

▶ **FILE #:** 9-SA-08-F **AGENDA ITEM #:** 16
 POSTPONEMENT(S): 9/11/2008 **AGENDA DATE:** 10/9/2008

▶ **SUBDIVISION:** MANIS PROPERTY

▶ **APPLICANT/DEVELOPER:** GERALD B. SWEENEY

OWNER(S): Gerald B. Sweeney

TAX IDENTIFICATION: 118 127

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast intersection of Dutchtown Rd and Manis Ln

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

▶ **APPROXIMATE ACREAGE:** 0.682 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** RA (Low Density Residential)

SURVEYOR/ENGINEER: Alan T. Barnard

▶ **VARIANCES REQUIRED:** 1. To reduce the required right of way of Dutchtown Road from 44' to 30' from the centerline to the property line.

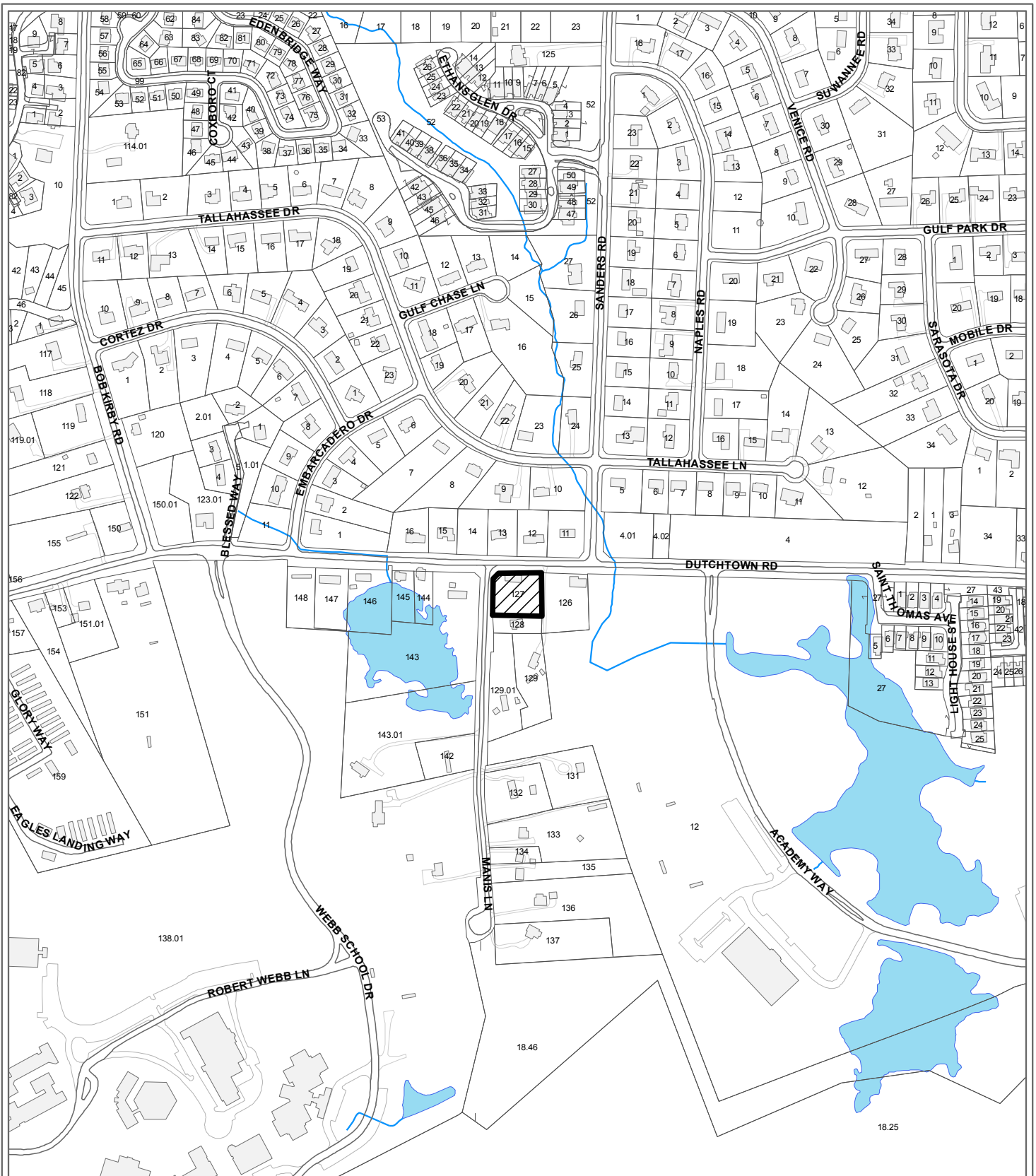
STAFF RECOMMENDATION:

▶ **Deny Variance
 DENY Final Plat**

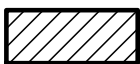
COMMENTS:

Staff has recommended denial of this Final Plat and the requested variance. The subject property has two closed contour sinkholes on it which cover a majority of the property and when the required 50' sinkhole buffer is shown around the last closed contour line of the sinkhole the lots are unbuildable as shown on the Final Plat. Knox County also requires an additional 5' easement around the last closed contour on the sinkhole. The applicant has not had a geotechnical study performed which should have been done prior to submittal of the Final Plat to determine if a buildable area exist on the site.

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.



**9-SA-08-F
FINAL SUBDIVISION PLAT**



Final Plat For: Manis Property

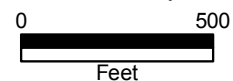
Original Print Date: 8/27/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

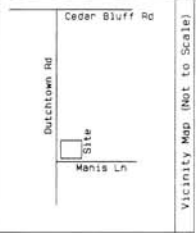
Revised:

Petitioner: Sweeney, Gerald B.

Map No: 118

Jurisdiction: County





Surveyor's Notes:

- No title opinion is expressed or implied.
- No underground features or utilities were located.
- The sinkhole was located within the proposed lot.
- This plat subdivides 29708 Square Feet into 2 lots.
- The existing easements are abandoned or released by this plat.
- The instrument #20031030-0048916, a 999 line easement as shown in variance requested. Right-of-way width of DUTCHTOWN ROAD from 44 feet to 30 feet from centerline.
- Date of MEC meeting to have to be located at least 50' from the last closed contour of the sinkhole on this site. Construction within the 50' sinkhole buffer may only be permitted if a geotechnical engineer is present and the sinkhole buffer is acceptable and the study is approved by Knox County Engineering. An engineering footprint sinkhole buffer for any structures to be placed within the 50' sinkhole buffer.
- The existing portion of Tract 2 of the Manis subdivision that comprises the subdivision was originally deeded in 1957 in Knox County on July 8, 1971.
- Utility and Drainage Easements - Easements of five (5) feet in width, situated within the 50' sinkhole buffer, shall be dedicated to the public and to appropriate utilities agencies. These required easements shall be ten (10) feet in width inside all exterior lot lines, including road right-of-way lines, where the existing lot or property is not subject to a similar easement at least five (5) feet in width.

Legend:

- IR (O) = Iron Rod (Old)
- IR (N) = Iron Rod (New)
- IP (O) = Iron Pipe (Old)
- IP (N) = Iron Pipe (New)
- RE = Record Book

Lot 2R-1
14868 SQ FT
0.341 ACRES

Lot 2R
14851 SQ FT
0.341 ACRES

Lot A
of Sinkhole

Centerline of DUTCHTOWN ROAD

Centerline of Manis Lane

Edge of Sinkhole Buffer

Edge of Easement

Edge of Sidewalk

Latent Closed Contour

Utility and Drainage Easement

Part of Tract 2 Plat Book 127/134



REVISIONS

9/30/08

GRAPHIC SCALE 1" = 30'

Final Plat of the Re-Subdivision of a Portion of Tract 2 of the Manis Subdivision

JOB #656 Date: 9/29/2008 Knox County, Tennessee

Owners: Gerald and Joyce Sweeney District No. 118
 121 Ginnar Grove May C.I.T. Map 118
 Parcel 127
 Phone: (865) 947-5406
 Part of Tract 2
 Plat Book 12, Page 134
 (Cabinets 37, Slide 70)
 Alan T. Barnard, Surveyor
 M.O. Box 6204
 Mayfield, TN 37802
 (865) 258-1104



Declaration of Ownership and Interest Declaration

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have no other interest therein.

Signature: *Alan T. Barnard*

Date: 9/29/08

Health Department

This plat complies with the provisions of the Health Department regarding the sinkhole buffer and easements.

Signature: *Alan T. Barnard*

Date: 9/29/08

Declaration of Property Lines

I, the undersigned, do hereby certify that I am the owner of the above described property and that I have no other interest therein.

Signature: *Alan T. Barnard*

Date: 9/29/08

Declaration of Approval for Recording - Final Plat

This plat complies with the provisions of the Health Department regarding the sinkhole buffer and easements.

Signature: *Alan T. Barnard*

Date: 9/29/08

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