

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

▶ **FILE #:** 10-SF-15-F

AGENDA ITEM #: 23

AGENDA DATE: 10/8/2015

▶ **SUBDIVISION:** WOOD FAMILY SUBDIVISION

▶ **APPLICANT/DEVELOPER:** HIGHLAND SURVEYING

OWNER(S): Brian & Janice Wood

TAX IDENTIFICATION: 37 091.07

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS:

▶ **LOCATION:** West side of Greenwell Drive, north of High Mesa Drive

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 17.36 acres

▶ **NUMBER OF LOTS:** 2

▶ **ZONING:** A (Agricultural)

SURVEYOR/ENGINEER: Rob Sanders Highland Surveying

▶ **VARIANCES REQUIRED:**

1. To add an additional lot to an existing JPE already serving more than five lots that does not meet Knox County Road standards.
2. To waive the requirements of the Minimum Subdivision Regulations for an existing JPE serving five or more lots to existing conditions.

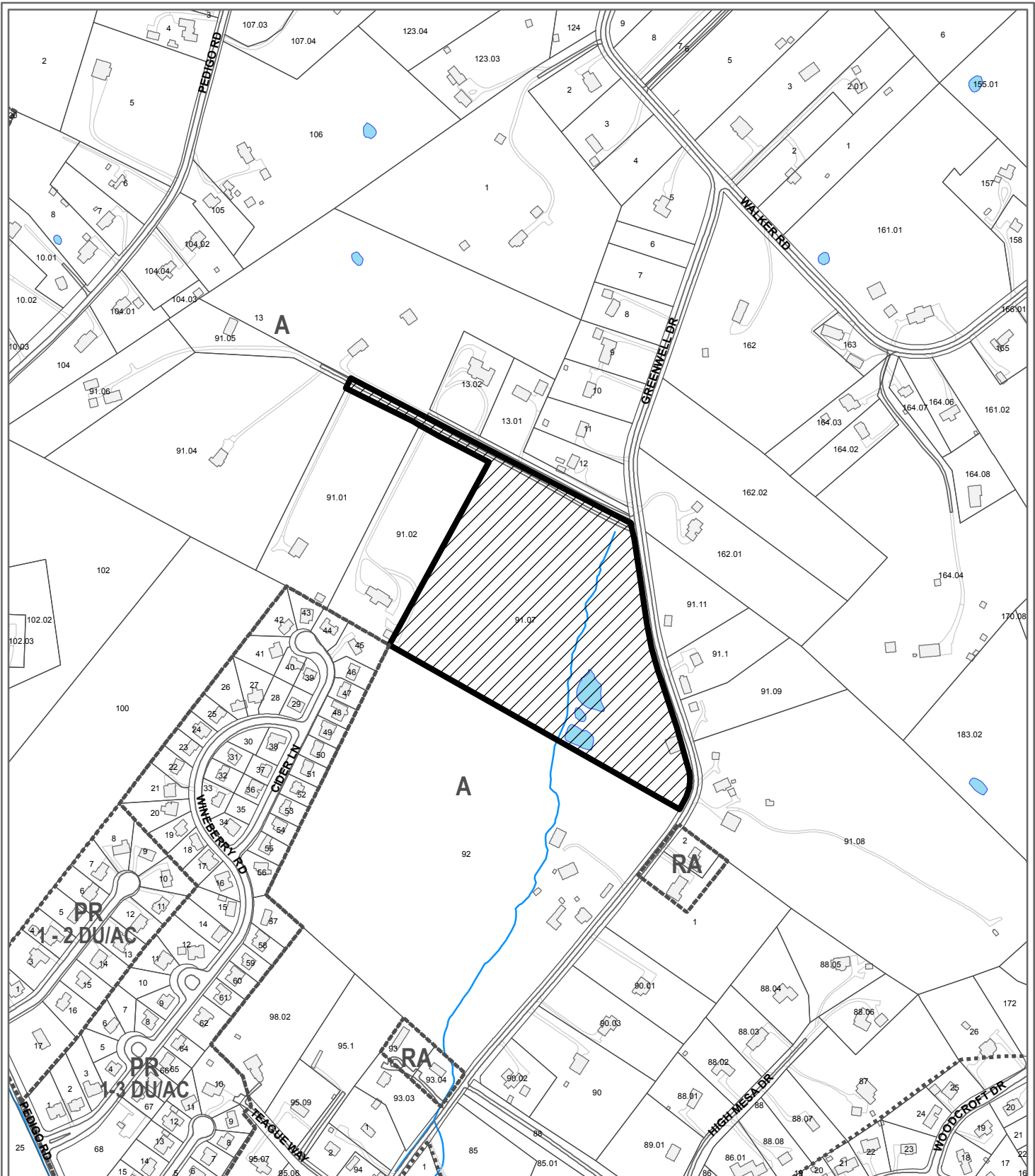
STAFF RECOMMENDATION:

▶ **Deny Variances 1-2
 DENY Final Plat**

COMMENTS:

MPC staff received the revised plat copies by corrections deadline. All corrections were met except the ones dealing with the requested variances. The applicant is requesting two variances for the JPE: To reduce the requirements of the Minimum Subdivision Regulations to existing conditions and to add an additional lot to a JPE that already does not meet the requirements. The existing JPE already serves six lots and the applicant wants to add two additional lots to it with this plat. The Minimum Subdivision Regulations require a JPE that serves that many lots be built to Knox County Road standards. Knox County Engineering and Public Works is not supporting the requested variances and MPC staff cannot recommend approval without their support.

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.



**10-SF-15-F
FINAL SUBDIVISION PLAT**

Petitioner: Highland Surveying



Final Plat For: Wood Family Subdivision

Map No: 37

Jurisdiction: County

Original Print Date: 10/1/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

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

SIGNATURE _____

SIGNATURE _____

CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein 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 _____, 2015, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Agreed _____

Title _____

CERTIFICATE OF CLASS AND ACCURACY OF SURVEY

I hereby certify that this is a Category _____ Survey and the ratio of the Precision of the unadjusted Survey exceeds _____ as shown herein. This Survey has been prepared in accordance with the Standards of Practice of Land Surveyors in the State of Tennessee.

KNOX COUNTY HEALTH DEPARTMENT

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems and this is to certify that all lots are subject to Sections 60-1-11 thru 60-1-13 of the Tennessee Code Annotated and the regulations promulgated thereunder.

Title _____
Knox County Health Department

TRUSTEE

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

Title _____
Knox County

ADDRESS APPROVAL

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.

