



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

▶ **FILE #:** 8-SA-15-F

AGENDA ITEM #: 24

AGENDA DATE: 8/13/2015

▶ **SUBDIVISION:** UNIVERSITY ADDITION TO KNOXVILLE RESUBDIVISION OF P/O LOTS 68-70, 69R,

▶ **APPLICANT/DEVELOPER:** ROTH LAND SURVEYING

OWNER(S): James and Michelle Christian

TAX IDENTIFICATION: 81 L F 021,022,023

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS:

▶ **LOCATION:** **W. Glenwood Ave at Armstrong Ave.**

SECTOR PLAN: Central City

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

▶ **APPROXIMATE ACREAGE:**

▶ **NUMBER OF LOTS:** 2

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

SURVEYOR/ENGINEER: Roth Land Surveying

▶ **VARIANCES REQUIRED:** 1. To reduce the required intersection radius from at the intersection of Armstrong Avenue and West Glenwood Avenue from 25' to 0' as shown on plat.

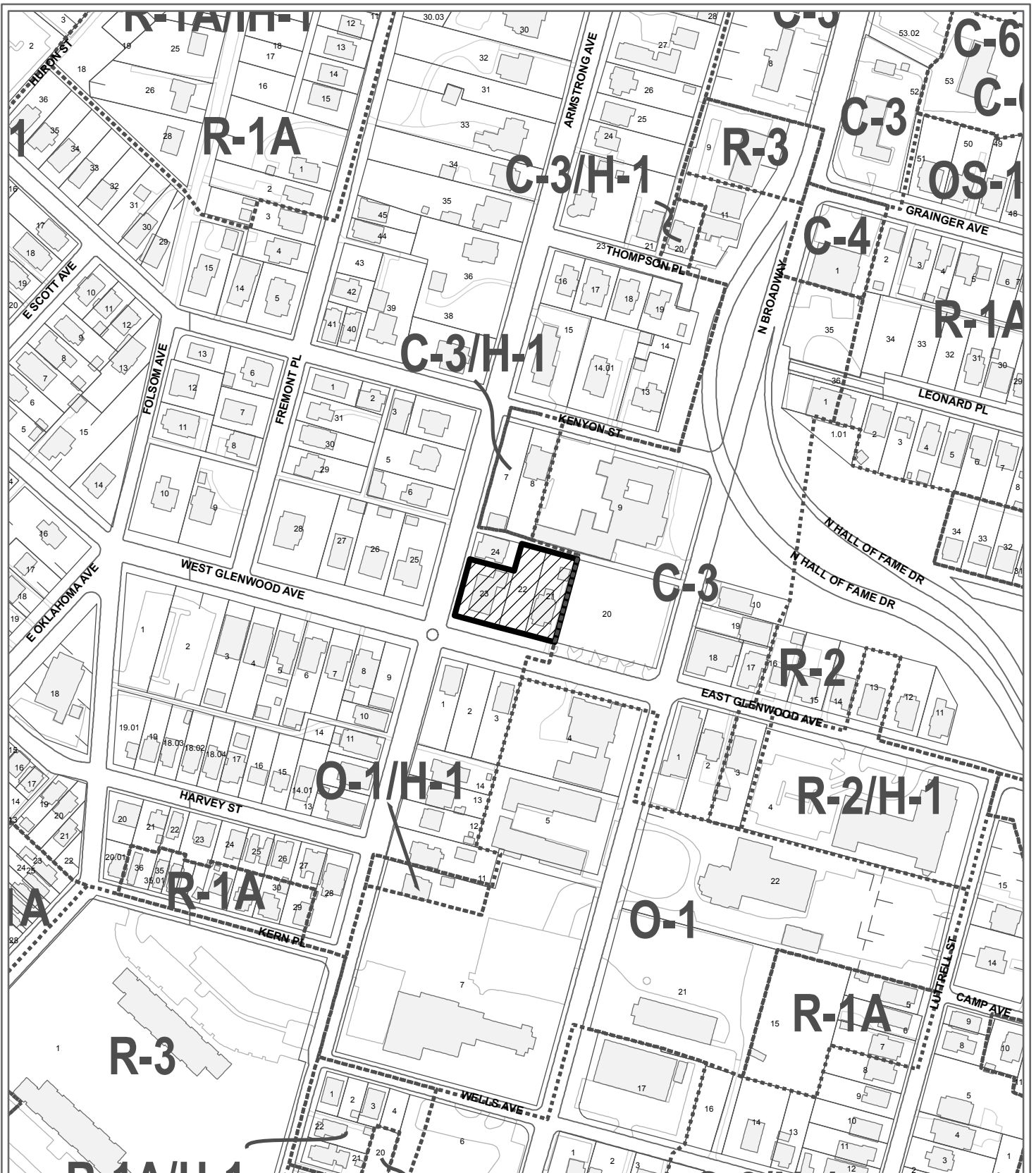
STAFF RECOMMENDATION:

▶ **Deny Variance**
DENY Final Plat

COMMENTS:

The revised plat was received by MPC staff by corrections deadline. All staff's requested corrections were addressed on the revised copy. The City of Knoxville's Engineering Department did not support their requested variance for the intersection radius. MPC staff cannot recommend approval of the plat without the support of City Engineering.

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.



**8-SA-15-F
FINAL SUBDIVISION PLAT**



Final Plat For: University Addition to Knoxville Resubdivision of p/o Lots 68-70, 69R,

Petitioner: Roth Land Surveying

Original Print Date: 8/6/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 81
Jurisdiction: City

0 250
Feet



Certificate of Ownership and General Dedication

(I, We) _____ undersigned owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easements as shown on this plat. I further certify that all restrictive covenants, if any, which apply to the lots, are either shown on the plan or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

NOTARY STAMP
On this _____ day of _____, 20____, before me personally appeared _____ to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing Instrument, and acknowledge that he (or she or they) executed the same as his (or her or their) free act and deed.

(Notary's Signature and Seal)
My Commission Expires: _____

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 this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described 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 22nd day of May, 2015.

Mary L. Roth, Jr.
Surveyor's Signature
Tennessee Certificate No. 2051

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
Date: _____

Knox County Health Department
This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Knox County Health Department _____ Date _____

TAXES AND ASSESSMENTS
This is to certify that all property taxes and assessments due on this property have been paid.

Signed (City Tax Clerk) _____ Date _____

Signed (County Tax Clerk) _____ Date _____

Zoning Stamp
Zoning district(s) in which the land being subdivided shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning shown on Official Map _____

Date _____
By _____

CERTIFICATE OF APPROVAL FOR RECORDING
THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON AND THE COMPOSITE DESIGN PLAN _____ HAVE BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH THE EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND STIPULATIONS NOTED ON THIS PLAT AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION, the DAY OF _____, 20____, AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS.

SIGNED: _____ DATE: _____
SECRETARY

CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING
The Department of Engineering hereby approves this plat on this _____ day of _____, 20____.

Engineering Director _____

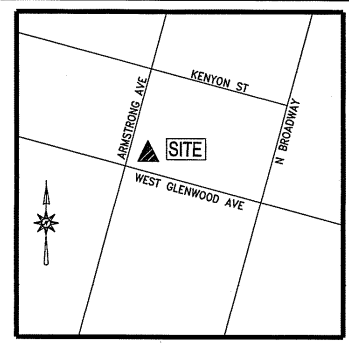
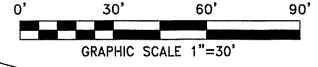
- NOTES:**
- IRON RODS WITH CAPS SET AT ALL CORNERS NOT RECOVERED UNLESS OTHER MONUMENTATION IS NOTED ON DRAWING.
 - CLT TAX MAP 081L, GROUP F, PARCELS 021.00, 022.00 AND 023.00.
 - DEED REFERENCES:
INSTRUMENT #200701030054504
INSTRUMENT #201312170037519
INSTRUMENT #201503110048578
 - PLAT REFERENCES:
MAP B-6024 ON FILE IN CITY OF KNOXVILLE ENGINEERING DEPARTMENT TECHNICAL SERVICES. MAP BOOK 00-L, PAGE 52
 - SUBJECT PROPERTY IS ZONED R-1A/H-1.
 - PROPERTY SUBJECT TO EASEMENTS, RIGHTS OF WAY OR CLAIMS OF EASEMENTS OR RIGHTS OF WAY NOT SHOWN BY THE PUBLIC RECORDS.
 - PROPERTY SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE REPORT WAS FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - NO TITLE OPINION IS EXPRESSED OR IMPLIED.
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
 - BUILDING SETBACK LINES AND EASEMENTS SHALL CONFORM TO ANY AND ALL CURRENT KNOX COUNTY/CITY OF KNOXVILLE ZONING STANDARDS.
 - TOTAL NUMBER OF LOTS = 2, TOTAL ACREAGE = 0.60 ACRES (26286.81 SQ. FT.)
 - 10' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR BOUNDARY LINES AND ROAD RIGHT-OF-WAY LINES, 5' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL INTERIOR LOT LINES.
 - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NONCONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.
 - REMAINING PORTION OF LOT 68 WAS CREATED PRIOR TO THE ADOPTION OF MINIMUM SUBDIVISION REGULATIONS ON JULY 8, 1971. SEE DEED BOOK 745, PAGE 35.

