

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

▶ **FILE #:** 5-SF-14-F **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 5/8/2014 **AGENDA DATE:** 6/12/2014
 ▶ **SUBDIVISION:** FINAL PLAT FOR BEVERLY MILAM, REVOCABLE TRUST
 ▶ **APPLICANT/DEVELOPER:** KELLY MILAM
 OWNER(S): Kelly Milam

TAX IDENTIFICATION: 154 P/O 110.02
 JURISDICTION: County Commission District 4
 STREET ADDRESS:
 ▶ **LOCATION:** South side of Osprey Point Lane, east of S. Northshore Drive
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ▶ **APPROXIMATE ACREAGE:** 1.33 acres
 ▶ **NUMBER OF LOTS:** 1
 ▶ **ZONING:** A (Agricultural)
 SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
 ▶ **VARIANCES REQUIRED:**

1. To eliminate the requirement of the Minimum Subdivision Regulations 64-24.45 requiring a suitable turnaround meeting AASHTO standards
2. To reduce the requirement of the Minimum Subdivision Regulations 64-24.50 requiring a 20' driving surface to 12'.
3. To reduce the requirement of the Minimum Subdivision Regulations 64-24.43 allowing a maximum grade of 12% to 12.64%.
4. To reduce the requirement of the Minimum Subdivision Regulations requiring a 25' radius where the JPE and public street meet from 25' to 0'.

STAFF RECOMMENDATION:

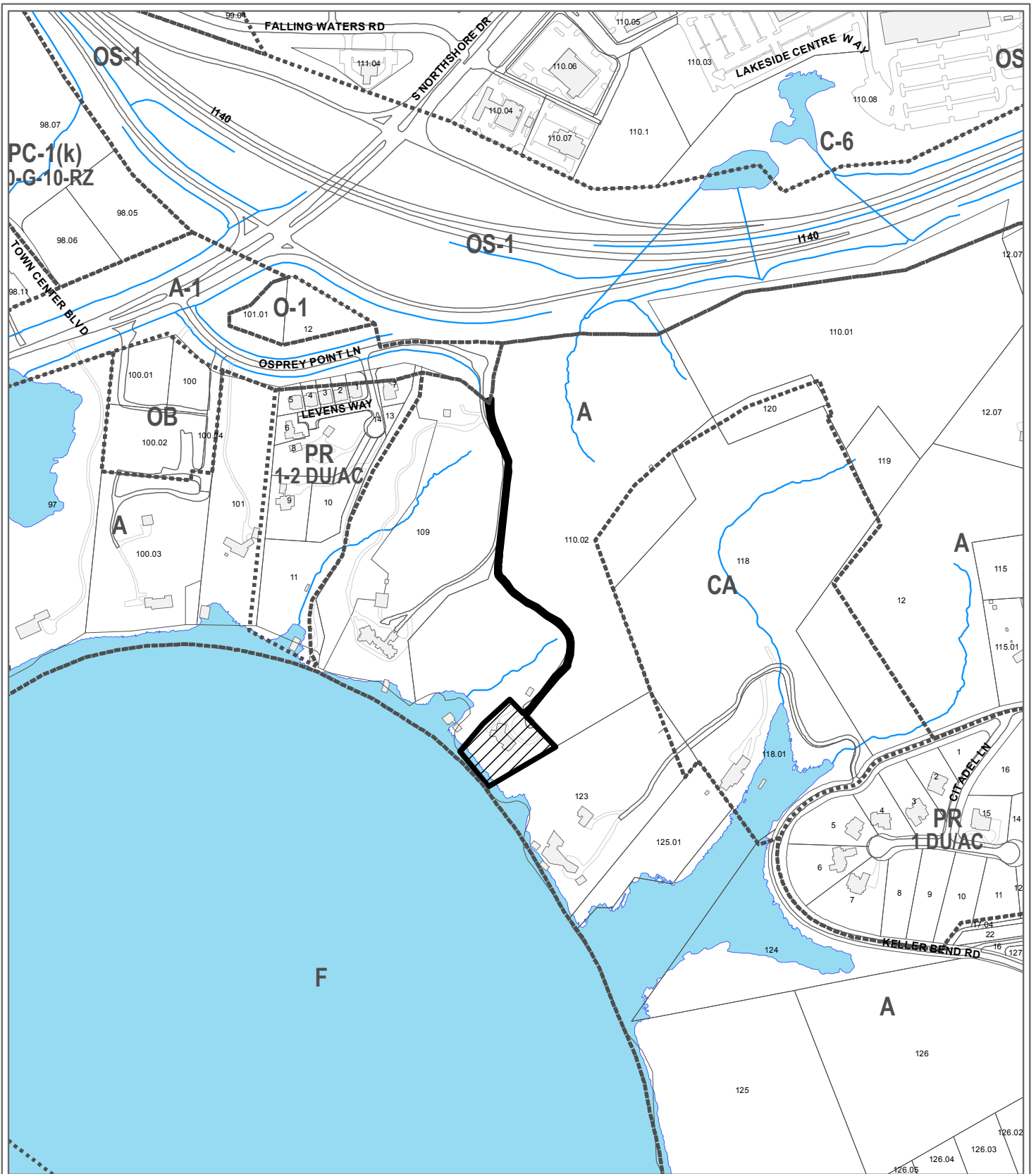
▶ **Deny Variances 1-4
 DENY Final Plat**

