



SUBDIVISION REPORT - FINAL PLAT

▶ FILE #: 2-SC-26-F

AGENDA ITEM #: 18

AGENDA DATE: 2/12/2026

▶ SUBDIVISION: FINAL PLAT OF RICK FAGAN SUBDIVISION

▶ APPLICANT/DEVELOPER: MICHAEL GREENE (TRUELIN LAND SURVEYING)

OWNER(S): Richard Fagan

TAX IDENTIFICATION: 24 06608

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3804 STRONG RD

▶ LOCATION: East side of Strong Rd, west of Hudson Rd

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston River and French Broad River

▶ APPROXIMATE ACREAGE: 4.153 acres

▶ NUMBER OF LOTS: 3

▶ ZONING: A (Agricultural)

SURVEYOR/ENGINEER: Michael Greene Trueline Land Surveying

▶ VARIANCES REQUIRED: Allow the remainder of the tract of land described in the deed for Parcel 024 06608 (Instrument# 20250811008228) to be left without the benefit of a survey .

STAFF RECOMMENDATION:

Approve the variance to allow the remainder of the tract of land described in the deed for Parcel 024 06608 (Instrument# 20250811008228) to be left without the benefit of a survey based on the following evidence of hardship:

1. The remainder of the tract of land described in the deed for Parcel 024 06608 (Instrument #20250811008228) is under separate ownership and was conveyed to two separate owners in 2004 (Instrument# 200410120030866; Parcel 024 06607) & 2014 (Instrument# 201411070025829; Parcel 033 103). To include these adjacent parcels on the plat, the property owner would have to survey two different properties that do not belong to them.
2. These portions of the original tract were deeded to separate owners without plats to record the divisions. Since Parcel IDs 024 06607 & 033 103 are each under separate ownership, the property owner would have to survey two different properties that do 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 Agricultural zoning allows two single-family homes to be constructed by right on the existing parcel and subdividing as shown on the plat would only add one additional single-family home.

▶ Approve the final plat to create 3 lots in the A zone.

COMMENTS:

BACKGROUND:

The owner of Parcel ID 024 06608 is seeking to divide their parcel into three lots. The description for the property in its deed (Instrument #20250811008228) describes a much larger tract than the current parcel boundary encompasses and mentions that portions of the property previously conveyed in Instruments 200410120030866 & 201411070025829 are excepted. No new plats were recorded to make these legal subdivisions for these new properties. These conveyances are now known as Parcel IDs 024 06607 & 033 103 respectively and are each under separate ownership than the subject property.

The last revision of the final plat was received after the corrections deadline as the surveyor needed to correct a counterclockwise line bearing discovered during closure. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