EASEMENT RELEASE STAMP
Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have occurred for their use and benefit in the utility and drainage easements along the original lot lines eliminated by this map, on the condition that new utility and drainage easements are provided along the new property lines.

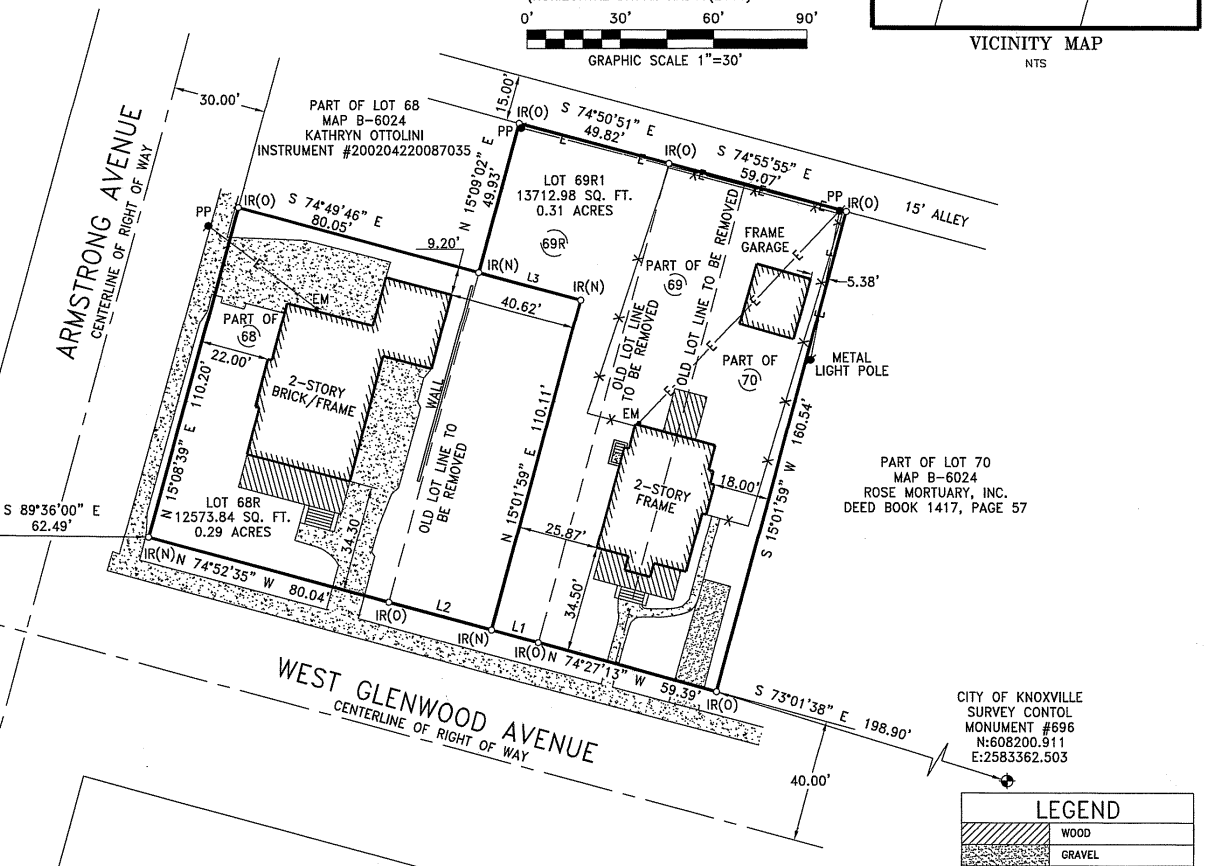
CITY OF KNOXVILLE ENGINEERING DEPT. _____
KNOXVILLE UTILITIES BOARD (WATER & WASTEWATER) _____
KNOXVILLE UTILITIES BOARD (GAS) _____
A&T _____
CABLE TELEVISION _____



