



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WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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

Samiul Haque

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

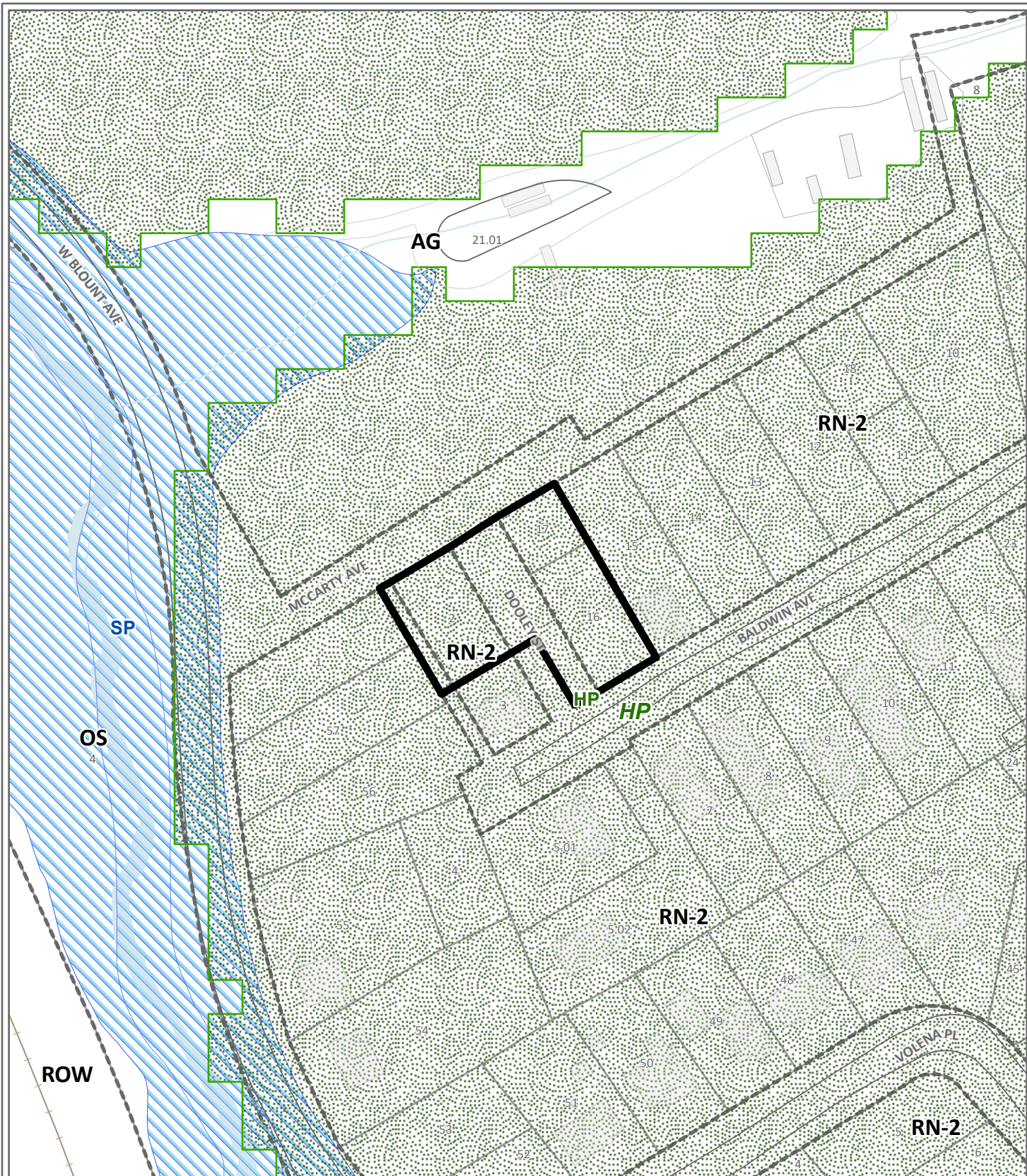
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