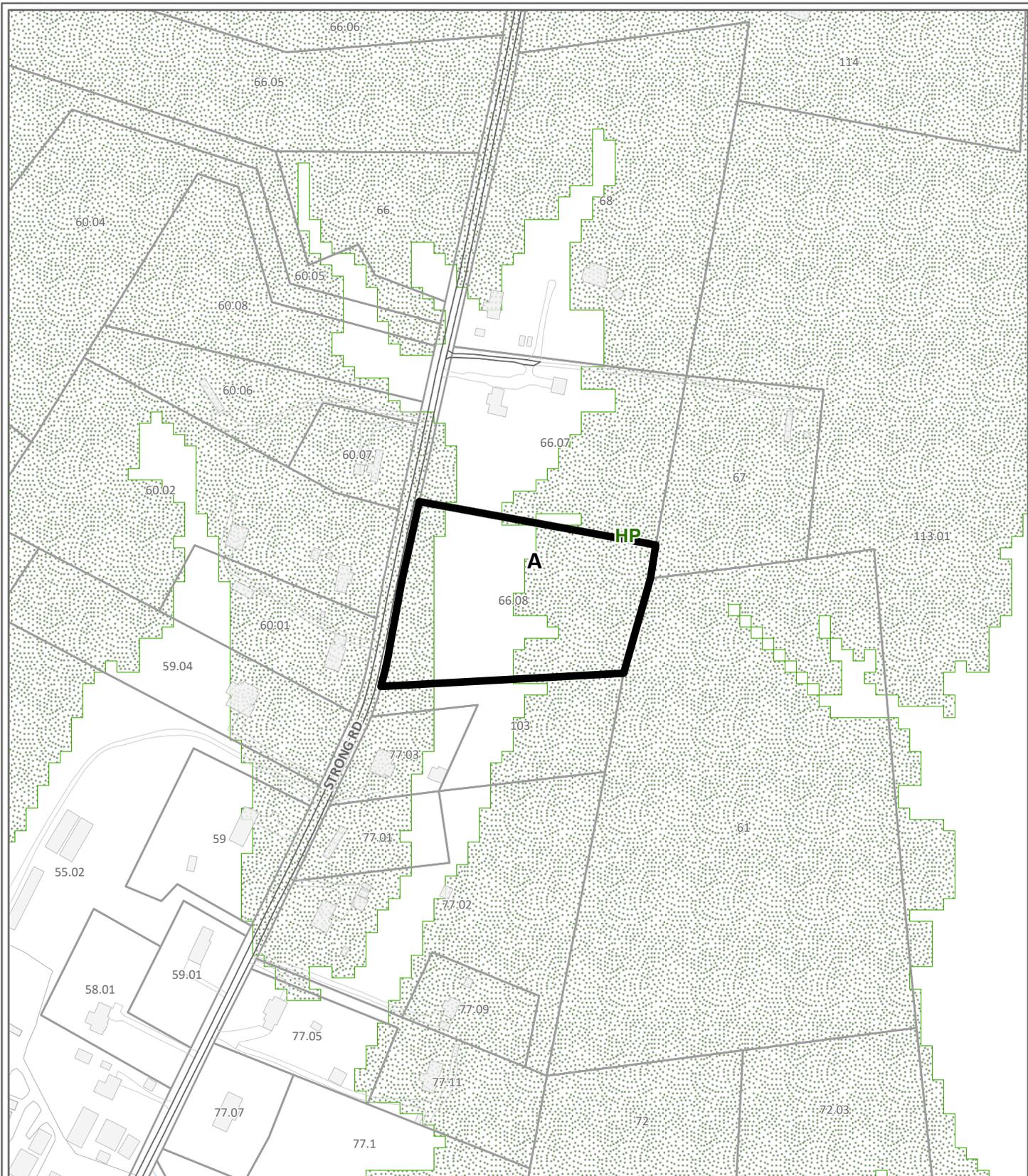
VARIANCE:

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 subject property is less than 5 acres and the conveyances from the original tract described in Instrument# 20250811008228 are also less than 5 acres. These conveyances occurred in 2004 & 2014 after the adoption date of the Knoxville-Knox County Minimum Subdivision Regulations. Therefore, a variance is required to approve the plat without surveying the remainder the tract of land described in Instrument# 20250811008228.

