



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

▶ **FILE #:** 8-SE-15-F **AGENDA ITEM #:** 18  
POSTPONEMENT(S): 8/13/2015 **AGENDA DATE:** 9/10/2015  
▶ **SUBDIVISION:** HAROLD D. AND RUTH A. MYNATT PROPERTY  
▶ **APPLICANT/DEVELOPER:** INGRAM, GORE & ASSOCIATES, LLC ELAINE  
OWNER(S): Sarah Elaine Wilkerson

TAX IDENTIFICATION: 202 094 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS:

▶ **LOCATION:** South side of Tell Mynatt Road, southwest of Bell Road  
SECTOR PLAN: North County  
GROWTH POLICY PLAN: Rural Area  
▶ **APPROXIMATE ACREAGE:** 2 acres  
▶ **NUMBER OF LOTS:** 2  
▶ **ZONING:** A (Agricultural)  
SURVEYOR/ENGINEER: Dennis Gore  
▶ **VARIANCES REQUIRED:**  
1. To reduce the requirements of the Minimum Subdivision Regulations in Section 64-24 for JPE's serving less than 6 lots which includes less than 40' in width, pavement width, 25' radius on both sides of the JPE at the public street, and no turnaround to existing conditions.  
2. To reduce the required right of way width of Tell Mynatt Road from 30' to 25' from the centerline to the property line.  
3. To reduce the required sight distance at the JPE and Tell Mynatt Road from 300' to 225'.

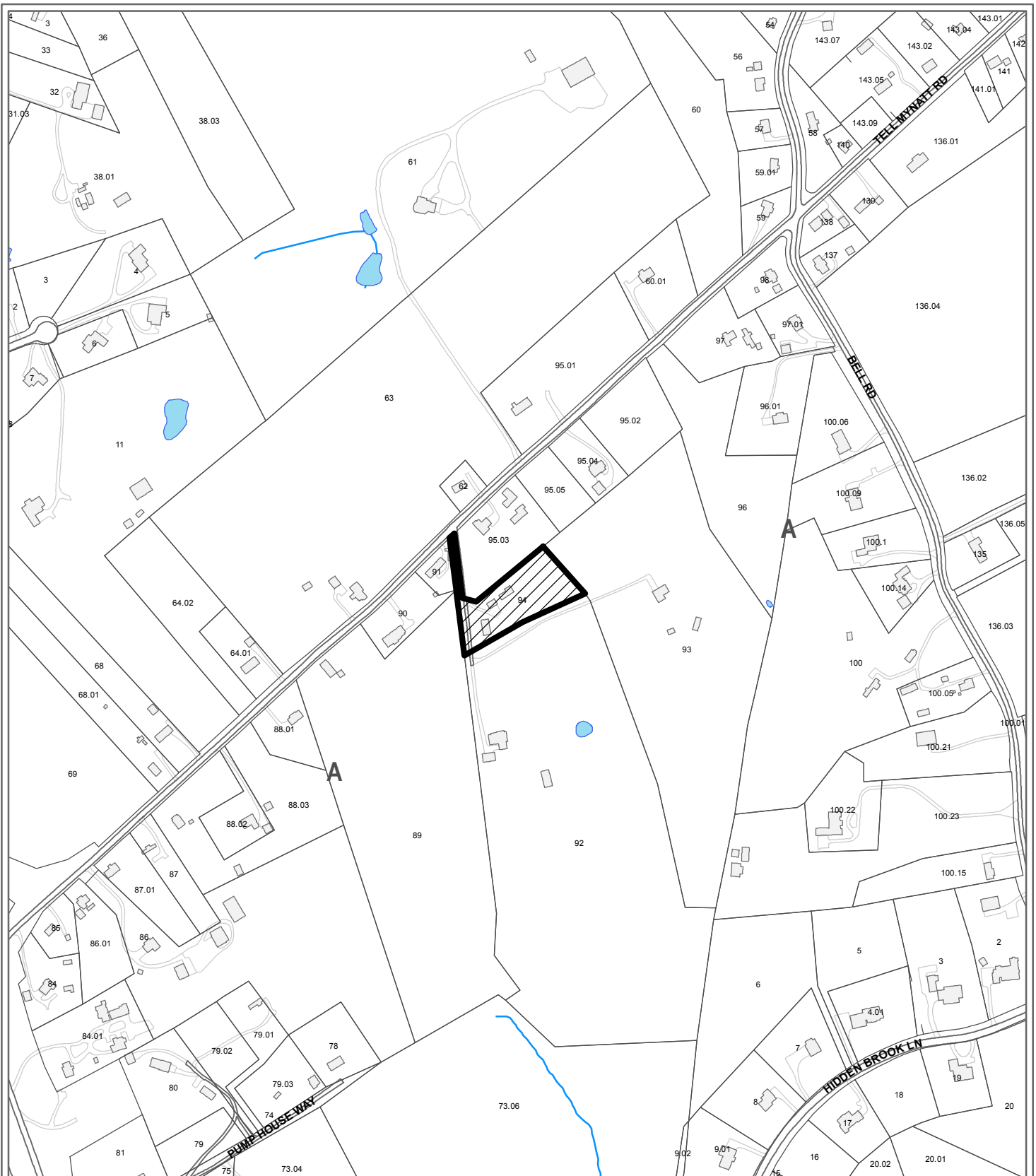
**STAFF RECOMMENDATION:**

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

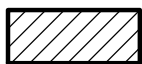
**COMMENTS:**

MPC staff received the revised plat copies by corrections deadline. The plat addressed the comments requested by staff on the revised copies. The applicant is requesting three subdivision variances. Knox County Department of Engineering and Public Works supports approving two of the variances that address issues with the Joint Permanent Easement but cannot support the third variance to reduce the required sight distance where the JPE accesses the public right of way. MPC staff cannot recommend approval of the Final Plat without the support of Knox County Department of Engineering and Public Works.

