

SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 8-SB-25-F

AGENDA ITEM #: 9

AGENDA DATE: 8/14/2025

► **SUBDIVISION:** RESUBDIVISION OF PART OF LOT 2, LOT 3 AND LOT 4, ANDERSON ADDITION TO KNOXVILLE TENN

► **APPLICANT/DEVELOPER:** MARTIN FIGURA

OWNER(S): Central Knox Dev Partners, LLC Central Knox Dev Partners, LLC

TAX IDENTIFICATION: 81 M B 001, 034, 035

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 1120 N CENTRAL ST (1124, 1128 N CENTRAL ST)

► **LOCATION:** Southeast of intersection of N. Central St. & E. Anderson Ave.

SECTOR PLAN: Central City

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

FIRE DISTRICT: Knoxville Fire Department

► **APPROXIMATE ACREAGE:** 19207 square feet

► **NUMBER OF LOTS:** 1

► **ZONING:** C-G-2 (General Commercial)

SURVEYOR/ENGINEER: Martin Figura Figura Land Surveying

► **VARIANCES REQUIRED:** Allow the subdivision plat to be accepted without surveying the remainder of Lot 2 from the Anderson Addition City Map to the southeast.

STAFF RECOMMENDATION:

► **Approve the variance for the subdivision plat to be accepted without surveying the remainder of Lot 2 of the Anderson Addition City Map to the southeast based on the following evidence of hardship:**

1. The adjacent property to the southeast (Parcel 081MB033) is under separate ownership from the subject property of this plat. Lot 2 was subdivided by deed in 1987 and this plat proposes to create a lot of record for the subject property by combining Lots 3, 4, and part of Lot 2. To include the adjacent parcel on the plat, the property owner would have to survey property that does not belong to them.

2. Lot 2 was subdivided by deed in 1987 (Deed Book 1926, Page 432) but this division was never reflected on a recorded plat. Since Parcel 081MB033 is under separate ownership, the property owner would have to survey property that does not belong to them should the variance not be approved.

3. Granting the variance will not be detrimental to the public safety, health, welfare, or injurious to other properties in the neighborhood as the parcel, which includes Lots 3, 4 and part of Lot 2, already exists by deed.

Approve the resubdivision plat to create a single lot in the C-G-2 district.

COMMENTS:

BACKGROUND:

The lots being subdivided were platted in 1874 by the Anderson Addition City Map (B-4039-A – Anderson Add.

– 1874). This is a non-recorded map that serves an official map for the City of Knoxville's Ward Map. Lot 2 of the Anderson Addition City Map was subdivided by deed in 1987 (Deed Book 1926, Page 432), but the divided lot was never recorded on a plat. Parcels 081MB033 and 081MB034, which both include part of Lot 2, are now under different ownership.

The purpose of the final plat is to create a single lot of record by combining part of lot 2 and all of Lots 3 and 4 which meets the dimensional standards of the C-G-2 district. This requires approval by the Planning Commission since a variance is requested as part of the application.

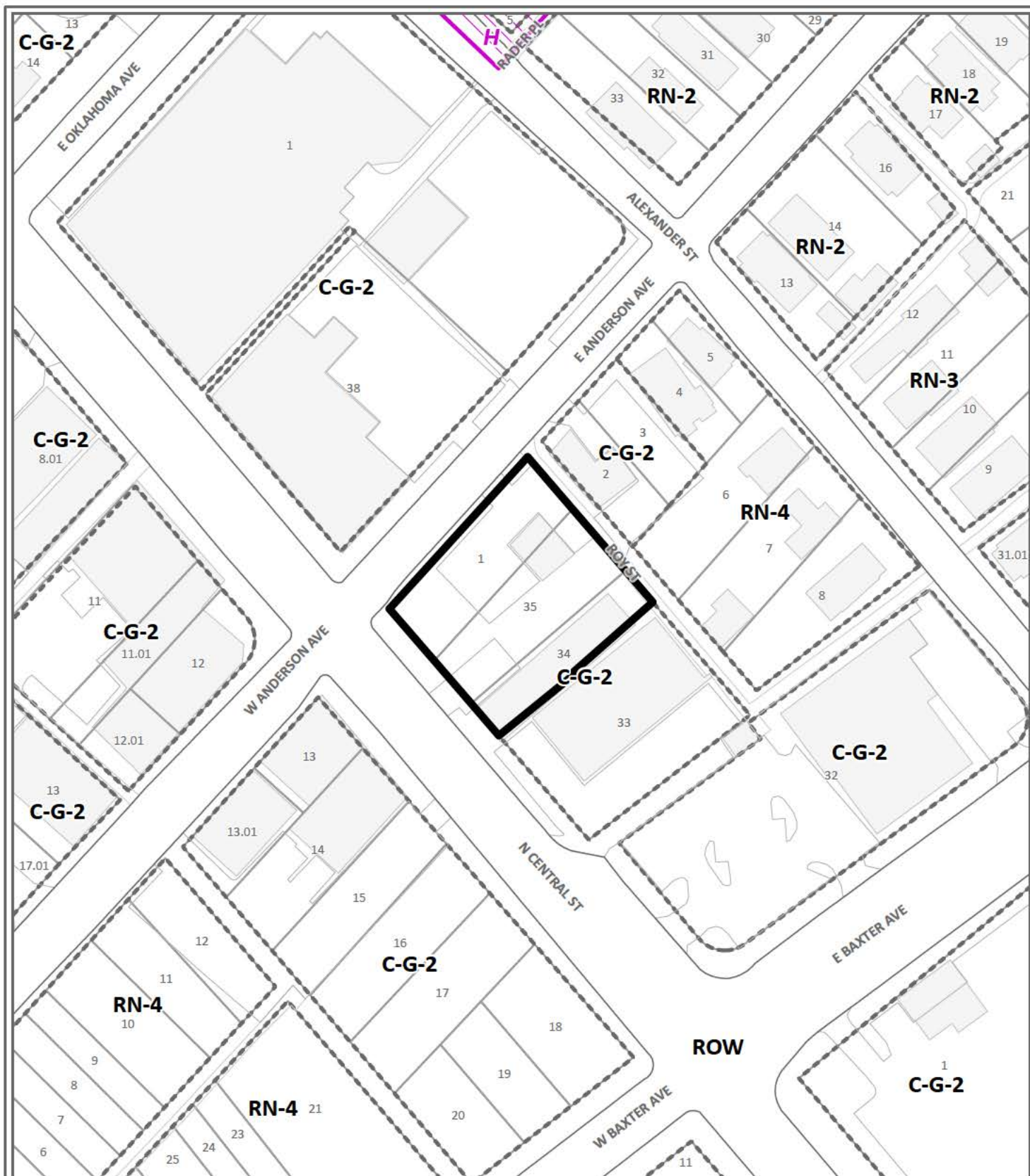
VARIANCE:

Section 2.13 of the Subdivision Regulations states when a tract of land or parcel is subdivided into two or more lots, all resulting lots shall be surveyed and included on the plat except in the following two cases:

- i. When the remaining portion of the property is five acres or greater in area [Section 2.13.A].
- ii. When the submitted plat includes a portion of a lot from a previously recorded plat and the balance of the lot is under separate ownership, and the lot was transferred by deed prior to adoption of the Knoxville-Knox County Minimum Subdivision Regulations (July 8, 1971) [Section 2.13.B].

In this case, the remainder of Lot 2 is much less than 5 acres and the deed of the subject parcel was recorded in 1987 after the adoption date of the Knoxville-Knox County Minimum Subdivision Regulations. Therefore, a variance is required to approve the plat without surveying the remaining portion of Lot 2.

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

8-SB-25-F

Petitioner: Martin Figura



Final Plat For: Resubdivision of Part of Lots 2, 3 and Lot 4, Anderson Addition to Knoxville Tenn

