



SUBDIVISION REPORT - FINAL PLAT

► **FILE #:** 9-SB-26-F

AGENDA ITEM #: 18

AGENDA DATE: 9/10/2026

► **SUBDIVISION:** FINAL PLAT OF PROPERTY OF REID RHYNE & HOLLY RHYNE

► **APPLICANT/DEVELOPER:** DAVID HURST

OWNER(S): Reid Rhyme & Holly Rhyme

TAX IDENTIFICATION: 41 01303

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8049 BEECHTOP WAY

► **LOCATION:** Northwest of Beechtop Way, northeast of Shipe Rd.

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Strong Creek, Roseberry Creek

► **APPROXIMATE ACREAGE:** 3.01 acres

► **NUMBER OF LOTS:** 3

► **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: David Hurst Robert G. Campbell and Associates

► **VARIANCES REQUIRED:** Allow the creation of one additional lot on an existing access easement without meeting the requirements of Subdivision Regulations Section 3.03.C.

STAFF RECOMMENDATION:

► **Approve the variance to allow the creation of one additional lot on an existing access easement without meeting the requirements of Subdivision Regulations Section 3.03.C, based on the following evidence of hardship:**

1. The existing access easement serves eight parcels under different ownership that are not involved in the proposed subdivision. The homes on Lots 1 and 2 have existed for over 30 years and both homes have used the existing access easement (Beechtop Way) during this time. The topography to the rear prevents establishing access to Lot 2 via the access easement connecting to Lifford Ln.
2. The property owner does not own the other lots which utilize the existing easement. The access easement exists by deeds dating back over 30 years, but a maintenance agreement for the Beechtop Way was never recorded.
3. The access easement and two homes are pre-existing, and the variance allows the homes to be on separate lots to they can be sold independently of each other. The traffic pattern is established, so there are not changes that would cause any detrimental additional impact to health and safety.

Approve the final plat for three lots in the A district.

COMMENTS:

BACKGROUND:

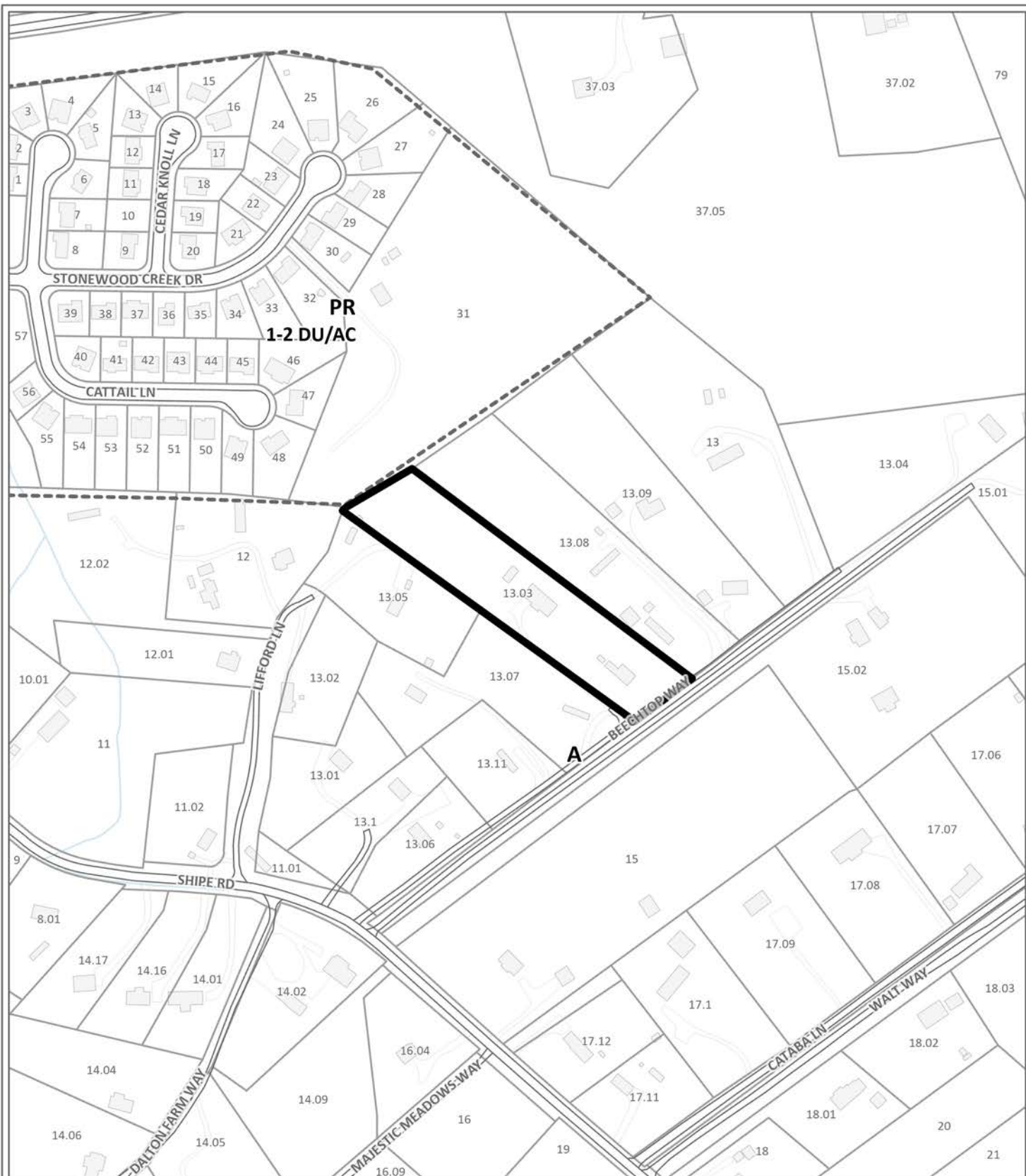
The proposed three lot subdivision is for a parcel with two existing homes on Beechtop Way, an existing 25 ft

