



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - FINAL**

▶ **FILE #:** 4-SK-06-F

**AGENDA ITEM #:** 35

**AGENDA DATE:** 4/13/2006

▶ **SUBDIVISION:** SPRADLIN PLACE, UNIT 2  
▶ **APPLICANT/DEVELOPER:** SPRADLIN PLACE DEVELOPMENT, LLC  
**OWNER(S):** SPRADLIN PLACE, LLC

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**TAX IDENTIFICATION:** 79 092.01

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Northwest end of Country Brook Ln, northwest of Lantern Ridge Ln

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area

▶ **APPROXIMATE ACREAGE:** 20.85 acre

▶ **NUMBER OF LOTS:** 57

▶ **ZONING:** PR (Planned Residential)

**SURVEYOR/ENGINEER:** Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:**

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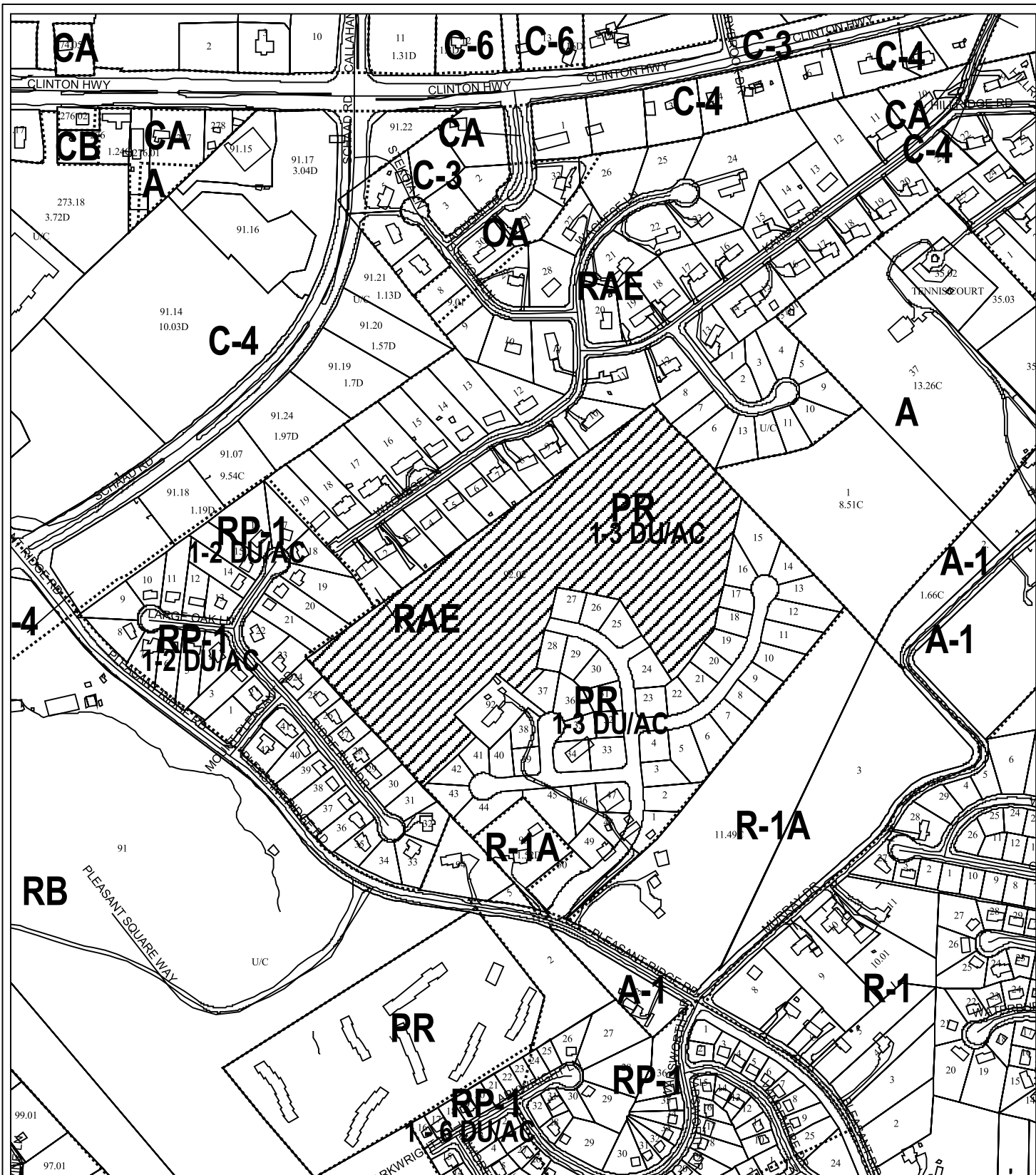
**STAFF RECOMMENDATION:**

