

▶ **FILE #:** 12-SD-06-F

**AGENDA ITEM #:** 39

**AGENDA DATE:** 12/14/2006

▶ **SUBDIVISION:** STEVE BUNCH PROPERTY

▶ **APPLICANT/DEVELOPER:** TERESA STUBBS

**OWNER(S):** TERESA STUBBS

**TAX IDENTIFICATION:** 148 17305

**JURISDICTION:** County Commission District 9

▶ **LOCATION:** south side of Stock Creek Road, west of Neubert Springs Road

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 6.33 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Eddy Garrett

▶ **VARIANCES REQUIRED:**

1. To add an additional lot to the existing JPE without meeting street design standards.
2. To reduce the utility and drainage easement along the southwest property line under the existing structure from 10' to 6.45'

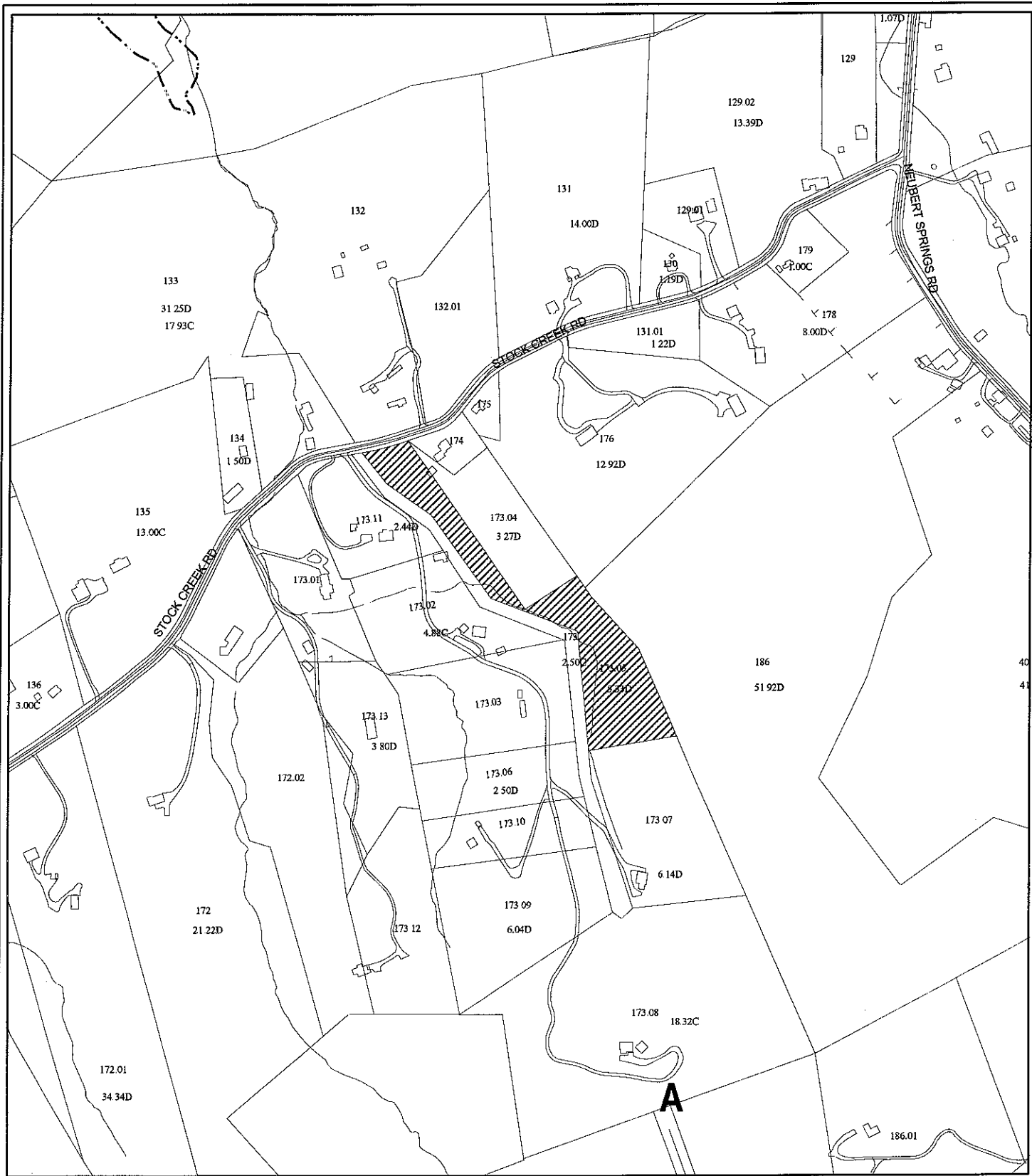
**STAFF RECOMMENDATION:**

▶ **Deny variances**  
**DENY Final Plat**

**COMMENTS:**

Staff is recommending denial of variance #1 and denial of the Final Plat. Applicant has requested to add an additional lot to an existing JPE that serves more than 5 lots at this time without improving the JPE to Knox County road standards.

MPC's approval or denial of this request is final, unless the action is appealed to . The date of the appeal hearing will depend on when the appeal application is filed.



**12-SD-06-F  
FINAL SUBDIVISION PLAT**

Subdivision: Teresa Stubbs

Map No: 148

Jurisdiction: County



Final Plat for: Steve Bunch Property

Original Print Date: 12/08/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, IN 37902



