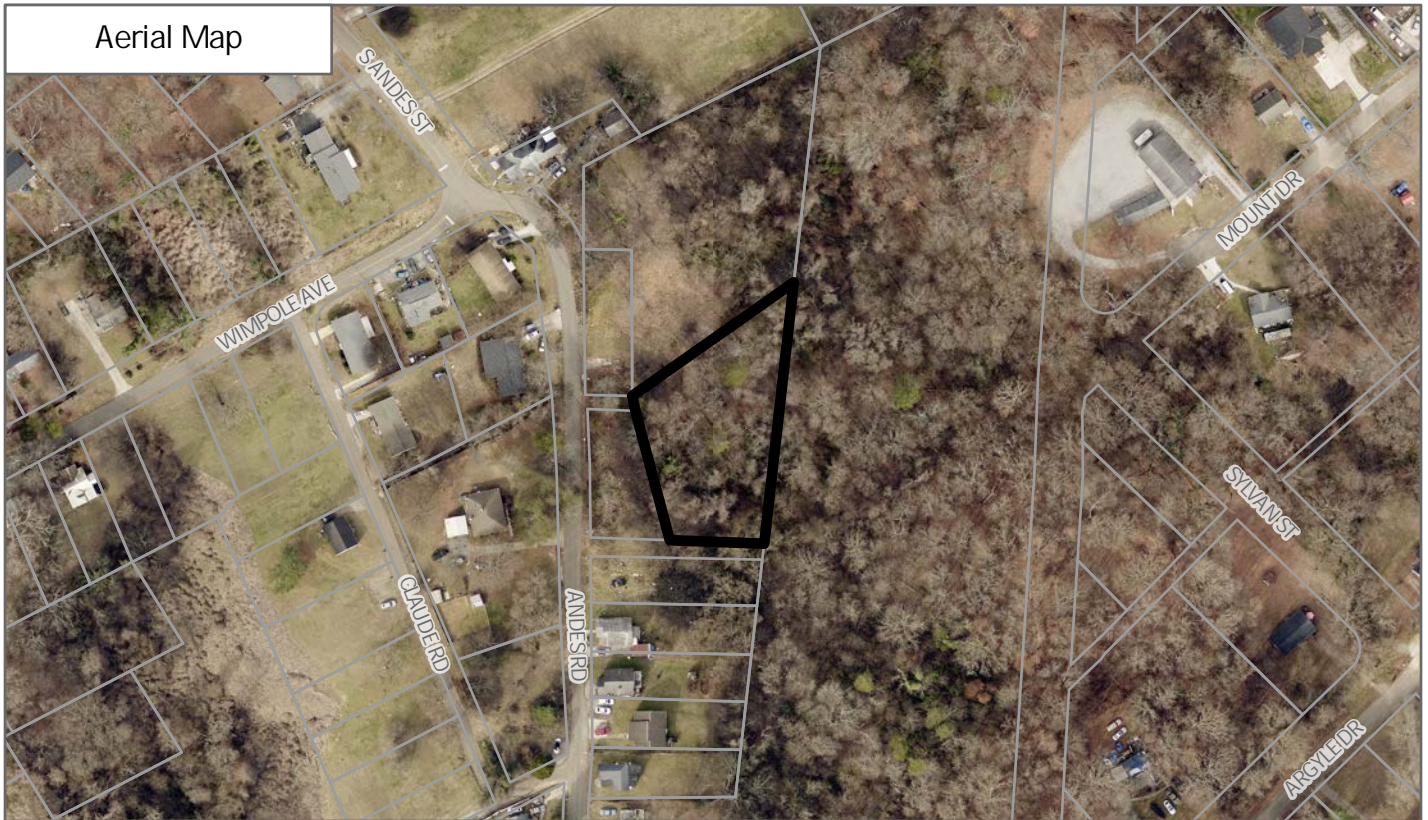


Exhibit A. Contextual Images

Locat on Map



Aerial Map



CONTEXTUAL MAPS 1

8-SB-24-F



Case boundary



Final Plat of the Taylor Fugatt Property and Access Corridor

Instrument 202401240035368

Tax ID 082EG001

Two Total Lots

Contains a Total of 0.918 Acre (40,005 sq.ft.)

Old File Number is 4-AA-24

New File Number is 8-SB-24-F

See Previously Recorded Plat Recorded in Plat Cabinet A Slide 268B

FUGATT

Magnetic north as observed by compass on 04/10/2024

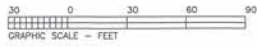
Legend

Iron pin (set) = 5/8" x 18" rebar, set during this survey in a red cap with yellow marking. If any 50' R/W (set) rebar 'X' ALS 2009' old with ALS 1626

IPF = Iron pin (found)
R/W = Right-of-way
OTF = Open top pipe

NOTES

- 1) The property shown hereon is not located within a special flood hazard area
- 2) The property shown hereon is Zoned RH-1
- 3) The property shown hereon is located within a hillside protection plan area. There may be additional requirements when a building permit is applied for
- 4) There will be standard drainage and utility easements granted. These required utility and drainage easements shall be ten (10) feet in width. Utility easements shall be located on the east, south, and west sides of the property. The easement shall be located along both sides of all interior lot lines and on the inside of all other exterior lot lines.
- 5) The property shown hereon is subject to all existing easements, rights-of-way, covenants, and restrictions, whether or not shown on this plat.