▶ **DENY Final Plat**

**COMMENTS:**


Staff is recommending denial of the Final Plat because the revised plat did not address Staff's comments regarding the unplatted area of less than 5 acres being identified on this plat as Lot 83 (Parcel 92) or offer any explanation of why it was not shown on the plat.

MPC'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.



4-SK-06-F  
FINAL SUBDIVISION PLAT

Subdivision: Spradlin Place  
Development, LLC  
Map No: 79  
Jurisdiction: County

 Final Plat for: Spradlin Place, Unit 2

Original Print Date: 03/30/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**CERTIFICATION OF FINAL PLAN - CONSTRUCTION INCOMPLETE**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PROVIDE SERVICES UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED THE SUBMISSION AND AM SURE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT THE PLAN COMPLIES WITH ALL APPLICABLE PROVISIONS OF THE TENNESSEE PLANNING AND ZONING ACT AND THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THAT THE RECORDING OF THIS PLAN IS IN THE PUBLIC INTEREST.

REGISTERED SURVEYOR: *David M. Poole*  
 TENNESSEE CERTIFICATE NO. 1627

**LOCATION MAP**

Not to Scale

**NOTES:**

- LINE BEARINGS FOR BOUNDARIES ON PLAN, ALL OTHERS SET BY BENCHMARK, UNLESS NOTED OTHERWISE ON PLAN.
- 10' UTILITY EASEMENT AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, PLUS OTHER EASEMENTS AS SHOWN ON THIS PLAN. ALL EASEMENTS SHALL BE CENTERED ABOUT DRAINAGE STRUCTURES AS INSTALLED (WHERE APPLICABLE).
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- THIS PROPERTY IS ZONED R-1.
- THIS SUBMISSION CONTAINS 20.84 ACRES AND IS SUBMITTED INTO 57 LOTS.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
  - FRONT SETBACK: 10'
  - REAR SETBACK: 10' (UNLESS CONTROLLED BY A 30' PERIPHERAL SETBACK)
  - SIDE SETBACK: 5'
- ADJACENT BUILDING AREA IS PROVIDED OUTSIDE THE 50' SINKHOLE BUFFER ON LOTS 42, 43, 50 & 51. HOWEVER, IF ANY FOUNDATION IS PREPARED TO DETERMINE SOIL STABILITY, THIS REPORT MUST BE REVIEWED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO A BUILDING PERMIT BEING ISSUED. A GEOTECHNICAL REPORT MUST BE SUBMITTED TO THE PLANNING COMMISSION AND THE PLANNING COMMISSION ENGINEER. A PUBLIC WORKS PLAN MUST BE SUBMITTED TO THE PLANNING COMMISSION ENGINEER. A PUBLIC WORKS PLAN MUST BE SUBMITTED TO THE PLANNING COMMISSION ENGINEER. A PUBLIC WORKS PLAN MUST BE SUBMITTED TO THE PLANNING COMMISSION ENGINEER.
- MINIMUM FLOOR ELEVATIONS FOR LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 IS 200.00' AS SHOWN ON THIS PLAN.
- FOR APPROVED SUBMISSION VARIANCES AND CONDITIONS OF APPROVAL OF CONCEPT AND USE ON REVIEW PLANS, REFER TO THE PLANNING COMMISSION ENGINEER. VARIANCES WILL BE 11'-00" TO 11'-00" IN. VARIANCES WILL BE 11'-00" TO 11'-00" IN.
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROADS ONLY. NO DWELING OR FILL ALLOWED WITHIN THE SINKHOLE/DRAINAGE EASEMENT.
- CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY: THIS PLAN IS A CATEGORY 1 SURVEY AND THE KIND OF SURVEYING REQUIRED IS AS SHOWN ON THIS PLAN. THE DATE OF SURVEY IS 11-28-05. THE SURVEYOR'S LICENSE NO. IS 1627.

