

▶ **FILE #:** 5-SK-10-F

AGENDA ITEM #: 29

AGENDA DATE: 5/13/2010

▶ **SUBDIVISION:** J C & E V HOBBS RESUBDIVISION OF LOT 10

▶ **APPLICANT/DEVELOPER:** PROFESSIONAL LAND SYSTEMS

OWNER(S): Margaret Jones

TAX IDENTIFICATION: 26 040.01

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of E. Raccoon Valley Rd., northeast of Gamble Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 2.005 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Professional Land Systems

▶ **VARIANCES REQUIRED:**

1. To leave the remainder of Lot 11 without the benefit of a survey.
2. To reduce the utility and drainage easement under the existing structure on Lot 11R2 from 10' to 7.8' as shown on plat.
3. To reduce the requirements of the Minimum Subdivision Regulations for the existing easement (Denny Way) to existing conditions.
4. To reduce the utility and drainage easement under the existing structure on Lot 11R1 from 10' to 6.7' as shown on plat.
5. To reduce the required right of way of E. Raccoon Valley from 44' to 25' from the centerline to the property line.

STAFF RECOMMENDATION:

▶ **Approve Variances 1-4
 Deny Variance 5
 DENY Final Plat**

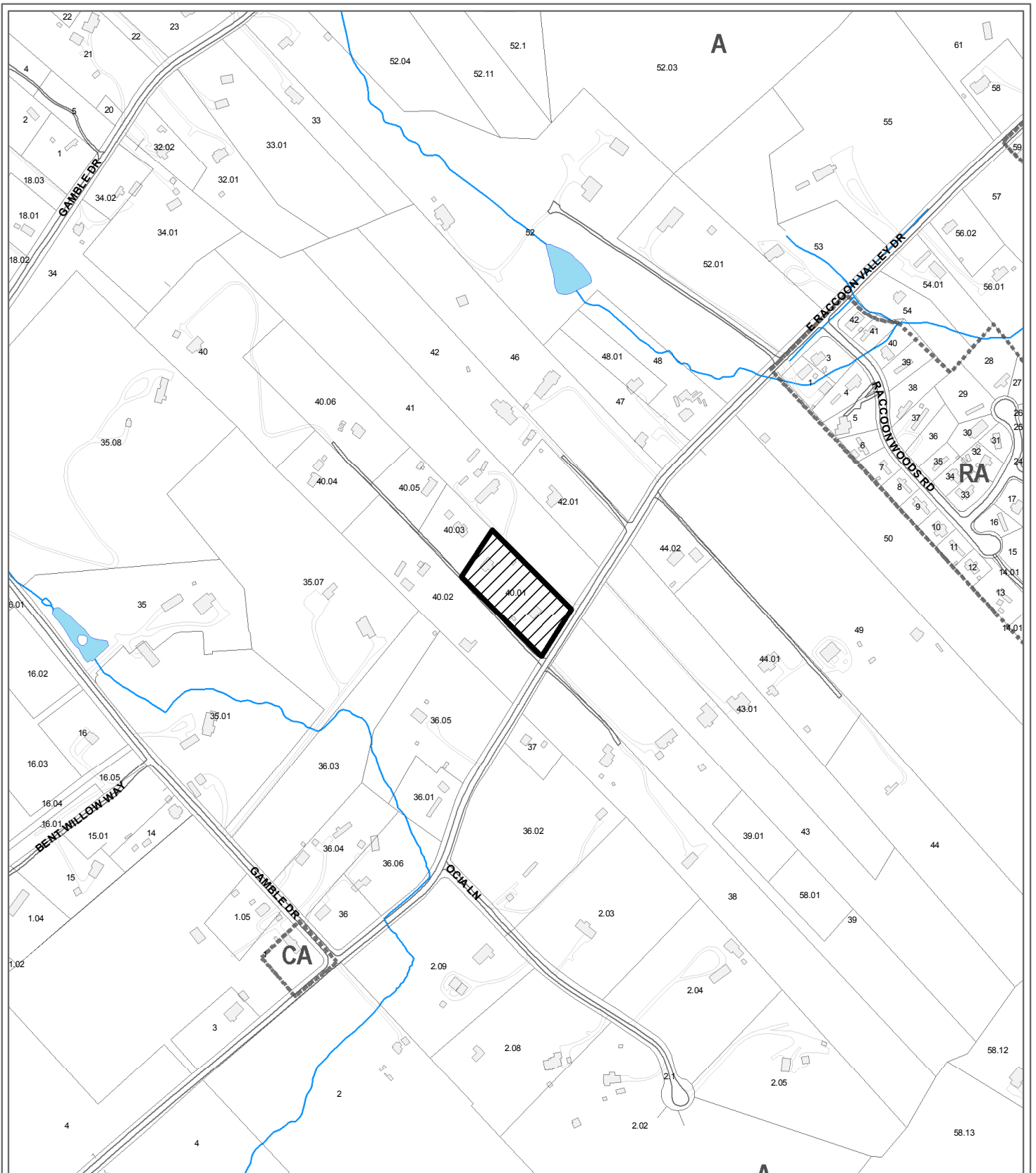
COMMENTS:

Knox County Engineering cannot support the variance to reduce the required right of way of E. Raccoon Valley Drive from 44' to 25' from the centerline to the property line due to the applicant's lack of a sufficient hardship.

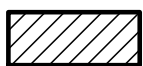
The property was previously platted and recorded in 1970. The right of way was shown as 25' from the centerline to the property line on that recorded plat. That plat was presented as an exempt plat because each lot was over 5 acres in size and did not have to meet the requirements of the Minimum Subdivision Regulations concerning right of way width.