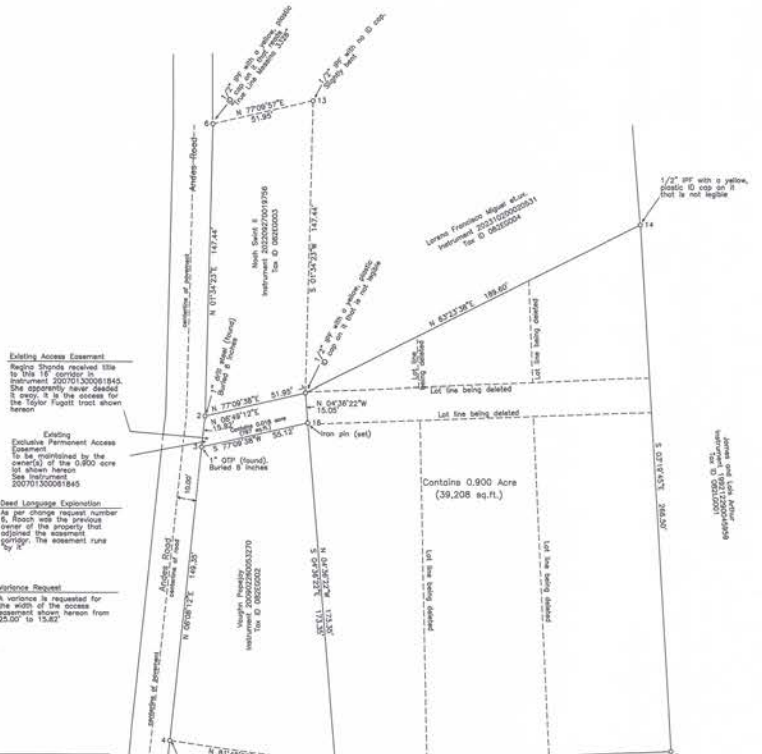


Unless stated otherwise herein, this survey was prepared without the benefit of abstract of title. No liability is assumed by the surveyor signing hereon for any loss resulting to any other party that might be discovered by an abstract or title search of the property. Unless stated otherwise herein, no evidence of any kind of easements, including prescription easements or any structure thereto were located during the survey of the premises. If easement information is needed, an abstract of title and a detailed inspection of the premises is required to be performed at an additional fee. No liability is assumed by the surveyor signing hereon for any loss that may be associated with the existence of any type of easements. No investigation was made during the performance of the survey to discover the existence of any structures which may indicate the location of buried utilities on the premises. Buried utilities may or may not exist. Interested parties should investigate the existence of utilities, if any, and verify the premises shown and described hereon are subject to any existing easements, rights-of-way, restrictions, and setback lines whether or not they may be shown on the plat hereon or whether or not recorded in the public records.

On the basis of my knowledge, information, and belief, I certify to Clayton Homes that, as a result of a survey, made to the normal standards of care of professional surveyors practicing in Tennessee, I find the information shown hereon is correct. The survey was performed under my direct supervision using the modern means and methods of surveying. Easements and other items have not been adjusted for closure. The area and angular errors of closure meet or exceed minimum state requirements. This plat is prepared for the exclusive use of the parties, persons, or entity named in this certification. This certification does not extend to any unnamed persons, persons, or entity, without an express recertification by the surveyor signing hereon naming said persons, persons, or entity.

I hereby further certify that this is a Category A survey and that the unadjusted ratio of precision is 1 part in 12,354 feet

Surveyor's Signature: *Mark A. Comparoni*
 Term, Reg. No.: 1626
 Date: 07/24/24



Certification of Correctness and General Definition

I, Taylor Fugatt, the undersigned owner of the property shown hereon, hereby certify that on my plat of subdivision and defining the details on which the public use thereof and hereby certify that I am the owner in the entireties in the property, and no property interest exists on this plat that is not shown hereon.

Owner Signature: Taylor Fugatt
 Owner Printed Name: Taylor Fugatt
 Date: _____

On this the _____ day of _____, 2024

Being the generally accepted and acknowledged that the enclosed has been read and the person described in, and who prepared the foregoing instrument, and acknowledged that he executed the same in his free and full mind and memory.

Witness my hand and official seal, this day and year above.

My Commission Expires: _____

Certification of Plat File - or Individual, Owners, Mortgages, and Easements

I hereby certify that the information shown on this plat is correct and true to the best of my knowledge, information, and belief. I have searched the public records and have verified that the information shown on this plat is correct and true to the best of my knowledge, information, and belief.

