

▶ **FILE #:** 6-SH-13-F

**AGENDA ITEM #:** 18

**AGENDA DATE:** 6/13/2013

▶ **SUBDIVISION:** ROTHERWOOD

▶ **APPLICANT/DEVELOPER:** BATSON, HIMES, NORVELL, & POE

OWNER(S): Todd Miller

TAX IDENTIFICATION: 120 M D 006

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Westland Drive, east of Tain Road

SECTOR PLAN: West City

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

▶ **APPROXIMATE ACREAGE:** 31510 square feet

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** R-1 (Low Density Residential)

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

▶ **VARIANCES REQUIRED:**

1. To reduce the required right of way width of Westland Drive from 44' to 25' from the centerline to the property line.
2. To reduce the required utility and drainage easement under the existing shed on Lot 1-R from 5' to 0'.
3. To reduce the required utility and drainage easement under the existing wall on Lot 1-R from 5' along interior lot line and 10' along Tain Road as shown on plat.

**STAFF RECOMMENDATION:**

▶ **Approve Variances 2.-3.  
 Deny Variance 1  
 DENY Final Plat**

**COMMENTS:**

MPC staff received revised copies of this plat on corrections deadline. The applicant has requested a variance from the Subdivision Regulations on the application for right of way width as required by The Major Road Plan on Westland Drive. The variance request is to reduce the required right of way width from 44' to 25' from the centerline to the property line. The City of Knoxville's Engineering Department did not support the request for that variance and MPC staff will not recommend approval of the variance without the support of City Engineering. The plat could be approved if the required amount of right of way was dedicated.

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.

CERTIFICATE OF OWNERSHIP AND GENERAL RECORDATION, LOT 18

O, WE, TODD MILLER, MICHAEL & NANCY MILLER, THE OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY AFFIRM AND WARRANT TO ALL WHO TAKE INTEREST IN THE PROPERTY SHOWN IN THIS PLAN AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREIN, AND WE HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO EXECUTE ANY AND/OR BOUND DOCUMENT AS SHOWN ON THIS PLAN.

SIGNATURE(S): \_\_\_\_\_ DATE: \_\_\_\_\_

STATE OF TENNESSEE, COUNTY OF KNOX

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE STATE OF TENNESSEE, KNOWN TO BE THE PERSON DESCRIBED IN, AND WHO EXECUTED, THE SAME AS HIS FREE ACT AND DEED, ACKNOWLEDGING THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED, AND WHOSE NAME AND ADDRESS AS NOTARIAL PUBLIC ARE SET FORTH IN THE PUBLIC RECORDS OF THE STATE OF TENNESSEE.

WITNESS MY HAND AND NOTARIAL SEAL, THIS DAY AND YEAR ABOVE WRITTEN.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND GENERAL RECORDATION, LOT 18

O, WE, MICHAEL & NANCY MILLER, THE OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY AFFIRM AND WARRANT TO ALL WHO TAKE INTEREST IN THE PROPERTY SHOWN IN THIS PLAN AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREIN, AND WE HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO EXECUTE ANY AND/OR BOUND DOCUMENT AS SHOWN ON THIS PLAN.

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MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY \_\_\_\_\_

CERTIFICATE OF FINAL PLAT - CONSTRUCTION COMPLETE.

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE SURVEY AND RECORDS OF THIS PLAT AND AM SATISFIED THAT THE SURVEY AND RECORDS COMPLY WITH THE RULES AND REGULATIONS OF THE KNOX COUNTY SURVEYING BOARD AND THE KNOX COUNTY REGISTER OF RECORDS. I HAVE ALSO REVIEWED THE METROPLANNING BOARD'S COMMENTS AND AM SATISFIED THAT THE PLAT COMplies WITH THE METROPLANNING BOARD'S COMMENTS.

