



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

▶ **FILE #:** 4-SH-08-F

**AGENDA ITEM #:** 27

**AGENDA DATE:** 4/10/2008

▶ **SUBDIVISION:** COMMONS AT HARDIN VALLEY LOT 1R

▶ **APPLICANT/DEVELOPER:** MILLER LAND SURVEYING, LLC

**OWNER(S):** Woodall Properties, LLC

**TAX IDENTIFICATION:** 103 112.06

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **Terminus of Award Winning Way, southeast of Hardin Valley Dr.**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 12.39 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** **BP (Business and Technology) & TO (Technology Overlay)**

**SURVEYOR/ENGINEER:** Miller Land Surveying

▶ **VARIANCES REQUIRED:**  
1. To reduce the radius at the intersection of Award Winning Way (JPE) and Hardin Valley Road from 75' to 0'  
2. To increase the grade of Award Winning Way (JPE) from the required maximum grade of 12% to 21%.

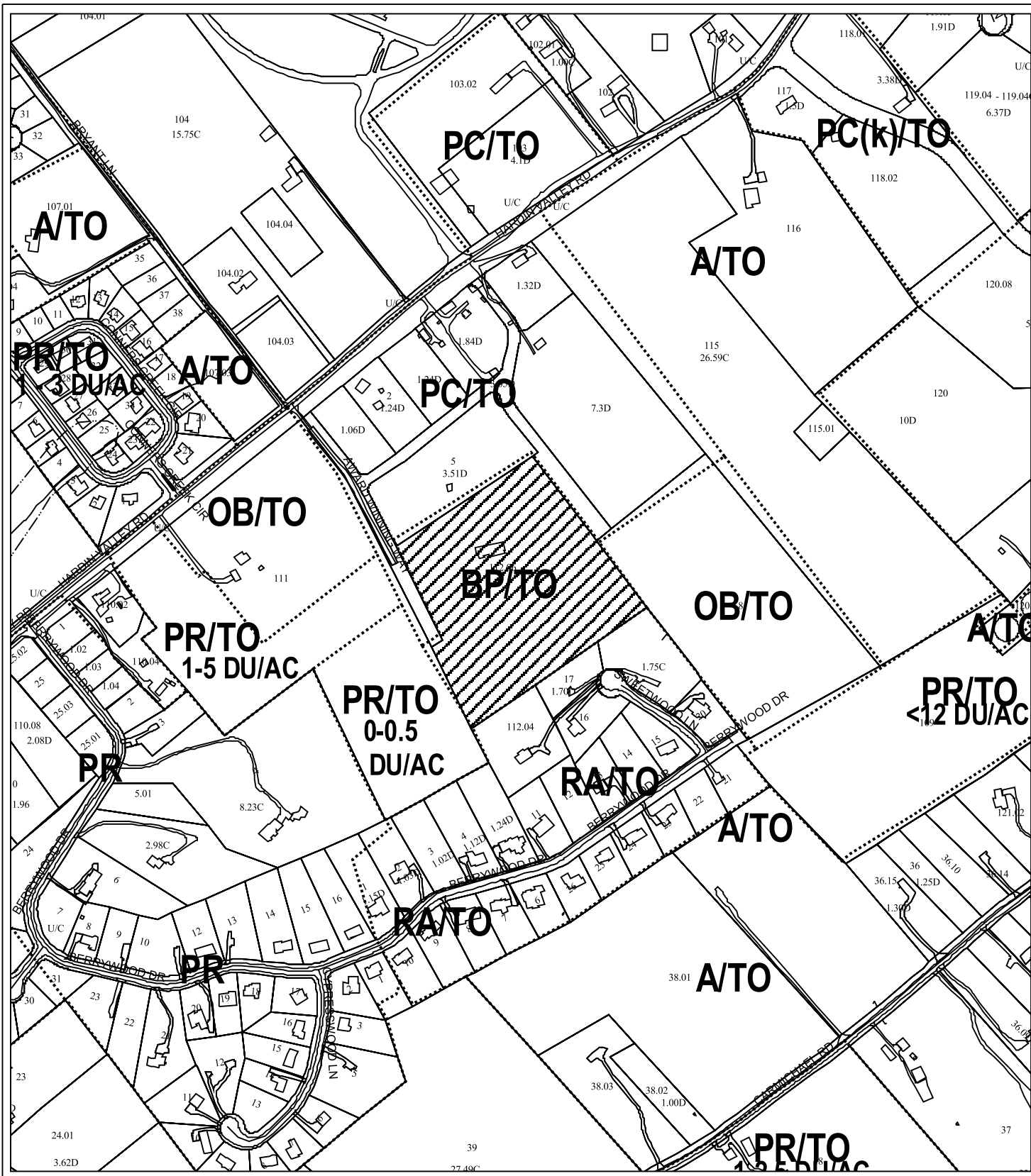
**STAFF RECOMMENDATION:**

▶ **Deny Variances 1-2  
DENY Final Plat**

**COMMENTS:**

Staff has recommended denial of this Final Plat because the plat does not meet the requirements of the Minimum Subdivision Regulations 64-24.43 requiring that all Joint Permanent Easements have a maximum grade of 12% or less and 62-60.7 that when special topographical or other conditions justify, the maximum grade may increase to a maximum grade of up to 15%. The previously approved Use on Review, 6-B-07-UR, was approved with a condition that the extension of Award Winning Way not exceed a 15% grade. The applicant is requesting a variance to increase the grade to 21%.

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-SH-08-F  
FINAL SUBDIVISION PLAT



Final Plat for: Commons at Hardin Valley Lot 1R