FINAL SUBDIVISION PLAT

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

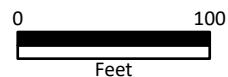
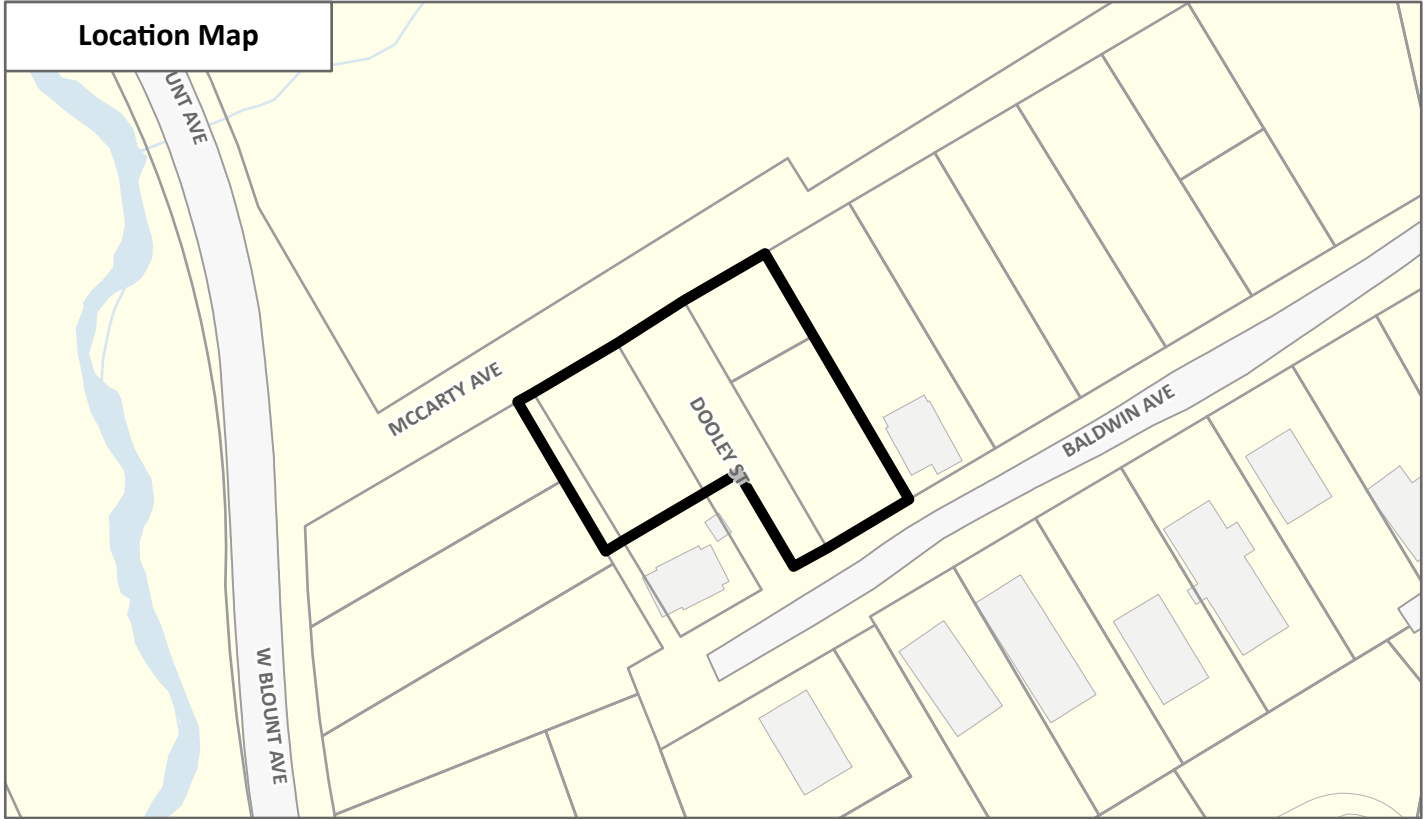


Exhibit A. Contextual Images

Location Map



Aerial Map

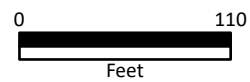


CONTEXTUAL MAPS 1

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____, before me personally appeared _____ 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____, before me personally appeared _____ 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

Date: _____

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.

Signed: _____ Date: _____

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:

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:

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 (CYCLES PER INCH) AND A 0.07' (95% CONFIDENCE) HORIZONTAL DATUM = NAD83(2011) EPOCH 2010.00 TENNESSEE (EPSG:32136)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE RECORDED DEEDS AND OTHER DOCUMENTS IN THE PUBLIC RECORDS 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



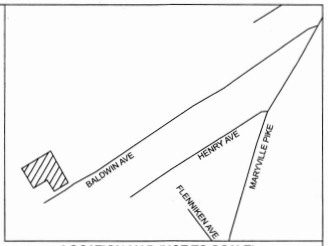
Zoning: Zoning Shown on Official Map: RR-2
Date: _____
By: _____

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 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.

