

**FINAL SUBDIVISION PLAT**

**4-SE-25-F**

**Petitioner:** Brenda Houser



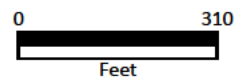
Final Plat For: Final Plat of the Property of The Billy P. Mosier Lots 1 & 2

**Map No:** 149

**Jurisdiction:** County

**Original Print Date:** 2/27/2025

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

- Plan Amendment
  - SP  PA
- Rezoning

Brenda Houser

Property Owner

Applicant Name

Affiliation

02/24/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

### 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

Terry E. Romans, PE, PLS

Romans Engineering

Name

Company

1923 Hopewell Road

Knoxville

TN

37920

Address

City

State

ZIP

865-679-5736

Phone

Email

### CURRENT PROPERTY INFO

Same

1323 Kimberlin Heights Road, Knoxville, TN 865-363-8721

Property Owner Name (if different)

Property Owner Address

149 072.02

Property Owner Phone

8546 Spangler Road  
8550 Spangler Road, Knoxville, TN 37920

149 072-04

Property Address

Parcel ID

Standard System

Well Water

Y

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.**

**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 of the Property of Billy P Mosier Lots 1 & 2**

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) Per Section 3.03.C, request for variance less than 1 acre.

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review  
  Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders  
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

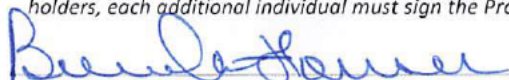
**ADDITIONAL REQUIREMENTS**

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

Fee 1		Total
0201	\$250	\$600
Fee 2		
0205	\$250	
Fee 3		
0207	\$100	

**AUTHORIZATION**

*By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.*

  
Applicant Signature

Brenda Houser/Owner  
Print Name / Affiliation

02/24/2025  
Date

865-363-8721

Email

Phone Number

  
Property Owner Signature

Brenda Houser  
Please Print

2/24/2025  
Date Paid



The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## HARDSHIP CONDITIONS TO BE MET:

- 1 **Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 **Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

*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.*



Brenda Houser

02/24/2025

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

### **1. VARIANCE REQUESTED:**

Section 3.03.C of the Subdivision Regulations requires a plat to identify "both the total area of the lot and the area excluding the access easement." Variance requested for less than 1 acre lot size as required.

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Property address: 8550 Spangler Road, Knoxville, TN 37920, Lot 1, Parcel 072.04, and property address 8546 Spangler Road, Knoxville, TN 37920, Lot 2, Parcel 072-02, as outlined in the survey are owned by two different individuals.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

Original lot size of 2 acres existed in 1975. The properties were split based on a Will, which have 2 separate parcels and property taxes.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The existing driveways accommodate both ownerships.

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

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments:









It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## **5. VARIANCE REQUESTED:**

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

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:
  
  
  
  
  
  
  
  
  
  
- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.
  
  
  
  
  
  
  
  
  
  
- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: