

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

▶ **FILE #:** 4-SG-12-F

AGENDA ITEM #: 20

AGENDA DATE: 4/12/2012

▶ **SUBDIVISION:** W J GRIFFIN HEIRS RESUBDIVISION OF LOT 4

▶ **APPLICANT/DEVELOPER:** NANNIE GRIFFIN

OWNER(S): Nannie Griffin

TAX IDENTIFICATION: 36 131.03

JURISDICTION: County Commission District 7

▶ **LOCATION:** West side of Conner Rd, north of Ventis Ln.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 6.78 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Chris Rudd Surveyors

▶ **VARIANCES REQUIRED:**

1. To add an additional lot to an existing JPE that does not meet the requirements of subdivision regulation 64-24.44. Variance to reduce the required width of the JPE from 40' to 25' as shown on plat.
2. To add an additional lot to an existing JPE that does not meet the requirement of subdivision regulation 64-24.45. Variance to reduce the requirement of providing a turnaround on a dead end JPE.
3. To reduce the requirements of a 20' all weather driving surface to 12' as required by subdivision regulation 64-24.50.

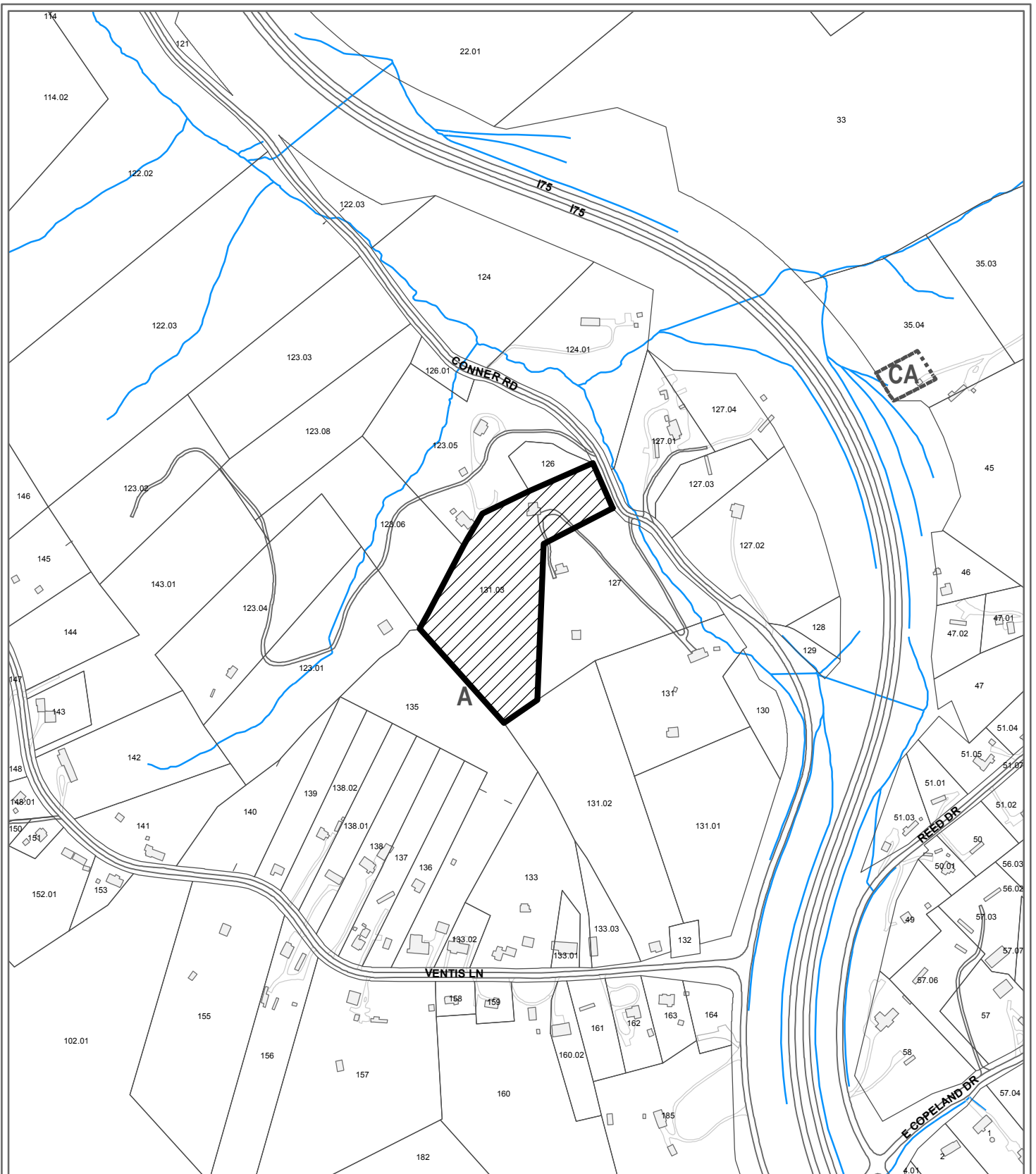
STAFF RECOMMENDATION:

▶ **Deny Variances 1-3
 DENY Final Plat**

COMMENTS:

MPC Staff is recommending denial of the W.J. Griffin Heirs S/D Resubdivision of Lot 4 Final Plat. The applicant is requesting to add an additional lot to an existing 25' wide Joint Permanent Easement that was approved by MPC in 1997. The Minimum Subdivision Regulation requirements for Joint Permanent Easements have changed since the original plat was approved. Current requirements state that the JPE is to be 40' in width, have an approved turn around, and have a 20' all weather driving surface. The applicant is requesting variances to reduce each of these requirements. The existing JPE has approximately an 8' width of gravel as a driving surface with no room to pass or support emergency equipment.