Original Print Date: 03/27/08    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: Miller Land Surveying, LLC

Map No: 103

Jurisdiction: County



**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

I, the undersigned owner of the property shown herein, hereby certify this as an original and true copy of the plat and that the same is a true and correct copy of the original as shown on the plat and that I am the owner in fee simple of the property, and I hereby certify that I have the right to dedicate right-of-way and grant easements as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plat or are referred to therein, with copies of the referred to covenants, filed with the Knox County Register of Deeds.

BY: \_\_\_\_\_ Date \_\_\_\_\_

**RELEASE OF EASEMENTS**

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that they may have accrued for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map on the condition that new utility and drainage easements are provided along the new property lines:

Highway Department: \_\_\_\_\_ Date \_\_\_\_\_  
 Water: \_\_\_\_\_ Date \_\_\_\_\_  
 Sewer: \_\_\_\_\_ Date \_\_\_\_\_  
 Electric: \_\_\_\_\_ Date \_\_\_\_\_  
 Telephone: \_\_\_\_\_ Date \_\_\_\_\_  
 Cable TV: \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING - FINAL PLAT**

This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plat maps with the exception of any variances and stipulations noted on this plat and in the results of the Knoxville-Knox County Metropolitan Planning Commission, on this 8th day of April, 2008, and that the record plat is hereby approved for record in the office of the Knox County Register of Deeds.

Signed: \_\_\_\_\_ Date: 04/10/08  
 Knox County Health Dept.

