



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

▶ **FILE #:** 1-SO-07-F

**AGENDA ITEM #:** 52

**AGENDA DATE:** 1/11/2007

▶ **SUBDIVISION:** PART OF WILLIAM & SHIRLEY SIMS PROPERTY

▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.

**OWNER(S):** WILLIAM & SHIRLEY SIMS

**TAX IDENTIFICATION:** 129 P/O 109

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** North side of Buttermilk Road, 2000' west of Marietta Church Road

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 3.4 acres

▶ **NUMBER OF LOTS:** 3

▶ **ZONING:** A (Agricultural)

**SURVEYOR/ENGINEER:** Benchmark Associates, Inc.

▶ **VARIANCES REQUIRED:** 1. To reduce the required right of way of Buttermilk Road from 30' to 25' from the centerline to the property line.

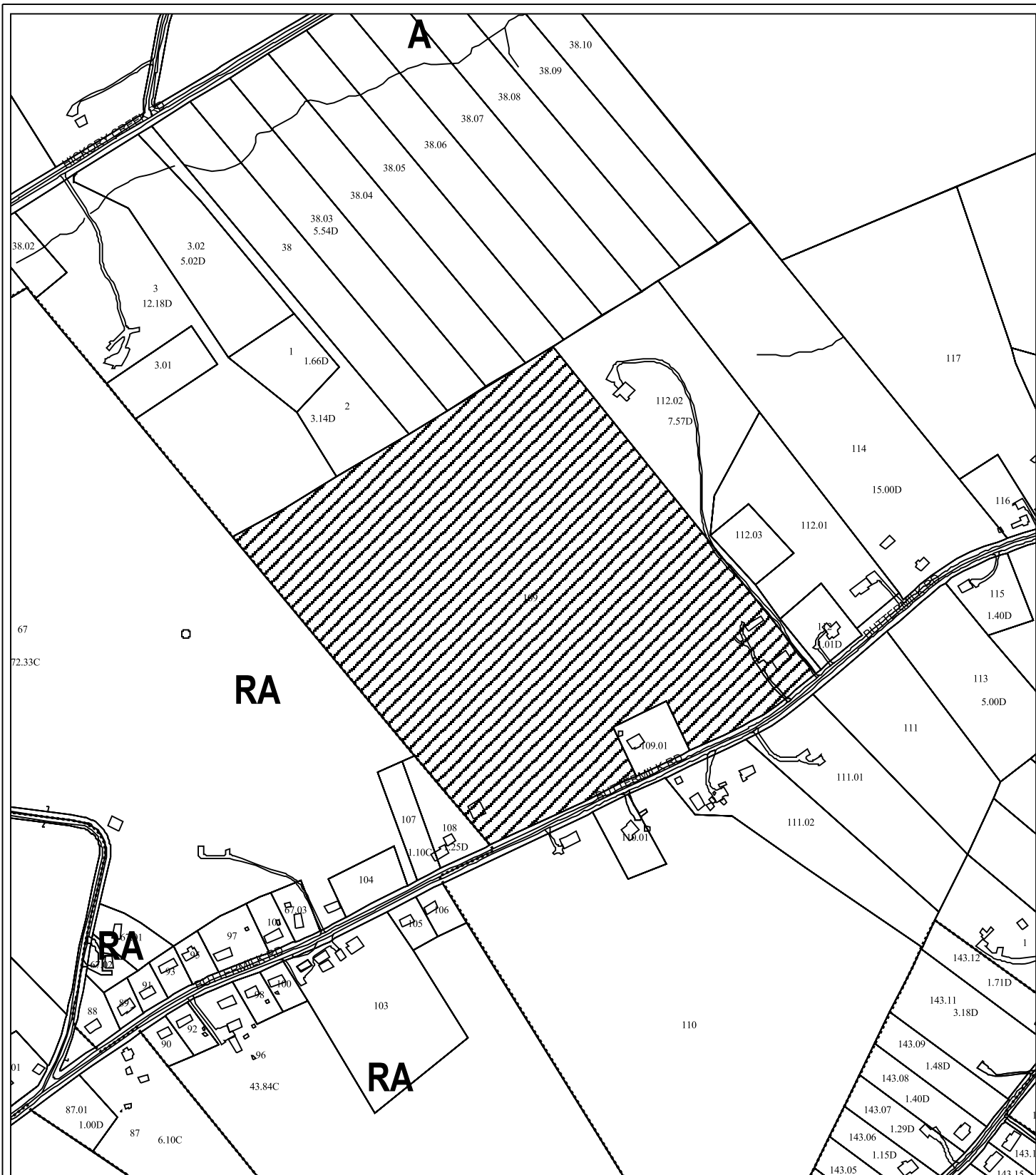
**STAFF RECOMMENDATION:**

▶ **Deny Variance**  
**DENY Final Plat**

**COMMENTS:**

Staff has recommended denial of this Final Plat because right of way requirements are not met and the variance requesting a right of way width reduction lacks a sufficient hardship to grant the variance.

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.



**1-SO-07-F  
FINAL SUBDIVISION PLAT**



Final Plat for: Part of William & Shirley Sims Property

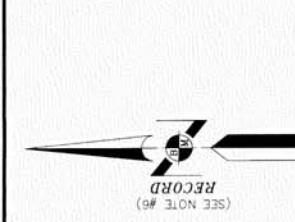
Original Print Date: 01/04/07    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: Benchmark Associates, Inc.