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

2-SC-26-F

Petitioner: Michael Greene



Final Plat For: Final Plat of Rick Fagan Subdivision

Original Print Date: 1/6/2026

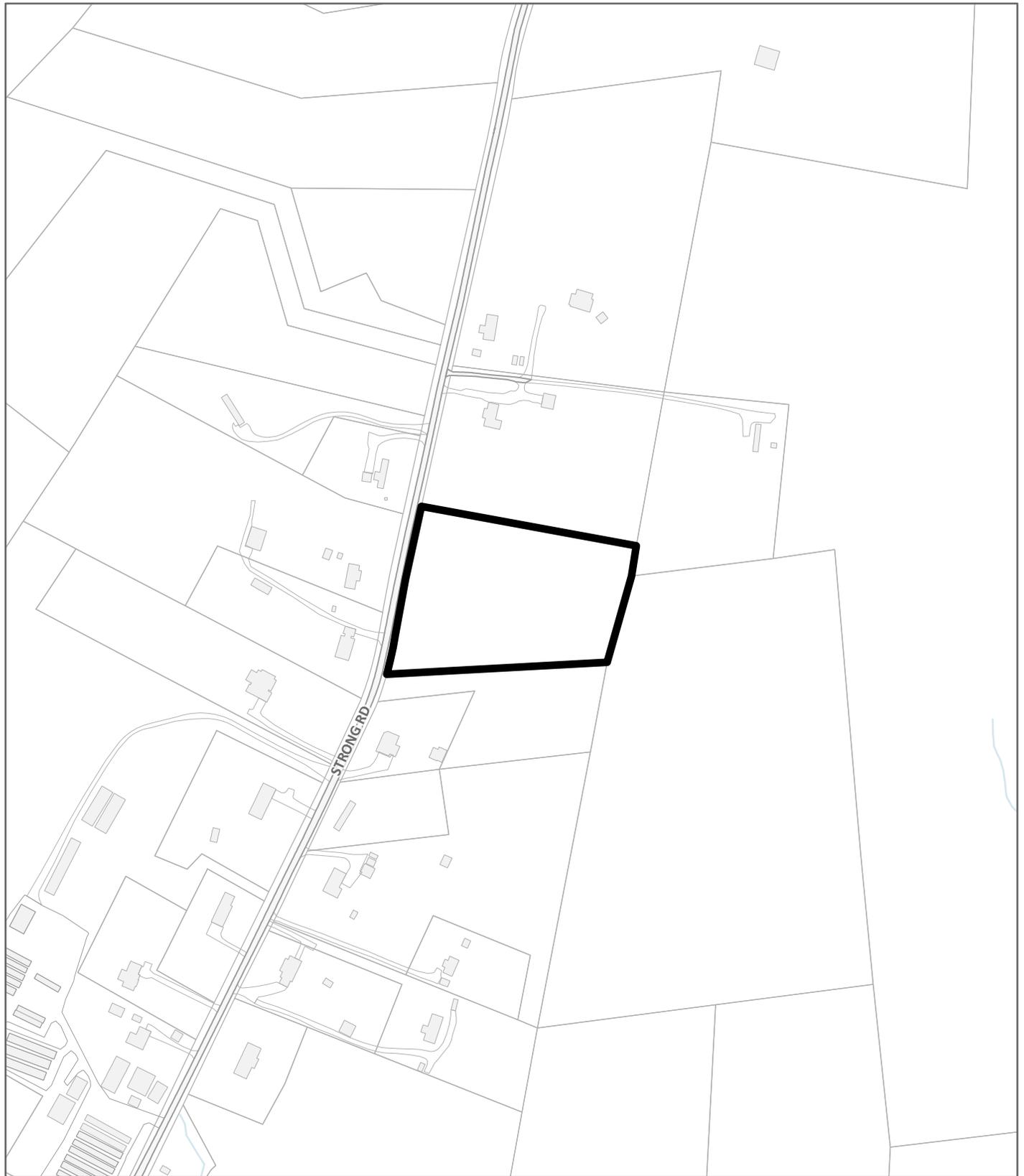
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 24

Jurisdiction: County



Exhibit A. Contextual Images



LOCATION MAP

2-SC-26-F



Case boundary

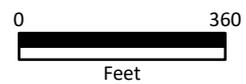


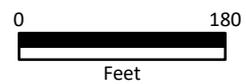
Exhibit A. Contextual Images



AERIAL MAP



Case boundary

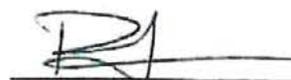


The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the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



Rick Fagan

12-19-25

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: Allow remainder of the tract described in deed instrument # 20250811000822B 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:

Remainder of the tract under separate ownership which was deeded to separate owners in 2004 & 2014.

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.

Portions of the tract described in deed inst. # 20250811000822B that were deeded to separate owners in 2004 & 2014 were done without new plats.

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.