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(UVC) \_\_\_\_\_ THE \_\_\_\_\_ UNDESIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADOPT AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY HEREBY THAT (UVC) AM THE OWNER IN FEE SIMPLE OF THE PROPERTY, AND AS PROPERTY OWNER HAVE AN UNRESTRICTED RIGHT TO DEDICATE ROADS-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THE PLAN AND TO APPLY TO THE CITY AND ALL SHOWING ON THE PLAN OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

IN UNINCORPORATED AREAS OF KNOX COUNTY WHERE SANITARY SEWERS ARE NOT AVAILABLE THIS IS TO CERTIFY THAT THIS SUBDIVISION IS GENERALLY LOCATED IN AN AREA SUBJECT TO SECTIONS 88-13-401 THROUGH 88-13-413 OF THE TENNESSEE CODE ANNOTATED, AND THE REGULATIONS 12-7-06

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ KNOX COUNTY HEALTH DEPT. THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID. SIGNED: \_\_\_\_\_ CITY TAX CLERK DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ KNOX COUNTY TRUSTEE DATE: \_\_\_\_\_ ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_

VARIANCES REQUESTED:

VARIANCE REQUESTED TO REDUCE THE 10' UTILITY AND DRAINAGE EASEMENT ALONG PERMANENT EASEMENT FROM 10' TO 6.45'

DATE APPROVED \_\_\_\_\_ VARIANCE REQUESTED TO ADD AN ADDITIONAL LOT TO THE EXISTING JPE WITHOUT MEETING STREET DESIGN STANDARDS.

DATE APPROVED \_\_\_\_\_

SUBDIVISION NAME AND STREET NAME CONTAINED HEREIN REVIEWED AND APPROVED. DATE: \_\_\_\_\_ BR: \_\_\_\_\_ KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE AND MAP DIVISION FLOOD HAZARD MAP AND FOUND THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. I HEREBY CERTIFY THAT THIS IS A CATEGORY 2 SURVEY AND THE RATIO PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:15000 AS SHOWN HEREON.