access easement that serves eight parcels and 12 dwellings. The access easement does not have a recorded maintenance agreement, but it is referenced in a deed dated March 25, 1991, which was recorded in 1996 (Instrument 199607160038564). The proposed subdivision is intended to allow each existing home on Beechtop Way to be on its own lot while the third lot will be served by an existing 25 ft access easement that connects to Lifford Ln. Establishing an alternative means of access to Lot 2 through proposed Lot 3 is not possible due to steep topography.

VARIANCE FROM SUBDIVISION REGULATIONS, ARTICLE 3.03, ACCESS STANDARDS, SUBSECTION C: Section 3.03.C of the Subdivision Regulations (Access Easement) states an access easement shall serve a maximum of five lots. However, for residential properties, an access easement shall serve single-family, duplex, or townhouse lots only, provided it serves no more than 10 dwelling units. Additionally, a maintenance agreement shall be created in accordance with Section 3.03.G.

The proposal is to add one additional lot to the access easement, for a total of nine parcels and 12 dwelling units, which exceeds the permitted maximums. The existing lots are single family residences. The A zone permits single-family homes by right. No legal document to establish maintenance of the easement was recorded, and access is granted solely via deeds and prescriptive rights. Therefore, a variance will be required to approve the plat for the addition of a lot to Beechtop Way without requiring it to meet the standards of Section 3.03.C.