The applicant was granted variances on lot size by Knox County Board of Zoning Appeals on April 28, 2010 for lot sizes achieved with the 25' right of way from centerline.

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.



**5-SK-10-F
FINAL SUBDIVISION PLAT**



Final Plat For: J C & E V Hobbs Resubdivision of Lot 10

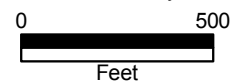
Original Print Date: 4/15/2010
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Professional Land Systems

Map No: 26

Jurisdiction: County



Certificate of Ownership and General Dedication
 (LWS)
 The undersigned owner of the property shown herein, hereby adopt as the public use hereon, and hereby certify that I am the owner, in full and simple of the property, and as property owner have on unencumbered right to dedicate right-of-way and/or grant easement, easements, if any, which apply to the utility shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

SITE OF TUNNEL COUNTY OF INDIANA
 In Unincorporated Areas of Knox County, Where Sanitary Sewers Are Not Available
 This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-401 thru 68-13-403 of the Tennessee Code Annotated, and the regulations promulgated therefrom.
 Date: _____
 Knox County Health Department

Certification of Category and Accuracy of Survey
 I hereby certify that this is a category I survey and the ratio of precision of the triangulated survey is 1:10,000 as shown herein.
 Surveyor: _____
 Tennessee Reg. No. 1643


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 the plan and accompanying drawings, document, and statements of the surveyor, and the plat, as shown on this plat, were prepared 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 _____ day of _____, 2010.
 Surveyor: _____
 Tennessee Certificate No. 1643

This is to certify that all property taxes and assessments due on this property have been paid.
 Sign: _____ Date: _____
 Sign: _____ Date: _____
 Knox County Trustee

Subdivision Name and Street Names Contained Herein Reviewed and Approved.
 Date: _____
 By: _____
 Knoxville Knox County Metropolitan Planning Commission

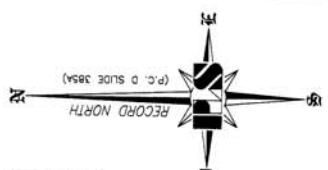
CERTIFICATION OF APPROVAL FOR RECORDING
 I, the undersigned, County Register of Deeds, have examined the Complete Design, this subdivision, and have found it to comply with the laws of the State of Tennessee, and the County and City laws, and the rules and regulations of the Metropolitan Planning Commission of Knox County, Tennessee, and I hereby certify that the plat is approved for recording in the office of the Knox County Register of Deeds.
 Date: _____
 Signature: _____
 Secretary

Call Before You Dig! 1-800-351-1111
 UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD SURVEY. UNDEGROUND UTILITIES AGENCY RECORDS AND OTHER RECORDS MAY BE INCOMPLETE. UTILITIES MAY VARY FROM WHERE SHOWN, NO GUARANTEE IS MADE BY THE SURVEYOR AS TO THE LOCATION OF ANY UTILITIES SHOWN. FIELD SURVEY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0802-3-06.



LEGEND

(CD)	UTILITY POLE
(M)	WATER METER



- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- RECORD MAP NO. 26, PARCEL 48,01.
- SUBJECT TO UTILITY & DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES, 10' INSIDE EXTERIOR LOT LINES AND ROADS.
- RECORD MAP NO. 11, PARCEL 48,01.
- MPC VARIANCE GRANTED TO LEAVE THE REMAINING PORTION OF LOT 11 WITHOUT BENEFIT OF A SURVEY ON MAY 13, 2010.
- RECORD MAP NO. 11, PARCEL 48,01.
- APRIL 28, 2010 TO REDUCE REQUIRED ACRES FOR LOT 11B FROM 1.0 ACRES TO 0.844 ACRES.
- MPC VARIANCE GRANTED MAY 11, 2010 TO REDUCE REQUIRED ACRES FOR LOT 11B FROM 1.0 ACRES TO 0.844 ACRES.
- MPC VARIANCE GRANTED MAY 11, 2010 TO REDUCE REQUIRED ACRES FOR LOT 11B FROM 1.0 ACRES TO 0.844 ACRES.
- MPC VARIANCE GRANTED MAY 11, 2010 TO REDUCE THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS FOR THE EXISTING EASEMENT FOR LOT 11B FROM 10' TO 8.7' UNDER THE EXISTING BUILDINGS.
- MPC VARIANCE GRANTED TO REDUCE UTILITY AND DRAINAGE EASEMENT FOR LOT 11B FROM 10' TO 8.7' UNDER THE EXISTING BUILDINGS.
- MPC VARIANCE GRANTED TO REDUCE UTILITY AND DRAINAGE EASEMENT FOR LOT 11B FROM 10' TO 8.7' UNDER THE EXISTING BUILDINGS.
- ADDRESS: 601 E. RACCOON VALLEY DRIVE.



REVISED
 5/14/10

MPC FILE #5-SK-10-F

COUNTY: KNOX	DATE: 2-25-2010
DISTRICT: 6	SCALE: 1"=40'
WARD: --	DRAWN BY: NDF
RESUBDIVISION OF LOT 11 J.C. & E.V. HOBBS SUB. UNIT 2 PLAT CAB. 'D' SLIDE 385A	
Ned D. Ferguson, R.L.S. 205 Lamar Avenue Clinton, TN 37716 Phone: (865) 689-6169 Fax: (888) 232-8718 toll free www.PLSurvey.com	

OWNERS:
 MARGARET HELEN JONES
 1809 PARK DRIVE
 ANDOVERVILLE, TN 37018
 602-5987