COMMENTS:

The JPE is being established by this plat over an existing driveway shared by the subject parcels. Knox County Engineering and Public Works is not supporting the variances requested for lack of a sufficient hardship. There is also concern that the gated entrance does not have a Knox Key Box to allow access by emergency personnel and equipment.

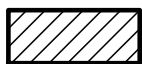
MPC staff received revised copies of this plat on corrections deadline. All corrections requested by staff were addressed. The applicant has requested four variances from the Minimum Subdivision Regulations requirements for the JPE.

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.



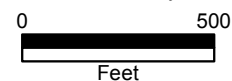
**5-SF-14-F
FINAL SUBDIVISION PLAT**

Petitioner: Milam, Kelly

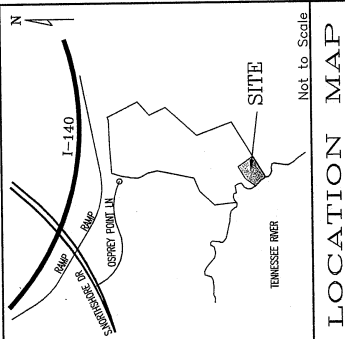


Final Plat For: Final Plat for Kelly Milam

Map No: 154
Jurisdiction: County



Original Print Date: 5/1/2014 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LOCATION MAP
Not to Scale

- NOTES:
1. THE CURVE (S) SHOWN ON PLAT. ALL OTHERS SET BY BMAP, UNLESS NOTED OTHERWISE ON PLAT.
 2. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL RIVERS, ST. UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL INTERIOR LOT LINES PLUS OTHER EASEMENTS AS SHOWN.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED A.
 5. THIS PROPERTY CONTAINS 1.33 ACRES OF ONE LOT AND JOINT PERMANENT EASEMENT.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT.....10'
SIDE.....10'
REAR.....35'
 7. JOINT PERMANENT EASEMENT IS ESTABLISHED AND RECORDED AS PER THE METROPOLITAN PLANNING COMMISSION AT THEIR JUNE 12, 2014 MEETING ARE AS FOLLOWS:
a. TO ELIMINATE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT OF A 25' DRAINAGE SURFACE TO 12' TO REDUCE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT TO A 12' DRAINAGE SURFACE TO 12' TO 24" IN WIDTHS (8'-24" IN) ALLOWING A WIDER ROAD CROSS-SECTION.
b. TO ELIMINATE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT OF A 25' DRAINAGE SURFACE TO 12' TO 24" IN WIDTHS (8'-24" IN) ALLOWING A WIDER ROAD CROSS-SECTION.
c. TO ELIMINATE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT OF A 25' DRAINAGE SURFACE TO 12' TO 24" IN WIDTHS (8'-24" IN) ALLOWING A WIDER ROAD CROSS-SECTION.
d. TO ELIMINATE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT OF A 25' DRAINAGE SURFACE TO 12' TO 24" IN WIDTHS (8'-24" IN) ALLOWING A WIDER ROAD CROSS-SECTION.
e. TO ELIMINATE THE REQUIREMENT OF THE MINIMUM SUBDIVISION REQUIREMENT OF A 25' DRAINAGE SURFACE TO 12' TO 24" IN WIDTHS (8'-24" IN) ALLOWING A WIDER ROAD CROSS-SECTION.
 8. THE JOINT PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
 9. PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
 10. THE PURPOSES OF THIS PLAT ARE TO: (A) SUBDUDE THE PROPERTY OWNED BY THE BEVERLY MILAM REVOCABLE TRUST SHOWN LOCATED ON THE BEVERLY MILAM REVOCABLE TRUST SHOWN LOCATED ON A SEPARATELY SUBMITTED TRACT OF PROPERTY, AND (B) SHOW THE EASEMENTS SHOWN HEREON WHICH EASEMENTS ARE ESTABLISHED BY A PERMANENT DOCUMENT TO BE RECORDED CONCURRENTLY WITH THIS PLAT.
 11. IF LOT 1 OR THE REMAINING PROPERTY OF THE BEVERLY MILAM REVOCABLE TRUST IS FURTHER SUBDIVIDED IN THE FUTURE, THE JOINT PERMANENT EASEMENT WILL BE MAINTAINED BY THE NEARLY-CREATED LOT OR LOTS WITHOUT THE PRIOR APPROVAL OF THE METROPOLITAN PLANNING COMMISSION.



