



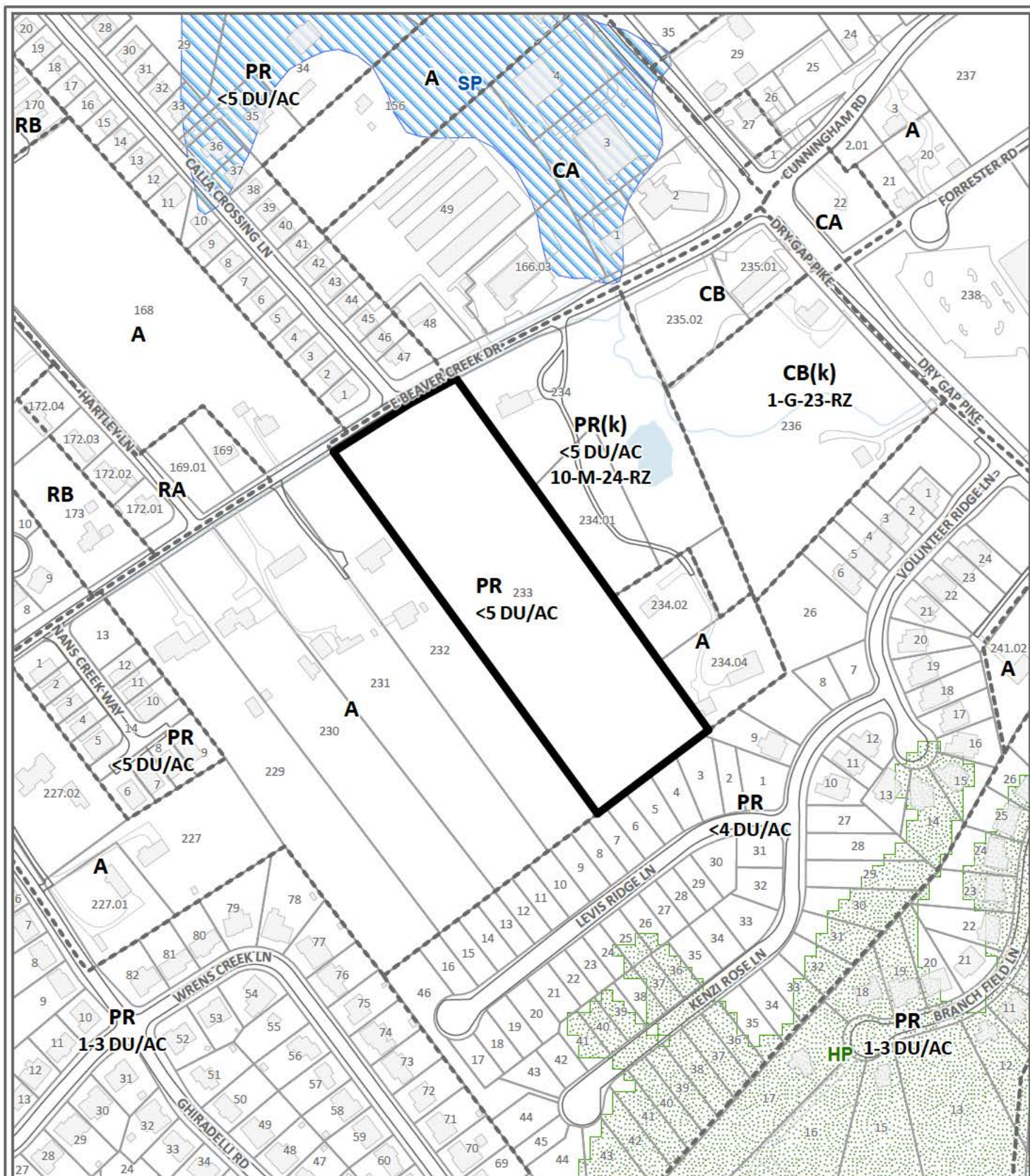
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: February 3, 2025
RE: Agenda #5, File # 2-SA-25-F
Final Plat of Rialto Subdivision

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 1/12/2023 as Planning Case File # 1-SE-23-C.

Associated Case and Decision

1-SE-23-C: Approved by the Planning Commission (1/12/2023)
1-D-23-DP: Approved by the Planning Commission (1/12/2023)