**REVISIONS:**

4-4-06

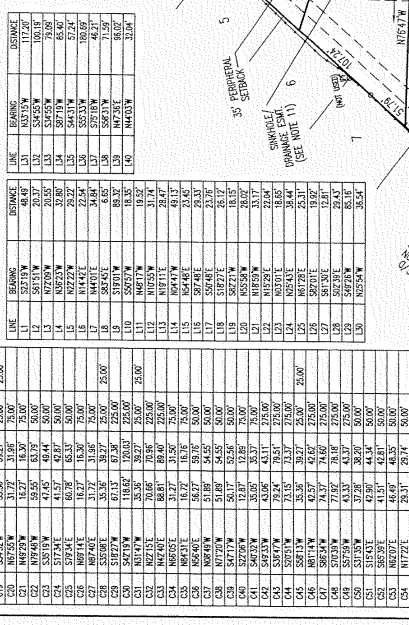
FINAL PLAN FOR SPRADLIN PLACE S/D UNIT 2

C-L-T MAP 79, PARCEL 92.01  
 DISTRICT 5, KNOX COUNTY, TN.  
 SCALE: 1"=100' MARCH 6, 2006  
 100 50 0 100 200

**BATSON, HIMES, NORVELL & POE**  
 REGISTERED ENGINEERS & LAND SURVEYORS  
 4334 PAPERMILL DRIVE  
 KNOXVILLE, TENNESSEE 37909  
 FAX (865) 598-6473  
 email:bhn@p.com