REGISTERED LAND SURVEYOR: D. B. HARRIS DATE: 4/19/2013

TENNESSEE REG. NO. 2585

CERTIFICATE OF APPROVAL FOR RECORDING

THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY, TENNESSEE, AND THAT THE RECORDING OF THIS PLAT AND ANY VARIANCES AND SETBACKS NOTED ON THIS PLAT AND IN THE METROPLANNING BOARD'S COMMENTS IS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE KNOX COUNTY REGISTER OF RECORDS.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

REGISTERING ENGINEER DIVISION

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENGINEERING DIRECTOR \_\_\_\_\_

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

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY TAX CLERK \_\_\_\_\_

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOX COUNTY TRUSTEE (I) \_\_\_\_\_

RIGHT OF WAY ENDOCHMENT CERTIFICATION

O, WE, MICHAEL & NANCY MILLER, THE OWNERS OF THE PROPERTY SHOWN HEREIN, HEREBY AFFIRM AND WARRANT TO ALL WHO TAKE INTEREST IN THE PROPERTY SHOWN IN THIS PLAN AND HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREIN, AND WE HAVE THE AUTHORITY TO EXECUTE THIS INSTRUMENT AND TO EXECUTE ANY AND/OR BOUND DOCUMENT AS SHOWN ON THIS PLAN.

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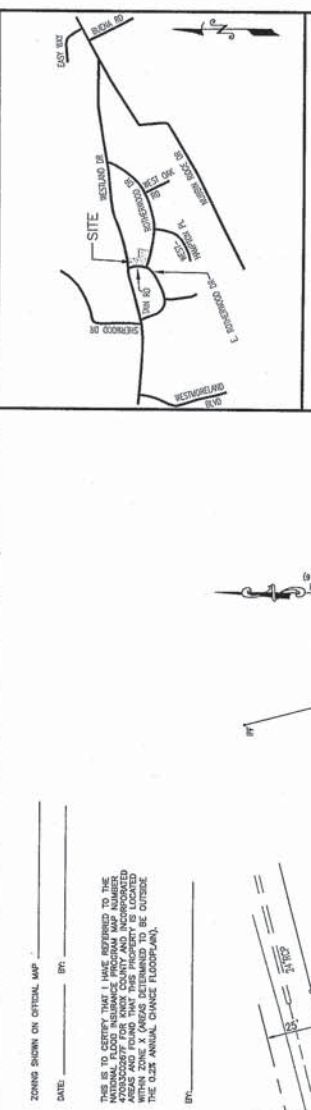
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REGISTERED LAND SURVEYOR

TENNESSEE REG. NO. 2585

DATE: 4/19/2013

CERTIFICATE OF CREDIBILITY AND ACCOUNT OF SURVEY

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE. I HAVE REVIEWED THE SURVEY AND RECORDS OF THIS PLAT AND AM SATISFIED THAT THE SURVEY AND RECORDS COMPLY WITH THE RULES AND REGULATIONS OF THE KNOX COUNTY SURVEYING BOARD AND THE KNOX COUNTY REGISTER OF RECORDS. I HAVE ALSO REVIEWED THE METROPLANNING BOARD'S COMMENTS AND AM SATISFIED THAT THE PLAT COMplies WITH THE METROPLANNING BOARD'S COMMENTS.

REGISTERED LAND SURVEYOR: D. B. HARRIS DATE: 4/19/2013

TENNESSEE REG. NO. 2585

FINAL PLAT

FOR

RESUBDIVISION OF ROTHERWOOD S/D

BLOCK "C", LOT 1

C-L-T MAP 120-MD, PARCELS 6 & 21

6th CIVIL DISTRICT, KNOX COUNTY, TN.

51st WARD, CITY OF KNOXVILLE, TN.

APRIL 19, 2013

SCALE: 1" = 40'

OWNER, LOT 108:

MICHAEL & NANCY MILLER

7205 ROTHERWOOD DRIVE

KNOXVILLE, TN 37919

PHONE (865) 292-5692

REFERENCE DEED: WB 1802, PG 44

OWNER, LOT 109:

TODD MILLER

7205 ROTHERWOOD DRIVE

KNOXVILLE, TN 37919

PHONE (865) 292-5692

REFERENCE DEED: INSTR. #201304170068295

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS & LAND SURVEYORS

4534 PAPERMILL DRIVE

KNOXVILLE, TN 37919

PHONE (865) 588-6472

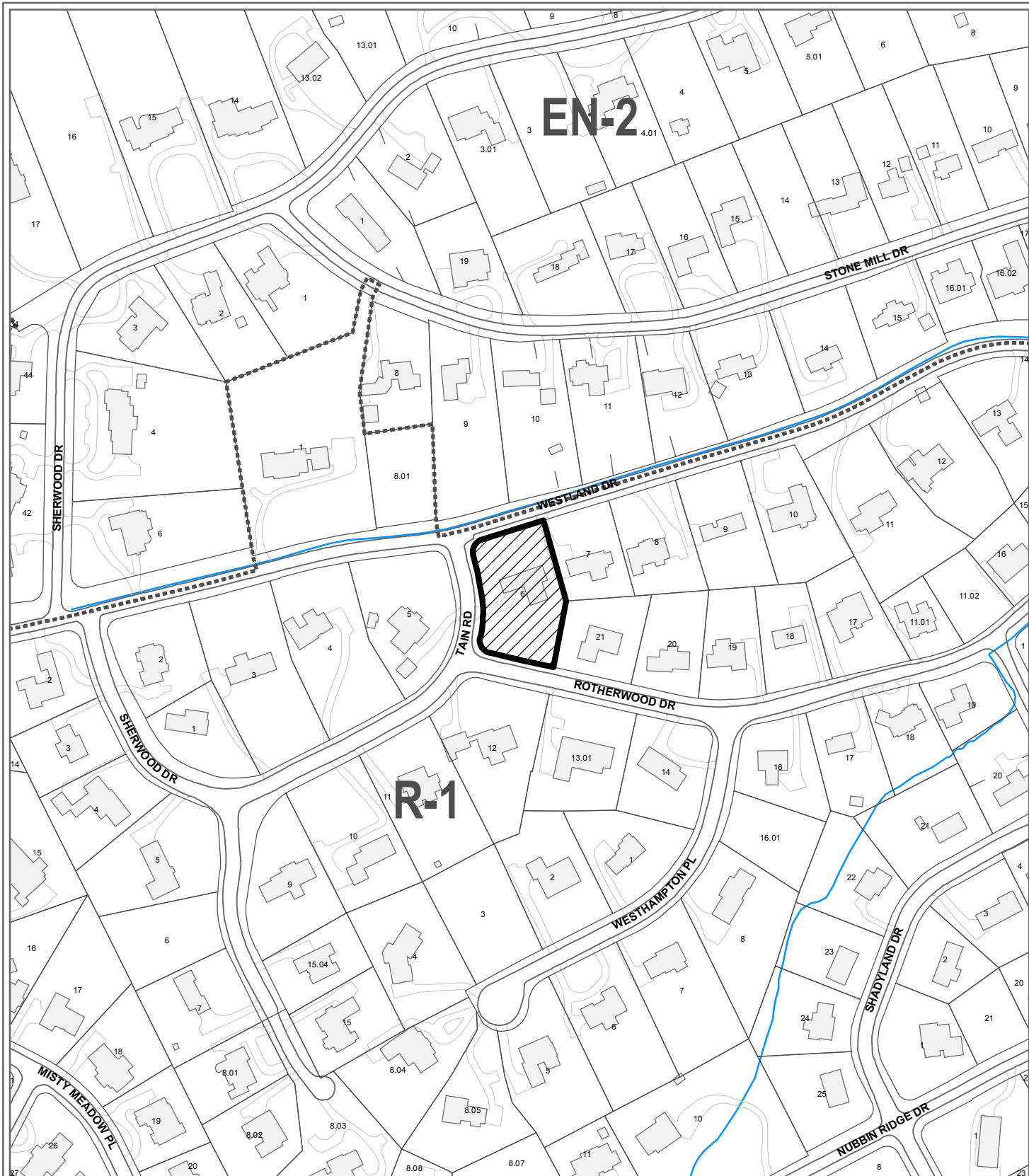
FAX (865) 588-6473

24718-L1-FP

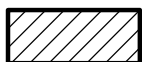
REVISED

6-SH-13-F

6/4/2013



**6-SH-13-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Rotherwood

Original Print Date: 6/6/2013      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Batson, Himes, Norvell, & Poe

Map No: 120

Jurisdiction: City