Certification of Accuracy - Surveyor's Signature: *Mark A. Comparoni* 1626 07/24/24

Certification of Approval of Public Water System - Minor Subdivision

This is to certify that the subdivision shown hereon is in compliance with the rules of the Tennessee State Department of Health and the rules of the Tennessee State Department of Transportation and the rules of the Tennessee State Department of Transportation and the rules of the Tennessee State Department of Transportation.

Utility Provider: _____ Authorized Signature: _____ Date: _____

Utility Provider: _____ Authorized Signature: _____ Date: _____

Client Information:	Owner Information:	Comparoni & Associates
Clayton Homes 4506 Clinton Highway Knoxville, Tennessee 37812	Taylor Fugatt 237 Campbell Street Knoxville, Tennessee 37921	Comparoni & Associates
Contact person: Chris Lane Phone: 855-789-8702		

Comparoni & Associates Surveying
 Mark A. Comparoni, Tn. R.L.S. No. 1626
 P.O. Box 577
 Williamsburg, Kentucky 40769
 Phone: 606-499-2089 Fax: 606-261-2141
 E-mail = comparonisurveying94@yahoo.com

Plat showing the results of a survey of the Taylor Fugatt property recorded in instrument 202401240035368 and the entrance corridor that was created to serve said lot.
 Located on the east side of Anderson Road, Block 30130, Ward 30, City of Knoxville, Civil District 7, Knox County, Tennessee
 Contains 0.900 acre
 Scale 1 inch = 30 feet
 Surveyed by Mark A. Comparoni, Tn. R.L.S. No. 1626
 Surveyed on 04/10/2024
 Drawn by Mark A. Comparoni, Tn. R.L.S. No. 1626
 Drawn on 04/14/2024
 Survey was requested by Chris Lane of Clayton Homes in Knoxville, Tennessee
 Job number 24-190-12-13
 File name FUGATT*
 Bearings are based on the magnetic meridian of April, 2024 (observed)



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Jennifer Robertson

Applicant Name

Affiliation

7/16/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-SB-24-F

File Number(s)

CORRESPONDENCE

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

Jennifer Robertson

Name / Company

4606 Clinton Hwy Knoxville TN 37912

Address

865-272-4343 / hc031claytonpermits@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Taylor Fugatt

Owner Name (if different)

105 Adkins Way Louisville TN 37777

Owner Address

Owner Phone / Email

1006 Andes Rd.

Property Address

82 E G 001

Parcel ID

39204 square feet

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

East of Andes Rd, south of Wimpole Ave

General Location

City

Council District 6

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

County

District

Zoning District

Existing Land Use

LDR (Low Density Residential) & HP (Hillside Protection Overlay)

Land Use (City)/Place Type (County)

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

FINAL PLAT OF TAYLOR FUGATT PROPERTY AND ACCESS CORRIDOR	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____ <input checked="" type="checkbox"/> Combined Parcels	Total Number of Lots Created 1
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 Rezoning Requests _____

Additional Information _____

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$500.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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: Jennifer Robertson Date: 7/16/2024
Please Print

Phone / Email: _____

Property Owner Signature: Taylor Fugatt Date: 7/16/2024
Please Print

(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org



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

Jennifer Robertson Applicant
 Applicant Name Affiliation

4/17/2024 August 8, 2024
~~4-AA-24~~ File Number(s)
8-SB-24-F

 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

Jennifer Robertson Clayton Homes
 Name Company
 4606 Clinton Hwy Knoxville TN 37912
 Address City State ZIP
 865-272-4343 hc031ClaytonPermits@gmail.com
 Phone Email

CURRENT PROPERTY INFO

FUGATT TAYLOR 105 ADKINS WAY LOUISVILLE, TN 37777
 Property Owner Name (if different) Property Owner Address Property Owner Phone
 1006 ANDES RD, KNOXVILLE, TN 37914 082EG001
 Property Address Parcel ID
 KUB KUB N
 Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

East of Andes Road, south of Wimpole Ave 39,204 SF
 General Location Tract Size
 City County 6 ~~RN-2~~ RN-1 & HP AgForVac
 District Zoning District Existing Land Use
 East City LDR & HP N/A
 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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Final Plat of Fugatt Taylor Fugatt Property and Access Corridor

Related Rezoning File Number

Proposed Subdivision Name

1

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

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
0201	\$250.00	
Fee 2	\$250.00	\$250.00 \$500.00
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

Jennifer Robertson

April 17, 2024

Applicant Signature

Please Print

Date

865.272.4343

hc031ClaytonPermits@gmail.com

Phone Number

Email Surveyor: Mark Comparoni comparonisurveying94@yahoo.com

4/18/2024 OI

Property Owner Signature

Please Print

Date Paid

7/10/2024 AK (variance)