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-SE-15-F  
FINAL SUBDIVISION PLAT**

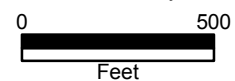


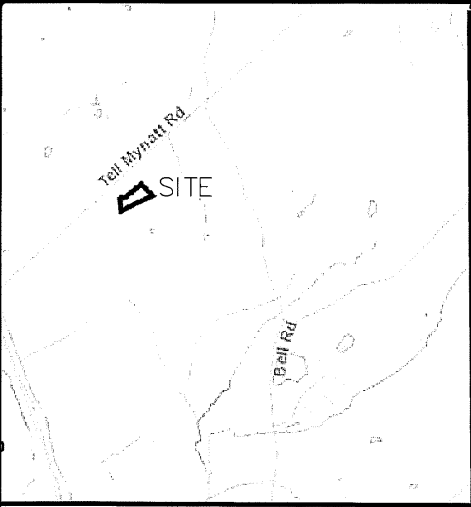
Final Plat For: Harold D. and Ruth A. Mynatt Property

Original Print Date: 9/3/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Ingram, Gore & Associates,  
LLC, Elaine

Map No: 202  
Jurisdiction: County





LOCATION MAP N.T.S.

Certificate of Ownership and General Dedication

(I, We, \_\_\_\_\_ the undersigned owner(s) of the property shown herein, hereby adapt 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)

APPROVAL FOR RECORDING, ADMINISTRATIVE 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, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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

ZONING SHOWN ON OFFICIAL MAP \_\_\_\_\_

DATE \_\_\_\_\_ BY \_\_\_\_\_

In Unincorporated Areas of Knox County

Where Sanitary Sewers Are Not Available

This is to certify that this subdivision is generally suitable for subsurface sewage disposal systems; and this is to notify that all lots are subject to Sections 68-13-413 thru 68-13-413 of the Tennessee Code Annotated, and the regulations promulgated thereto.

Date: \_\_\_\_\_ Knox County Health Dept.

ADDRESSING DEPARTMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING ORDINANCE, THE ADMINISTRATIVE RULES OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED \_\_\_\_\_  
Date: \_\_\_\_\_

25' JOINT PERMANENT EASEMENT

RAYMOND HOSACK  
2264/488

BASIL CRIPPEN  
1496/361

LOWELL KENNETH RALEY (LIFE ESTATE)  
2306/896

AMY MYNATT  
200805220087944

FOR MPC REVIEW ONLY

NOT FOR RECORDING OR DEED PREPARATION

MPC FILE NUMBER:

NOTES:

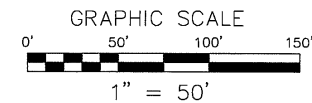
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 10' DRAINAGE AND/OR UTILITY EASEMENT INSIDE EXTERIOR LOT LINES, 5' EACH SIDE INTERIOR LOT LINES.
- STATE PLANE NORTH AS PER THIS SURVEYOR.
- THIS SUBDIVISION CONTAINS 2.00 ACRES DIVIDED INTO 2 LOTS.
- THIS SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
- THIS AREA IS PART OF DEED BOOK 1731, PAGE 875, MAP 20, PARCEL 93.
- THE REMAINDER OF PARCEL 93 IS GREATER THAN 5 ACRES.

TAX INFORMATION

CLT MAP: 20, PARCEL: 94, AND MAP: 20, PART OF PARCEL 93  
DISTRICT: 6, KNOX COUNTY, TN  
INSTRUMENT NUMBER: 201010110022709  
DEED BOOK: 1731, PAGE: 875

OWNER

ANITA SHIPLEY, ELAINE WILKERSON, & JOEY MYNATT  
ROBERT & GLADYS MYNATT  
5728 TELL MYNATT ROAD  
KNOXVILLE, TENNESSEE 37918  
865-924-8271



FOR MPC REVIEW ONLY

I hereby certify that this is a category I survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon.

Surveyor \_\_\_\_\_  
Tenn. Reg. No. 1500

**FINAL PLAT**  
**HAROLD D. & RUTH A. MYNATT**  
**KNOX COUNTY, TENNESSEE**

1	CALLS ON EASEMENT	7-28-2015
---	-------------------	-----------

INGRAM, GORE, & ASSOCIATES, LLC  
1540 GARY WHITE ROAD  
CORRYTON, TN 37221  
(865) 216-9555  
denis.gore@giafirm.com

Book	15039	Page	
Date	16 JUNE 2015		
Scale	1" = 50'		

Revised  
8-31-15

8-SE-15-F  
p20 094