**ZONING**

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF SURVEY**

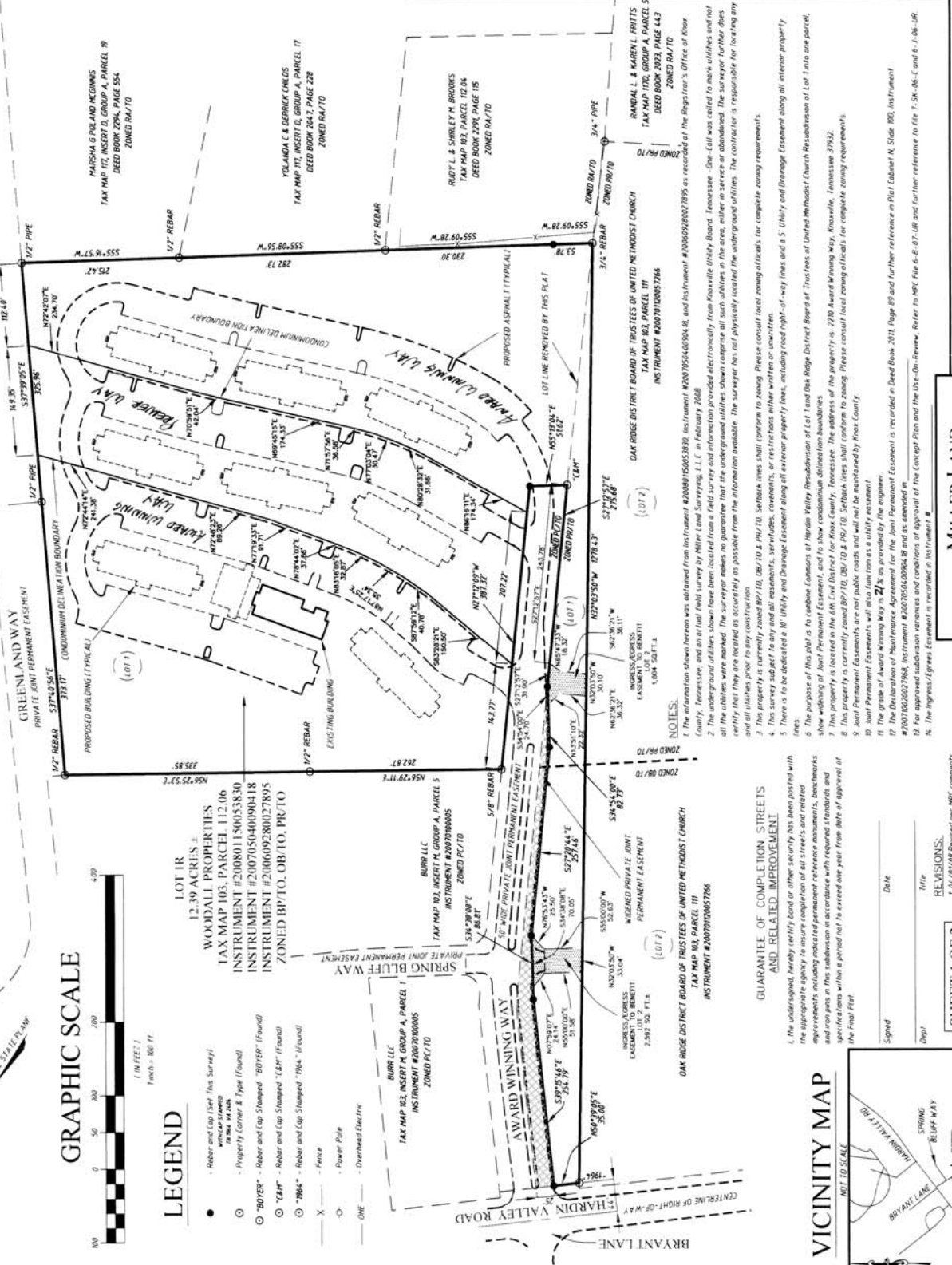
I certify that I have surveyed the property described herein and that the survey is true and correct and that all buildings, easements, and/or improvements as located are shown hereon. I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 4 10952033P, dated May 2, 2007 and found that the property DOES NOT lie in a "Special Flood Hazard Area." (hereby certified) that this is a Category 1 Survey and the ratio of precision of the analysis for survey is 1:30,000 as shown hereon.

Signed: \_\_\_\_\_ Date: 04/10/08  
 Surveyor: \_\_\_\_\_

**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 amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the 25th day of February, 2008.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Miller Surveying, L.L.C.



