



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Subdivision and Planning Specialist
DATE: June 30, 2025
RE: Agenda #11, File #7-SD-25-D
Resubdivision of Juha A. Whitney L. Miettinen Property – Lot 2

Recommendation

Due to the need for additional plat revisions, and with the concurrence of the applicant, Planning staff is recommending postponement for 30 days until the August 14, 2025 Planning Commission meeting.



Request to Postpone • Table • Withdraw

JT Sudderth

06/26/2025

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

Date of Request

07/10/2025

Scheduled Meeting Date

File Number(s)

7-SD-25-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 August 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☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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.

Noah Hudson

Applicant Signature

Noah Hudson APM

Please Print

865-396-1715

Phone Number

Noah.Hudson@Truelinels.com

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

06/30/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

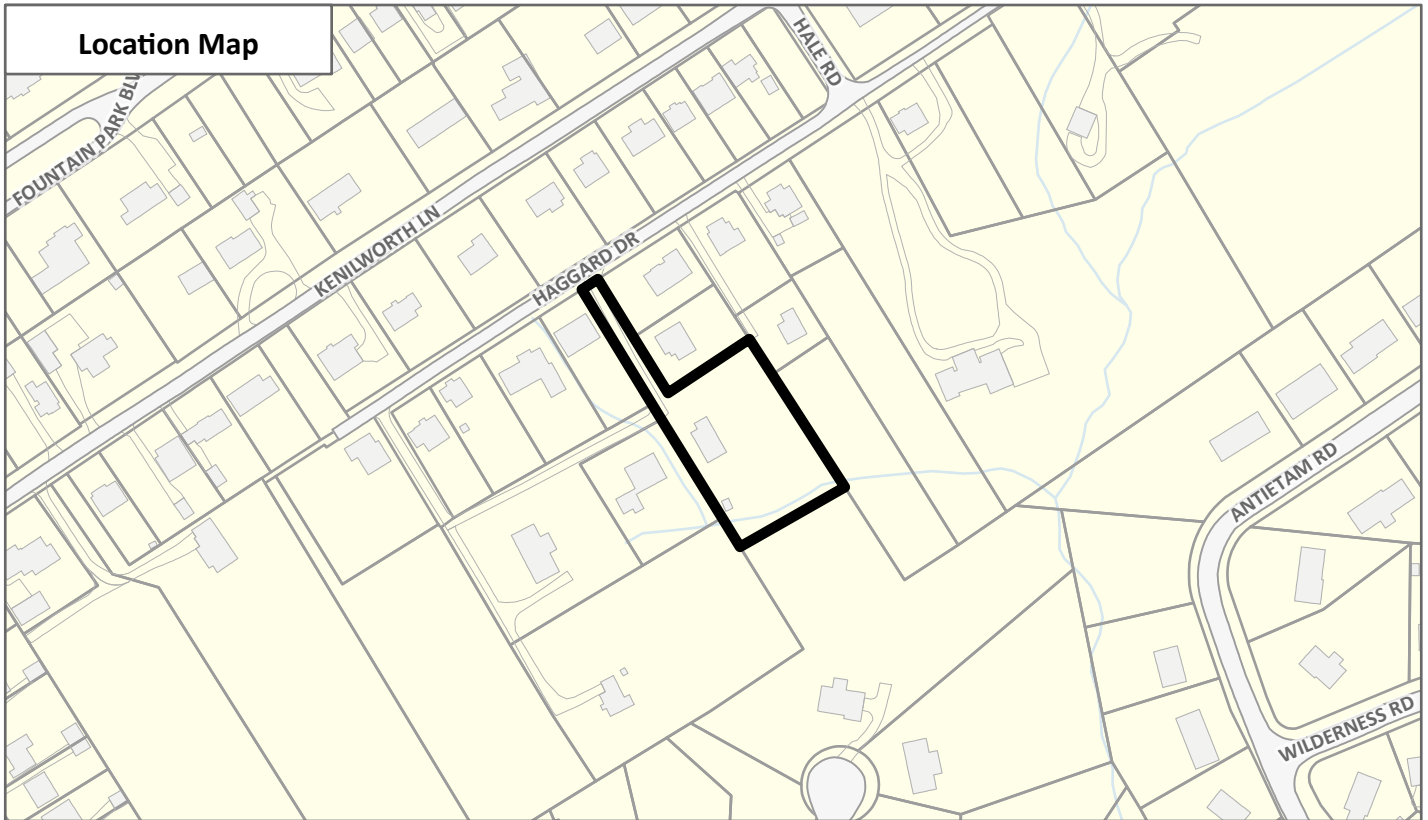
Payee Address

October 2022



Exhibit A. Contextual Images

Location Map



Aerial Map

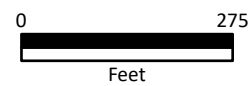


CONTEXTUAL MAPS 1

7-SD-25-F



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Diego Sanchez	Land Surveyor
Applicant Name	Affiliation
07/02/2024	File Number(s)
Date Filed	8-7-24 7-SD-25-F
N/A 7/10/2025	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

Diego Sanchez	TrueLine Land Surveying		
Name	Company		
P.O. Box 32242	Knoxville	TN	37930
Address	City	State	ZIP
865-387-2811			
Phone	Email		

CURRENT PROPERTY INFO

Accidental Ventures LLC	3146 Haggard Dr, Knoxville, TN, 37919	865-898-2160
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3146 Haggard Dr, Knoxville, TN, 37919	070J D 007.01	
Property Address	Parcel ID	
KUB	KUB	N
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

SE side of Haggard Dr, NE of North Park Blvd	35,806.32 sq ft		
General Location	Tract Size		
<input checked="" type="checkbox"/> City <input type="checkbox"/> County	4th	RN-1	SFR
District	Zoning District	Existing Land Use	
East City	LDR	N/A	
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation	

August 29, 2022

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

Resubdivision of Juha A. & Whitney L. Miettinen - Lot 2

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

2
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0201	\$250.00	
Fee 2		
0205	\$250.00	\$250.00
Fee 3		\$500.00

AUTHORIZATION

Diego Sanchez

Applicant Signature

Diego Sanchez

Please Print

07/02/2024

Date

865 387 2811

Phone Number

[REDACTED]

Email

Pd. 05/28/2025, SG (variance)

08/16/2024, SG

JT Sudderth

Property Owner Signature

JT Sudderth

Please Print

07/02/2024

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.