



TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schmudde, Planning and Subdivision Specialist  
DATE: December 4, 2024  
RE: Agenda 5, File # 11-SD-24-F  
Final Plat of Eli Corum Subdivision Lot 4A-1 & 5A-1

---

**Recommendation**

Table this application per the applicant's request.



# Request to Postpone • Table • Withdraw

Josh Haun

12/5/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

12/5/2024

Scheduled Meeting Date

File Number(s)

11-SD-24-F

## POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

## WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

- ☒ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Applicant Signature

Josh Haun

Please Print

865-382-7446

Phone Number

josh.haun@truelinels.com

Email

## STAFF ONLY

Staff Signature

Michelle Portier

Please Print

n/a

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Josh Haun

11/6/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

November 14, 2024

Scheduled Meeting Date

File Number(s)

11-SD-24-F

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the December 12, 2024 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

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## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Applicant Signature

A handwritten signature in black ink that reads "J. Haun".

Josh Haun

Please Print

865-382-7446

Phone Number

josh.haun@truelinelns.com

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

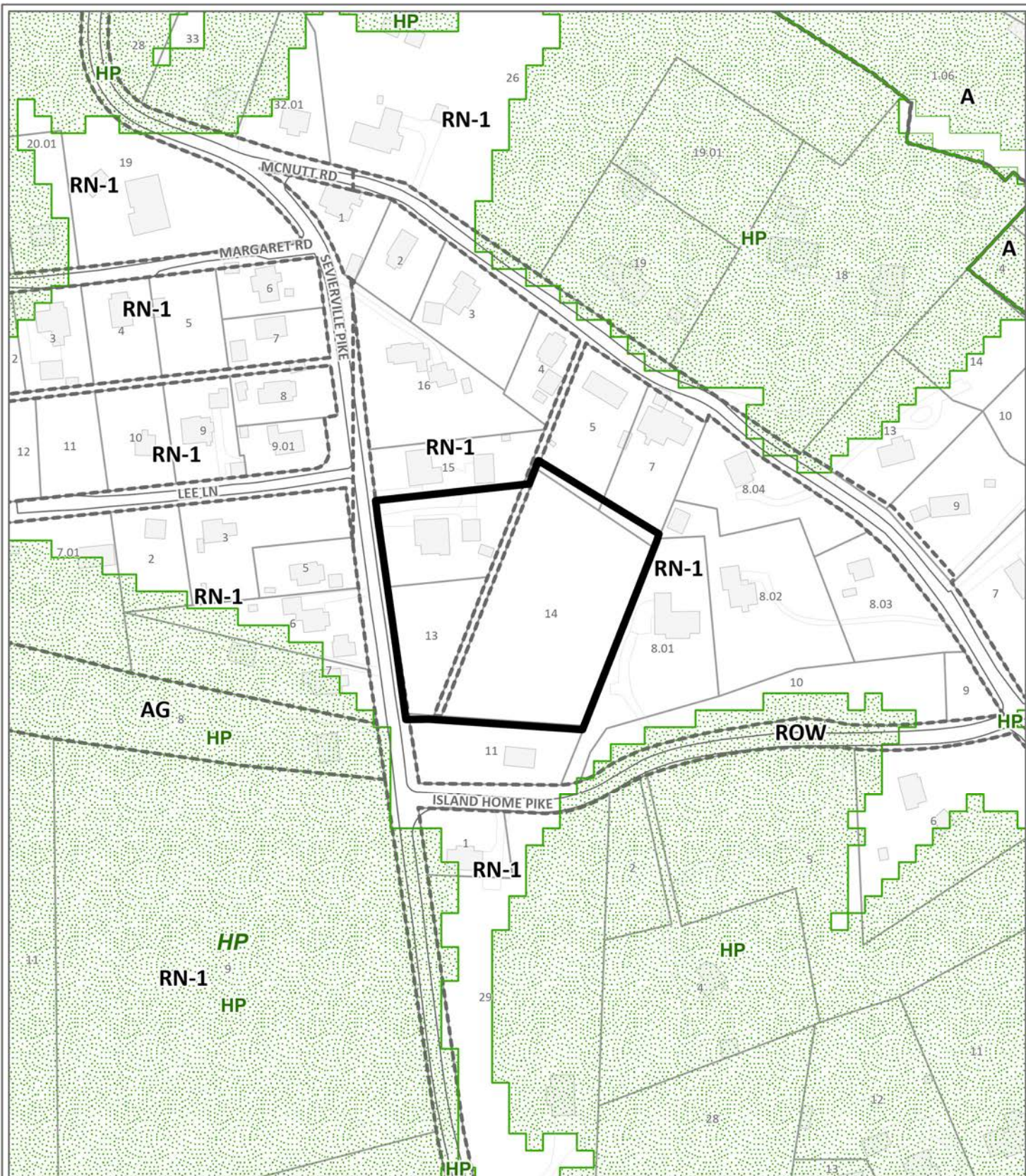
Date:

Payee Name

Payee Phone

Payee Address





# FINAL SUBDIVISION PLAT

11-SD-24-F

Petitioner: Haun, Josh

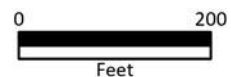


Final Plat For: Final Plat of Eli Corum Subdivision Lot 4A-1 & 5A-1

Original Print Date: 10/15/2024

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

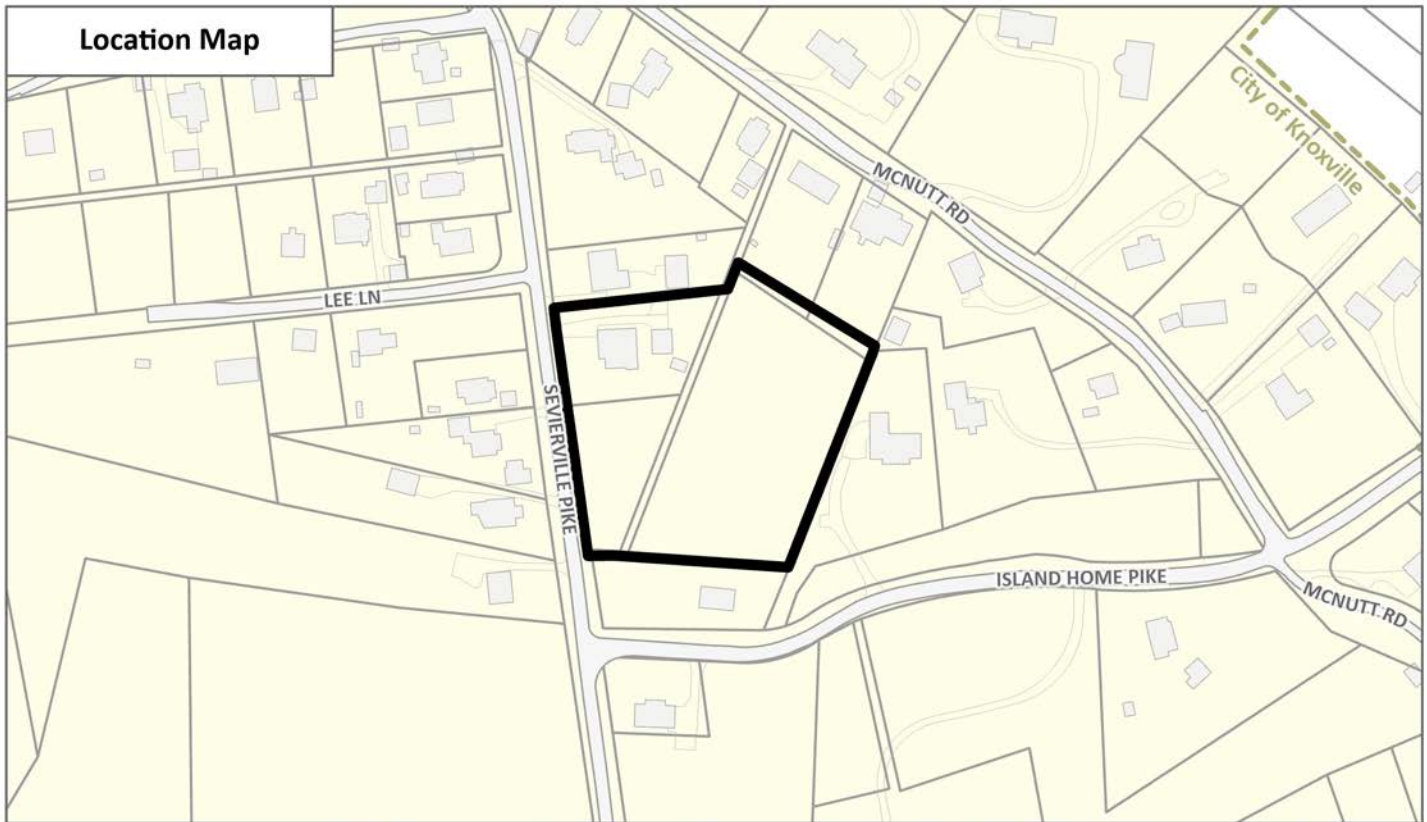
Map No: 110  
Jurisdiction: City





## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-SD-24-F



Case boundary





[illegible]

SHOWING A SURVEY REQUESTED BY ELI CORUM  
CITY BLOCK 29900, WARD 29, CIVIL DISTRICT 9, COUNTY OF KNOX, STATE OF TENNESSEE

[illegible]



# 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

Josh Haun

Applicant Name

Affiliation

9/23/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SD-24-F

File Number(s)

## CORRESPONDENCE

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

Josh Haun Trueline Land Surveying

Name / Company

PO Box 32242 Knoxville TN

Address

865-382-7446 / josh.haun@truelinelns.com

Phone / Email

## CURRENT PROPERTY INFO

Eli Corum

Owner Name (if different)

5122 Sevierville Pike Knoxville TN

Owner Address

865-223-1791

Owner Phone / Email

5122 Sevierville Pk. / 0 Sevierville Pk.

Property Address

110 P E 014, 013

Parcel ID

Part of Parcel (Y/N)?

2.074 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

## 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>Final Plat of Eli Corum Subdivision Lot 4A-1 &amp; 5A-1</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>2</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 Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review	<b>\$500.00</b>	
<input checked="" type="checkbox"/> Planning Commission	Fee 2	
<b>ATTACHMENTS</b>	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input checked="" type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)		
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> COA Checklist (Hillside Protection)		

## AUTHORIZATION

<input type="checkbox"/> 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	Josh Haun Please Print	9/23/2024 Date
Phone / Email		
Property Owner Signature	Eli Corum Please Print	9/23/2024 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
  - ☐ PA
- ☐ Rezoning

Josh Haun

Project Manager

Applicant Name

Affiliation

~~7/23/2024~~ ~~7/26/2024~~

11/14/2024

Date Filed 09/23/2024

Meeting Date (if applicable)

File Number(s)

~~8-EE-24~~

11-SD-24-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

Josh Haun

Trueline Land Surveying

Name

Company

P.O. Box 32242

Knoxville

Tn

Address

City

State

ZIP

865-382-7446

josh.haun@truelinelns.com

Phone

Email

CURRENT PROPERTY INFO

Eli Corum

5122 Sevierville Pike

865-223-1791

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5122 Sevierville Pike & 0 Sevierville Pike

110P E 014.00 and 110PE013

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Sevierville Pike and north of Island Home Pike

2.074 acres

General Location

Tract Size

☒ City ☐ County

1  
District

RN-1

Zoning District

RR & AgForVac

Existing Land Use

South City

LDR

N/A

Planning Sector

Land Use / Place Type  
CITY COUNTY

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

~~Eli Corum Subdivision Lots 1-15~~ **Final Plat of: Eli Corum Subdivision Lot 4A-1 & 5A-1**

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

**2** ~~15~~  
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## 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  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

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

Fee 1		Total
0201	\$250.00	
Fee 2		<del>\$250.00</del>
0205	\$250	
Fee 3		\$500

## 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

*J. Haun*

Josh Haun

Please Print

7/23/2024

Date

Phone Number

Email

josh.haun@truelinels.com

Property Owner Signature

Please Print

Eli Corum

Date Paid

8/19 SS

09/25/2024, SG