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-SG-12-F
FINAL SUBDIVISION PLAT**

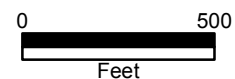


Final Plat For: W J Grinnin Heirs Resubdivision of Lot 4

Original Print Date: 4/4/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Griffin, Nannie

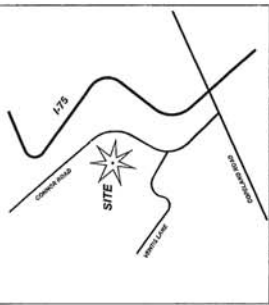
Map No: 36
Jurisdiction: County



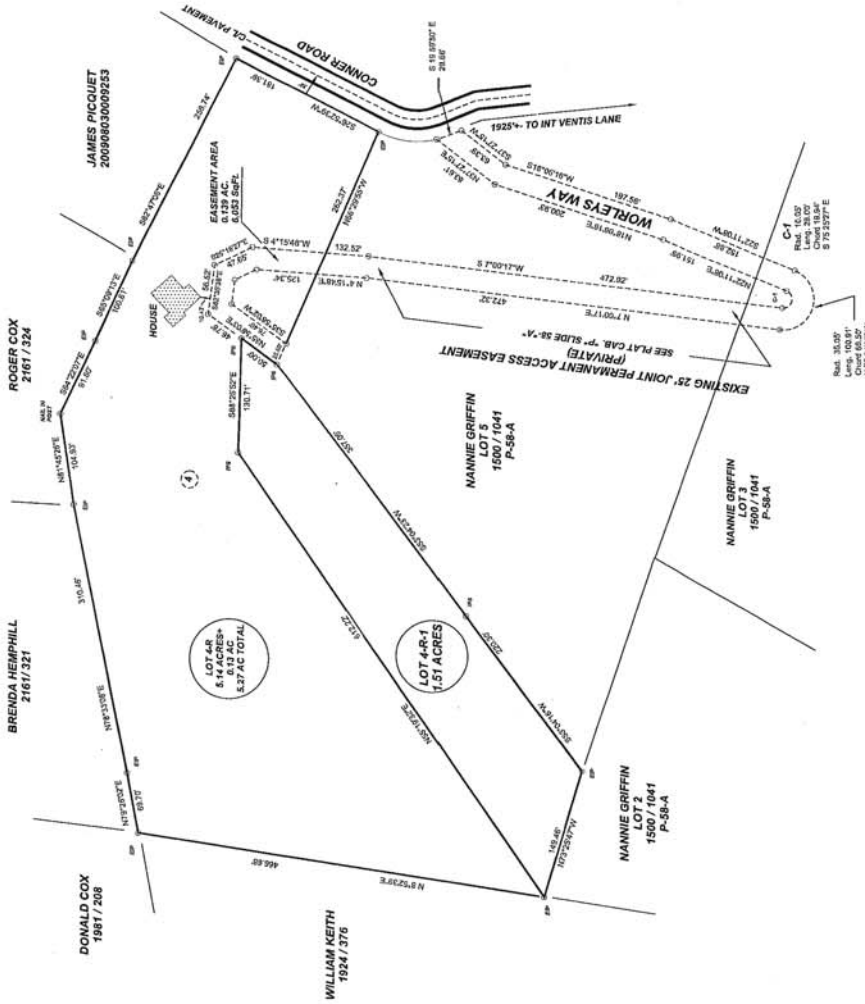
CERTIFICATE OF APPROVAL OR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown hereon and the composite map have been found to comply with the Subdivision Regulations of Knox County, Tennessee...

Signed: Secretary planning commission Date



LOCATION MAP NOT TO SCALE



NOTES:

- 1) 25' JOINT PERMANENT ACCESS EASEMENT APPROVED BY MPC
2) 1.31 ACRES DIVIDED INTO TWO (2) LOTS
3) W.J. GRIFFIN HEIRS SID RECORDED IN PLAT CAB. "P" SLIDE 55-A"
4) EIP = EXISTING IRON PIN
5) I/P = IRON PIN SET WITH RED PLASTIC CAP
6) 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT BOUNDARIES
7) JPE IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX CO.
8) JPE WILL ALSO FUNCTION AS A UTILITY EASEMENT
9) DECLARATION OF EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN INSTRUMENT # 2012-0011
10) THE PURPOSE OF THIS PLAT IS TO GIFT A LOT TO A GRANDCHILD FROM NANNIE GRIFFIN

OWNER ADDRESS:
8706 CONNOR ROAD
POWELL, TN. 37849
865-938-1191

REVISED!
4-3-12

RE-SUBDIVISION OF:
LOT # 4 W.J. GRIFFIN HEIRS SID
CLT MAP 36 PARCEL 131.03
DEED BOOK 1500 PAGE 1041
DATE FEB. 02, 2012
SCALE 1" = 100'



MPC FILE # 4-SG-12-F

1842-C2125K

CERTIFICATE OF OWNERSHIP & GENERAL DECLARATION
I, the undersigned owner of the property shown hereon hereby certify that the plat shown hereon is a true and correct copy of the original plat as shown to me by the surveyor...

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

Signed: City Tax Clerk
Knox co. Treasurer

ZONING SHOWN ON OFFICIAL MAP
DATE: BY:

Subdivision Name and Street Names Contained Herein Reviewed and Approved

DATE: BY:

IN UNINCORPORATED AREAS OF KNOX CO. WHERE SANITARY SEWERS ARE NOT AVAILABLE

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and this plat is subject to the rules and regulations of the Health Department of Knox County, Tennessee...

DATE: KNOX CO. HEALTH DEPT

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...

Signature and Title of Surveyor

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS STATED IN THE SURVEYOR'S REPORT...

CHRIS RUDD SURVEYORS
CORRYTON, TN. 37721
(865) 687-9390

