

**Minor Subdivision/Lot Split Administrative Review Application**

Regulated by Ohio Revised Code 711.131 & The Knox County Subdivision Regulations

The following information must be submitted to the Knox County Regional Planning Commission along with a **sketch of the proposed parcel** to receive preliminary approval for a new lot split. Please see the appropriate Township Zoning requirements for the proposed parcel online at: <http://www.knoxregionalplanning.com>, click on Zoning, and then Township Zoning Information. You may also call or visit the Regional Planning office for assistance with completing this form. (contact information at bottom of this form)

**Property Information**

Owners Name: \_\_\_\_\_

Purchasers Name: \_\_\_\_\_

Title Preparer: \_\_\_\_\_

Email \_\_\_\_\_

Parent Parcel I.D. # \_\_\_\_\_

Township: \_\_\_\_\_ Road Name, Type, Number \_\_\_\_\_

Approximate Split Acreage: \_\_\_\_\_

Approximate Road Frontage of split parcel: \_\_\_\_\_

Is Parent Parcel enrolled in the Current Agricultural Use Valuation program? CAUV:  Yes  No

Is the proposed parcel intended to be used for building of a residential structure?  Yes  No

<b>Internal Use Only</b>
Application # _____
Date Sub. _____
Date Rev. _____
Date Appr. _____

<b>Internal Use</b>
Non-Building
Lot

**Preliminary Lot Split Approval**

1) Does the proposed split have frontage along a public road?  Yes  No

a. If no, this split is not eligible for a Minor Subdivision.

2) Has an access point been approved by the appropriate authority?  Yes  No

a. If no, contact road authority (State, County, Township).

3) Are any roadways being opened, widened, or extended to accommodate this proposed split?  Yes  No

a. If yes, splits are not eligible for Minor Subdivision.

4) Is a municipal or Knox County sanitary sewer accessible?  Yes  No

If yes, who is the responsible agency? \_\_\_\_\_

If no, please complete the following steps:

a. Have a soil evaluation completed for all buildable lots, new and existing, and reported to Knox Public Health in accordance with OAC 3701-29-08?  Complete  Not Complete

b. If not complete, a soil evaluation is required to designate a replacement leach field for any existing septic system. If no septic system exists on the lot a soil evaluation is needed to identify potential and feasible septic systems for that lot or lots.

c. **If complete, please submit the soil evaluation to Knox Public Health for review and approval**

5) Was the parent parcel of this proposed split, created 5 or more years prior to this split application?  Yes  No

a. If no, this split is not eligible for a Minor Subdivision.

6) Have there been previous splits from this parent parcel in the last 5 years?  Yes  No

a. If yes, how many? \_\_\_\_\_

b. If more than 4, any one of which is less than 5.001 acres, this split is not eligible for minor subdivision

7) Will there be 2 or more additional building sites created?  Yes  No

If yes, splits will require a Storm Water Management Plan.

8) Does the proposed split meet all township zoning requirements?  Yes  No

a. If no, proposed lot split will not be approved.

9) Is any portion of the proposed parcel impacted by Zone-A or AE floodplain?  Yes  No

a. If yes, please contact planning office for further information?

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Sent for Review
_____

**The Knox County Regional Planning Commission**  
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