



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 11-SD-24-F

AGENDA ITEM #: 8

AGENDA DATE: 11/14/2024

► **SUBDIVISION:** FINAL PLAT OF ELI CORUM SUBDIVISION LOT 4A-1 & 5A-1

► **APPLICANT/DEVELOPER:** JOSH HAUN

OWNER(S): Eli Corum

TAX IDENTIFICATION: 110 P E 014, 013

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 5122 Sevierville Pk. (0 Sevierville Pk.)

► **LOCATION:** East of Sevierville Pike and north of Island Home Pike

SECTOR PLAN: South City

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

FIRE DISTRICT:

► **APPROXIMATE ACREAGE:** 2.074 acres

► **NUMBER OF LOTS:** 2

► **ZONING:** RN-1 (Single-Family Residential Neighborhood)

SURVEYOR/ENGINEER: Josh Haun Trueline Land Surveying

► **VARIANCES REQUIRED:** A variance requesting the subdivision plat be accepted without surveying the former portion GIS 110PE015 (Part Lot 3A) separated by deed in 1978 for which a variance is required per subdivision regulation 2.13B.

STAFF RECOMMENDATION:

► Postpone the plat application for 30 days to the December 12, 2024 Planning Commission meeting as requested by the applicant.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to a 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

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- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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

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

J. Hawn

Please Print

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

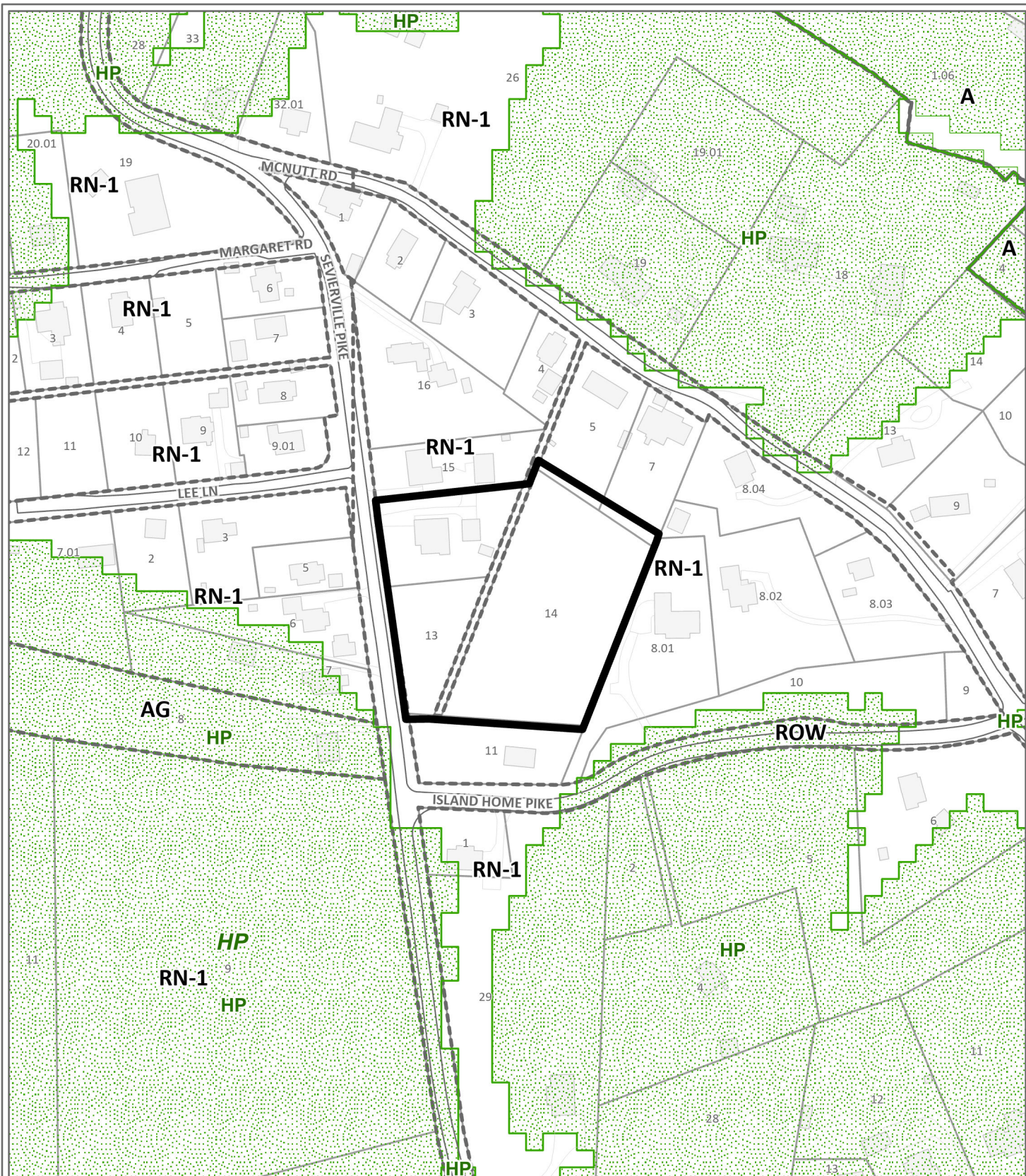
Date:

Payee Name

Payee Phone

Payee Address

October 2022



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

Map No: 110
Jurisdiction: City

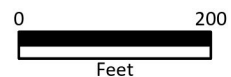
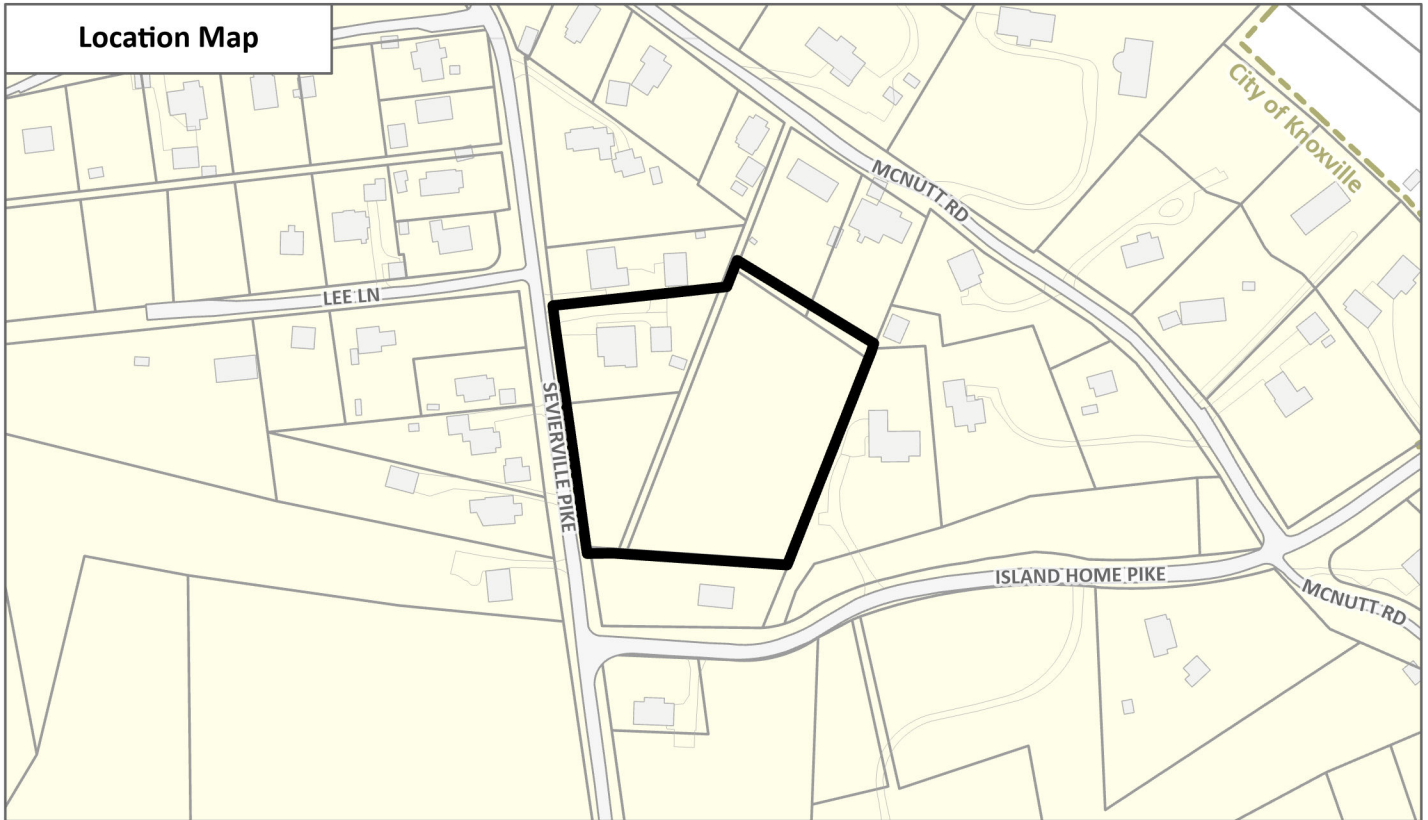


