



# SUBDIVISION REPORT - FINAL PLAT

▶ **FILE #:** 10-SA-24-F

**AGENDA ITEM #:** 29

**AGENDA DATE:** 10/3/2024

▶ **SUBDIVISION:** FINAL PLAT FOR RESUBDIVISION OF LOTS 8 & 26 OF THE J.A. UMBARGER PROPERTY

▶ **APPLICANT/DEVELOPER:** BOBBY C. SMELCER

OWNER(S): Bobby C Smelcer

TAX IDENTIFICATION: 109 I H 016, 017 AND 109IG002

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 0 DOOLEY ST (0 DOOLEY ST; 0 BALDWIN AVE)

▶ **LOCATION:** South side of Mccarty Ave (closed), north side of Baldwin Ave, east of W Blount Ave

SECTOR PLAN: South City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

▶ **APPROXIMATE ACREAGE:** 17903 square feet

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

SURVEYOR/ENGINEER: Jacob Forster ETN Surveying LLC

▶ **VARIANCES REQUIRED:** Variance to reduce the width of a flag stem of a flag lot from 25' to 20' (Subdivision Regulations 3.03.B.1).

## STAFF RECOMMENDATION:

▶ **Postpone the application for 30 days to be heard at the November 14, 2024 Planning Commission meeting, as requested by the applicant.**

Postponement would allow the associated right-of-way closure requests (9-A-24-C and 10-A-24-C) to be heard by City Council as the closures should be in effect before the plat can be approved.

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



# Request to Postpone • Table • Withdraw

Bobby C. Smelcer

9/25/2024

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

Date of Request

10/3/2024

Scheduled Meeting Date

File Number(s)

10-SA-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 11/14/2024 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**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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.

## 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.*

*Bobby C Smelcer*  
Applicant Signature

Bobby C. Smelcer

Please Print

865-250-3924

Phone Number

bobbycsmelcer@gmail.com

Email

## STAFF ONLY

*Samiul Haque*

Staff Signature

Samiul Haque

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

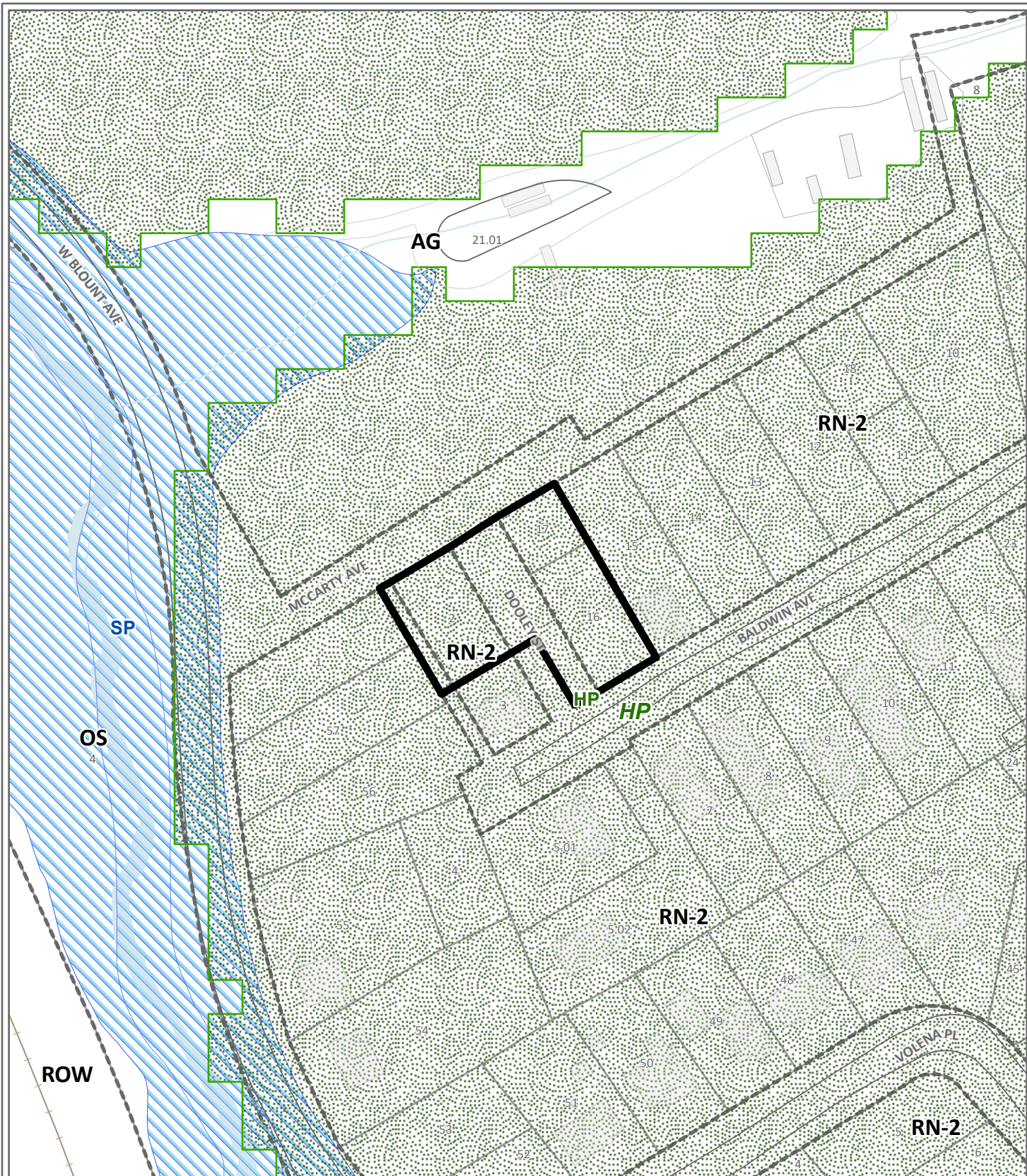
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**FINAL SUBDIVISION PLAT**