24018-2-FF

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C1	S 89° 54' 00" W	65.00	11	S 83° 15' 00" W	117.26
C2	N 07° 10' 00" E	68.74	12	S 83° 15' 00" W	100.28
C3	N 07° 10' 00" E	91.31	13	S 83° 15' 00" W	100.28
C4	N 07° 10' 00" E	72.41	14	S 83° 15' 00" W	85.60
C5	S 83° 15' 00" W	62.57	15	S 83° 15' 00" W	85.60
C6	S 83° 15' 00" W	83.90	16	S 83° 15' 00" W	85.60
C7	S 83° 15' 00" W	83.90	17	S 83° 15' 00" W	85.60
C8	S 83° 15' 00" W	83.90	18	S 83° 15' 00" W	85.60
C9	S 83° 15' 00" W	83.90	19	S 83° 15' 00" W	85.60
C10	S 83° 15' 00" W	83.90	20	S 83° 15' 00" W	85.60
C11	S 83° 15' 00" W	83.90	21	S 83° 15' 00" W	85.60
C12	S 83° 15' 00" W	83.90	22	S 83° 15' 00" W	85.60
C13	S 83° 15' 00" W	83.90	23	S 83° 15' 00" W	85.60
C14	S 83° 15' 00" W	83.90	24	S 83° 15' 00" W	85.60
C15	S 83° 15' 00" W	83.90	25	S 83° 15' 00" W	85.60
C16	S 83° 15' 00" W	83.90	26	S 83° 15' 00" W	85.60
C17	S 83° 15' 00" W	83.90	27	S 83° 15' 00" W	85.60
C18	S 83° 15' 00" W	83.90	28	S 83° 15' 00" W	85.60
C19	S 83° 15' 00" W	83.90	29	S 83° 15' 00" W	85.60
C20	S 83° 15' 00" W	83.90	30	S 83° 15' 00" W	85.60
C21	S 83° 15' 00" W	83.90	31	S 83° 15' 00" W	85.60
C22	S 83° 15' 00" W	83.90	32	S 83° 15' 00" W	85.60
C23	S 83° 15' 00" W	83.90	33	S 83° 15' 00" W	85.60
C24	S 83° 15' 00" W	83.90	34	S 83° 15' 00" W	85.60
C25	S 83° 15' 00" W	83.90	35	S 83° 15' 00" W	85.60
C26	S 83° 15' 00" W	83.90	36	S 83° 15' 00" W	85.60
C27	S 83° 15' 00" W	83.90	37	S 83° 15' 00" W	85.60
C28	S 83° 15' 00" W	83.90	38	S 83° 15' 00" W	85.60
C29	S 83° 15' 00" W	83.90	39	S 83° 15' 00" W	85.60
C30	S 83° 15' 00" W	83.90	40	S 83° 15' 00" W	85.60
C31	S 83° 15' 00" W	83.90	41	S 83° 15' 00" W	85.60
C32	S 83° 15' 00" W	83.90	42	S 83° 15' 00" W	85.60
C33	S 83° 15' 00" W	83.90	43	S 83° 15' 00" W	85.60
C34	S 83° 15' 00" W	83.90	44	S 83° 15' 00" W	85.60
C35	S 83° 15' 00" W	83.90	45	S 83° 15' 00" W	85.60
C36	S 83° 15' 00" W	83.90	46	S 83° 15' 00" W	85.60
C37	S 83° 15' 00" W	83.90	47	S 83° 15' 00" W	85.60
C38	S 83° 15' 00" W	83.90	48	S 83° 15' 00" W	85.60
C39	S 83° 15' 00" W	83.90	49	S 83° 15' 00" W	85.60
C40	S 83° 15' 00" W	83.90	50	S 83° 15' 00" W	85.60
C41	S 83° 15' 00" W	83.90	51	S 83° 15' 00" W	85.60
C42	S 83° 15' 00" W	83.90	52	S 83° 15' 00" W	85.60
C43	S 83° 15' 00" W	83.90	53	S 83° 15' 00" W	85.60
C44	S 83° 15' 00" W	83.90	54	S 83° 15' 00" W	85.60
C45	S 83° 15' 00" W	83.90	55	S 83° 15' 00" W	85.60
C46	S 83° 15' 00" W	83.90	56	S 83° 15' 00" W	85.60
C47	S 83° 15' 00" W	83.90	57	S 83° 15' 00" W	85.60
C48	S 83° 15' 00" W	83.90	58	S 83° 15' 00" W	85.60
C49	S 83° 15' 00" W	83.90	59	S 83° 15' 00" W	85.60
C50	S 83° 15' 00" W	83.90	60	S 83° 15' 00" W	85.60
C51	S 83° 15' 00" W	83.90	61	S 83° 15' 00" W	85.60
C52	S 83° 15' 00" W	83.90	62	S 83° 15' 00" W	85.60
C53	S 83° 15' 00" W	83.90	63	S 83° 15' 00" W	85.60
C54	S 83° 15' 00" W	83.90	64	S 83° 15' 00" W	85.60



**CERTIFICATE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBMISSION HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN ACCORDANCE WITH THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THAT THE RECORDING OF THIS PLAN IS IN THE PUBLIC INTEREST.

**CERTIFICATE OF OWNERSHIP AND GENERAL REDACTION**

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY TAX CLERK

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 KNOX COUNTY TRUSTEE

**CERTIFICATE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBMISSION HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN ACCORDANCE WITH THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THAT THE RECORDING OF THIS PLAN IS IN THE PUBLIC INTEREST.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ADDRESSING DEPARTMENT CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBMISSION HAS BEEN REVIEWED AND APPROVED FOR RECORDING IN ACCORDANCE WITH THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THAT THE RECORDING OF THIS PLAN IS IN THE PUBLIC INTEREST.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ADDRESSING DEPARTMENT CERTIFICATION

**REFERENCE DEED: INSTR. # 200504050078724**