- LEGEND**
- Rebar and Cap (See This Survey)
  - Property Corner & Type (Found)
  - "BOT" - Rebar and Cap Stamped "BOT" (Found)
  - "LEAF" - Rebar and Cap Stamped "LEAF" (Found)
  - "984" - Rebar and Cap Stamped "984" (Found)
  - × Fence
  - Power Pole
  - Overhead Electric

**VARIANCES:**

1. 1/2" variance approved on September 12, 2007 to reduce the radius of Award Winning Way and Hardin Valley Road from 75' to 75' 1/2".

2. 1/2" variance approved on April 10, 2008 to reduce the radius of Award Winning Way and Hardin Valley Road from 75' to 0".

3. 1/2" variance approved on April 10, 2008 to allow the grade on Award Winning Way to be 2.5%.

**WOODDALL PROPERTIES**

12.39 ACRES ±  
 TAX MAP 103, PARCEL 112.06  
 INSTRUMENT #200801150053830  
 INSTRUMENT #200705040090418  
 INSTRUMENT #200609280027895  
 ZONED BP/TO, OB/TO, PR/TO

**WARD WINNING WAY**

5/8" REBAR  
 TAX MAP 103, PARCEL 1  
 INSTRUMENT #20070900005  
 ZONED PC/TO

**SPRING BLUFF WAY**

5/8" REBAR  
 TAX MAP 103, PARCEL 1  
 INSTRUMENT #20070900005  
 ZONED PC/TO

**HARDIN VALLEY CHURCH**

5/8" REBAR  
 TAX MAP 103, PARCEL 1  
 INSTRUMENT #20070900005  
 ZONED PC/TO

**AWARD WINNING WAY**

5/8" REBAR  
 TAX MAP 103, PARCEL 1  
 INSTRUMENT #20070900005  
 ZONED PC/TO

**NOTES:**

- The information shown hereon was obtained from Instrument #20080150053830, Instrument #200705040090418, and Instrument #200609280027895 as recorded at the Registrar's Office of Knox County, Tennessee, and an actual field survey by Miller and Surveying, L.L.C. in February 2008.
- The underground utilities shown hereon have been located from a field survey and information provided electronically from Knoxville Utility Board, Tennessee. One-Call was called to mark utilities and not all the utilities were marked. The surveyor makes no guarantee that the underground utilities shown on this plat are correct or that they are located as shown on this plat. The surveyor is responsible for locating any and all utilities prior to any construction.
- This survey is currently zoned BP/TO, OB/TO & PR/TO. Subsequent local zoning officials for complete zoning requirements.
- This survey is subject to any and all easements, servitudes, or restrictions either written or unrecorded.
- There is to be dedicated a 30' Utility and Drainage Easement along all exterior property lines, including right-of-way lines and a 5' Utility and Drainage Easement along all interior property lines.
- The purpose of this plat is to dedicate easements of Hardin Valley Resubdivision of Lot 1 and Oak Ridge District Board of Trustees of United Methodist Church's Resubdivision of Lot 1 into one parcel, and to show the location of the easements, and to show the location of the easements.
- This property is located in the 4th Civil District for Knox County, Tennessee. The address of the property is 2720 Award Winning Way, Knoxville, Tennessee 37932.
- This property is currently zoned BP/TO, OB/TO & PR/TO. Subsequent local zoning officials for complete zoning requirements.
- Joint Permanent Easements are not public roads and will not be maintained by Knox County.
- Joint Permanent Easements will also run from this plat as a utility easement.
- The grade of Award Winning Way is 2.5% as provided by the engineer.
- The Declaration of Maintenance Agreement for the Joint Permanent Easement is recorded in Deed Book 2011, Page 89 and further reference in Plat Cabinet N, Scale: 800, instrument #20070900005.
- For approved subdivision variances and conditions of approval of the Concept Plan and the Use-On-Review, Refer to NRC File 6-B-07-UR and further reference in File 7-SK-06-C and 6-1-06-UR.
- The Egress/Egress Easement is recorded in Instrument #

**GUARANTEE OF COMPLETION STREETS AND RELATED IMPROVEMENT**

I, the undersigned, hereby certify that all other security has been posted with the appropriate agency to insure completion of all streets and related improvements including indicated permanent easements, manholes, and iron joints in this subdivision in accordance with required standards and specifications within a period not to exceed one year from date of approval of the Final Plat.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Miller Surveying, L.L.C.



