

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

▶ **FILE #:** 8-SI-15-F

**AGENDA ITEM #:** 32

**AGENDA DATE:** 8/13/2015

▶ **SUBDIVISION:** FINAL PLAT OF THE S/D OF THE 1501 AVENUE LLC PROPERTY

▶ **APPLICANT/DEVELOPER:** TENNESSEE LAND DEVELOPMENT SERVICES

**OWNER(S):** Mike Soueid

**TAX IDENTIFICATION:** 94 M J 023

[View map on KGIS](#)

**JURISDICTION:** City Council District 1

**STREET ADDRESS:** 1501 White Ave

▶ **LOCATION:** **At the northwest intersection of James Agee Street and White Avenue**

**SECTOR PLAN:** Central City

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

▶ **APPROXIMATE ACREAGE:** 0.218 acres

▶ **NUMBER OF LOTS:** 1

▶ **ZONING:** O-2 (Civic and Institutional)

**SURVEYOR/ENGINEER:** Timothy J. Howell

▶ **VARIANCES REQUIRED:**

1. To reduce the required intersection radius at White Avenue and James Agee Street from 75' to 4' as shown on plat.
2. To reduce the required utility and drainage easement along lot lines from 10' or 5' as required to 0'.

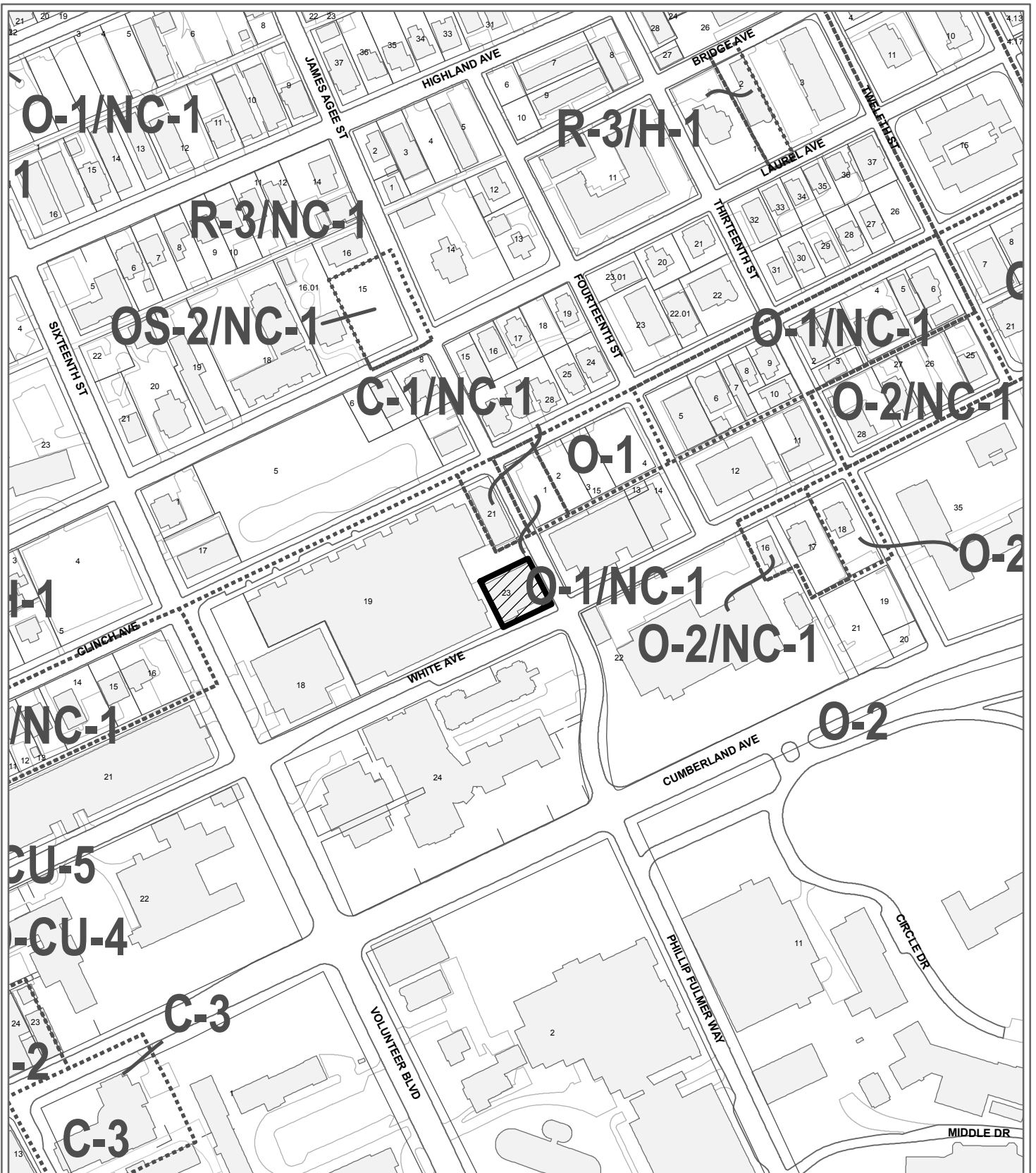
**STAFF RECOMMENDATION:**

- ▶ **Deny Variance 1**
- ▶ **Approve Variance 2**
- ▶ **DENY Final Plat**

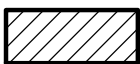
**COMMENTS:**

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-SI-15-F  
FINAL SUBDIVISION PLAT**



Final Plat For: Final Plat of the S/D of the 1501 Avenue LLC Property

Petitioner: Tennessee Land Development Services

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

Revised:

Map No: 94  
 Jurisdiction: City

0 250  
 Feet



**Certification of Ownership and Dedication**

(I, We) \_\_\_\_\_, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Signature(s) \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Before me personally appeared \_\_\_\_\_ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