Agreed _____

Title _____

ZONING

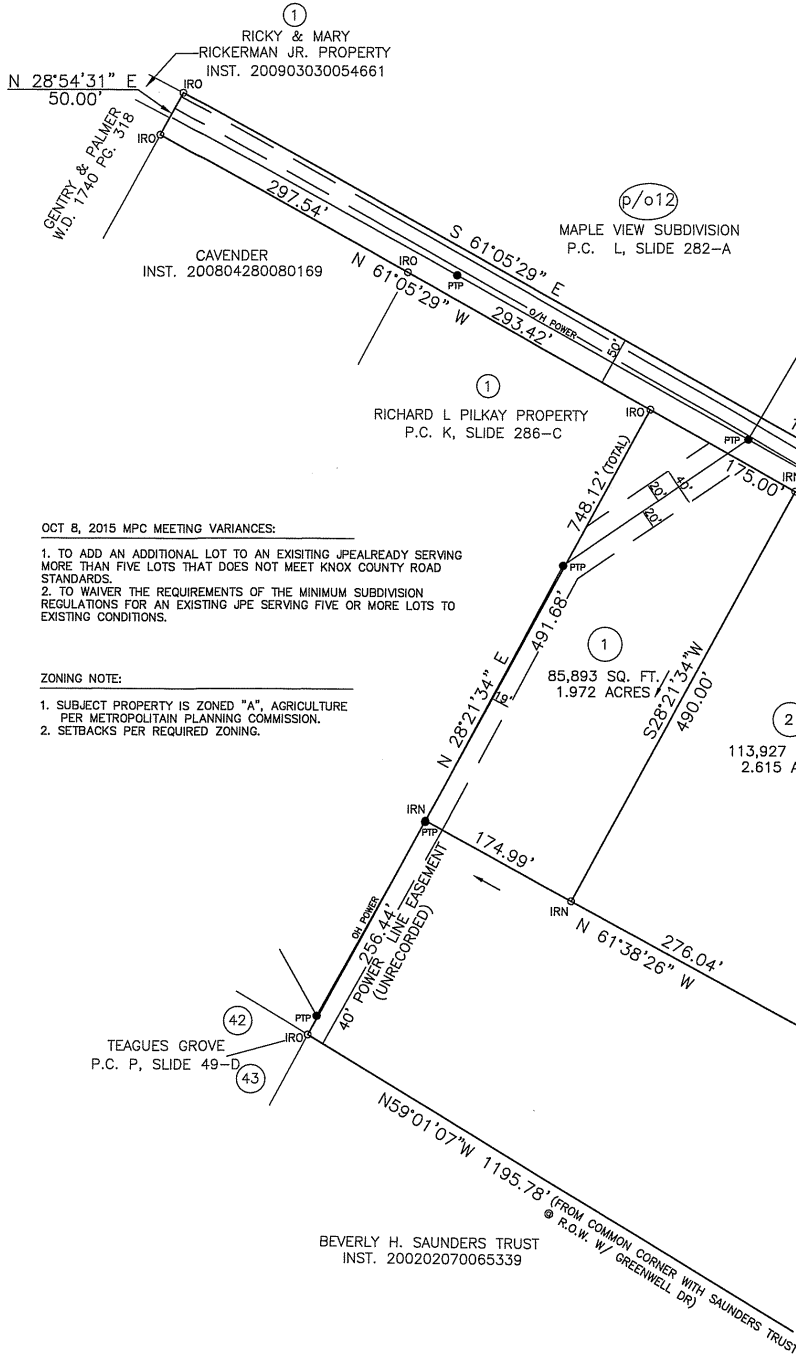
Zoning shown on Official Map _____

Title _____
Metropolitan Planning Commission

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE

I hereby certify that I, as a Surveyor licensed to do Surveying under the laws of the State of Tennessee, further certify that this plan and the accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been amended, 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 placed on the day of _____, 2015.

Surveyor _____
IN Registration Number _____



OCT 8, 2015 MPC MEETING VARIANCES:

1. TO ADD AN ADDITIONAL LOT TO AN EXISTING JPEALREADY SERVING MORE THAN FIVE LOTS THAT DOES NOT MEET KNOX COUNTY ROAD STANDARDS.
2. TO WAIVER THE REQUIREMENTS OF THE MINIMUM SUBDIVISION REGULATIONS FOR AN EXISTING JPE SERVING FIVE OR MORE LOTS TO EXISTING CONDITIONS.

ZONING NOTE:

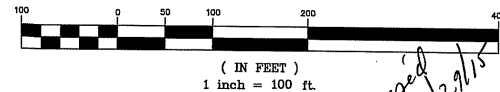
1. SUBJECT PROPERTY IS ZONED "A", AGRICULTURE PER METROPOLITAN PLANNING COMMISSION.
2. SETBACKS PER REQUIRED ZONING.

NOTES:

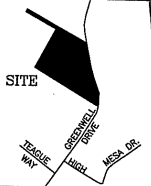
1. IRON RODS ET AT ALL CORNERS NOT RECOVERED.
2. TAX MAP 37, PARCEL 91 07.
3. DEED REFERENCE: INST. NO. 201506090067735.
4. PLAT REFERENCE: INST. NO. 201405050062753.
5. NO TITLE COMMITMENT WAS FURNISHED FOR THIS SURVEY, IT IS SUBJECT TO ANY FUTURE FINDINGS.
6. UTILITIES ARE SHOWN BASED ON VISABLE APPURTENANCES, VERIFY LOCATIONS WITH PROVIDER BEFORE ANY EXCAVATION.
7. SURVEYOR: ROB SANDERS 2654 BERRINGER STATION LANE KNOXVILLE, TN 37932 (865) 296-3338.
8. OWNER/CLIENT: BRIAN & JANICE WOOD 8021 LANDON PARK CIRCLE POWELL, TN 37849 (865) 705-9633.
9. 5' UTILITY & DRAINAGE EASEMENT BOTH SIDES OF INTERIOR LOT LINES, 10' INSIDE EXTERIOR LOT LINES.
10. TOTAL AREA: 4.587 ACRES INTO 2 LOTS.
11. PERMANENT EASEMENT IS NOT A PUBLIC ROAD AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
12. PERMANENT EASEMENT WILL ALSO FUNCTION AS A UTILITY EASEMENT.
13. MAINTENANCE AGREEMENT RECORDED AS INST. 20150929000344
14. PERMANENT EASEMENT AREA: 1.337 ACRES.

BEARINGS BASED ON THE MOST NORTHERN R. (S61°05'29"E) PER INST.201405050062753

GRAPHIC SCALE



Revised 9/29/15 Emily



VICINITY MAP (N.T.S.)

MPC FILE # 10-SF-15-F
FINAL PLAT

WOOD FAMILY SUBDIVISION
RESUBDIVISION OF THE OLIN W BUELL PROPERTY

SEVENTH CIVIL DISTRICT KNOX COUNTY
TENNESSEE