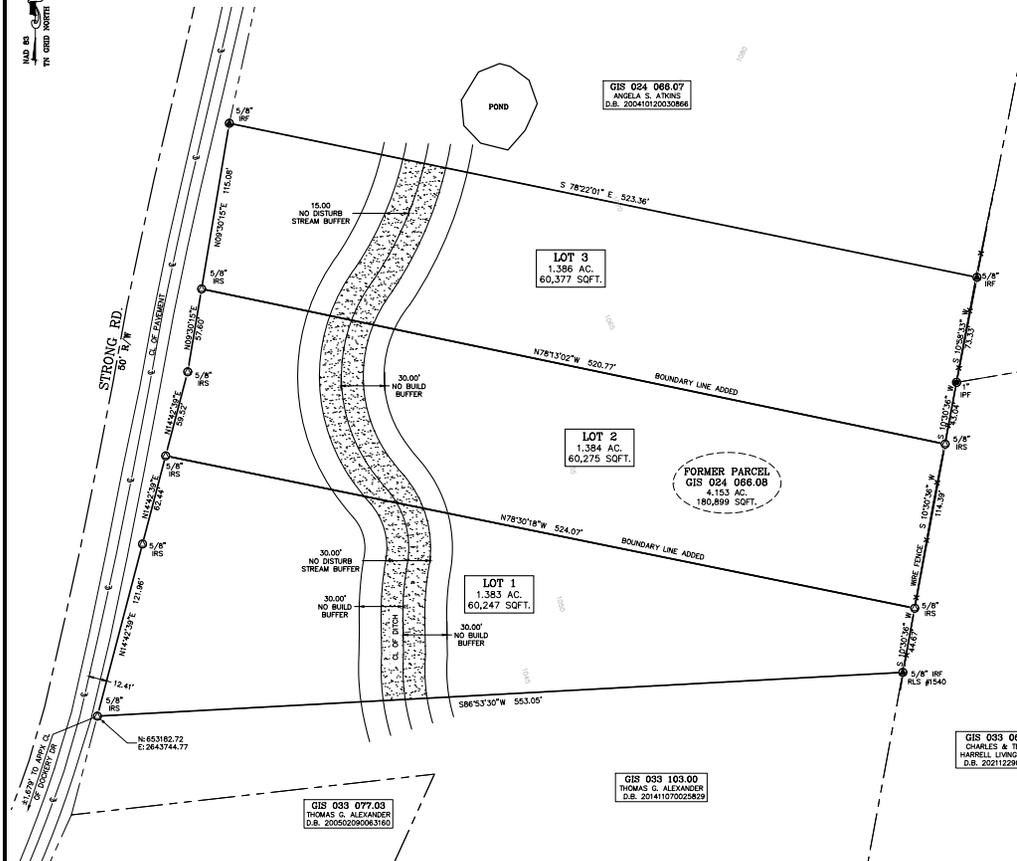
Agricultural zoning would allow 2 single family homes to be constructed by right on the existing parcel and subdividing as shown would only add one additional single family home.

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:

Approve SE



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 (we, 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:
RICHARD FAGAN HBB LLC

Signature(s): _____

Date: _____

CERTIFICATION OF APPROVAL OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and this is to notify that all lots are subject to Sections 68-13-101 through 68-13-413 of the Tennessee Code, Annotated, and the regulations promulgated therein.

Knox County Health Department
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: _____
Signature(s): _____
Date: _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RESIDENTIAL LOTS

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing zoning ordinances of the City of Knoxville and the regulations of the Knoxville-Knox County Planning Commission, on this 12th day of February, 2026, and that the record plat has been 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: _____

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, and these regulations.

Signed: _____
Date: _____

ZONING

Zoning Shown on Official Map: _____
Date: _____
By: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS SET

I hereby certify that as 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 witnesses and others 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
TN #2253
Tennessee License No. _____
Date: _____

CERTIFICATION OF THE ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
Tennessee License TN #2253
Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MINOR SUBDIVISIONS

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 and 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: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approve this plat on _____ this _____ day of _____, 20____.

Engineering Director

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than _____ as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

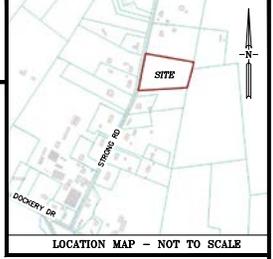
Registered Land Surveyor
TN #2253
Tennessee License No. _____
Date: _____

PURPOSE STATEMENT

THIS PLAT SERVES TO SUBDIVIDE EXISTING TAX MAP 024 PARCEL 066.08 (4.153 ACRES, MORE OR LESS) INTO LOT 1, LOT 2, AND LOT 3. LOT 1 CONTAINS 1.383 ACRES, MORE OR LESS. LOT 2 CONTAINS 1.384 ACRES, MORE OR LESS. LOT 3 CONTAINS 1.386 ACRES, MORE OR LESS.

THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PUBLICLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES.

