



SUBDIVISION REPORT - FINAL PLAT

► FILE #: 11-SA-24-F

AGENDA ITEM #: 30

AGENDA DATE: 11/14/2024

► SUBDIVISION: RESUBDIVISION OF PART OF THE PLAT OF THE PROPERTY OF JERRY WOOD JR.

► APPLICANT/DEVELOPER: THOMAS DAHL

OWNER(S): Thomas Dahl Hannah Dahl

TAX IDENTIFICATION: 51 017

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8011 MILLERTOWN PIKE

► LOCATION: Northwest side of Millertown Pike, west of Legg Lane

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

► APPROXIMATE ACREAGE: 10.83 acres

► NUMBER OF LOTS: 2

► ZONING: A (Agricultural)

SURVEYOR/ENGINEER: Scott Stanley True Meridian Land Surveying

► VARIANCES REQUIRED: Reduce the required access easement width from 25 ft to 10 ft.

STAFF RECOMMENDATION:

► Approve the request to reduce the required access easement width from 25 ft. to 10 ft. due to surrounding conditions and because the plat does not add additional dwellings to utilize the easement..

1. There is an existing structure located 14 ft from the property line, which keeps the applicant from widening the easement, since access easements are to be kept clear and traversable.
2. The existing 10 ft. right-of-way was established in 1969; requiring it to be widened would impact owners not associated with this subdivision plat.
3. Approval of this variance will not be detrimental to public safety, health, or welfare because no new dwellings will be added to the proposed lot. The easement already serves the existing residences.

Approve the final plat to create one additional lot and an exempt tract in the A district because, with the approval of the variance, the plat meets the standards of the Subdivision Regulations.

COMMENTS:

BACKGROUND:

The subject property is accessed via an existing, paved, 10-ft right-of-way (Instrument#196912050020633) that currently serves four lots containing four existing dwellings and a cemetery. The purpose of the final plat is to subdivide one of these parcels, which currently contains two houses, so that each house would be on its own lot. The remainder of the parcel is over 5 acres and is shown as an exempt tract consistent with Section 2.11 of the Subdivision Regulations.

The Subdivision Regulations require an easement to be improved to current standards when a new lot is

created off an existing easement. Section 3.03.C.4 of the Subdivision Regulations requires access easements to have a minimum width of 25 ft. Additionally, access easements should be kept clear and traversable. In this case, there is an existing carport located 14.3 ft from the property line, so expanding the width of the easement width would require removal of the carport. The applicant has requested a variance to leave the existing right-of-way easement at its 10-ft width while creating a new parcel off the easement.

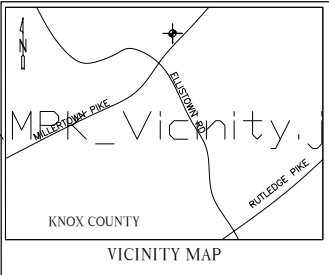
VARIANCES:

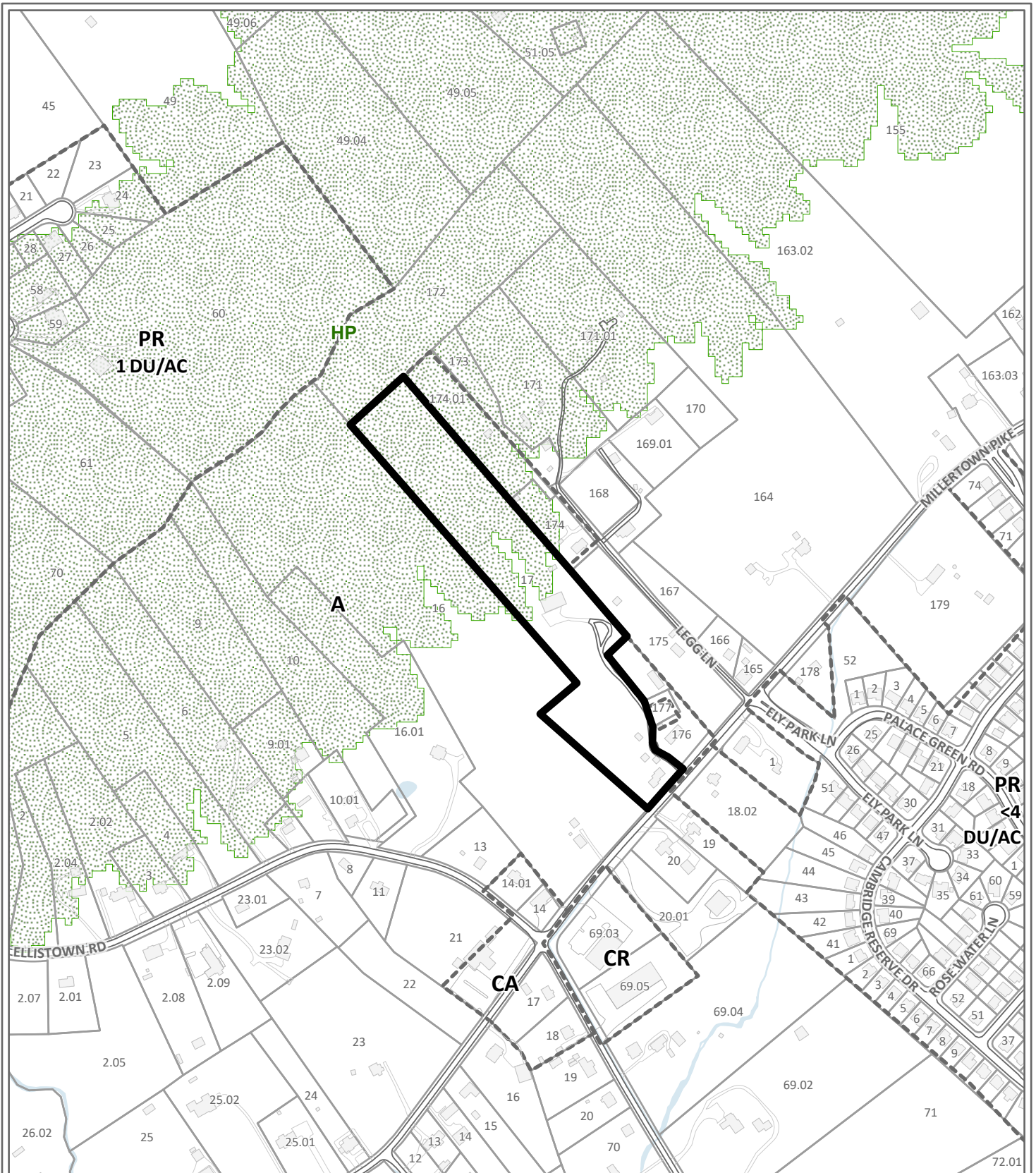
Section 1.05.A of the Subdivision Regulations states that the Planning Commission may reduce or otherwise vary the requirements of the Regulations when a hardship would occur as a result of strict enforcement of the Regulations.

The Knox County Department of Engineering and Public Works has requested a note on the plat stating that prior to the construction of any additional dwellings on Lot 1 or the Exempt Tract, the existing 10 ft right-of-way surface must be to 18 ft. With the placement of this note on the plat, the Knox County Department of Engineering and Public Works supports the variance request.

Planning finds the property meets the hardship criteria and recommends approval of the variance.

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.





FINAL SUBDIVISION PLAT

11-SA-24-F

Petitioner: Thomas Dahl



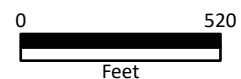
Final Plat For: Resubdivision of Lot 1 of the Plat of the Property of Jerry Wood Jr.

Map No: 51

Jurisdiction: County

Original Print Date: 10/9/2024

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





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

Thomas Dahl

Applicant Name

Affiliation

9/16/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SA-24-F

File Number(s)

CORRESPONDENCE

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

Scott Stanley True Meridian Land Surveying

Name / Company

619 Glen Willow Drive Knoxville TN 37934

Address

865-675-0175 / jscott.stanley@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Thomas Dahl Hannah Dahl

Owner Name (if different)

8015 Millertown Pike Knoxville TN

Owner Address

865-306-2898

Owner Phone / Email

8011 MILLERTOWN PIKE

Property Address

51 017

Parcel ID

Part of Parcel (Y/N)?

10.83 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

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

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Resubdivision of Lot 1 of the Plat of the Property of Jerry Wood Jr.

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels

2

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning
Change

Proposed Zoning

Pending Plat File Number

☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

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

\$250.00

Total

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.