Original Print Date: 6/27/2025

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

Map No: 81

Jurisdiction: City

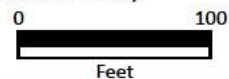
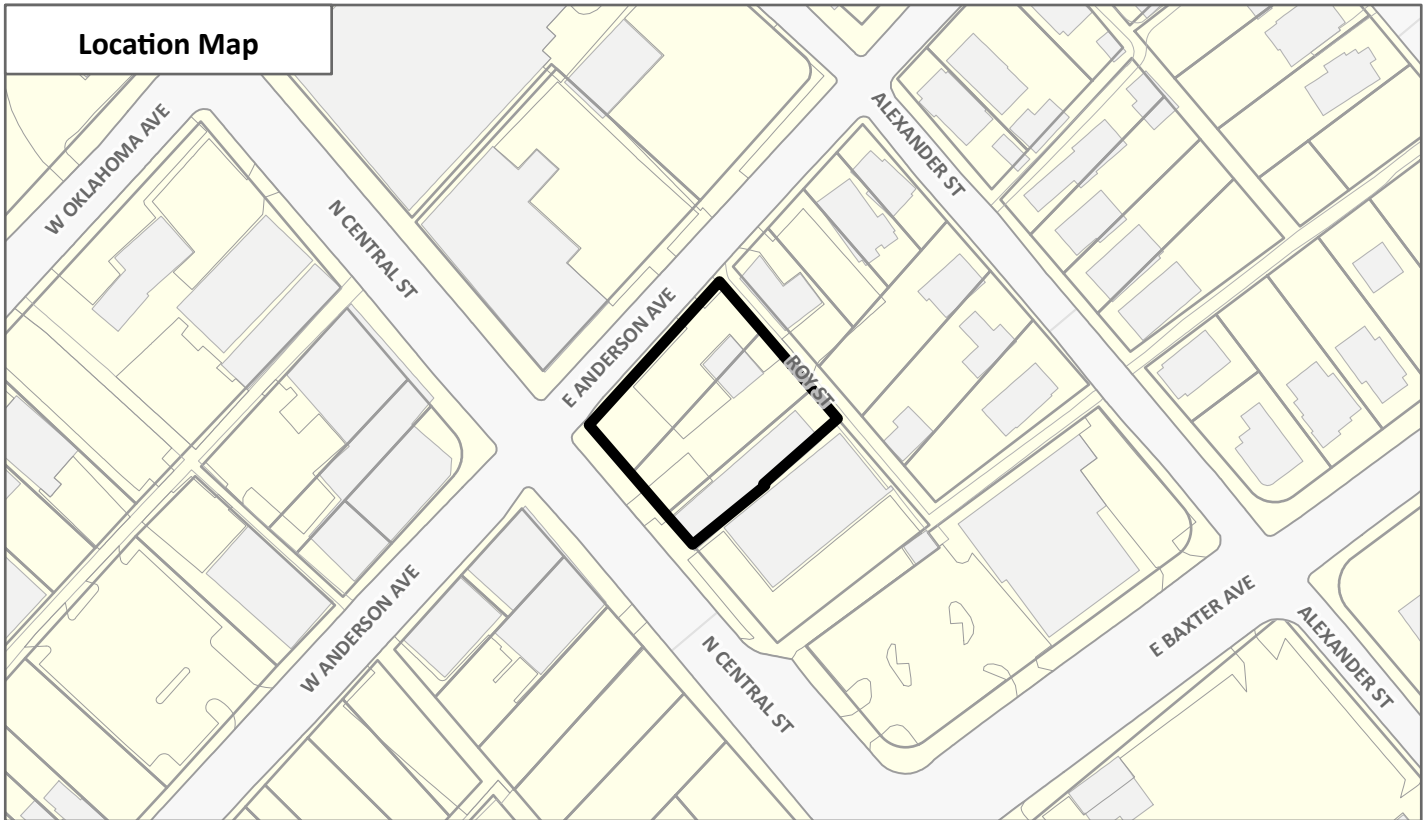


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-SB-25-F



Case boundary

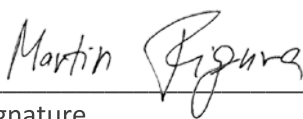


The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the 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.


SignatureMARTIN FIGURA
Printed Name06/23/25
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:

Allow the remainder of Lot 2, the adjacent property to the southeast to be left without the benefit of a survey.

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:

the adjacent property to the southeast was deeded in 1987 in its current configuration is under separate ownership.

- 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.

The lot was divided by deed in 1987, but this division was never reflected on a recorded plat. Through this plat submission, we aim to formally address the issue by delineating this deed-separated portion as a distinct lot.

- 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.

granting the variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which property is located because the parcels already exist by deed.

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:



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

MARTIN FIGURA

Applicant Name

Affiliation

06/23/2025

8/14/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

8-SB-25-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

MARTIN FIGURA

FIGURA LAND SURVEYING

Name

Company

4164 STONE POINT DR NE

ROCHESTER

MN

55906

Address

City

State

ZIP

(865) 765-7599

Phone

Email

CURRENT PROPERTY INFO

CENTRAL KNOX DEV PARTNERS, LLC

623 E MAIN ST, STE 101, CHATTANOOGA, TN (615) 414-0698

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1120, 1124 & 1128 N CENTRAL ST, KNOXVILLE, TN 37917

081MB001, 081MB034 & 081MB035

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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

TO COMBINE THREE (3) PARCELS INTO ONE LOT

Proposed Subdivision Name

1

Unit / Phase Number

☒ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify)

FINAL PLAT - RESUBDIVISION OF PART OF LOTS 2, 3 AND LOT 4, ANDERSON ADDITION TO KN

☐ Attachments / Additional Requirements

Related Rezoning File Number

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

0205

\$250.00

Fee 2

0201

\$250.00

Fee 3

Total

\$500.00

AUTHORIZATION

Martin Figura

Applicant Signature

MARTIN FIGURA

Please Print

06/23/2025

Date

865-765-7599

Phone Number

Email

Pd. 06/23/2025, SG

Property Owner Signature

Please Print

Date