



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 1-SB-26-C

AGENDA ITEM #: 27

AGENDA DATE: 1/8/2026

► **SUBDIVISION:** RAUHUFF SUBDIVISION

► **APPLICANT/DEVELOPER:** GINA RAUHUFF

OWNER(S): Kathleen, Gina, and Sam Jr Rauhuff

TAX IDENTIFICATION: 137 09807, 09809-09812

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 TIPTON STATION RD

► **LOCATION:** Northeast corner of the intersection of Tipton Station Rd and W Marine Rd, north side of Tipton Station Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

► **APPROXIMATE ACREAGE:** 8.678 acres

► **ZONING:** A (Agricultural)

PLACE TYPE: RC (Rural Conservation), SP (Stream Protection), HP (Hillside Ridgetop Protection)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Single family lots

SURROUNDING LAND USE AND ZONING:
North: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural)
South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
East: Rural residential - A (Agricultural)
West: Rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 8

SURVEYOR/ENGINEER: Glenn F. Biggs, Jr.

ACCESSIBILITY: Access is via Tipton Station Road, a major collector with 19-20 ft of pavement width within a right-of-way width that varies from 40-61 ft.

► **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 6 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Must have at least one driveway per two lots with turnarounds, and no more than 4 driveways for all 8 lots, to be shown on the plat.
3. Verifying the maximum impervious surface area does not exceed 12% for the development during the platting process.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

COMMENTS:

This is a request for an 8-lot subdivision in the Agricultural zone that will be accessed off Tipton Station Road at West Marine Road. The 8 lots on Tipton Station Road will consolidate their access to a minimum of 4 shared driveways with turnarounds.

Stock Creek runs along the rear of the property, much of which is within the FEMA floodway. Each lot has building area outside of the "No Fill" line, which is halfway between the edge of the FEMA floodway and the 100-year floodplain. The finished floor elevation of the houses must be 1 ft above the 500-year floodplain elevation.

The total impervious area has not been provided. The maximum impervious area allowed before detention or water quality mitigation must be provided is 12%. The applicant has stated they intend to stay below the 12% threshold. Impervious area calculations will be required during the platting process per approval condition #3.

ESTIMATED TRAFFIC IMPACT: 99 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

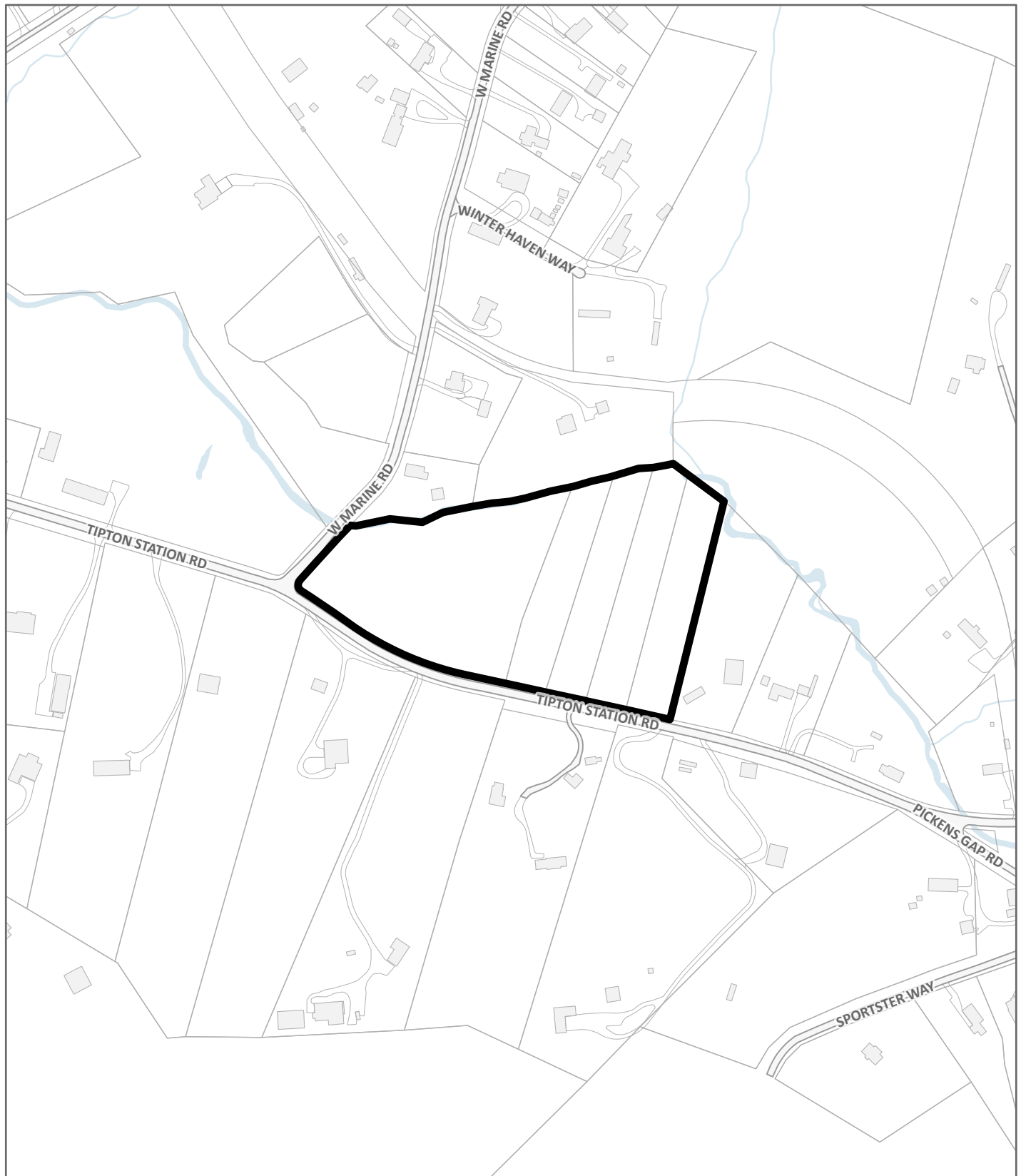
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