Witness my hand and notarial seal, this day and year above.

Written \_\_\_\_\_ Notary

My Commission expires \_\_\_\_\_ Seal

**Certification of Sewage System**

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.

Date \_\_\_\_\_

Knox County Health Department \_\_\_\_\_

**Certification of Zoning**

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:  
Zoning Shown on Official Map \_\_\_\_\_

Date \_\_\_\_\_  
By \_\_\_\_\_

**Certification of Addressing Department**

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: \_\_\_\_\_

**Certificate of Approval for Recording - Final Plat**

This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with 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, on this 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: \_\_\_\_\_

**Certification of Taxes and Assessments**

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

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Certification by the Knoxville Engineering Division**

City of Knoxville Engineering Division The Knoxville Engineering Division hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Engineering Director \_\_\_\_\_

**Certificate of Final Plat - Construction Complete**

I hereby certify that I am a registered land surveyor licensed to practice 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 3rd day of August, 2015.

Registered Land Surveyor \_\_\_\_\_  
Tennessee Certificate No. 2285

**Certification of Category and Accuracy of Survey**

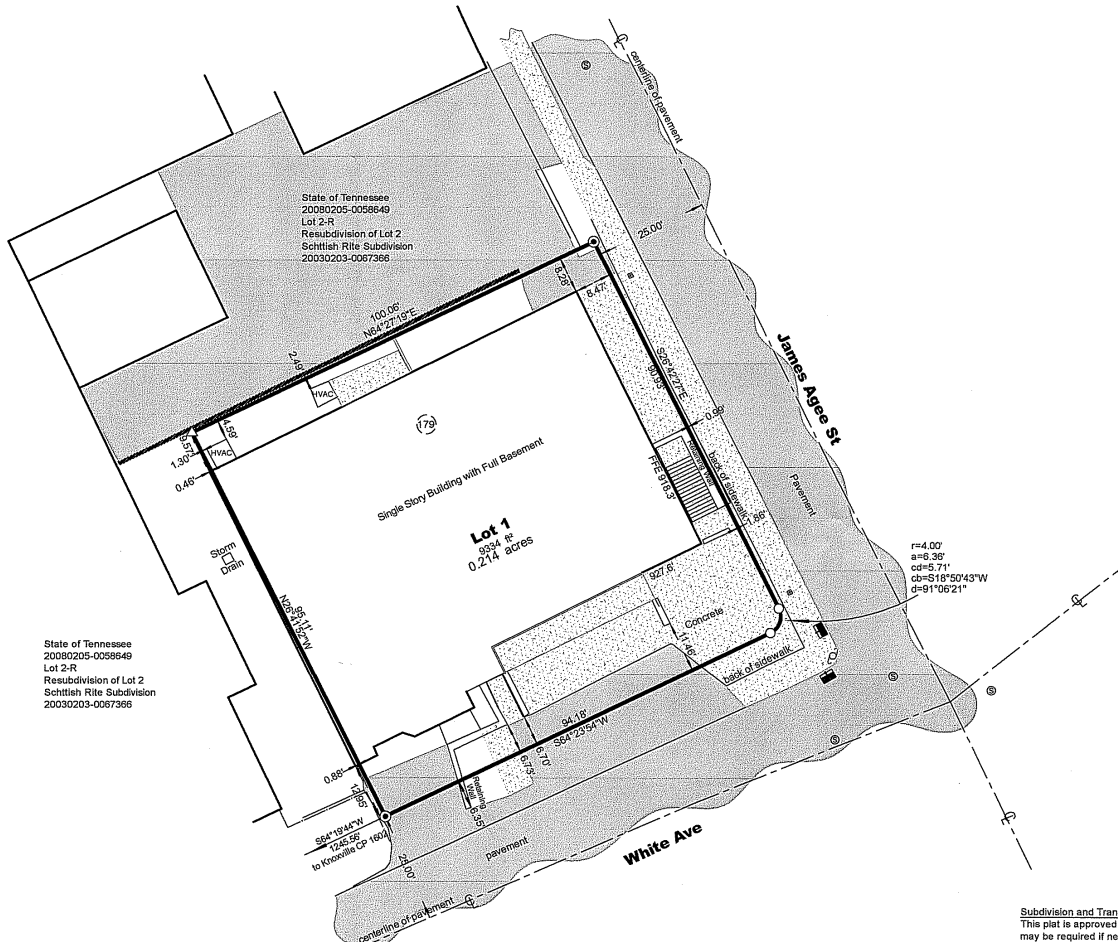
I hereby certify that this is a category \_\_\_\_\_ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000