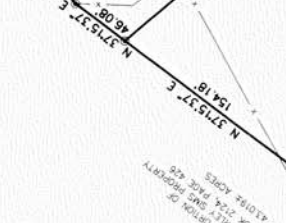
Map No: 129

Jurisdiction: County

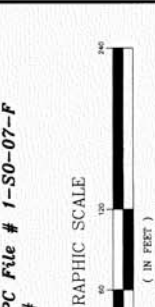
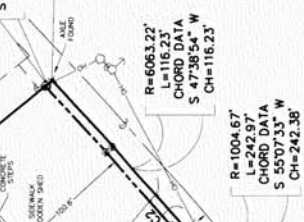




AREA BEFORE		AREA AFTER	
EXISTING PARCEL SMS PROPERTY	46.504 ACRES	LOT 1	1.123+ ACRES
TOTAL	46.504 ACRES	LOT 2	1.276+ ACRES
		LOT 3	1.000+ ACRES
		PROPOSED R/W DEDICATION	0.082+ acres
		REMAINING PORTION OF SMS PROPERTY	43.079+ ACRES
		TOTAL	46.504 ACRES



LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
①	LOT NUMBERS
②	FOUND CALLS (S 47°18'16\"/>
○	WASH WELLS
○	UTILITY POLE
○	ELECTRIC STUB
○	50' W/2
○	OVERHEAD UTILITY LINE
○	BARB WIRE FENCE
○	WOOD FENCE
○	LOT POLE



MPC File # 1-S0-07-F  
M#

OWNERS:  
WILLIAM J. & SHIRLEY SIMS  
12305 BUTTERMILK ROAD  
KNOXVILLE, TENNESSEE 37932  
(865) 693-2378

PROPOSED R/W DEDICATION TO BUTTERMILK ROAD 0.082+ ACRES

CHORD DATA  
R=6063.22'  
L=116.231'  
CH=116.231'  
S 47°18'16\"/>



SUBDIVISION PLAT	
DATE	04 DECEMBER 2006
SCALE	1" = 60'
FILE NAME	05300
BM PROJECT NO.	06300

REVISOR (12/28/06)

**SUBDIVISION PLAT OF A PORTION OF WILLIAM J. & SHIRLEY SIMS PROPERTY**  
BEING LOCATED ON CMT MAP 729 AND BEING REPRESENTED AS A PORTION OF PARCEL 109 SITUATED WITHIN THE CIVIL DISTRICTS OF KNOX COUNTY, TENNESSEE WITHOUT THE CORPORATE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

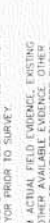
**SUBDIVISION PLAT OF A PORTION OF WILLIAM J. & SHIRLEY SIMS PROPERTY**  
12305 BUTTERMILK ROAD  
KNOXVILLE, KNOX COUNTY  
TENNESSEE 37932

**BENCHMARK ASSOCIATES, INC.**  
Land Planners & Land Surveyors  
10368 Harde Valley Road  
Knoxville, Tennessee 37932  
Phone: (865) 692-4090  
Fax: (865) 692-4091

**NOTES:**  
1) PROPERTY LIES IN THE NAMES OF WILLIAM J. & SHIRLEY SIMS AND IS OF RECORD IN DEED BOOK 2124, PAGE 426, OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  
2) PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH.  
3) UTILITIES SHOWN WERE LOCATED FROM AERIAL PHOTOGRAPHS, EXISTING UTILITIES AGENCY RECORDS, AND ANY OTHER AVAILABLE EVIDENCE. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN OR VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES SHOWN, WHICH ARE NOT VISIBLE FROM THE SURFACE OF ANY CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.  
4) IRON PIN CORNER MARKERS ARE SHOWN AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.  
5) 25' JOINT PERMANENT SHOWN HEREON IS OF RECORD IN PLAT MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT #2000090807337. ALL INSTRUMENTS ARE OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  
6) RECORD VORPAL BASED ON PLAT REFERENCED AS INSTRUMENT #100009150019963 OF THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.  
7) PROPERTY IS ZONED AGRICULTURAL REQUIRING THE FOLLOWING SETBACKS:  
FRONT ..... 40'  
SIDE ..... 10'  
REAR ..... 35'

B) THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE THREE NEW LOTS FROM 3.4816 ACRE PORTION OF 46.504 ACRE EXISTING PARCEL.  
9) VARIANCE TO REDUCE REQUIRED RIGHT OF WAY FROM 30' TO 25' OF CENTERLINE BUTTERMILK ROAD WAS APPROVED BY METROPOLITAN PLANNING COMMISSION ON 11 JANUARY 2007.

CURVE	TANGENT	CHORD	DELTA	ARC LENGTH	CHORD BEARING
C1	6976.92	116.54	175°58'27"	116.54	116.54
C2	997.87	24.11	N 48°53'23" E	24.11	24.11
C3	997.87	21.90	N 55°29'23" E	21.50	21.50
C4	997.87	5.34	N 61°54'03" E	5.34	5.34
C5	1892.74	10.19	S 0°59'49" W	16.19	16.19



CERTIFICATE OF EMPOWERMENT AND GENERAL DEDICATION  
(1. by William J. & Shirley Sims

CERTIFICATE OF FINAL BAIL - CONSTRUCTION COMPLETE  
I hereby certify that all work is complete, intended to be permanent, and that the work is in accordance with the plat and all applicable laws and ordinances. I further certify that the work is in accordance with the plat and all applicable laws and ordinances. I further certify that the work is in accordance with the plat and all applicable laws and ordinances.

CERTIFICATE OF CLASS AND SURVEY  
I hereby certify that the land is in accordance with the plat and all applicable laws and ordinances. I further certify that the work is in accordance with the plat and all applicable laws and ordinances.

CERTIFICATE OF APPROVAL FOR RECORDING  
This is to certify that the subdivision plat shown herein complies with all applicable laws and ordinances. I further certify that the work is in accordance with the plat and all applicable laws and ordinances.

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