FINAL SUBDIVISION PLAT

2-SA-25-F

Petitioner: David Trantanella



Final Plat For: Final Plat for Rialto Subdivision

Original Print Date: 1/3/2025

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

Map No: 47

Jurisdiction: County

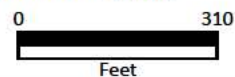
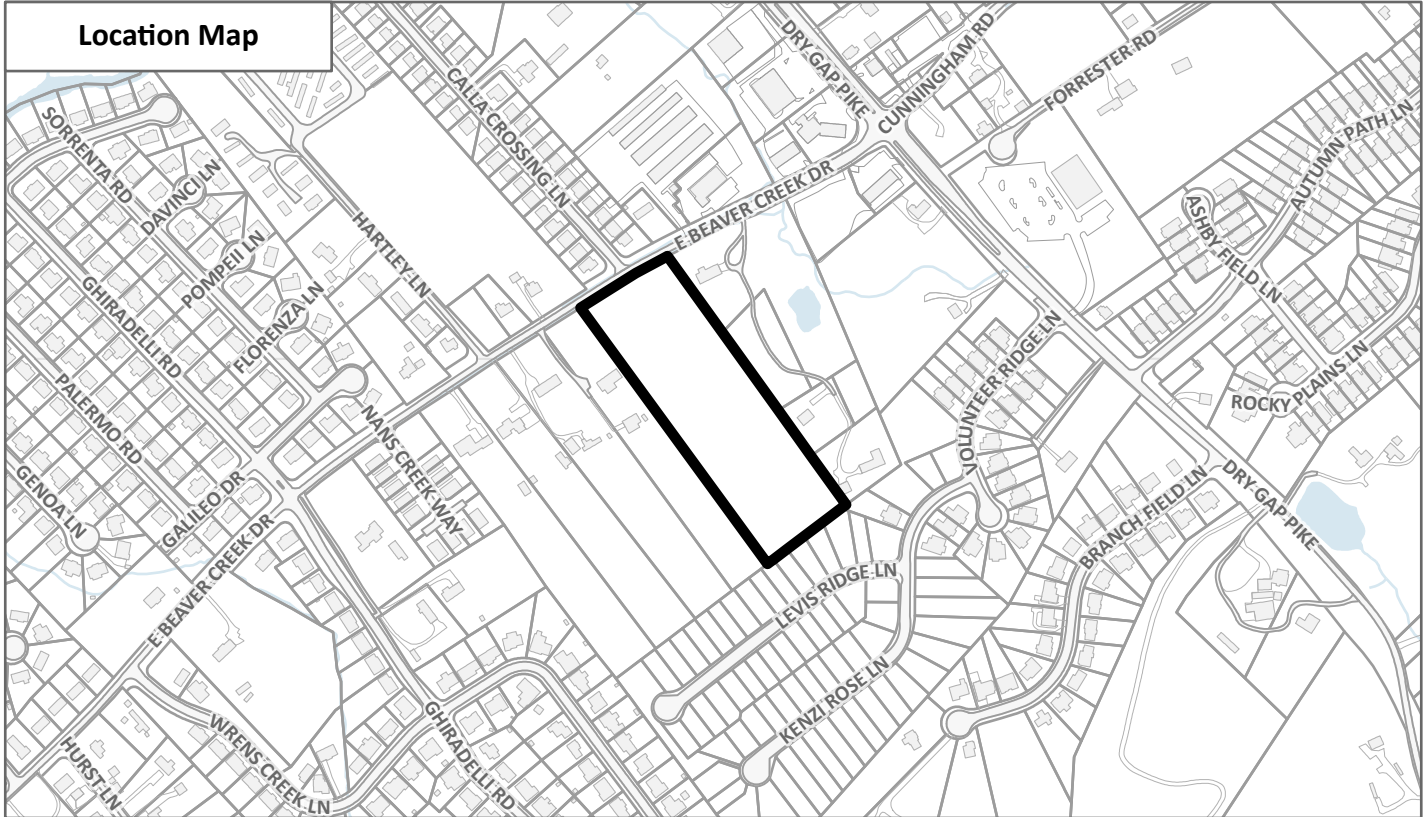


Exhibit A. Contextual Images

Location Map



Aerial Map

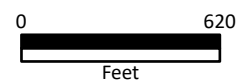


CONTEXTUAL MAPS 1

2-SA-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 ☐ PA
☐ Rezoning

DAVID TEANTANELLA
Applicant Name

Affiliation

12/03/2024
Date Filed

February 13, 2025
Meeting Date (if applicable)

File Number(s)

~~1-3-25-E~~
~~4-2-25-F~~

2-SA-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

DAVID Harbin
Name

Batson Himes Norvell +Poe
Company

4334 Papermill Dr
Address

Knoxville
City

TN
State

37909
ZIP

865-588-6472
Phone

Email

CURRENT PROPERTY INFO

Property Owner Name (if different)

8001 Conner RD #B
Knoxville, TN 37849
Property Owner Address

865-938-7200
Property Owner Phone

Property Address

BEAVER CREEK RD

Parcel ID

TAX MAP 47 Parcel 233

Sewer Provider

HPUD

Water Provider

HPUD

Septic (Y/N)

NO

County Plat/ PR

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 30 LOTS
Total Number of Lots Created

☐ Other (specify) _____☐ 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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
0208	
Fee 2	
0203	\$1,610.00
Fee 3	

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

Print Name / Affiliation

Date

865-588-4472
Phone Number

Email

Property Owner Signature

Please Print

Date Paid

12/04/2024, SG