**10-SA-24-F**

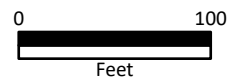
**Petitioner:** Bobby C. Smelcer



Final Plat For: Final Plat for Resubdivision of Lots 8 & 26 of the J.A. Umbarger Property

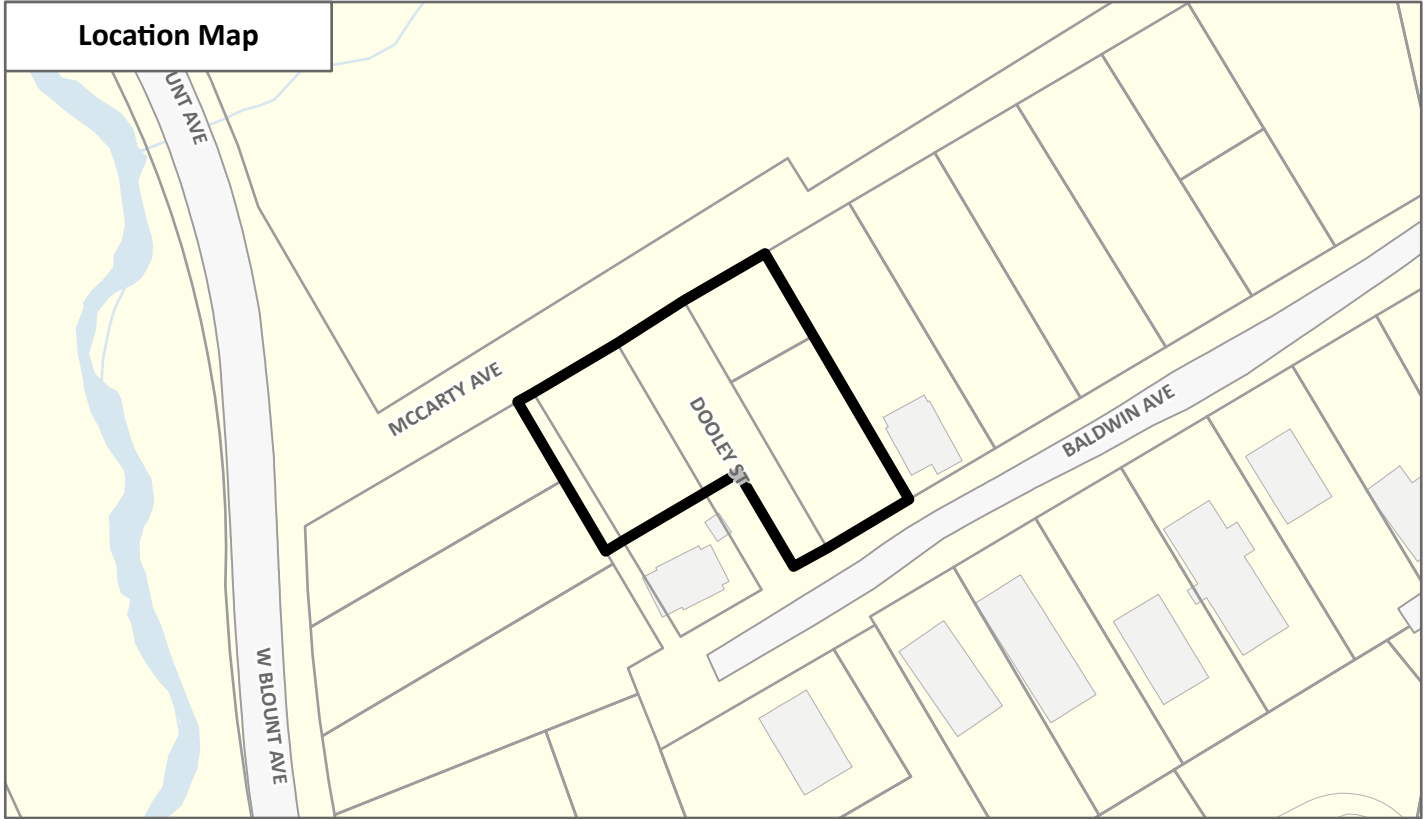
**Map No:** 109  
**Jurisdiction:** City