Thomas Dahl

9/16/2024

Applicant Signature

Please Print

Date

Phone / Email

Thomas Dahl Hannah Dahl

9/16/2024

Property Owner Signature

Please Print

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

Thomas Dahl

Owner

Applicant Name

Affiliation

8/2/2024

N/A 11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

~~8-L-24~~ 11-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

Scott Stanley

True Meridian Land Surveying

Name

Company

619 Glen Willow Drive

Knoxville

TN

37934

Address

City

State

ZIP

Phone

Email

CURRENT PROPERTY INFO

Hannah Dahl

8015 Millertown Pike

865 306-2898

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8011 Millertown Pike

051 017

Property Address

Parcel ID

KUB

Northeast Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & 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.**

View Form

JULY 2024

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

The Final Resubdivision Plat of the Property of Jerry Wood Jr.

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

2

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

☐ 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	\$350
Fee 2		
0207	\$100	
Fee 3		
Variance 0205	\$250.00 - Pd. 09/16/2024, SG	

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

Thomas Dahl

Please Print

08/02/2024

Date

Phone Number

Email

08/08/2024, SG

Property Owner Signature

Please Print

Date Paid



Variances

ÂÐÉŠËĤ ~~8-L-24~~ 11-SA-24-F

[illegible]

HARDSHIP CONDITIONS TO BE MET:

- [illegible]

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.


 THOMAS J. KELLY

Thomas Dahl

ÁĖĐĚČČĂĆÊÇ

09-04-24

ÀĆFÇ

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere
~~DEEEGCEDECCDDCEFEDEFFCEDFDCEDCECFDEEECECCDECCFEHACCDEDFDCGCEDECCCEHDEGEF CC~~
~~CCCECEFCDEDFCEE E CEFECECE GDFEECCDDCECECEDFDCGEDGCCCCDEDFDEEECEFG~~
~~CECEEE EEEECFHECEEEEDCCCH~~

1. VARIANCE REQUESTED:

Reduce the required Right of Way easement width from 25' for a new subdivision to 10'

Specify the hardship that would result for each of the variance criteria:

H ~~ACEFCDEDDH~~ ~~DFC ECEFDCCGE~~ ~~EGEEGECDEDE~~ ~~DCCEHEE~~ ~~FEEDCEDECCCE~~ ~~CEECDEE~~ ~~EDDFC~~ ~~EGCECF~~
~~EEEECECH~~

There is an existing paved 10' easement that serves 4 existing lots. It would be very difficult to widen the driveway, because there is an existing hill that would have to be flattened.

H ~~ACEFCDEDDH~~ ~~DECECDH~~ ~~EGEDGCFE~~ ~~DFCEEECEG~~ ~~DFDCCE~~ ~~EEF~~ ~~CEEEEDCCCE~~ ~~DF~~ ~~DFDC~~ ~~EEEECEFCCE~~ ~~DCCE~~
~~EEF~~ ~~CCCE~~ ~~CECFCCCGCEGCEEEEDCGDEDE~~ ~~DFCH~~ ~~DFDC~~ ~~EEEECFCH~~

There is an existing carport structure would have to be removed along with portions of the existing fence.

AH ~~ACEFCDEDDH~~ ~~DFDCDECEDE~~ ~~DDC~~ ~~GEDECECGDE~~ ~~EEFC~~ ~~CCFED~~ ~~CEFC~~ ~~EE~~ ~~EGCEDECC~~ ~~DFHDC~~ ~~CEFD~~ ~~HE~~ ~~GCEDC~~ ~~HC~~
~~EE~~ ~~DE~~ ~~GEDE~~ ~~FE~~ ~~DFDC~~ ~~EEEECEFGEE~~ ~~HEEE~~ ~~GCECFE~~ ~~DFDC~~ ~~ECDDDC~~ ~~HEC~~ ~~DEGDDCH~~ ~~DFCEEECEFGDE~~
~~EECCCH~~

No new buildings are being created. This easement already serves the existing lots and residents.

To be completed by the City or County Department of Engineering, as applicable:

~~AEEDCEDEDE~~ ~~EGEEEF~~ ~~DFCGCEDECECE~~ ~~CEFCIFE~~ ~~CC~~ ~~CEEECFCCGEDE~~ ~~EGDG~~ ~~EEECCEHCA~~ ☐ ~~AA~~ ☐
~~AEEDCEDEDAEE~~ ~~E~~ ~~CFH~~