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

9-SB-26-F

Petitioner: David Hurst



Final Plat For: Final Plat of Property of REID RHYNE & HOLLY RHYNE

Original Print Date: 8/12/2026

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

Map No: 41

Jurisdiction: County

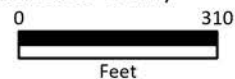


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

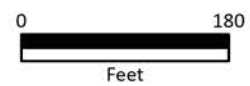
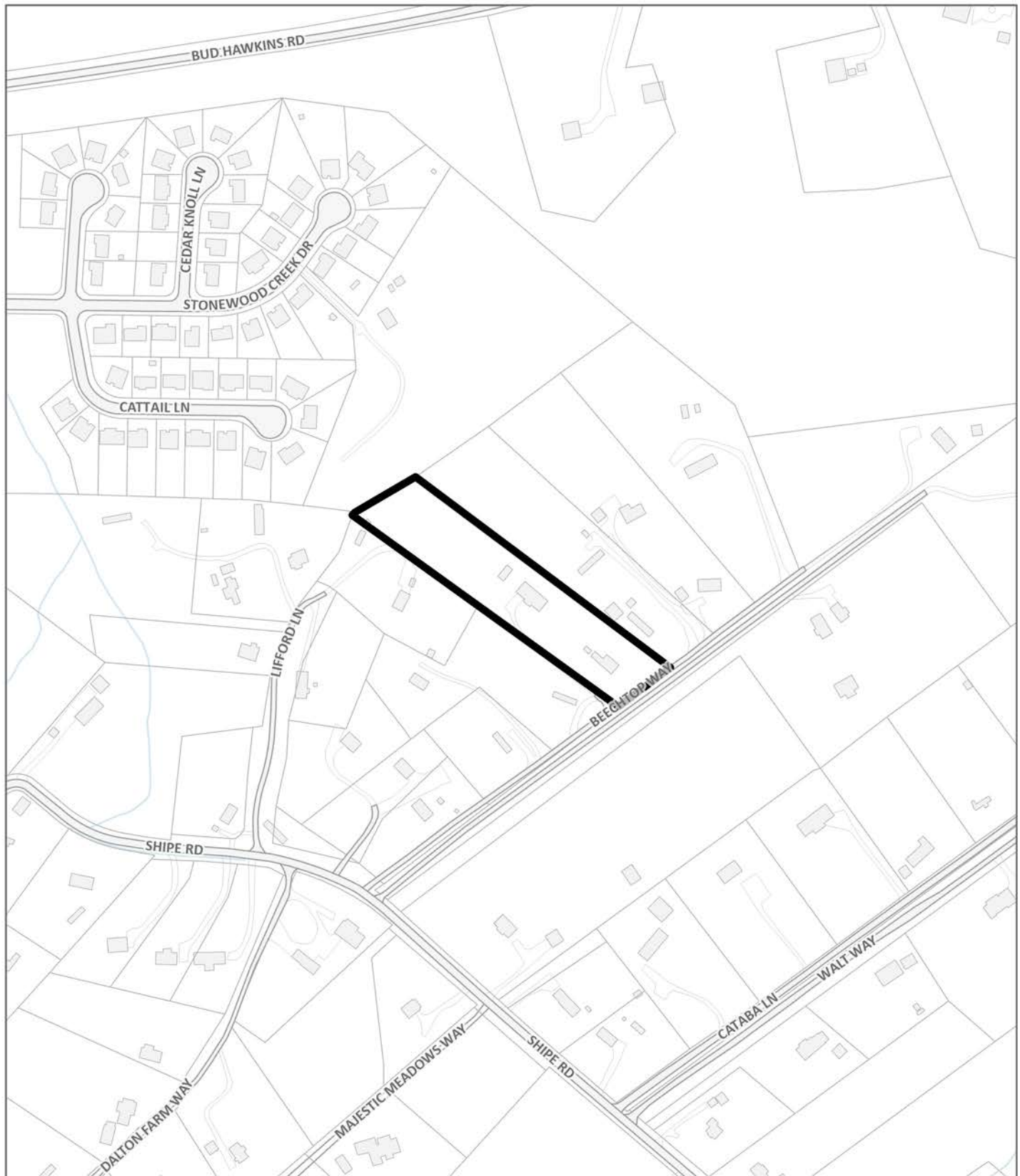


Exhibit A. Contextual Images

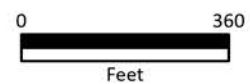


LOCATION MAP

9-SB-26-F



Case boundary



Certificate of Ownership and General Dedication

(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plat of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, 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: REID RHYNE & HOLLY RHYNE

Signature(s): _____

Date: _____

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 amended, 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 _____ day of _____, 20____.

Registered Land Surveyor: _____
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 No. _____
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 08-13-401 thru 08-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereon.

Knox County Health Department.
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, the Addressing Guidelines and Procedures, and these regulations.

Signature: _____ 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: REID RHYNE & HOLLY RHYNE

Signature(s): _____ Date: _____
Signature(s): _____ 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.

It is 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 approves this plat on this the _____ day of _____, 20____.

Engineering Director _____

Planning Commission Certification of Approval for Recording - Final Plat

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 official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____, and that the record plat is hereby 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.