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-SD-24-F

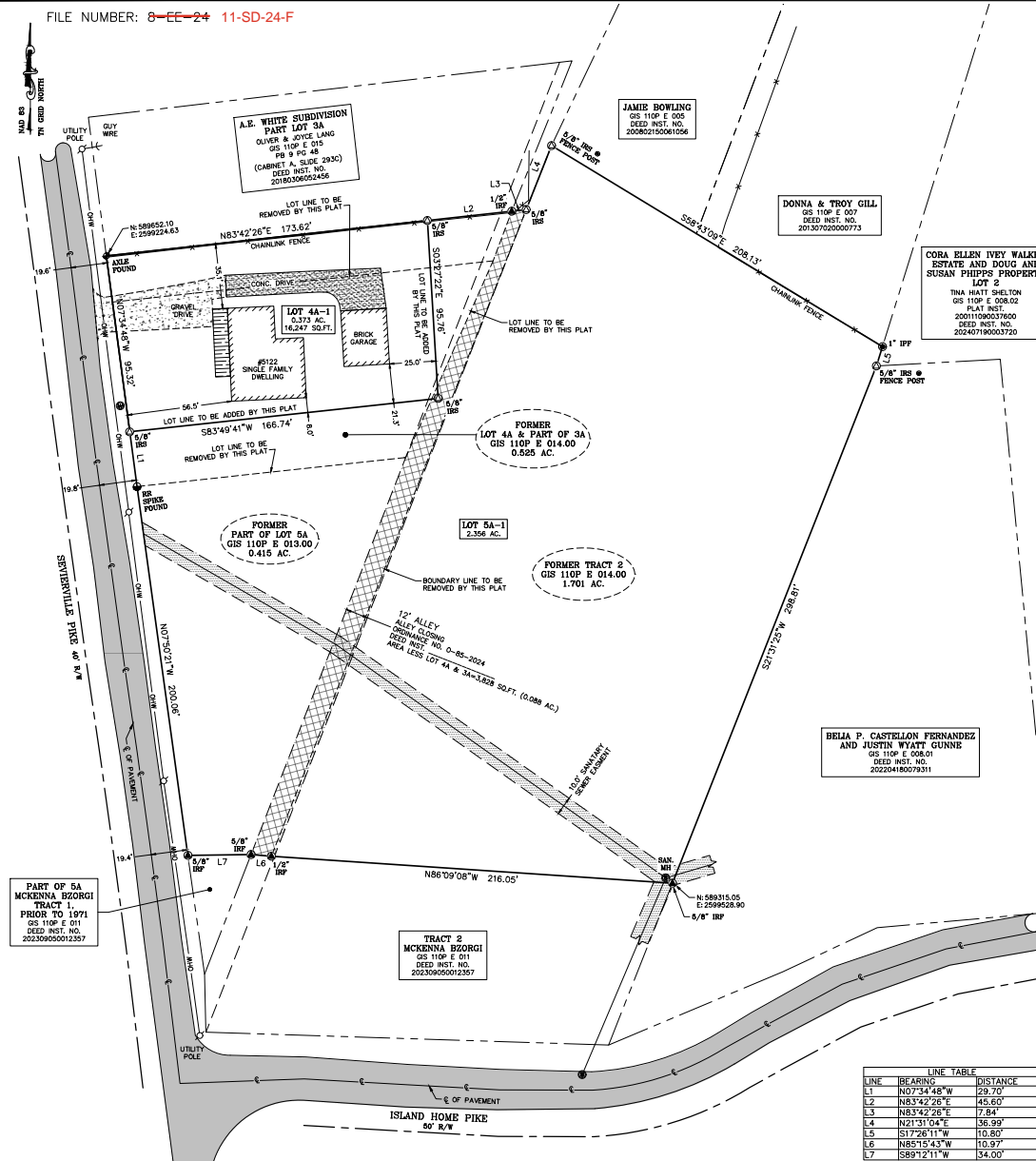


Case boundary

0 275
Feet



FILE NUMBER: 8-EE-24 11-SD-24-F



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 (we, we and) 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: _____
Signature(s): _____
Date: _____

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 and 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: _____
Signature: _____
Date: _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plan on this _____ day of _____, 20____.

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein 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 13-5-405 of 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.

CERTIFICATION 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 instruments conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been limited, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as indicated 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 _____

Tennessee License No. _____

Date: _____

CERTIFICATION OF THE ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

CERTIFICATION OF NO RECORDED EASEMENT

This is to certify that there are no known recorded drainage or utility easements on lot (s) being subdivided on this subdivision plat.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

AREA STATEMENT

THIS PLAT SERVES TO COMBINE AND SUBDIVIDE EXISTING MAP BOOK 110P GROUP E PARCEL, 013.00 (0.453 ACRES, MORE OR LESS), MAP BOOK 110P GROUP E PARCEL, 014.00 (2.226 ACRES, MORE OR LESS) AND THE CLOSED ALLEY (0.088 ACRES, MORE OR LESS) INTO LOT 4A-1 AND LOT 5A-1.