Exhibit A. Contextual Images



LOCATION MAP

1-SB-26-C



Case boundary

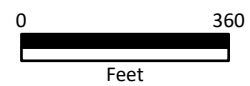


Exhibit A. Contextual Images



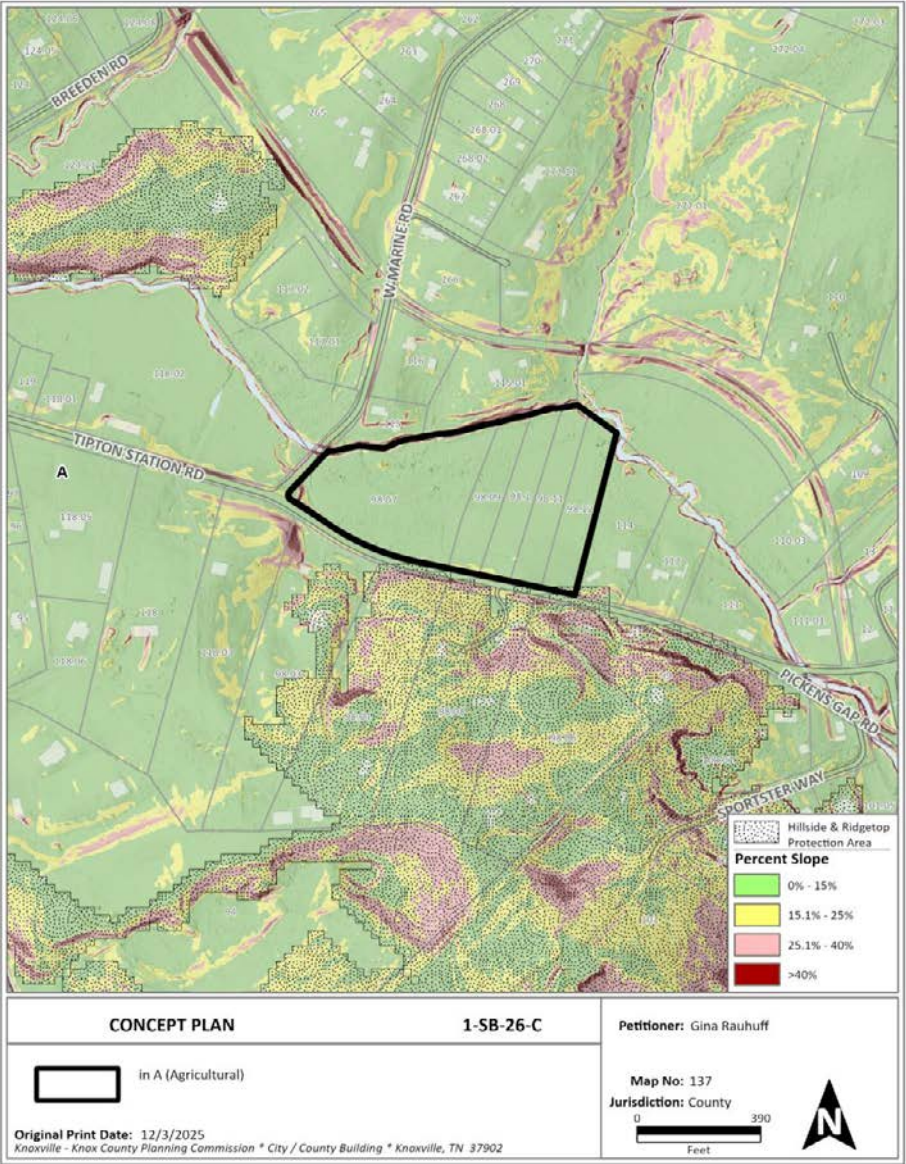
AERIAL MAP

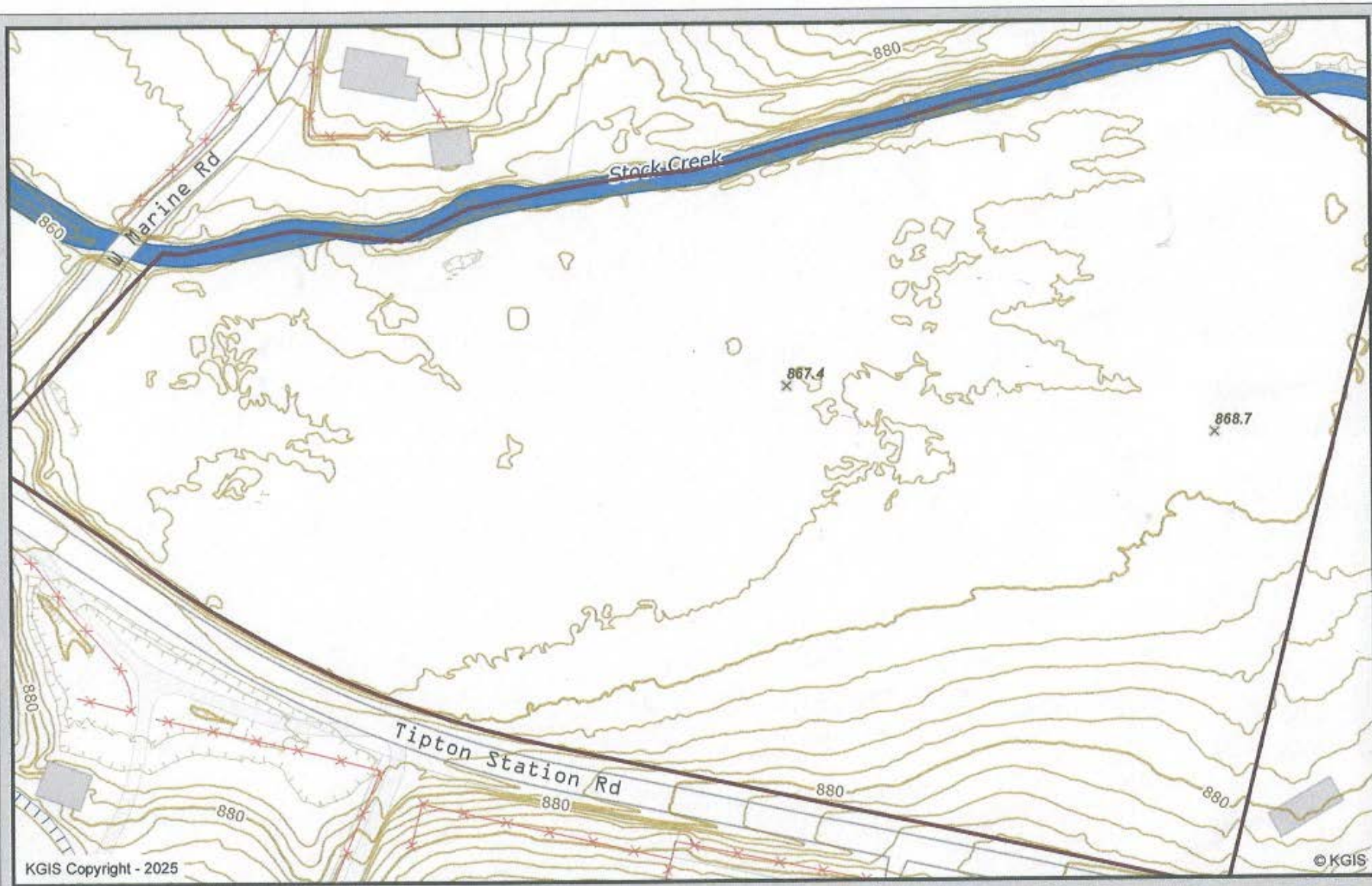


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.28		
Non-Hillside	9.25	N/A	
0-15% Slope	0.01	100%	0.01
15-25% Slope	0.01	50%	0.00
25-40% Slope	0.01	20%	0.00
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.03	Recommended disturbance budget within HP Area (acres)	0.02
		Percent of HP Area	67.7%