Registered Land Surveyor \_\_\_\_\_  
Tenn. Reg. No. 2285

**Right of Way Encroachment Certificate**

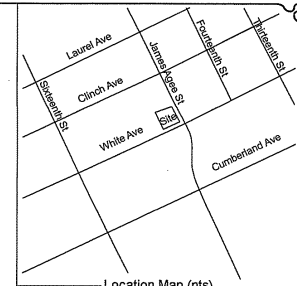
(I, We) \_\_\_\_\_, the undersigned owner(s) of the property shown herein, understand that the City of Knoxville is not approving the projection of any encroachment(s) into any right-of-way(s) as shown hereon, and that (I, We) accept full responsibility for any resulting consequences thereof.

Signature(s) \_\_\_\_\_



State of Tennessee  
20080205-0058649  
Lot 2-R  
Resubdivision of Lot 2  
Schittler Rite Subdivision  
20030205-0067366

F=4.00'  
a=6.36'  
cd=5.71'  
cb=S18°50'43"W  
d=91°06'21"



- Notes:  
▲ Existing Iron Pin  
▲ Set 1/2" Iron Pin  
● Set Mag Nail  
⊙ Calculated Point  
⊙ Sewer Man Hole  
⊙ Storm Drain  
■ Water Meter  
⊙ Utility Pole
  - Centerline of Road
  - Fence
  - Existing structures walls
- Zoned = O-2  
0.214 acres (9334 ft<sup>2</sup>) into 1 lot
- Property depicted transferred by miles and bounds and not recorded plat as early as 1/8/1958 in Book 1065, Page 415
- Title opinion not provided. Other assessments, encroachments, etc. may exist and not be shown.

REVISED!  
8/1/15

**Subdivision and Transfer of Property Only:**  
This plat is approved for the subdivision and transfer of property only. Another plan may be required if new stormwater quality and/or water quality facilities are needed for future development.

**Property Boundary Encroachment:**  
This survey indicates one or more property boundary encroachments. It has not been addressed by plat reviewing agencies. Owners are responsible for resolving property boundary conflicts.

**Nonconforming Structures**  
The approval of this plat does not increase any zoning nonconformities 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 for the Board of Zoning Appeals may be required at some later date for permit applications or other development approvals.

Tennessee Land Development Services  
MPC August 13, 2015

TIMOTHY J. HOWELL  
REGISTERED LAND SURVEYOR  
COMMERCIAL  
TENNESSEE NO. 2285

Timothy J Howell, RLS 2263  
(865) 742-2557  
Office Fax (865) 674-8118  
121 Dorothy Drive Talbot, TN 37877  
tim@tnlds.com

Final Plat of the  
**1501 Avenue, LLC Property**

Grid North (NAD 83 (2011))  
based on a bearing of N 13°28'53" W from City Control Point #1602 to #1603. Distances have not been reduced to grid.

Owner  
1501 Avenue LLC (Mike Soueid)  
6884 Giralda Cir  
Boca Raton, FL, 33433  
561-271-8800

Showing property of same  
Located in the 10th Ward of Knoxville, Tennessee.  
City Block 10381  
For source of title, see 20130822-0013350  
Tax Map 94M Group J Parcel 23.00  
June 28, 2015  
Scale: 1" = 200'

Agenda Item #32

MPC# 8-SI-15-F