REVISIONS:  
 1. 04/10/08 Revised per NRC comments.

SHEET 1 OF 2	
DRAWN: DBH	CHECKED: JAM
JOB NO: 478	DATE: 04/02/08
FILE NAME: 040208	

**Owner:**  
 Woodall Properties, LLC  
 10401 Bradford Pear Court  
 Knoxville, Tennessee 37932  
 (865) 694-3475

**MILLER LAND SURVEYING, L.L.C.**  
 121 SOUTH MAIN STREET  
 GREENEVILLE, TENNESSEE 37743  
 PHONE: 423-787-7878  
 FAX: 423-787-2018  
 WWW.MLB-LLC.COM

**Final Plat of Commons at Hardin Valley Resubdivision of Lot 1 and Oak Ridge District Board of Trustees of United Methodist Church Resubdivision of Lot 1**  
 2720 Award Winning Way, Knoxville, Tennessee 37932, 6th Civil District, Knox County, Tennessee  
 Tax Map 103, Parcel 112.06 & Part of Tax Map 103, Parcel 111  
 Instrument #20080150053830, Instrument #200705040090418, Instrument #200609280027895

4-54-08

**CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION**

The undersigned owner of the property shown herein, hereby adapts this as my plan of subdivision and dedicates the streets as shown to the public use, forever and hereby certify that I am the owner in fee simple of the property, and as my owner have an unrestricted right to dedicate right-of-way and grant easements as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots are either shown on the plan or are referred to hereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

BY: \_\_\_\_\_ Date \_\_\_\_\_

NEW: \_\_\_\_\_ Date \_\_\_\_\_

**RELEASE OF EASEMENTS**

Except as noted or shown on this plat, the following easements are hereby released to the release of all rights that may have accrued in the property and benefit of the utility and drainage easements shown on the original lot lines obtained by this map, and the easements for their utility and drainage easements are provided along the new property lines.

Highway Department/ \_\_\_\_\_ Date \_\_\_\_\_  
 Water/ \_\_\_\_\_ Date \_\_\_\_\_  
 Gas/ \_\_\_\_\_ Date \_\_\_\_\_  
 Electric/ \_\_\_\_\_ Date \_\_\_\_\_  
 Telephone/ \_\_\_\_\_ Date \_\_\_\_\_  
 Cable TV/ \_\_\_\_\_ Date \_\_\_\_\_

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Signed Knox County Health Dept/ \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING - FINAL PLAT**

This is to certify that the subdivision plat shown 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 stipulations noted on this plat and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this 10th day of April, 2008, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed \_\_\_\_\_ Date 04/01/08

**ZONING**

Zoning district in which the land being subdivided is located shall be as indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map \_\_\_\_\_ Date \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATION OF SURVEY**

I certify that I have surveyed the property, described herein and that the survey is true and correct and that all utility easements, and/or improvements are shown on this plat. I have consulted the Federal Insurance Administration Flood Hazard Boundary Map No. 42993023P, dated May 2, 2007 and found that the property DOES NOT lie in a "Special Flood Hazard Area." I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Signed \_\_\_\_\_ Date 04/01/08

Subdivision Name and Street Names contained herein reviewed and approved

Signed \_\_\_\_\_ Date \_\_\_\_\_

Knoxville, Knox County Metropolitan Planning Commission

**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 amended, described and justified in a report filed with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the 25th day of February, 2008.

Signed \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ (Surveyor)  
 Tennessee Certificate No. 1964

**NOTES:**

1. The information shown hereon was obtained from instrument #20060928027895, instrument #2007050400904, and instrument #20060928027895, recorded in the Register's Office of Knox County, Tennessee, and an actual field survey by Miller Land Surveying, L.L.C. in February, 2008. The underground utilities shown have been located from a field survey and information provided electronically from Knoxville Utility Board, Tennessee. One-Gall was called to mark utilities and not all the utilities were marked. The surveyor makes no guarantee that the underground utilities shown are all utilities in the area, either in service or abandoned. The surveyor further does certify that they are located as accurately as possible from the information available. The contractor is responsible for locating any all utilities prior to any construction.