FINAL PLAT
FOR
BEVERLY MILAM, REVOCABLE TRUST

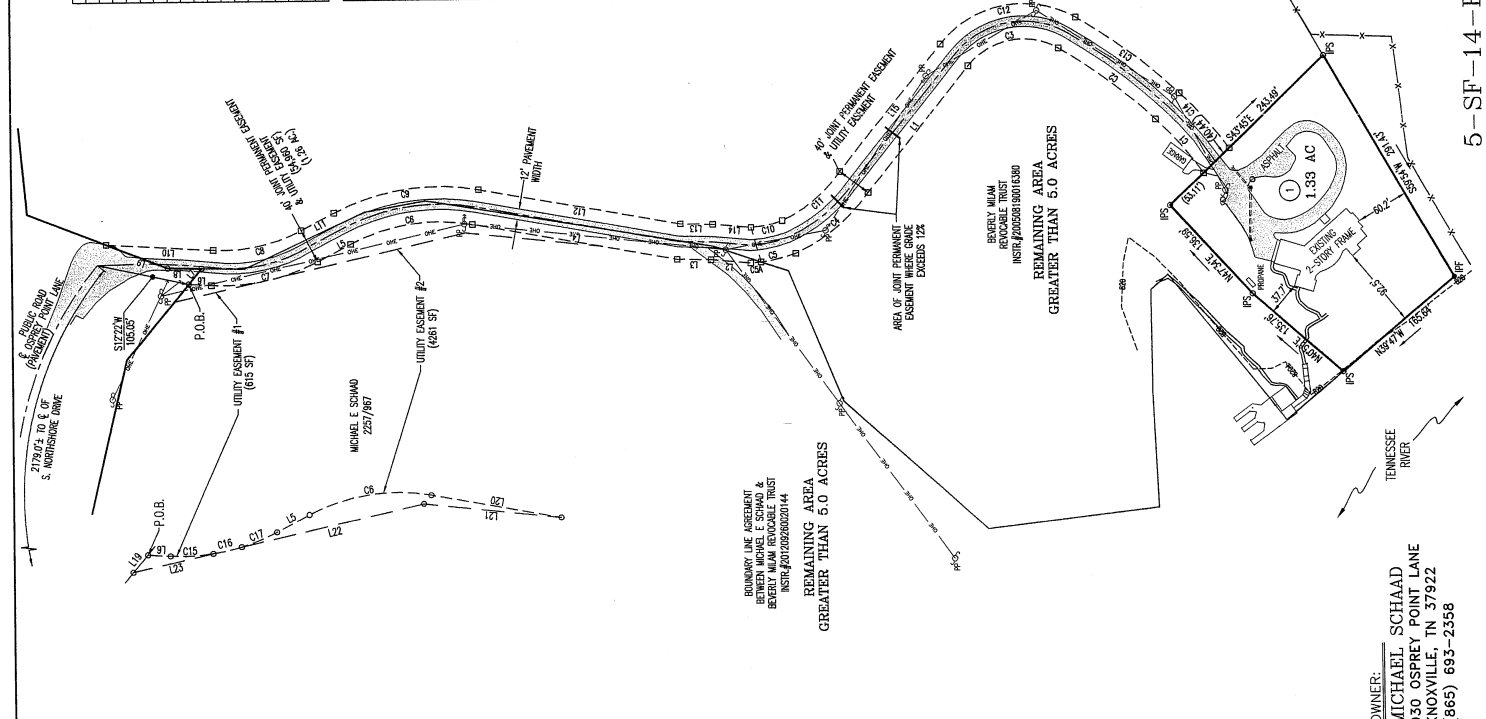
CLT MAP 154, PART OF PARCEL 110.02 & 109
DISTRICT 6, KNOX COUNTY, TN
SCALE: 1" = 100' FEBRUARY 18, 2014