**Original Print Date:** 8/26/2024  
Knoxville - Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map

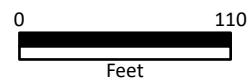


CONTEXTUAL MAPS 1

10-SA-24-F



Case boundary



THIS SURVEY WAS PREPARED USING A COMBINATION OF RTK GNSS AND CONVENTIONAL TOTAL STATION DATA COLLECTION.

- GNSS RECEIVER: CARLSON BR7 BASE/ROVER REFERRED TO NAD83 STATE PLANE COORDINATES USING THE TDOT CORS NETWORK
  - REAL-TIME KINEMATIC GNSS OBSERVATIONS USED
  - MINIMUM POSITIONAL ACCURACY = 0.07' (95% CONFIDENCE / 2σ)
  - HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG:32136)
  - VERTICAL DATUM = NAVD83
  - CEOID MODEL = CONTINENTALUS\_NG02018
  - COMBINED SCALE FACTOR = 1.000000
  - REFERENCE STATION = LOCAL BR7 BASE LOCALIZED USING TDOT CORS MODEL CORRECTIONS
  - OBSERVATIONS MADE ON 4/29/2024, 5/30/2024, & 6/3/2024
- TOTAL STATION: SOKKIA DX-205AC+
- ALL DISTANCES & AREAS SHOWN ARE GRID MEASUREMENTS

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

**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 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.

Owner(s) Printed Name: CODY CASE

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, do hereby personally appear \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the \_\_\_\_\_ day and year above.

Written: \_\_\_\_\_ Notary

My Commission expires \_\_\_\_\_

Owner(s) Printed Name: BOBBY C. SMELCER

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, I, \_\_\_\_\_, do hereby personally appear \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the \_\_\_\_\_ day and year above.

Written: \_\_\_\_\_ Notary

My Commission expires \_\_\_\_\_

**Certificate of the Accuracy of Survey**  
I hereby certify that I have surveyed the land boundaries and easements shown herein in accordance with the accuracy requirements for a Category IV survey and that the minimum positional accuracy is not less than 0.07' (95% confidence - 2σ). I further certify that the survey adheres to the guidelines set forth in the current Tennessee Land Surveyors Standards of Practice.

Signature: \_\_\_\_\_

Printed Name: Jacob Forster - TN RLS 3500

Date: \_\_\_\_\_

**Certificate 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 itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers 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: Jacob P. Forster

Tennessee License No: 3500

**Addressing Department Certification**  
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

City of Knoxville Department of Engineering

The Knoxville Department of Engineering hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**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: \_\_\_\_\_

**Certification of Approval of Public Sanitary Sewer System:**

Minor Subdivisions  
This is to certify that the subdivision shown herein 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 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 lot(s) and to pay for the installation of the required connections.

Utility Provider: \_\_\_\_\_

Authorized Signature for Utility \_\_\_\_\_ 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 lot(s) and to pay for the installation of the required connections.

Owner(s) Printed Name: BOBBY C. SMELCER

CODY CASE

Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED TRAVERSE IS 1:10,000 FOR TOTAL STATION MEASUREMENTS. GNSS MEASUREMENTS SHALL BE MADE WITH A MINIMUM OF 95% RELATIVE POSITIONAL ACCURACY TO THE NEAREST 0.07' (95% CONFIDENCE).

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE RECORD DEEDS AND OTHER DOCUMENTS RECORDING THE SAME AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JACOB FORSTER, TN RLS 3500



Zoning Shown on Official Map: RR-2

Date: \_\_\_\_\_

By: \_\_\_\_\_

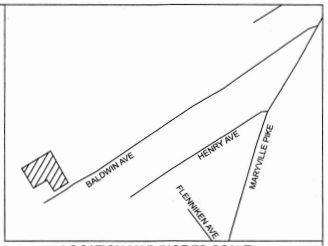
**Planning Staff Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown hereon 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 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 the 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 \_\_\_\_\_

PARCEL 109I A 021.01  
SMELCER, B. C.  
QC INST. # 201704170063058  
BLOUNT AVE BAPTIST CHURCH PROPERTY, LOT 2  
PLAT INST. # 201308270104282

Bobby C Smelcer  
865 250-3924



- = 1/2" REBAR FOUND UNLESS SPECIFIED OTHERWISE
  - ◆ = 1/2" x 24" REBAR SET
  - = CALCULATED POINT
  - ⊗ = SANITARY SEWER MANHOLE
  - ⊕ = SANITARY SEWER (OR SEPTIC) CLEANOUT
  - ⊖ = WATER VALVE
  - ⊙ = ELECTRICAL TRANSFORMER OR BOX
  - ⊚ = FIRE HYDRANT
  - ⊛ = HVAC CONDENSER
  - ⊜ = UTILITY POLE
  - ⊝ = GUY WIRE ANCHOR
  - ⊞ = WATER METER
- BOUNDARY LINE  
NON-SURVEYED PROPERTY LINE  
CENTERLINE OF ROAD  
BUILDING SETBACKS  
UTILITY & DRAINAGE EASEMENTS  
FENCING

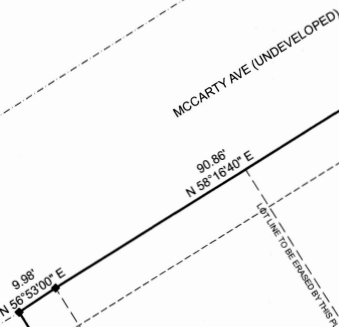
PARCEL 109I G 001.00  
SMELCER, B. C.  
QC INST. # 201611300034543  
J. A. UMBARGER PROPERTY, LOT 5  
PLAT INST. # 191506210000000

PARCEL 109I G 057.00  
SMELCER, B. C.  
QC INST. # 201611300034546  
J. A. UMBARGER PROPERTY, LOT 6  
PLAT INST. # 191506210000000

PARCEL 109I G 003.00  
CALFEE, R. D. & N.  
QC INST. # 202304100054613  
J. A. UMBARGER PROPERTY, PARTIAL LOT 8  
PLAT INST. # 191506210000000

PARCEL 109I G 056.00  
SMELCER, B. C.  
QC INST. # 201611300034544  
J. A. UMBARGER PROPERTY, LOT 7  
PLAT INST. # 191506210000000

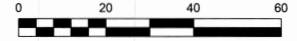
PARCEL 109I H 016.00  
CASE, C.  
QC INST. # 202301130039699  
J. A. UMBARGER PROPERTY, LOT 25  
PLAT INST. # 191506210000000



10-SA-24-F  
8/01/24

- NOTES:
- COORDINATES SHOWN ON THIS MAP ARE FOR THE CONVENIENCE OF FUTURE SURVEYORS AND SHOULD NOT BE CONSIDERED AS PRIMARY EVIDENCE FOR RECONSTRUCTION PURPOSES.
  - THE LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING, BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, PIPELINES OR BURIED CABLES UNLESS SPECIFICALLY SHOWN ON THIS MAP AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.
  - THE LAND SURVEYOR MAKES NO WARRANTY, EITHER EXPRESS OR IMPLIED, AS TO ITS FINDINGS, RECOMMENDATIONS, OPINIONS, OR PROFESSIONAL ADVICE EXCEPT THAT ITS SERVICES WERE PERFORMED PURSUANT TO GENERALLY ACCEPTED STANDARDS OF PROFESSIONAL PRACTICE IN EFFECT AT THE TIME OF PERFORMANCE.
  - THIS DOCUMENT IS PROTECTED BY US COPYRIGHT LAW AND ALL RIGHTS ARE RESERVED BY ETN SURVEYING LLC.
  - THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCELS 109I G 002.00, 109I H 017.00, AND 109I H 016.00 INTO TWO LOTS. THE TOTAL AREA INVOLVED IN THIS SUBDIVISION IS 0.38 ACRES.
  - BUILDING SETBACKS ARE PER CURRENT ZONING REGULATIONS:  
FRONT 25'  
SIDES 8' ONE SIDE, 20' TOTAL  
REAR 20'
  - UTILITY AND DRAINAGE EASEMENTS 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.