EDDY R. GARRETT, RLS. NO. 1544

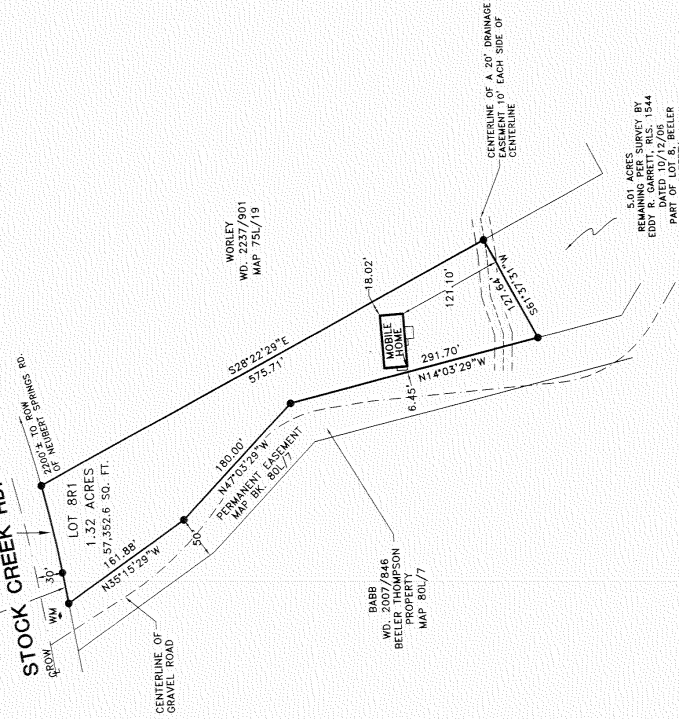
CERTIFICATION OF APPROVAL FOR RECORDING-FINAL PLAT

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE KNOX COUNTY REGISTER OF DEEDS AND THE KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTIONS OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS DATE THE RECORDED PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

L=102.27' R=1395.00' C=101.17' D=1702.25' BRG=S77°08'20"W T=51.16'

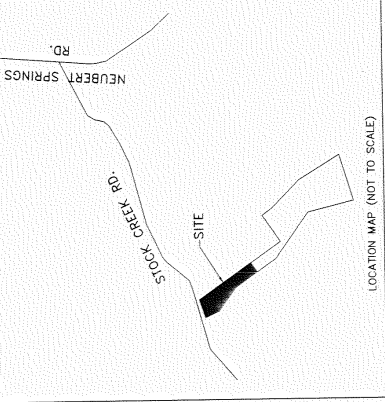
STOCK CREEK RD.



5.61 ACRES SURVEY BY EDDY R. GARRETT, RLS. 1544 DATED 10/17/06 FOR BEELER PART OF PROPERTY MAP 80L/7 W.D. 1838/78



PLAT(80L/7)



NOTES: NEW IRON PINS SET AT ALL CORNERS AT TIME OF SURVEY UNLESS OTHERWISE NOTED. PROPERTY ZONE: "A"; BUILDING SETBACKS PER ZONING: FRONT 40', SIDE 10', REAR 35'. BUILDING SETBACK: 40' PER RECORDED MAP 10' UTILITY AND/OR DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES PER RECORDED MAP (EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE) PROPERTY CONSISTS OF 1 LOT WITH A TOTAL AREA OF 1.32 ACRES.

OWNERS: G. R. STUBBS AND TERESA G. STUBBS 2112 STOCKCREEK RD. KNOXVILLE, TN. 37920 PH: 865-577-9449

- LEGEND
• IP IRON PIN
(F) EXISTING MONUMENTATION FOUND
• WM WATER METER

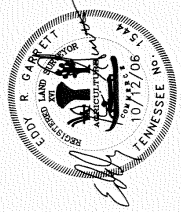
NOTE: THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-COMFORMITIES FOR EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE EXISTING STRUCTURES DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING ADJUSTMENTS. THIS PLAT IS SUBJECT TO OTHER DEVELOPMENT APPROVALS.

MPC FILE# 12-SD-06-F M#

"RESUBDIVISION OF PART OF LOT 8 OF THE BEELER THOMPSON PROPERTY"

STEVE BUNCH

SURVEY FOR DISTRICT 9 COUNTY OF TENNESSEE LOT NO. P/O B BLOCK "B" BEELER THOMPSON PROPERTY PROPERTY ADDRESS STOCK CREEK RD. MAP BOOK 80-L-PAGE 7 MAP C&B SUBE MAP BOOK 146 GROUP MAP C&B PARCEL 73105 TAX MAP 146 WARRANTY DEED BK P/O 1838 PAGE 78 BEARING BASE RECORDED PLAT 80-L PG. 7



CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM 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 METROPOLITAN PLANNING COMMISSION, OR FOR VARIANCES FOR WHICH THE MONUMENTS WERE IN PLACE AS OF THE 17TH DAY OF OCTOBER 2006.

EDDY R. GARRETT, RLS. NO. 1544