2. This property is only being subdivided into lots, easements, covenants, or restrictions either written or unwritten.

3. The survey is subject to all easements, covenants, or restrictions shown on this plat.

4. The purpose of this plat is to combine Common of Hardin Valley Resubdivision of Lot 1 and Oak Ridge District Board of Trustees of United Methodist Church Resubdivision of Lot 1 into one parcel, show widening of Joint Permanent Easement, and to show condominium dedication boundaries.

5. This property is currently zoned BP/10, OB/10 & PR/10. Sublot lines shall conform to zoning. Please consult local zoning officials for complete zoning requirements.

6. Joint Permanent Easements are not public roads and will not be maintained by Knox County.

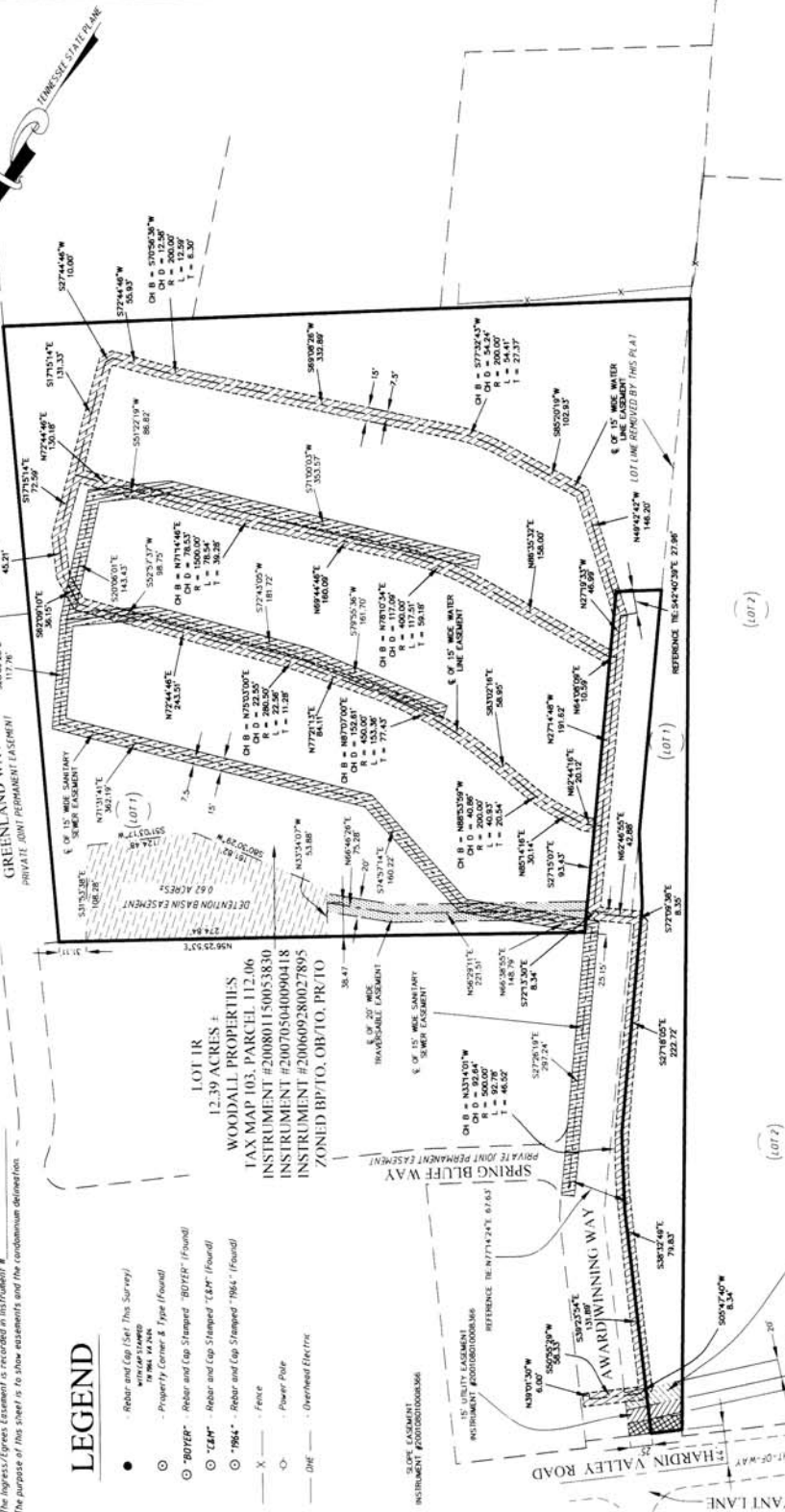
7. The grade of Award Winning Way is 27% as provided by the engineer.