SCALE: 1" = 20'  
PAPER SIZE: ARCH C (18" x 24")



OWNERS:  
BOBBY C. SMELCER  
3316 SEVIER AVE  
KNOXVILLE, TN 37920  
(865) 250-3924

CODY CASE  
721 BALDWIN AVE  
KNOXVILLE, TN 37920  
PHONE # \_\_\_\_\_

0 DOOLEY ST (PARCELS 109I G 002.00 & 109I H 017.00)  
0 BALDWIN AVE (PARCEL 109I H 016.00)  
CITY OF KNOXVILLE, 25<sup>TH</sup> WARD  
DISTRICT 9, KNOX COUNTY, STATE OF TENNESSEE  
QC INST. # 201611300034542 & 201611300034547 (SMELCER, B. C.)  
QC INST. # 202301130039703 (CASE, C.)  
J. A. UMBARGER PROPERTY, LOTS PARTIAL 8 & 26  
PLAT INST. # 191506210000000

FINAL PLAT FOR RESUBDIVISION OF  
LOTS 8 & 26 OF THE J. A. UMBARGER  
PROPERTY  
BY ETN SURVEYING LLC  
865-235-1878 INFO@ETNSURVEYING.COM

JOB# 20240407	DRAWN: CAY	06/06/2024	REVIEWED BY: JPF	ALL RIGHTS RESERVED
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PLANNING FILE # \_\_\_\_\_



# 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

Bobby Csmelcer  
Applicant Name

Owner  
Affiliation

8/1/2024  
Date Filed

October 3, 2024  
Meeting Date (if applicable)

File Number(s)

~~10-A-24-F~~  
10-SA-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

Bobby Csmelcer  
Name

Company

137 wrinkle Ave  
Address

Knoxville  
City

TN  
State

37920  
ZIP

865-250-3924  
Phone

bobby.csmelcer@cityofknoxville.com  
Email

**CURRENT PROPERTY INFO**

Bobby Csmelcer  
Property Owner Name (if different)

0 Dooley Ave  
Property Owner Address

865-250-3924  
Property Owner Phone

0 Dooley Ave St & 0 Baldwin Ave  
Property Address

109IG002, IH016, 017  
Parcel ID

KUB  
Sewer Provider

KUB  
Water Provider

N  
Septic (Y/N)

**STAFF USE ONLY**

Northwest side of Baldwin Ave, east side of W Blount Ave  
General Location

17,903 SF  
Tract Size

City  County 1  
District

RN-2 & HP  
Zoning District

SFR, AgForVac  
Existing Land Use

South City  
Planning Sector

LDR & HP  
Land Use / Place Type  
CITY COUNTY

N/A  
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 for resubdivision of Lots 8 & 26 of the J. A. Umbarger Property

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number   
  Combine Parcels   
  Divide Parcel

Total Number of Lots Created 2

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  
 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	<b>\$500.00</b>
Fee 2		
0205	\$250.00	
Fee 3		

**DECLARATION**

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

Bobby Smelker  
Applicant Signature

Bobby C Smelker  
Please Print

8-1-2024  
Date

865-250-3924  
Phone Number

bobby@smelker@gmail.com  
Email

Property Owner Signature

Please Print

08/01/2024

01

Date Paid



# 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

**Bobby C. Smelcer**

Applicant Name

Affiliation

**8/1/2024**

Date Filed

**10/3/2024**

Meeting Date (if applicable)

**10-SA-24-F**

File Number(s)

## CORRESPONDENCE

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

**Bobby C Smelcer**

Name / Company

**137 Wrinkle Avenue Knoxville TN 37920**

Address

**865-250-3924 / bobbycsmelcer@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Bobby C Smelcer**

Owner Name (if different)

**137 Wrinkle Avenue Knoxville TN 37920**

Owner Address

**865-250-3924 / bobbycsmelcer**

Owner Phone / Email

**0 DOOLEY ST / 0 DOOLEY ST; 0 BALDWIN AVE**

Property Address

**109 I H 016,017 109IG002**

Parcel ID

Part of Parcel (Y/N)?

**17903 square feet**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

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 for Resubdivision of Lots 8 &amp; 26 of the J.A. Umbarger Property</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____ <input checked="" type="checkbox"/> Combine Parcels	Total Number of Lots Created <b>2</b>
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> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$500.00</b>	
<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)	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	<b>Bobby C. Smelcer</b> Please Print	<b>8/1/2024</b> Date
Phone / Email		
Property Owner Signature	<b>Bobby C Smelcer</b> Please Print	<b>8/1/2024</b> Date