Signature: _____ Date: _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.
City Tax Clerk: Signed: _____ Date: _____
Knox County Treasurer: Signed: _____ Date: _____



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
Sevierville, Tennessee 37862
Phone: (865) 429-4683 FAX: (865) 429-4684



- LEGEND**
- IRON PIN FOUND
 - RECORDED DATA
 - REINFORCED CONCRETE PIPE
 - CORRODED METAL PIPE
 - LANDSCAPE AREA
 - HANDICAP PARKING
 - NO. WHEEL PARKING SPACES
 - CONCRETE AREA
 - RP-RAP
 - FENCE LINE
 - UTILITY POLE
 - AIR CONDITIONER PAD
 - LIGHT STANDARD
 - WATER VALVE
 - WATER METER
 - HYDRANT
 - CURE RIBB
 - TELEPHONE MANHOLE
 - IRRIGATION VALVE
 - AUTOMATIC SPRINKLER
 - OVERHEAD POWER LINE
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - WATER MANHOLE
 - CLEAN-OUT
 - FIRE MAIN
 - ELECTRIC POLE
 - ROLLAND POLE
 - GREASE TRAP



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION
THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT
1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE
CONFIRMATION NUMBER.

NOTES

- CORNER MONUMENTS AS SHOWN
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
- PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS, AND RESTRICTIONS OF RECORD
- SUBJECT PROPERTY IS ZONED AGRICULTURAL (A)
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER MAP FIRM NUMBER EFFECTIVE 06-26-2007
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING TRACT INTO THREE SEPARATE LOTS, LOT 1 & LOT 2 WILL ACCESS BEECOTOP WAY, LOT 3 WILL ACCESS LIFORD LANE
- TOTAL AREA: 3.01 AC / 131,307 S.F. INTO 3 LOTS
- TRACT 1 HAS BEEN APPROVED PER RZA VARIANCE 26-2007 DATED 06-24-2026
- THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING-NON-CONFORMING FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS
- THIS SURVEY INDICATES ONE OR MORE SITE FEATURES THAT CROSS LOT LINES. IT HAS NOT BEEN ADVISED BY THE PLAT REVIEWING AGENCIES NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS
- THREE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH POWER ALL EXISTING LOT LINES ADJOINING STREETS AND PREVIOUS RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED ADJUT PERMANENT EASEMENTS (PUE). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE ORDER OF ALL OTHER EXISTING LOT LINES
- A VARIANCE TO ALLOW THE CREATION OF ONE ADDITIONAL LOT ON AN EXISTING 27' ACCESS EASEMENT WITHOUT MEETING THE REQUIREMENTS OF SR SECTION 140 C WAS APPROVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION ON SEPTEMBER 16, 2024



I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. NO TITLE OPINION WAS FURNISHED TO THIS SURVEYOR AND EASEMENTS SHOWN AND NOT APPEARING IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
DAVID L. HURST
TENNESSEE REGISTRATION NUMBER 1086

FILE # 9-SB-26-F
FINAL PLAT OF
PROPERTY OF

REID RHYNE & HOLLY RHYNE

NO CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
TAX MAP: 041 PARCEL: 013.03
ADDRESS: 8048 BEECOTOP WAY
DEED REFERENCES: NST# 202603110050710

APPROVED BY: D. HURST
DRAWN BY: P. BLAKE

FIELD DATE: 06-09-2026
DRAWING DATE: 06-18-2026
LAST REV. DATE: 06-26-2026

SCALE: 1" = 50'
PROJECT NUMBER: 26114

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.


Signature

MYRON REID RHINE JR.
Printed Name

10 AUG 26
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 creation of one additional lot ON AN EXISTING 25' ACCESS EASEMENT WITHOUT MEETING THE REQUIREMENTS OF S.R. SECTION 3.03.C

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: Beechtop WAY and the two homes have been in place for over 30 years with Both homes using the surrounding driveway During this time. The topography to the rear prevents the owner from connecting lot 2 to the other existing easement off Lifford Ln.
- 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.
No easement agreement addressing maintenance responsibilities was ever created for beechtop with the easement only exists by deeds dating back over 30 years allowing prescriptive rights.
- 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.
NO SAFETY ISSUE is created as the variance allows each existing home to be on its own lot with continued use of beechtop way so there are no new dwellings added to the easement.

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:

Leo LaCamera for Steve Elliott 9/3/2026