OWNER INFORMATION:
GIS 024 066.08
HBB LLC
1712 BOKER STAFF BLVD.
KNOXVILLE, TN 37922
PHONE: 865.382.6376



TAXES AND ASSESSMENTS
This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk _____
Registered Land Surveyor _____
Date: _____
Knox County Trustee _____
Date: _____

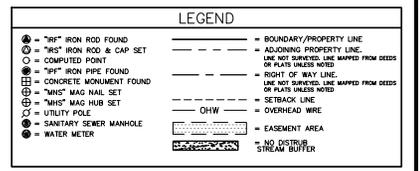
SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PRODUCED USING GPS REAL TIME KINEMATIC (RTK) POSITIONAL DATA OBTAINED ON SEPTEMBER 8, 2025, UTILIZING A TRIMBLE R12-DUAL FREQUENCY RECEIVER. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED 0.07 FEET HORIZONTALLY.
- FIXED CONTROL STATIONS ARE LISTED AS FOLLOWS:
A VRS NETWORK OF MULTIPLE TENNESSEE DEPARTMENT OF TRANSPORTATION CORS STATIONS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN DATUM 1983 (NAD 83), CORRS W6, EPOCH 2022.2. TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, TENNESSEE GEODETIC REFERENCE NETWORK (TGRN) AND ARE FURTHER REFERENCED TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE SYSTEM (VRS).
- ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) SEGD 18.
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES MEASURED IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS _____.
- ALL ABOVE GROUND IMPROVEMENTS AND UTILITIES WITHIN 5 FEET OF ALL PROPERTY LINES HAVE BEEN LOCATED AND ARE SHOWN HEREON. THERE HAS BEEN NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES OR IMPROVEMENTS. UNDERGROUND UTILITIES SHOWN WERE FROM ACTUAL FIELD EVIDENCE. OTHER UTILITIES EXIST AND NOT BE SHOWN OR ONLY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE.
- THE SURVEY SHOWN HEREON WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR TITLE SEARCH. ALL PROPERTY OR DEED INFORMATION WAS PROVIDED BY THE CLIENT.
- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS SURVEYOR, SURVEYS BY OTHER SURVEYORS, AND INFORMATION FURNISHED BY THE CLIENT. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THIS SURVEYOR.
- THE SURVEY SHOWN HEREON MAY BE SUBJECT TO DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, REGULATIONS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF THE SURVEY.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, PER THE FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 4709320180F, EFFECTIVE DATE MAY 02, 2007.
- THE SUBJECT PROPERTY IS LOCATED IN ZONING "A", THE CURRENT BUILDING INSTRUMENT IS PER KNOX COUNTY ZONING OFFICE.
- A WARRANTY TO ALLOW THE SEPARANCE OF THE TRACT DESCRIBED IN DEED SETBACK # 20250811008228 TO BE LEFT WITHOUT THE BENEFIT OF A SURVEY WAS APPROVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON FEBRUARY 12, 2026.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS IS A CATEGORY IV RTK GPS SURVEY WHICH MEETS ALL THE TECHNICAL REQUIREMENTS SET FORTH BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.
I FURTHER CERTIFY THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH ALL CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, THAT THIS DRAWING ACCURATELY EXPRESS THE SURVEY, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

12/03/2025
DATE OF SIGNATURE
MICHAEL S. GREENE TN #2253



TRUeline
LAND SURVEYING
(865) 627-2328
1700 N. KNOX ROAD
KNOXVILLE, TN 37920
WWW.TRUELINESS.COM

REFERENCES: DEED INST. 20250811008228
GIS 033 103.00 - DEED INST. 201410170025829
GIS 024 066.07 - DEED INST. 200410120030864

PARCEL ID: 024 066.08

JOB NO: 202518458

DRAWN BY: K. BLAKE

DATE: 09/05/2025

SCALE: 1" = 40'

FINAL PLAT OF:
RICK FAGAN SUBDIVISION
SHOWING A SURVEY REQUESTED BY RICHARD FAGAN
CIVIL DISTRICT #68, COUNTY OF KNOX, STATE OF TENNESSEE

REVISIONS:

#	DATE	BY
1	11/14/2025	MSB
2	12/03/2025	MSB

SHEET 1 OF 1