LOT 4A-1 CONTAINS 0.373 ACRES (16,247 SQ.FT.), MORE OR LESS

LOT 5A-1 CONTAINS 2.356 ACRES, MORE OR LESS

TOTAL ACREAGE SUBDIVIDED: 2.729

TOTAL LOTS CREATED: 2

ADDRESSING DEPARTMENT CERTIFICATION

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

Signature: _____
Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____
Authorized Signature for Utility Date _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____
Authorized Signature for Utility Date _____

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING

The Knoxville Department of Engineering hereby approves this plan on this _____ day of _____, 20____.

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monuments were in place on the _____ day of _____, 20____.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

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Tennessee License No. _____

Date: _____

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Tennessee License No. _____

Date: _____

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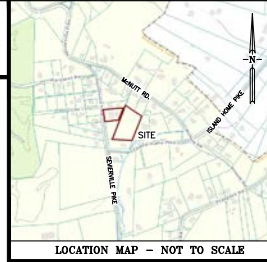
LOT 4A-1 CONTAINS 0.373 ACRES (16,247 SQ.FT.), MORE OR LESS

LOT 5A-1 CONTAINS 2.356 ACRES, MORE OR LESS

TOTAL ACREAGE SUBDIVIDED: 2.729

TOTAL LOTS CREATED: 2

OWNER INFORMATION:
ELI CORUM
7218 BELLINGTON DR STE 2
KNOXVILLE, TN 37919
PHONE: 865.223.1791



SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBSERVED ON NOVEMBER 28, 2023, UTILIZING A TRIMBLE R-12 DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
- FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
TODD DISTRICT 15 CORN ARMY, PG. SURVAIL, LAT: N30°00'00.8200727, LONG: W83°46'13.97247
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORRS 96, EPOCH 2002.0, TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TURN) AND OR REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAD88) GEOID 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL. GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 1.000032167232.
- ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EXHIBITS. NO GUARANTEES IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITY SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
- THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHTS-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 470532017E, EFFECTIVE DATE MAY 2, 2007.
- THE SUBJECT PROPERTY IS LOCATED IN "RM-1" ZONE. CURRENT BUILDING SETBACK PER KNOX COUNTY ZONING OFFICE.
- 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 ADJUT. 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.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV (R) GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY DEPICTS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE OF SIGNATURE: 07/25/2024
MICHAEL P. MESSINA, JR. TN #3328

LEGEND

- = "R" IRON ROD FOUND
- = "R" IRON ROD & CAP SET
- = COMPUTED POINT
- = "R" IRON PIPE FOUND
- = CONCRETE MONUMENT FOUND
- = "MNS" MAG NAIL SET
- = "MNS" MAG HUB SET
- = UTILITY POLE
- = SANITARY SEWER MANHOLE
- = WATER METER
- = BOUNDARY/PROPERTY LINE
- = ADJOINING PROPERTY LINE
- = RIGHT-OF-WAY LINE
- = RIGHT-OF-WAY LINE
- = SETBACK LINE
- = OVERHEAD WIRE
- = EASEMENT AREA



REVISIONS:

#	DATE	BY



(865) 627-2121
www.trueline.com

REFERENCES: DEED INST. 202303160050152
PB 9 PG 48
PARCEL ID: 110P E 014
JOB NO: 202415556
DRAFTED BY: S.L. GLENN
DATE: 11/28/2023
SCALE: 1" = 30'

FINAL PLAT OF: ELI CORUM SUBDIVISION - LOT 4A-1 & 5A-1

SHOWING A SURVEY REQUESTED BY ELI CORUM
CITY BLOCK 9999, WARD 29, CIVIL DISTRICT 9, COUNTY OF KNOX, STATE OF TENNESSEE



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@truelinelands.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

2.074 acres

Tract Size

Part of Parcel (Y/N)?

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

- ☐ 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

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

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

\$500.00

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.

Josh Haun

9/23/2024

Applicant Signature

Please Print

Date

Phone / Email

Eli Corum

9/23/2024

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

Josh Haun

Project Manager

Applicant Name

Affiliation

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

11/14/2024

File Number(s)

Date Filed 09/23/2024

Meeting Date (if applicable)

~~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**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

2 ~~15~~
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 \$250.00 <
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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