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
emil@bhn-p.com

REFERENCE DEEDS: INSTR #20120826020144
INSTR #200508190016380
248334-PP
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CURVE	CURVED BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N85°24'E	81.65'	81.65'	375.44'
C2	N85°24'E	136.23'	136.54'	592.35'
C3	N10°43'W	104.13'	113.59'	801.00'
C4	N89°20'W	107.29'	108.56'	241.18'
C5	N10°27'W	111.93'	111.93'	171.38'
C6	N85°44'W	138.61'	142.18'	215.00'
C7	N17°14'E	122.62'	124.17'	230.00'
C8	S89°44'E	165.59'	168.54'	250.00'
C9	S11°25'E	36.26'	36.26'	154.18'
C10	S10°43'W	145.70'	170.08'	120.00'
C11	S10°43'W	145.70'	170.08'	120.00'
C12	S89°23'E	21.01'	21.01'	622.35'
C13	S89°23'E	38.46'	38.46'	415.44'
C14	S87°49'E	48.47'	48.51'	230.00'
C15	S17°24'E	21.53'	21.53'	328.58'
C16	S17°24'E	42.58'	42.58'	230.00'
C17	S27°19'E	42.58'	42.58'	230.00'

LINE	BEARING	DISTANCE
L1	N81°19'W	182.39'
L2	N81°19'W	45.97'
L3	N01°15'E	28.24'
L4	N01°15'E	28.24'
L5	N07°14'W	41.84'
L6	N03°14'E	25.51'
L7	S89°23'E	21.01'
L8	N07°50'E	38.46'
L9	N21°30'E	73.89'
L10	S27°19'E	41.84'
L11	S27°19'E	41.84'
L12	S01°15'W	231.37'
L13	S01°15'W	36.59'
L14	S01°15'W	44.35'
L15	S01°15'W	183.59'
L16	S07°23'E	148.31'
L17	N08°20'E	155.78'
L18	N17°24'W	211.70'
L19	N17°24'W	92.52'



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT AND AGREE TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I, AM, WE, OR WE, THE OWNERS, HAVE THE RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE(S): _____

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT AND AGREE TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT I, AM, WE, OR WE, THE OWNERS, HAVE THE RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENT AS SHOWN ON THIS PLAT.

SIGNATURE(S): _____

ZONING SHOWN ON OFFICIAL MAP BY: _____

DATE: _____

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

SIGNED: _____ DATE: _____

SIGNED: _____ DATE: _____

KNOX COUNTY TRUSTEE

ADDRESSING DEPARTMENT CERTIFICATION

I, THE ADDRESSING DEPARTMENT CLERK, HEREBY CERTIFY THAT THE SUBMISSION NAME AND ADDRESSING INFORMATION IS CORRECT AND ACCORDS WITH THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____ DATE: _____

IN THE CITY OF KNOXVILLE AND SHERIDAN AREAS OF KNOX COUNTY

SUBJECT TO THE INSTALLATION OF SANITARY SEWERS AND TREATMENT FACILITIES AND THE SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

DATE: _____ KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATE OF FINAL PLAT - CONSTRUCTION COMPLETE

I, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED TO PRACTICE SURVEYING UNDER THE PLAN AND MEASUREMENTS ACT. I HAVE REVIEWED THE PLAT AND ALL APPROPRIATE RECORDS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE REGULATIONS OF THE SURVEYING BOARD AND I HAVE REVIEWED THE PLAT AND ALL APPROPRIATE RECORDS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE REGULATIONS OF THE SURVEYING BOARD AND I HAVE REVIEWED THE PLAT AND ALL APPROPRIATE RECORDS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE REGULATIONS OF THE SURVEYING BOARD.

ON THE 18th DAY OF FEBRUARY 2014

REGISTERED LAND SURVEYOR 1647

TENNESSEE CERTIFICATE NO. 1647

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND DISTRICT 6, KNOX COUNTY, TENNESSEE, AND THE REGULATIONS OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, ON THIS PLAT IS HEREBY ADOPTED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____ DATE: _____

OWNER:
MICHAEL E. SCHAAD
930 OSPREY POINT LANE
KNOXVILLE, TN 37922
(865) 693-2358

OWNER:
BEVERLY MILAM,
REVOCABLE TRUST
KNOXVILLE, TN 37922
(865) 693-2358

OWNER:
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
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248334-PP
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LEGEND

- UNANNOUNCED POINT
- IRON PIN FOUND
- PS SURVEY POINT
- SW SW CORNER MANHOLE
- CLEAN-OUT
- POWER POLE
- EUT
- WATER METER
- WATER VALVE
- GAS VALVE
- GAS LINE
- ELEC. POLE
- OVERHEAD ELECTRIC
- WATER LINE
- SANITARY SEWER LINE