8. The Division of Maintenance Agreement for the Joint Permanent Easement along all interior property lines, including road right-of-way lines, and a 5' Utility and Drainage Easement along all interior property lines.

9. For approved subdivision variances and conditions of approval of the Concept Plan and the Use-By-Review, Refer to MPC File 6-B-07-08 and further reference to file 7-38-06-1 and 6-7-08-08.

10. The Easement/Signs Easement is recorded in instrument #20060928027895.

11. The purpose of this sheet is to show easements and the condominium dedication.



**GRAPHIC SCALE**

1 inch = 100 feet

**VARIANCES:**

- MPC variance approved on September 15, 2007 to reduce the radius of Award Winning Way and Hardin Valley Road from 75' to 0'
- MPC variance approved on April 10, 2008 to reduce the radius of Award Winning Way and Hardin Valley Road from 75' to 0'
- MPC variance approved on April 10, 2008 to allow the grade on Award Winning Way to be 27%

**REVISIONS:**

1	04/01/08	Revised per MPC comments.
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**GUARANTEE OF COMPLETION STREETS AND RELATED IMPROVEMENT**

I, the undersigned, hereby certify based on other security has been posted with the appropriate agency to insure completion of all streets and related easements including related permanent reference monuments and iron pins in this subdivision in accordance with approved standards and specifications within a period not to exceed one year from date of approval of this Final Plat.

Signed \_\_\_\_\_ Date \_\_\_\_\_

Dept/ \_\_\_\_\_ Title \_\_\_\_\_

MPC File #4-SH-08-F

**VICINITY MAP**

1:25,000 SCALE

Map showing the site location relative to surrounding streets: Award Winning Way, Spring Bluff Way, Hardin Valley Road, Brent Lane, and Brant Lane.

**MILLER LAND SURVEYING, L.L.C.**  
 121 SOUTH MAIN STREET  
 GREENEVILLE, TENNESSEE 37743  
 PHONE: 423-787-7878  
 FAX: 423-787-2018  
 WWW.MLS-LLC.COM

**Owner:**  
 Woodall Properties, LLC  
 10401 Bradford Pear Court  
 Knoxville, Tennessee 37932  
 (865) 694-3475

**REVISIONS:**

SHEET 2 OF 2	DRAWN: DBH
	CHECKED: JAH
	JOB NO: 478
	DATE: 04/01/08
	FILE NAME: plat2.dwg

**Final Plat of Commons at Hardin Valley Resubdivision of Lot 1 and Oak Ridge District Board of Trustees of United Methodist Church Resubdivision of Lot 1**  
 2270 Award Winning Way, Knoxville, Tennessee 37932, 6th Civil District, Knox County, Tennessee  
 Tax Map 103, Parcel 112.06 & Part of Tax Map 103, Parcel 111  
 Instrument #20060928027895, Instrument #2007050400904, Instrument #20060928027895