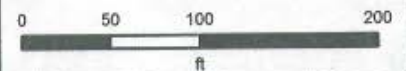
Tipton Station Road

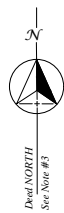
Knoxville - Knox County - KUB Geographic Information System

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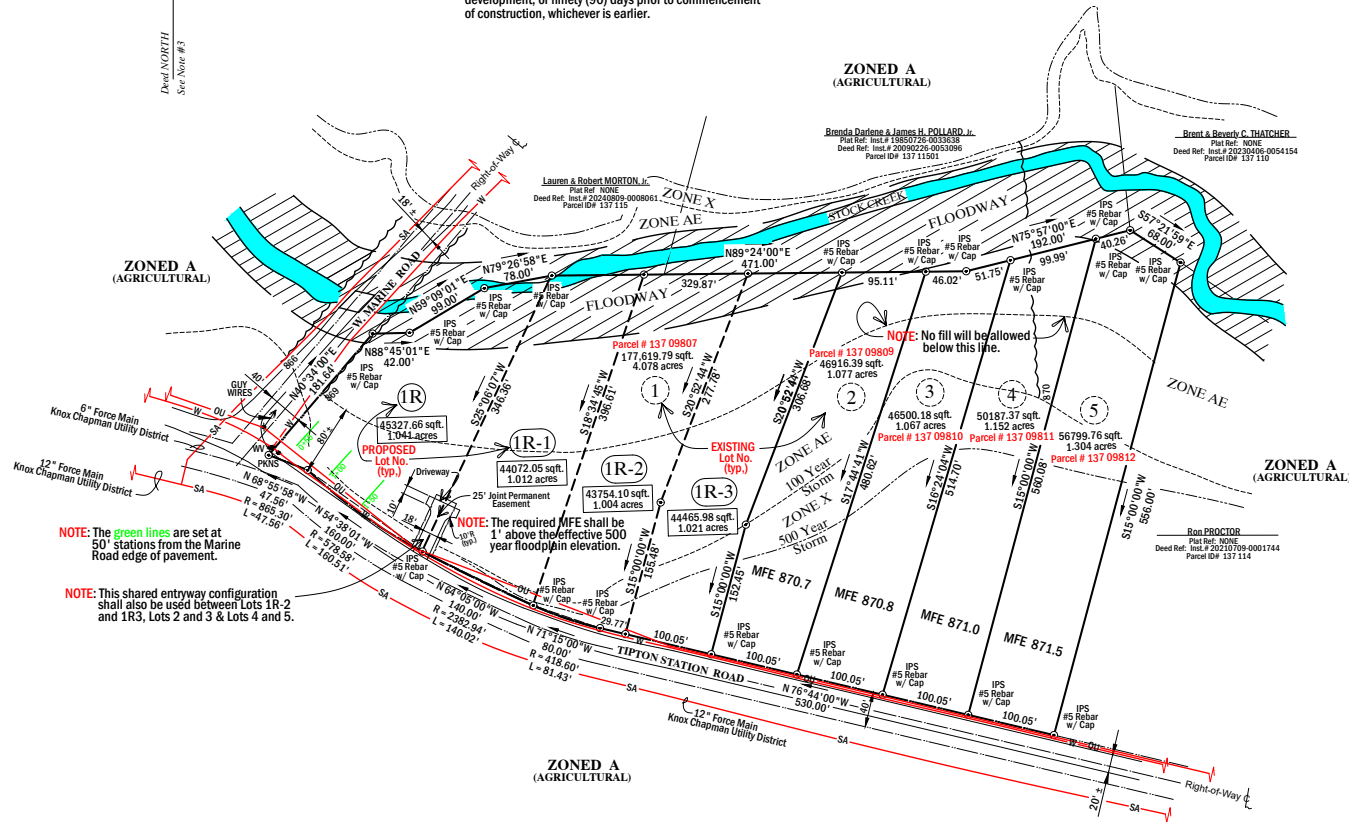


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NOTE: This Concept Plan lies within 660 feet of a natural gas transmission pipeline. The developer is responsible for notifying the operator of the natural gas transmission pipeline of the planned development no later than ten (10) days from the date of application for approval of the development, or ninety (90) days prior to commencement of construction, whichever is earlier.