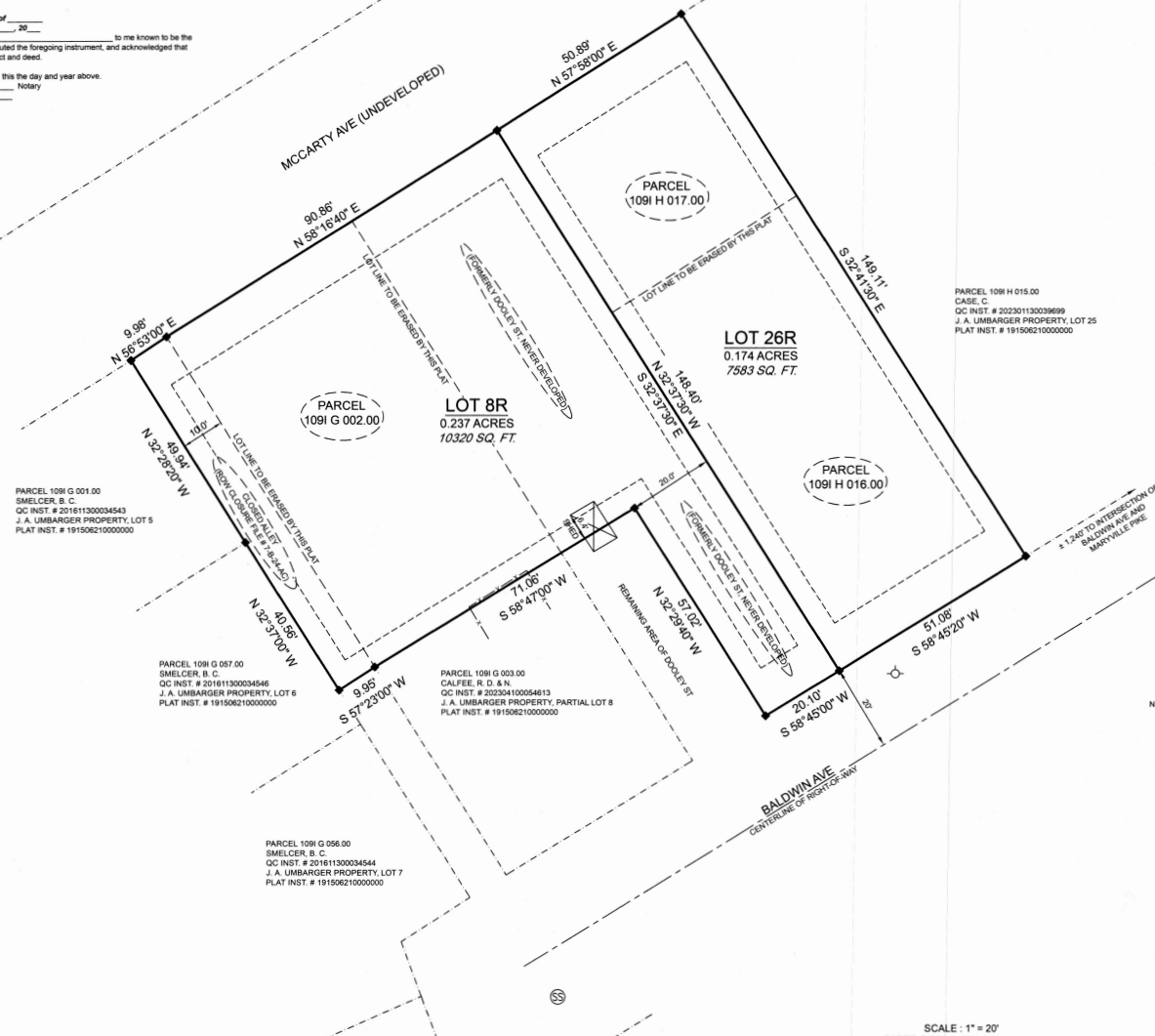
Signed: _____ Date: _____

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



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 2.38 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.



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, 25TH 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

PLANNING FILE #	JOB# 20240407	DRAWN: CAY	06/06/2024	REVIEWED BY: JPF	ALL RIGHTS RESERVED
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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	\$500.00
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

Final Plat for Resubdivision of Lots 8 & 26 of the J.A. Umbarger Property	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number _____ <input checked="" type="checkbox"/> Combine Parcels	Total Number of Lots Created 2
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	Bobby C. Smelcer Please Print	8/1/2024 Date
Phone / Email		
Property Owner Signature	Bobby C Smelcer Please Print	8/1/2024 Date