GRID NORTH IS BASED ON A BEARING OF S 76 DEG. 01 MIN. 45 SEC. E FROM CITY CONTROL MONUMENT #1626 TO CITY CONTROL MONUMENT #696. DISTANCES HAVE NOT BEEN REDUCED TO GRID.
(HORIZONTAL DATUM NAD83(2011))



VICINITY MAP
NTS

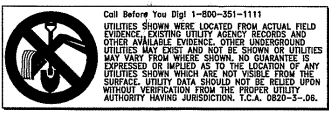


CITY OF KNOXVILLE
SURVEY CONTROL
MONUMENT #1626
N:608309.159
E:2582927.405

PART OF LOT 70
MAP B-6024
ROSE MORTUARY, INC.
DEED BOOK 1417, PAGE 57

CITY OF KNOXVILLE
SURVEY CONTROL
MONUMENT #696
N:608200.911
E:2583362.503

VARIANCES APPROVED AT MPC MEETING ON AUGUST 13, 2015
1) REDUCE REQUIRED RADIUS AT INTERSECTION OF WEST GLENWOOD AVENUE AND ARMSTRONG AVENUE FROM 25' TO 0'.



LINE	BEARING	DISTANCE
L1	N 74°52'35" W	15.61'
L2	N 74°52'35" W	34.21'
L3	N 74°49'46" W	33.99'

REVISED
7/30/15

LEGEND	
	WOOD
	GRAVEL
	CONCRETE
IR(O)	IRON ROD OLD
IR(N)	IRON ROD NEW
IP(O)	IRON PIPE OLD
PP	POWER POLE
EM	ELECTRIC METER
LINE LEGEND	
	PROPERTY LINE
	ELECTRIC LINE
	FENCE LINE

MPC FILE NO. 8-SA-15-F



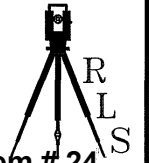
Surveyors Certification:
I hereby certify that this is a Category 1 Survey and the ratio of precision of the unadjusted survey exceeds 1:10,000 as shown hereon. This survey has been prepared in accordance with the standards of practice of land survey in the State of Tennessee.

Mary L. Roth, Jr.
M.L.R.#2051

PROJECT NO. 14-196
FINAL PLAT:
UNIVERSITY ADDITION TO KNOXVILLE
RESUBDIVISION OF PART OF LOT 68, LOT 69R, PART OF LOT 69 AND PART OF LOT 70
CITY BLOCK NO. 11263
DRAWN BY: GLR
DATE OF FIELD SURVEY: 5/20/15
SCALE: 1" = 30'
DATE: 5/26/15

2ND CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHIN THE 11TH WARD OF THE CITY OF KNOXVILLE
OWNER: JAMES AND MICHELLE CHRISTIAN
119 WEST GLENWOOD AVENUE
KNOXVILLE, TN 37917
OWNER: NATHAN AND JANA KELLY
125 WEST GLENWOOD AVENUE
KNOXVILLE, TN 37917

ROTH LAND SURVEYING
Gary L. Roth, Jr, RLS
6718 Kern Road
Knoxville, TN. 37918
PH: (865) 689-8186
FAX: (865) 687-3231



MPC August 13, 2015

Agenda Item # 24