NOTE: The green lines are set at 50' stations from the Marine Road edge of pavement.

NOTE: This shared entryway configuration shall also be used between Lots 1R-2 and 1R-3, Lots 2 and 3 & Lots 4 and 5.

NOTE: The required MFE shall be 1' above the effective 500 year floodplain elevation.

NOTE: No fill will be allowed below this line.

CONCEPT PLAN

Scale: 1" = 100'

TOTAL TRACT
CONTAINS
378.02349 sqft.
8.678 acres

Utility Providers:

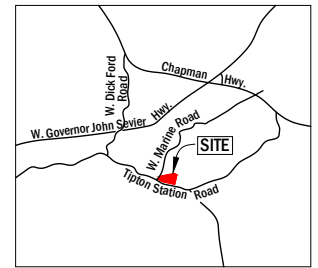
ELECTRICITY Knoxville Utilities Board
WATER Knox Chapman Utility District
SEWER Knox Chapman Utility District
CABLE Knoxville Utilities Board & Comcast
TELEPHONE AT&T

Symbols & Abbreviations:

⊙ Utility Pole
⊙ Property Corner
⊙ Iron Pin Found
⊙ Iron Pin Set
⊙ Parker Kalon Nail Set
⊙ Right-of-Way Line
⊙ Centerline
⊙ Warranty Deed Book
⊙ Page
⊙ Instrument Number
⊙ Utility Pole
⊙ Utility Service Pole
⊙ Centerline
⊙ Minimum Floor Elevation
⊙ Water Valves
⊙ Water Line
⊙ Sanitary Sewer Line
⊙ Overhead Utilities

General Notes:

- Iron pins are located at all property corners, unless noted otherwise.
- There is a ten (10) foot wide utility and drainage easement inside all exterior property lines, adjoining streets and private rights-of-way (including Joint Permanent Easements). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.
- The North Arrow was referenced to a survey prepared by Bender & Lemay Consulting Engineers, Knoxville, TN, Dated: July 20, 1981 (Drawing No. L-1154).
- One 8.678 acres (378,023.49 sqft.) Lot into 8 Lots.
- This property is Zoned A (Agricultural).
- The purpose of this plat is to divide Lot 1 into 4 lots.
- This is a Category 1 Survey and the accuracy of the un-adjusted field closure is 1" in 10,000' or greater.



Location Map

Not to Scale

CERTIFICATION of the ACCURACY of SURVEY

Survey accuracy shall meet the requirements of the current edition of the Rules of the 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 the Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Shawn L. Biggs 8/15/2025
DATE: _____

Registered Land Surveyor
Tennessee Registration No. 712

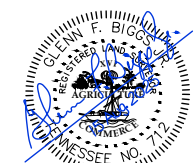
CERTIFICATION of FINAL PLAT

All Indicated Markers, Monuments and Benchmarks Set

I HEREBY CERTIFY that I am 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 variances and waivers 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 15th day of August, 2025.

Shawn L. Biggs 8/15/2025
DATE: _____

Registered Land Surveyor
Tennessee Certificate No. 712



Revised: 12/30/2025

File Number: 1-SB-26-C

Concept Plan of RAUHUFF SUBDIVISION

OWNERS:

Kathleen RAUHUFF, Sam RAUHUFF, Jr. & wife
Gina RAUHUFF
1318 Rhea Road
Knox, TN. 37920
(865) 254-1986

PROPERTY DATA:

9th. Civil District - Knox County, Tennessee
TAX Map #s 137-09807, 137-09809, 137-09810, 137-09811
& 137-09812
DEED REF: Inst. # 20250905-0014146
PLAT REF: Inst. # 20251029-0024732

SURVEYOR:

Glenn F. Biggs, Jr.
REGISTERED LAND SURVEYOR
2855 Gibbs Drive
Knoxville, Tennessee 37918
OFF: (865) 688-1843 eMAIL: dtcgfb@comcast.net

Date: 21 November 2025 Project No.: 250815
Surv. By: GFB Dwg. By: GFB Rev: 12/19/25 Planning Comments



Public Notice and Community Engagement

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). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

12/26/2025

01/09/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting


Applicant Signature

Sam RAUHUFF, Jr.

Applicant Name

11/21/25
Date